



City of Corona
Planning and Development Department

Residential Development
Design Guidelines

Adopted by the City Council

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***RESIDENTIAL DEVELOPMENT
DESIGN GUIDELINES
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CITY OF CORONA

RESIDENTIAL DEVELOPMENT

DESIGN GUIDELINES

1.0 PURPOSE

The following design guidelines are intended as a reference to assist the designer in understanding the City's goals and objectives for high quality residential development. The guidelines complement the mandatory site development regulations contained in the City's Zoning Ordinance and Specific Plans.

The guidelines will be utilized during the City's plan review process to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers.

The residential guidelines are organized into two categories: 1) Single-family Residential (including single family detached condominiums and single family attached units); and, 2) Multi-family Residential. Each category contains architectural guidelines as well as site planning guidelines.

2.0 APPLICABILITY

The following guidelines will apply to all new residential projects, individual custom homes and additions to historic homes within the City. The guidelines are to be administered by the Planning Department under the guidance of the Community Development Director. Any decision of the Community Development Director concerning implementation of these guidelines may be appealed to the Planning Commission. The Planning Commission's decision may be further appealed to the City Council.

3.0 SUBMITTAL REQUIREMENTS

For large scale developments including precise plans and tracts, proponents shall submit the following information to the Planning Department at the time of Development Plan Review:

- A. Architectural drawings depicting each dwelling unit from all four sides of the structure in addition to drawings depicting each different model elevation.*
- B. Colored renderings of the front elevations assembled as a typical street scene to indicate general development character.*
- C. Material board indicating the color palette and materials used for exterior walls, roof, trim and accent materials.*

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- D. Site plan at a scale sufficient to show the orientation of units on the lots and dimensions from property lines to the front, sides and rear of a house.*
- E. Plan view of wall and fence locations and type including a detail of wall/fence design.*
- F. Landscape plans depicting all areas to be planted in a tract or lot including front yard landscaping.*
- G. All site plans should be submitted at minimum 60 scale drawings, and include all lot dimensions, unless otherwise determined by the Community Development Director.*
- H. A proposed plotting of dwelling units, indicating the location of single story and two story units.*
- I. A table showing all lot widths, depths, square footage of the lots and pads, average lot size and average pad size. A table indicating the lot coverage calculations for each lot.*
- J. Cross-sections of the site showing relationships between the proposed development and existing surrounding development, and proposed and existing grades within 200 feet of the project boundary.*

For small developments including individual custom homes and additions to historic structures, proponents shall submit to the Planning Department at the time of plan check submittal the following:

- A. A site plan showing the orientation of the structure or addition on the lot.*
- B. Architectural drawings of the home or addition showing all sides of the structure.*
- C. A list of materials and colors used in the construction of the exterior of the house or addition*

4.0 SINGLE FAMILY RESIDENTIAL

An important goal of the single family site planning guidelines is to create functional and visual variety along local streets. It is the intent of the guidelines to discourage subdivisions that propose identical homes side by side, uninterrupted linear streets and similar front, side and rear yard setbacks.

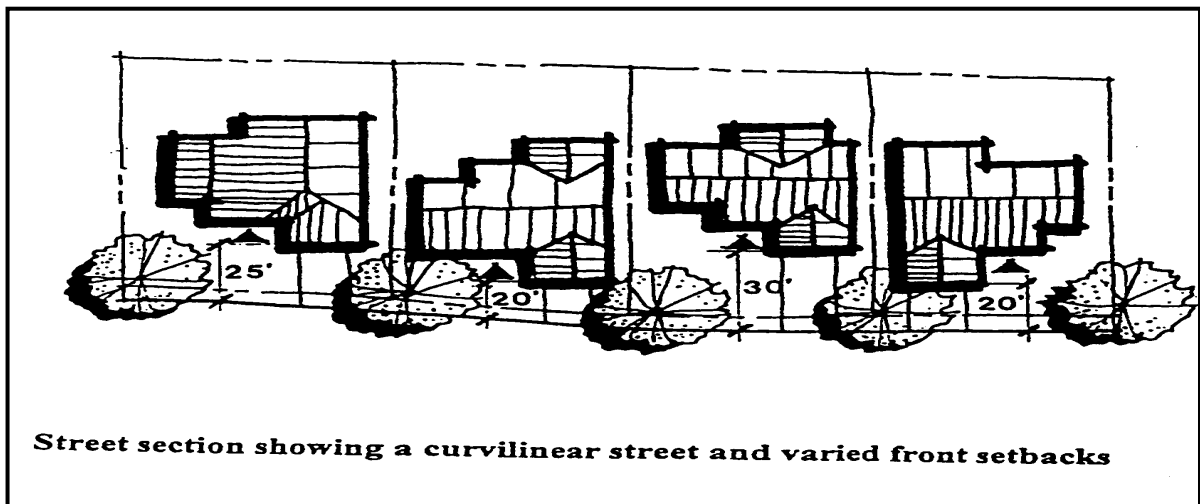
Due to topographical differences and varied property sizes, each type of housing development is impacted by different constraints. Therefore, while one neighborhood may differ significantly from another, individual neighborhoods should retain a sense of identity without becoming repetitious. Within the basic development pattern appropriate to the type of project, variety and flexibility are encouraged to avoid a sterile, monotonous appearance along a street.

4.1 SINGLE FAMILY SITE DESIGN:

A. VARIED FRONT SETBACKS

The setbacks of structures shall comply with the appropriate zoning regulation where the structure is located; however, strict adherence to the minimum required front setback for all homes within a tract is not recommended. Placement of homes and garages at varying distances from a street creates different patterns of visible open space. As a result, front yard setbacks shall be varied to create a different and unique streetscape.

Homes should be designed to have varying entry locations with front doors designed to generally face the street and articulation of mass to provide a more attractive streetscene. In addition, the incorporation of courtyards and porches is encouraged to achieve variety in the streetscape.



B. VARIED GARAGE PLACEMENT AND ORIENTATION

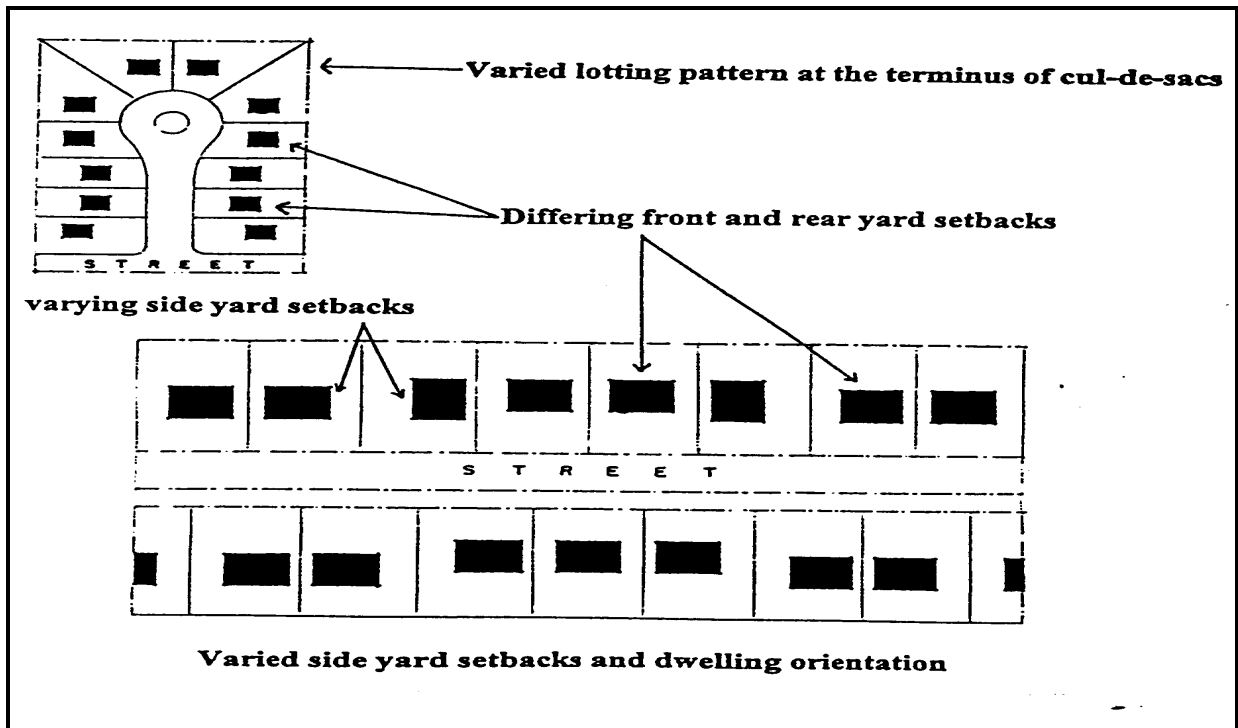
When lot size permits, the orientation of a garage at the front of a house shall be varied so that it can be entered from the front, side or at an angle. Garages can also vary in size, be detached or connected to the home by a breezeway. Garages are also encouraged to be located further back toward the rear yard area of a lot to accommodate a more traditional design.

- 1. Garages should be setback sufficiently enough so that vehicles parked on driveways do not extend or block the sidewalk or public right-of-way. The minimum recommended distance from the face of the garage to the front property line is 17 feet, unless otherwise specified by the zoning code or specific plan.*
- 2. Garages should have a single story mass at the front of the structure with the option to transition to a two-story mass if necessary.*
- 3. Angled garages are encouraged to breakup the monotony of all garage doors being parallel to a street.*
- 4. Garage doors should be recessed to allow for shadow and depth.*
- 5. Garage placement and design shall vary within a subdivision and street segment. In addition to the guidelines noted above, one or more of the following concepts should be incorporated into the design:*
 - a. Setback garages from the front of the dwelling by a minimum of 15 feet to create a more traditional street scene and diminish the appearance of the garage door.*
 - b. Use swing-in or split garages to lessen the appearance of the garage door face, particularly with three car garages. The design shall insure that there is sufficient turning distance to maneuver vehicles into the garage spaces.*
 - c. Three-car garages shall either use a tandem or stacked design, or provide a minimum separation of 5 feet between the primary and secondary garage door faces. The third garage shall incorporate window elements or other design features to enhance its appearance as a residential space.*
 - d. No more than 60 percent of the building elevation facing a street shall be devoted to garages on lots of 8,400 sq. ft. in size and larger. This may be increased to 65 percent if the garage is recessed, or has a side-on orientation pursuant to (a) and (b) above.*
 - e. Alternative garage orientations should be used on at least every fourth house.*
 - f. Other design alternatives, which meet the design objectives, as approved by the Community Development Director.*

C. VARIED SIDE YARD SETBACKS

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Distances between adjoining homes, or between homes and fences, shall be varied when possible to provide for differing types of yards and unique private patio areas.



D. LOT ORIENTATION

1. *On curves or at corners, lots can often be oriented in a different direction than those at mid-block. In these cases, some lots can be non-rectangular and oriented at varying angles toward a street.*
2. *Lot orientation and setbacks should be consistent with directly adjacent existing development for infill projects*

E. VARIED LOT WIDTHS

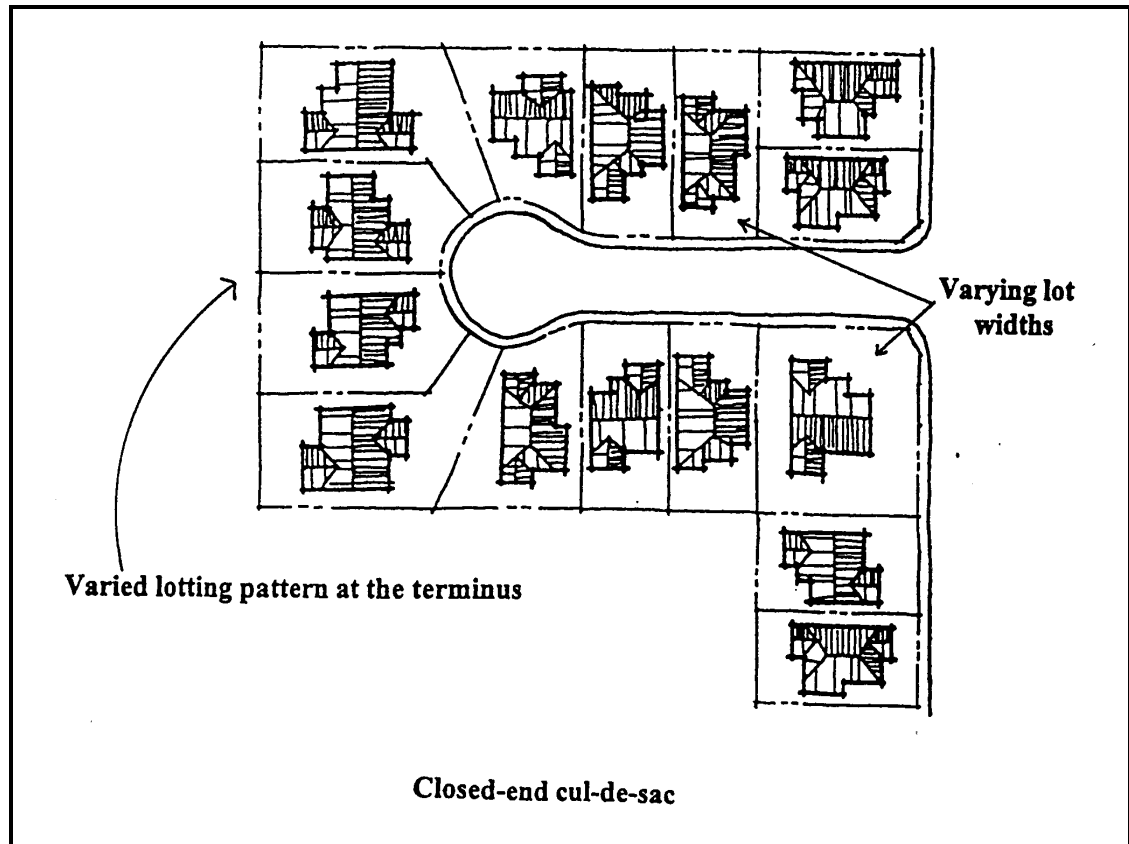
1. *Making some lots wider and some narrower than the average can provide varying amounts of open area between structures. Different sized lots allow for the placement of varying shapes and sizes of homes. On narrow lots, a variation of only 3 or 4 feet can make a perceptible difference and, therefore, rows of lots with the same widths shall be avoided.*
2. *Single-family residential subdivisions should incorporate lots of varying widths and dimensions in order to create diversity in the street scene, to provide varying side-yard separation between units for enhanced privacy and openness, allow sufficient width for single-story product, to accommodate innovative product designs, and to avoid repetitious product placement.*

F. CUL-DE-SAC TREATMENTS

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Closed cul-de-sacs are preferable in general; however, for long cul-de-sacs in which the ends are open to other streets, openings should be provided for pedestrian use.

When cul-de-sacs terminate adjacent to other exterior streets, wrought iron fencing should be installed at the end of a cul-de-sac instead of a masonry wall. This treatment is recommended in order to provide an open and varied visual streetscene.



G. STREET LAYOUT

While straight streets are the most efficient, occasional curves can provide changing streetscenes. Gradual curves interrupt line-of-sight thereby creating visual variety.

The utilization of curvilinear streets is necessary to breakup monotonous streetscapes. Limiting the length of straight streets aids in providing a more interesting streetscape.

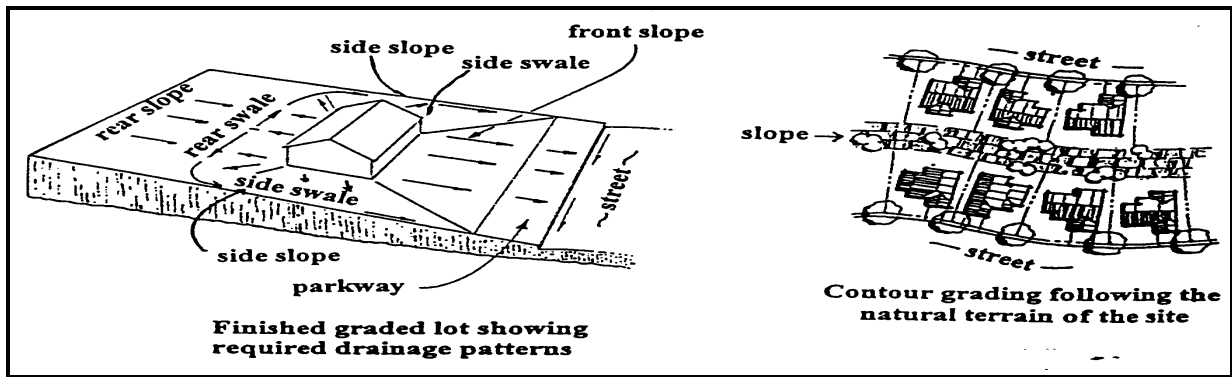
It is required that developers incorporate the natural grade of a property into the site design, and consider property configuration in order to add interest and variation in a streetscene.

H. GRADING

Development should relate to natural surroundings and minimize grading by following natural contours as much as possible. Graded slopes should be rounded and contoured to blend with the existing terrain. Natural vegetation should be retained and incorporated into the project whenever possible.

Moreover, the following criteria should be met when designing a grading plan for a tract:

- 1. In South Corona, and other areas with consistent downward grades, street design should emphasize north-south street systems in order to pick-up grade gradually in side yard areas.*
- 2. It is preferable to pick-up grade in landscaped LMD, CFD or HOA lots, rather than in private rear yard areas. Private manufactured slopes should never exceed 20 feet in height and optimally, should not exceed 10 to 15 feet in height in order to allow for a reasonable level of homeowner maintenance.*
- 3. Contour grading of slopes should be encouraged where feasible to create additional visual interest and minimize the effect of large, manufactured slopes, particularly in HOA, LMD and CFD landscape lots. All slopes in excess of 30 feet in height are required to be contour graded.*
- 4. Retaining walls should not exceed 4 feet in height for interior conditions and 2 feet in height for exterior (perimeter wall) conditions. All outside faces of retaining walls, both interior and perimeter, shall be constructed of decorative block consistent with the design theme of the tract or village in which the tract is located. The use of retaining walls adjacent to streets shall be mitigated with the provision of landscaped buffers between the back of sidewalk and the wall face.*
- 5. Private homeowner lots that include slopes should be larger than the minimum lot size of the zone in order to allow for a useable pad size and level yard area. The optimum pad size will vary dependent on the product type proposed and whether or not the product is one or two story. Most 7,200 square foot lots are not adequate to accommodate slopes and a reasonable pad area for a large home. Therefore, if the product mix is unknown, then the pad area for a typical 7,200 square foot lot should be a minimum of 6,400 square feet in size.*
- 6. In hillside grading conditions, daylight lines should not protrude beyond the edge of a natural slope nor should manufactured fill conditions be created when such conditions can be avoided. The edge of subdivisions should follow the existing contours of the topography when adjacent to canyons or hillsides and not create new, harsh lines of urban development.*
- 7. Elevations of proposed pad areas shall match the elevations of existing adjacent residential pads surrounding the site to the extent feasible. The goal is to achieve a smooth transition in grade from existing projects to new developments and to be sensitive to surrounding land uses, view sheds, and privacy issues.*

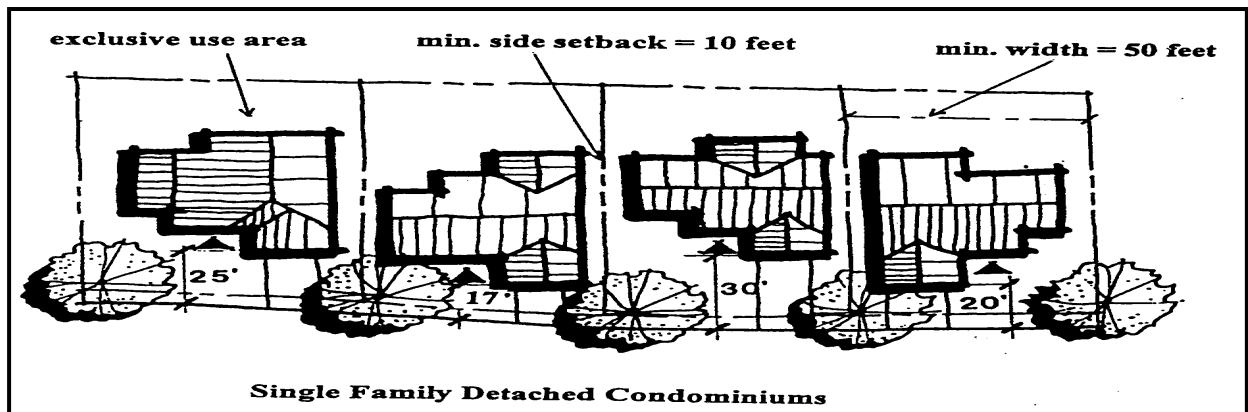


I. SINGLE FAMILY DETACHED CONDOMINIUMS

Developers of single family detached condominium housing units shall also adhere to the previously defined site design guidelines. However, because of the unique development constraints associated with single family detached condominium homes, the following additional site development guidelines are recommended in addition to that established in the City's specific plans:

- 1. The minimum size of an exclusive use area shall be 5,000 square feet for conventional subdivision designs.*
- 2. Dwelling units shall be separated by a minimum of 15 feet with no less than five feet being maintained for a side yard. The side yard separation may be reduced to 10 feet if a single story unit, or a two story unit with a single story element on the reduced side yard is provided.*
- 3. A common open space area(s) shall be provided for each development in the amount of 100 square feet for every dwelling unit. This common open space area shall be positioned to serve all residents of the project. Tot lots or playground equipment shall be part of this common open space area with ample lighting to enhance security, but be low enough to the ground so as to not be intrusive to surrounding residents.*
- 4. Enhanced landscaping is required in front yards between exclusive use areas to define the front yard of each unit.*

Innovation in site layout and design is strongly encouraged for this product type. Developments should utilize courtyards, and clusters of home sites with a generous use of greenbelt paseos and other open space amenities.



4.2 SINGLE FAMILY ARCHITECTURE

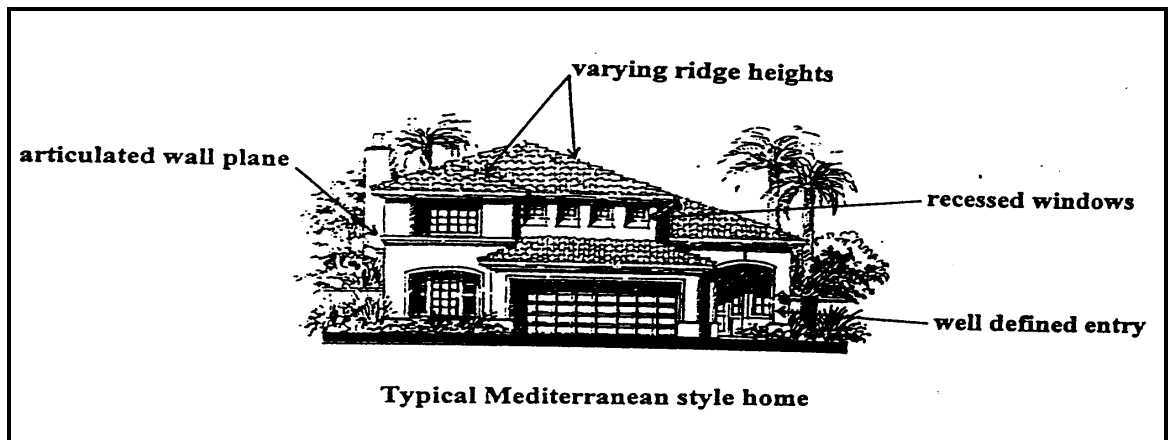
There is no particular architectural "style" required for residential structures, but the focus should be on the development of a high quality residential environment. In general, the architecture should consider compatibility with surrounding character, including harmonious building style, form, size, color, material, and roofline. Individual dwelling units should be distinguishable from one another.

A. FACADE AND ROOF ARTICULATION

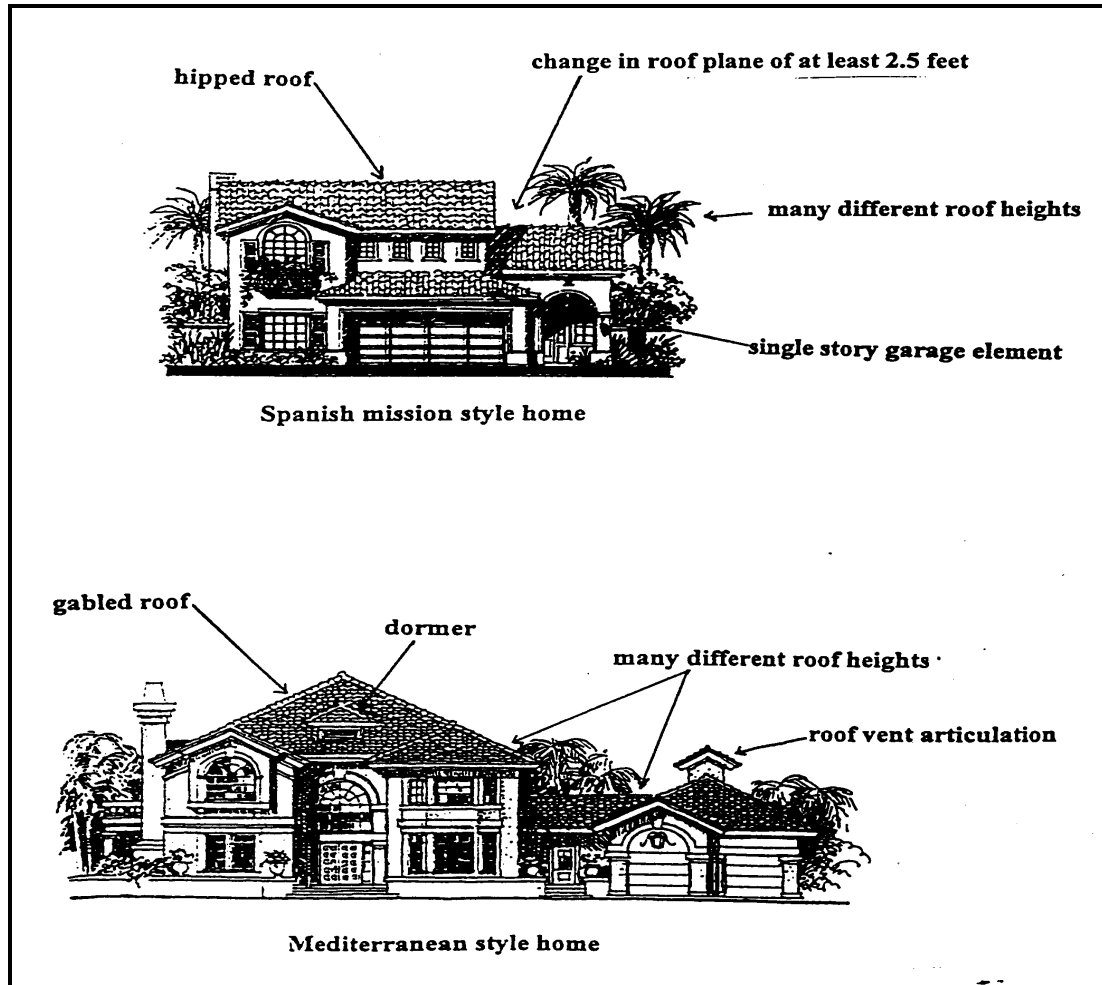
1. *The articulation of facades and the varied massing of structures provides richness and scale. Long uninterrupted exterior walls should be avoided on all structures. All structure walls should have "relief" to create interesting elevations with accent landscaping and structure articulation to cast shadows. The integration of varied texture, relief, and design accents on building walls can enhance architecture.*

The following should be incorporated into each design:

- a. *Wall planes should be well articulated.*
- b. *Projections and recesses should be used to provide shadow and depth.*
- c. *Entries should be well defined, visible from the street and inviting.*
- d. *A structure's plate and ridge height should vary to create interest and breakup building mass.*

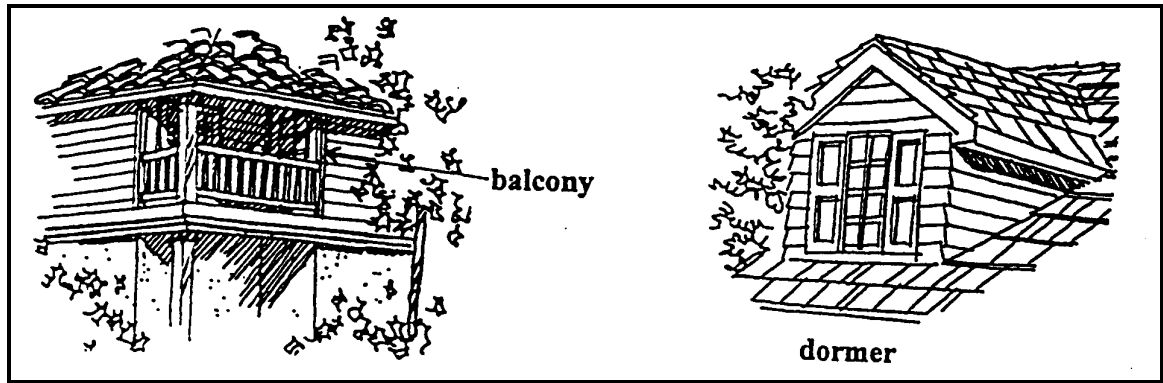


2. *For sloped roofs, both vertical and horizontal articulation is encouraged. Rooflines should be representative of the design and scale of corresponding units. Roof articulation may be achieved by changes in plane of no less than 2 feet 6 inches and/or the use of traditional roof forms such as gables, hips, and dormers. In general, flat roofs, mansards and A-frame type roofs are discouraged unless appropriate to the architectural style.*



B. VARIED STRUCTURE DESIGN

1. *Design of structures should be varied in tract developments to create variety and interest. A significant difference in the massing and composition of each model (not just finish materials) is necessary. The presence of two-story, one-story and split elevation homes creates interest in a neighborhood. A mix of these product types should be integrated into the design of the tract. A minimum of 15 percent of the units should be single story.*
2. *Developers should incorporate such features as porches, trellises, balconies, columns, bay windows and similar architectural projections that are consistent with the architectural style.*
3. *Projects which reflect a consistent design theme such as Cape Cod, Victorian, Craftsman, Ranch, Spanish, Traditional, etc., create a specific identity and sense of neighborhood. Proponents are encouraged to promote a specific theme while providing sufficient variation in design detail.*
4. *Subdivisions of less than 75 lots shall incorporate a minimum of three floor plans. Subdivisions of over 75 units shall incorporate a minimum of four floor plans. Each floor plan shall have a minimum of three different elevations.*



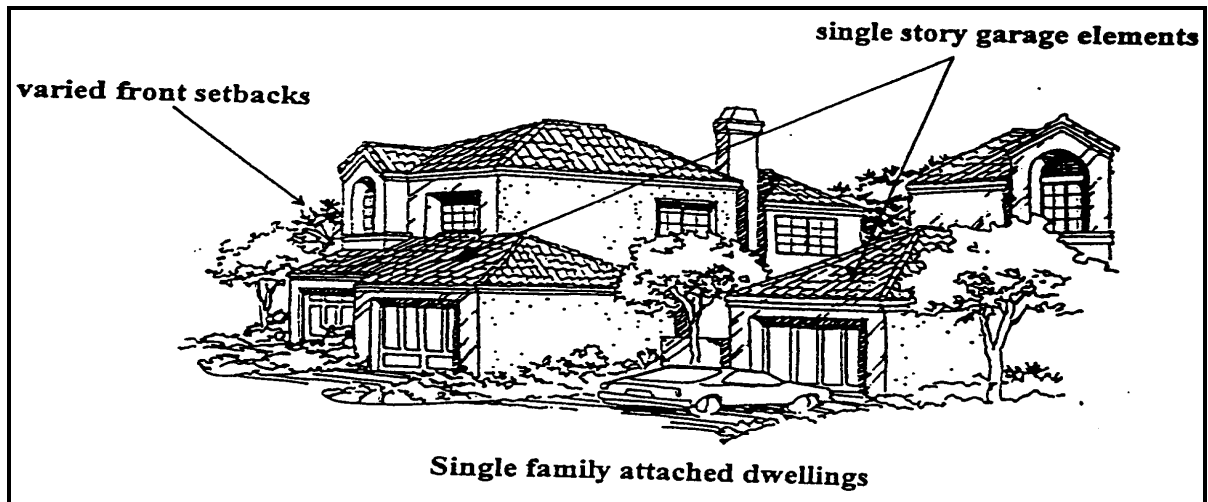
5. *Proponents developing more than one tract in excess of 50 lots in the City shall provide different models and elevations for each tract.*
6. *Architectural elements and materials should extend to the sides and rear of a structure if it is located on a corner lot, or visible from a street, and shall be of the same quality as that provided on the front in order to achieve “whole house design” (i.e., patio court yards, balconies, variations in the rear elevation footprint, stucco covered pop-outs and projections, stucco-wood trimmed windows, shutters, overhangs, color changes, siding materials decorative materials and finish, etc.).*
7. *Structural design shall avoid the “California box” configuration. Homes should incorporate varied rooflines and projections. Two-story homes should include single story elements in the design.*
8. *The plotting of homes should avoid the placement of two, two-story elements directly adjacent to one another. Wherever possible, two-story elements should be adjacent to single story homes or single story elements. If this cannot be achieved in a given situation, additional side yard separation and/or additional front setbacks shall be required to alleviate a row-house effect, and provide greater privacy.*
9. *All elevations visible to the public should incorporate accent materials sufficient to establish an architectural style and character. Acceptable materials include: brick, stacked block, river rock, flagstone, tile, wood siding and wood or stucco trim. Accent materials used at the base of the structure should be at least 3-4 feet high, and placement should vary depending upon the elevation. Effective use of accent materials includes full coverage on columns and entries.*
10. *One elevational design per plan type shall not be repeated more frequently than each fourth house.*
11. *If a side or rear elevation faces a street, it shall be designed with the same level of articulation, architectural elements, themes and accent materials as the front elevation.*

C. ATTACHED DWELLINGS

Single-family attached dwellings should be architecturally articulated to project an image of customized homes. Preferred configurations include architectural treatment to reflect large single-family units or traditional rowhouses.

Articulated walls should be used to enhance the horizontal elements of elevations and reduce the visual impact of garage doors.

Garages should have a single-story appearance at the front of the building with allowance for a stepped-back architectural transition for 2 story structures.



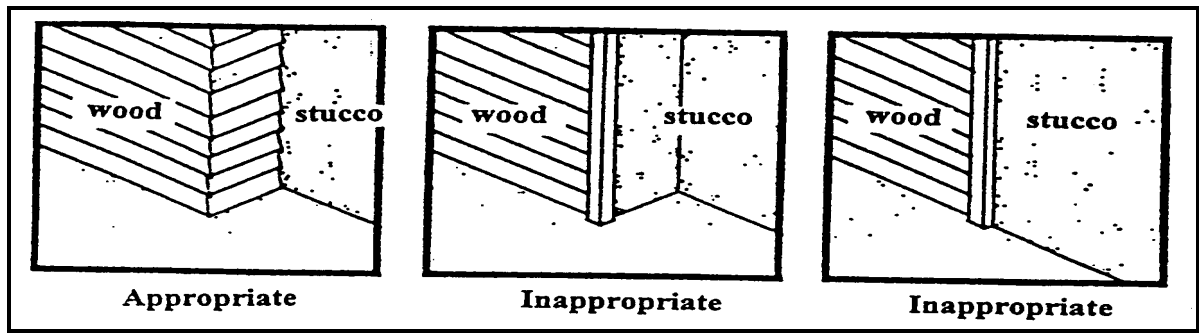
D. SCALE

Form and scale of a building should relate to the use of the structure as a single family residence. Also, the size and massing of structures should reflect a human scale so as to not overwhelm or dominate surrounding uses.

E. MATERIALS

The choice and mix of materials on structural facades and garage doors is important in providing an attractive living environment. Materials should be consistently applied and should work harmoniously with adjacent materials. Piecemeal embellishments and frequent changes in materials should be avoided. All elevations should be architecturally treated.

Materials tend to appear integral to a structure when differing materials occur at changes in plane. Material or color changes at the outside corner of a structure gives an artificial impression which should be avoided. Material changes not accompanied by changes in plane frequently give material an applied quality.



Elevations should include accent materials appropriate to a specific design. Preferred accent materials include brick, river rock, flagstone, tile, decorative wood siding, wood trim, and stucco. Concrete or other representations of natural materials shall be approved by the Community Development Director.

Roofing materials shall be consistent with the architectural style of the dwelling and may include concrete or clay tiles, standing seam metal or other architecturally compatible metal roofs where appropriate and subject to the approval of the Community Development Director.

Materials to be avoided include metal or aluminum siding, reflective materials and finishes, and unfinished concrete block.

F. VENTS AND DOWNSPOUTS

Roof flashing, rain gutters, downspouts, vents, and other roof architectural features should be concealed or finished to match the materials and/or color of the primary structure. All vent stacks or pipes shall be colored to match the roof or wall material from which they project.

G. EQUIPMENT SCREENING

Any equipment whether on the roof, side of the structure or ground, must be screened. The method of screening must be architecturally compatible in terms of material, color, shape and size as the primary building. Where equipment is proposed, a continuous screen is desirable. Landscaping can be used a screening material on a case-by-case basis as approved by the Community Development Director.

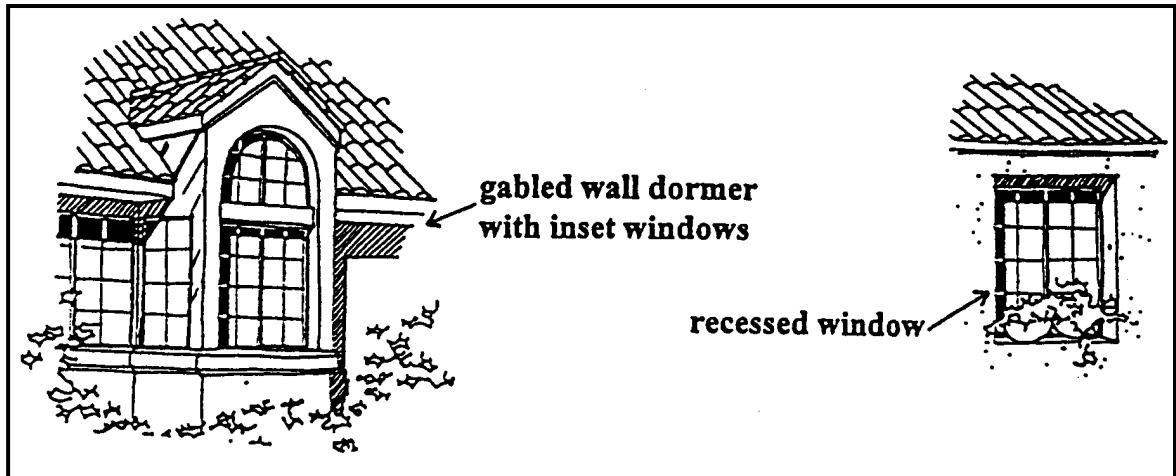
H. WINDOWS

Windows are typically rectangular or arched openings of various sizes and forms. The appearance of a recessed window is an important architectural element and should be considered in the design of a structure.

Examples of appropriate window types and styles are bay windows, rectangular, clerestory, transom and "greenhouse" windows. Glass block in limited areas, sliding glass doors and French doors are also acceptable.

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Examples of inappropriate window styles and types are windows flush with the wall, reflective glass, and silver aluminum or gold window frames.

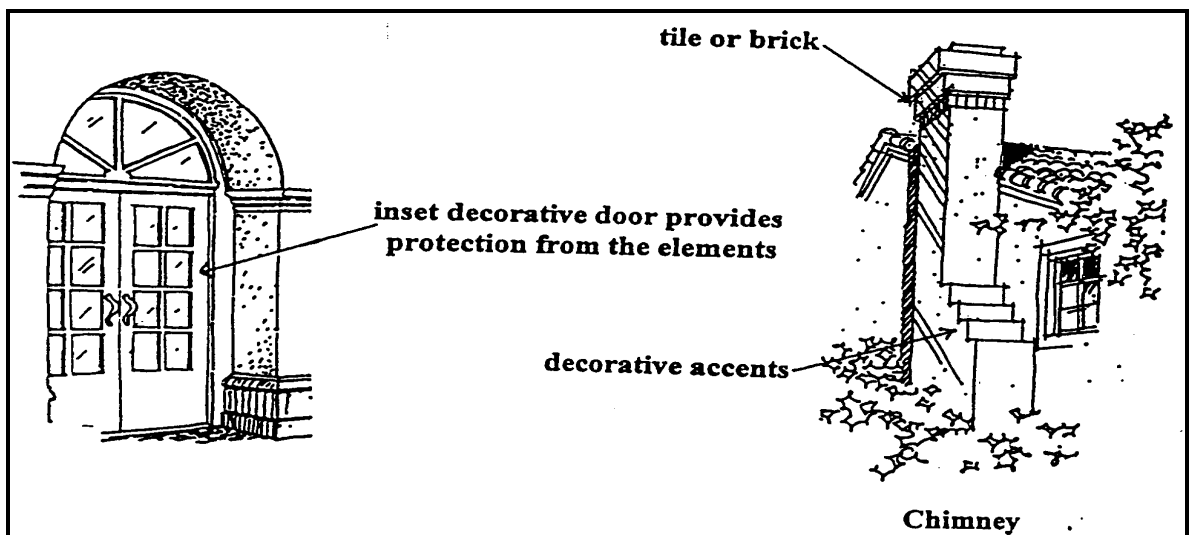


I. DOORS, EXTERIOR STAIRS, CHIMNEYS AND BALCONIES

Doors shall reflect the overall architecture of the project. Doorways should be appropriately protected from climatic elements.

Simple, clean, bold stairway projections are encouraged to complement the architectural massing and form of a building. Stairways should be constructed of a material complementary to that of the primary structure. Prefabricated metal stairs are not acceptable.

As an architectural form, chimneys shall be simple, boldly project from a main wall surface, be provided with accents and contain articulated details. The design of a chimney, exposed flue or metal fireplace cap shall complement that of the primary structure.



J. ANCILLARY STRUCTURES

The design of ancillary structures (guesthouses, cabanas, barns, storage sheds, etc.) should be architecturally compatible with the main structure including similar wall types, roofs, fence/wall connections and/or landscaping.

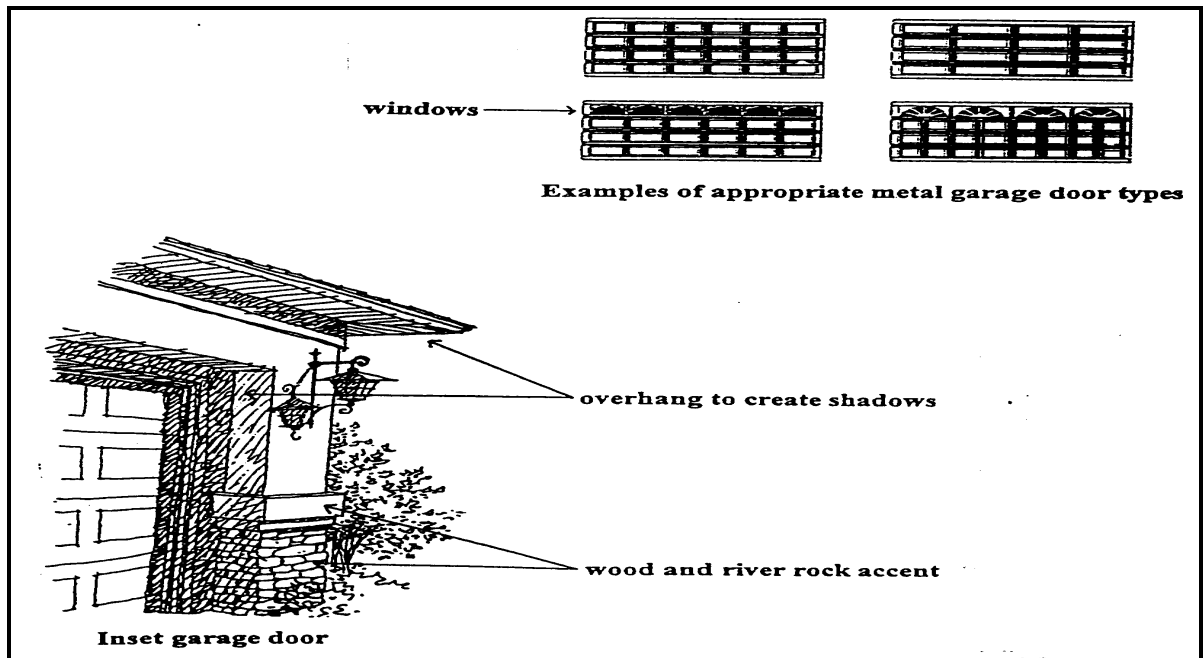
K. GARAGES AND GARAGE DOORS

Garage doors shall appear to be set into a wall rather than flush with an exterior wall. Garage door design should be kept simple, clean and unadorned.

Three car garages, with the exception of tandem parking within a two car garage, are not permitted for single family detached condominium homes.

In lieu of one type of garage door, a variety of compatible designs should be used throughout a project. The design of a garage door should relate to a particular selected architectural style. Metal roll-up garage doors that match the color and design of the individual home are required.

A minimum of one in every four doors in a development should incorporate window elements or similar design features in order to provide product diversity and attractive street scenes.



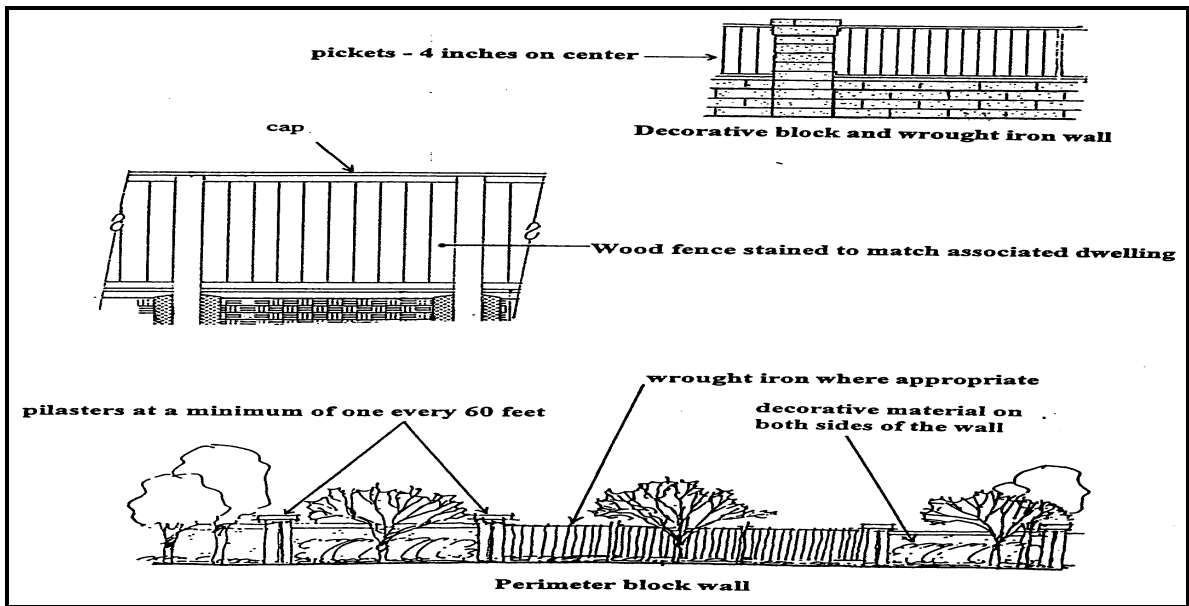
L. OTHER FEATURES

Other architectural features such as columns, pilasters, overhangs, projections and skylights add visual relief as well as human scale to structures. As such, it is recommended that these features be included in the design of homes.

4.3 WALLS AND FENCES

Walls and fences are an integral part of the streetscape. The Corona Municipal Code requires all fencing and walls for subdivisions to be installed by the builder at the time of development. Other requirements associated with wall and fences include:

- 1. Perimeter walls adjacent to streets shall be of a decorative masonry, or wrought iron (i.e. tubular steel) where appropriate, or other approved view fencing. The color, materials and style shall be consistent with the appropriate Specific Plan, the South Corona Theme Wall Design or as otherwise determined by the Community Development Director. Interior project fencing may be masonry, wrought iron or wood, except as specifically provided in this section.*
- 2. Decorative walls are required when residential projects have a common property boundary adjacent to a park, school, open space area, commercial area or when located next to a residential project of a different density category.*
- 3. Interior residential yard areas which side or rear on local or private streets shall have installed decorative masonry walls or wrought iron, as determined by the Community Development Director.*
- 4. Side yard return fences visible from the street shall be constructed of either wrought iron or masonry. No wood fencing is allowed except for gates. Wood gates shall be painted or stained to match the house color and include a minimum 2"x6" wood cap and decorative trim. Unpainted or clear-stained gates are prohibited. Fences returning from decorative block walls to a structure shall be constructed of the same material as the block wall.*
- 5. Walls shall be constructed of plaster or smooth stucco finish, brick, flagstone, slump stone, split-face block or other approved masonry. Unfinished precision masonry block is not permitted. Walls shall be designed in a style, material and color to complement the primary structure. Wall accent materials may include wrought iron, tile insets or grillwork. The recommended standard for wrought iron is 1/4 to 1/2 inch thick pickets, at a maximum of four inches on center with pilasters every 12 feet on center. Powder-coating of all wrought iron fencing is highly recommended in order to reduce the potential for rust.*
- 6. For perimeter walls, pilasters shall be placed at a minimum of one of every 60 feet, at lot lines and at significant elevation changes. Variation and indentation of wall plane is encouraged for articulation.*
- 7. Both sides of all perimeter walls or fences shall be architecturally treated with stucco or other material approved by the Community Development Director.*
- 8. Masonry walls adjacent to a street side yard must have a landscaped setback from the sidewalk of no less than three feet.*
- 9. Interior tract boundary walls for residential subdivisions abutting other subdivisions and land uses shall be of decorative block.*

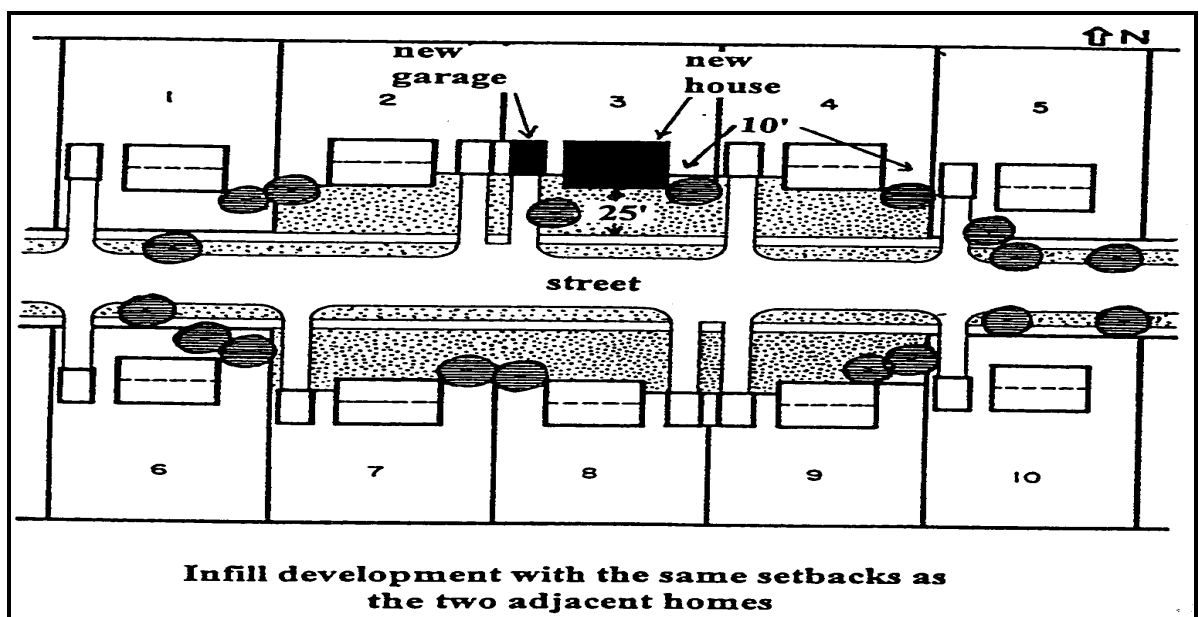


4.4 INFILL IN EXISTING NEIGHBORHOODS

A. SETBACKS

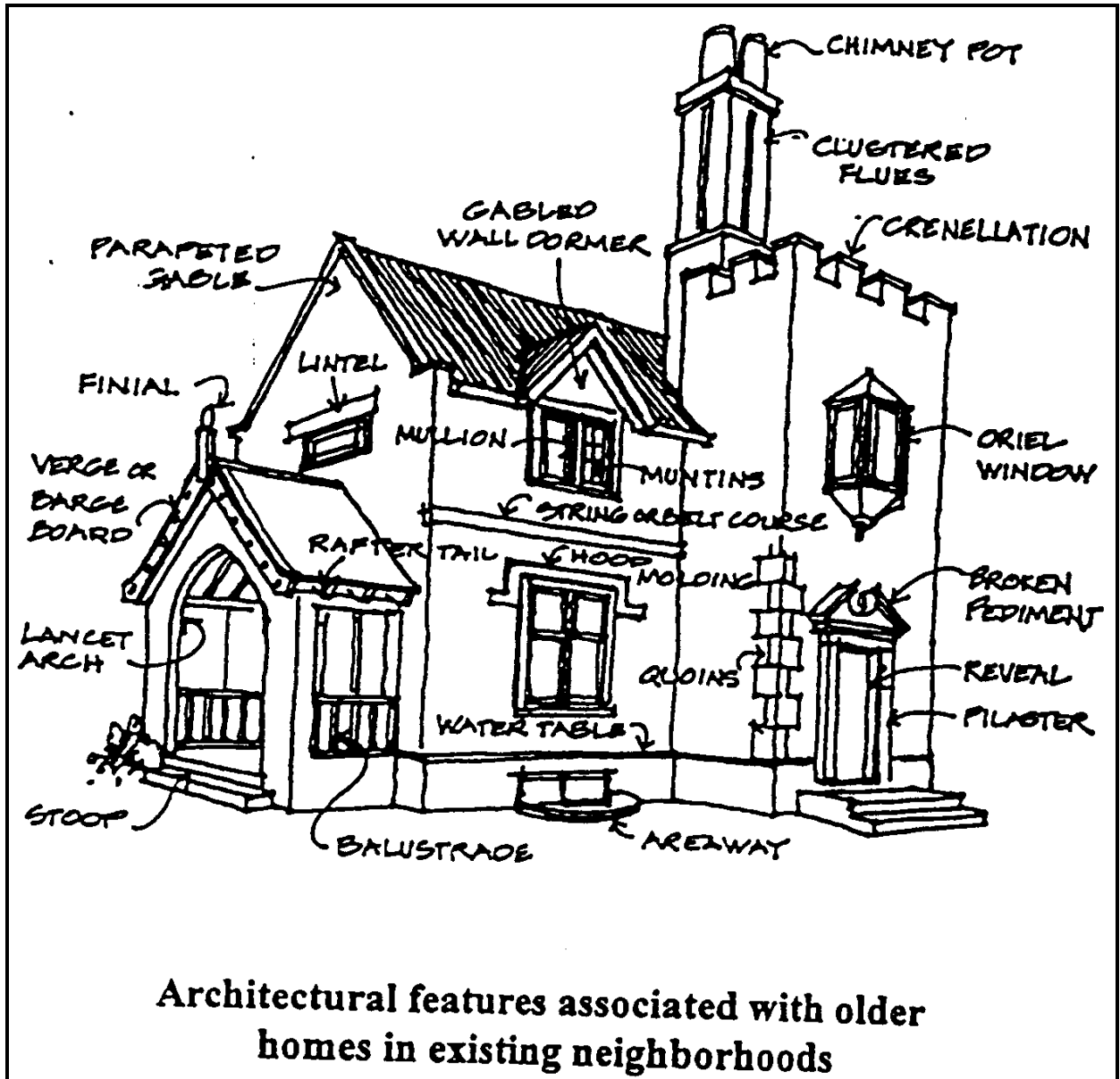
To the extent possible, new single-family development in existing neighborhoods should be physically integrated with housing units in the adjacent area. Structure setbacks should be either:

1. *Equal to the average setback of all residences on both sides of public streets within 100 feet of the subject property, but in no case less than that required by the subject zone; or,*
2. *Equal to the average of the two immediately adjacent residences, but in no case less than that required by the subject zone.*



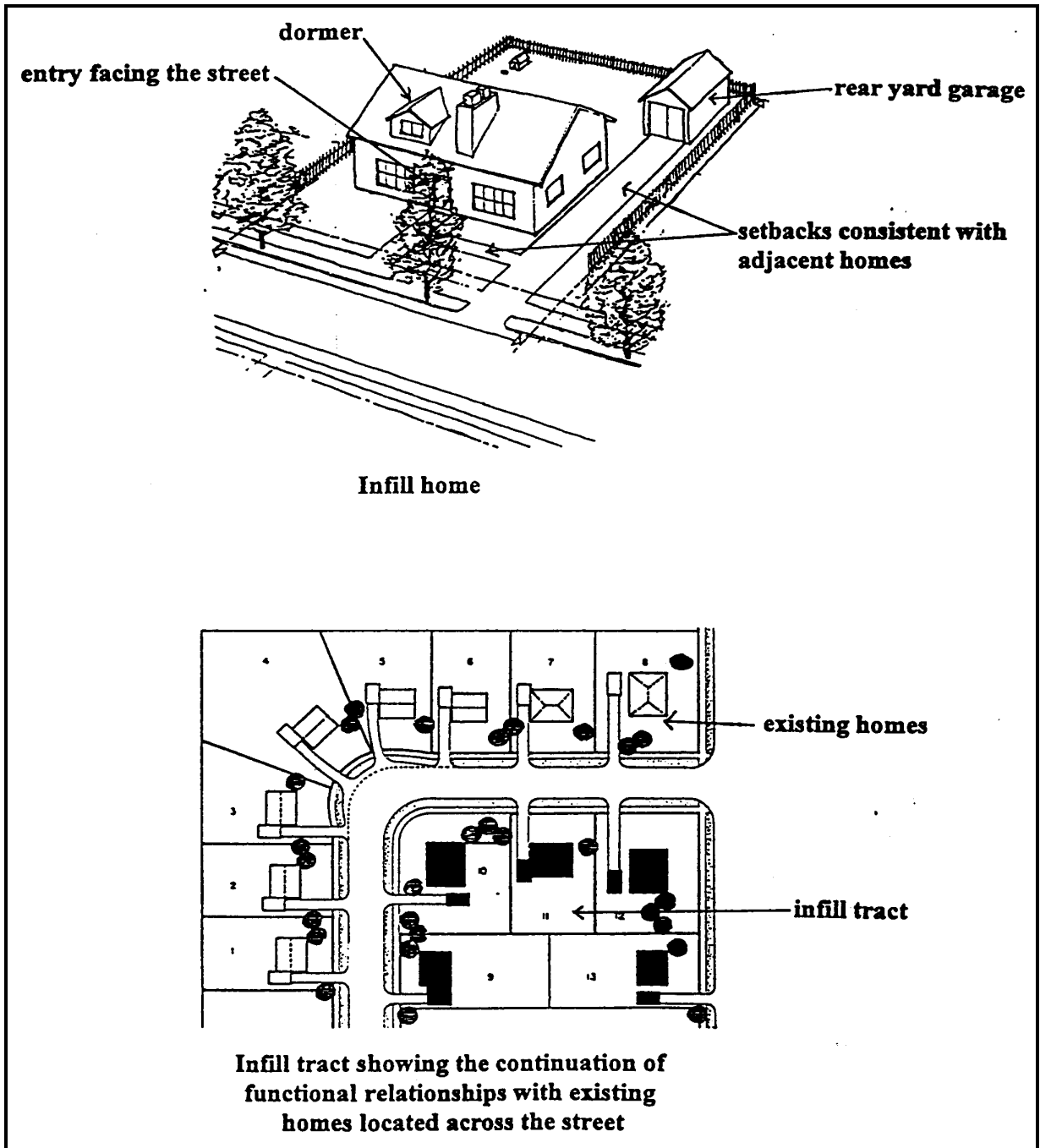
B. ARCHITECTURAL FEATURES

New development in existing neighborhoods should incorporate distinctive architectural characteristics of the surrounding development. This may include window and door detailing, decoration, materials, roof style and pitch, finished-floor height, porches, bay windows, etc.



C. ON-SITE RELATIONSHIP AND SURROUNDING NEIGHBORHOOD

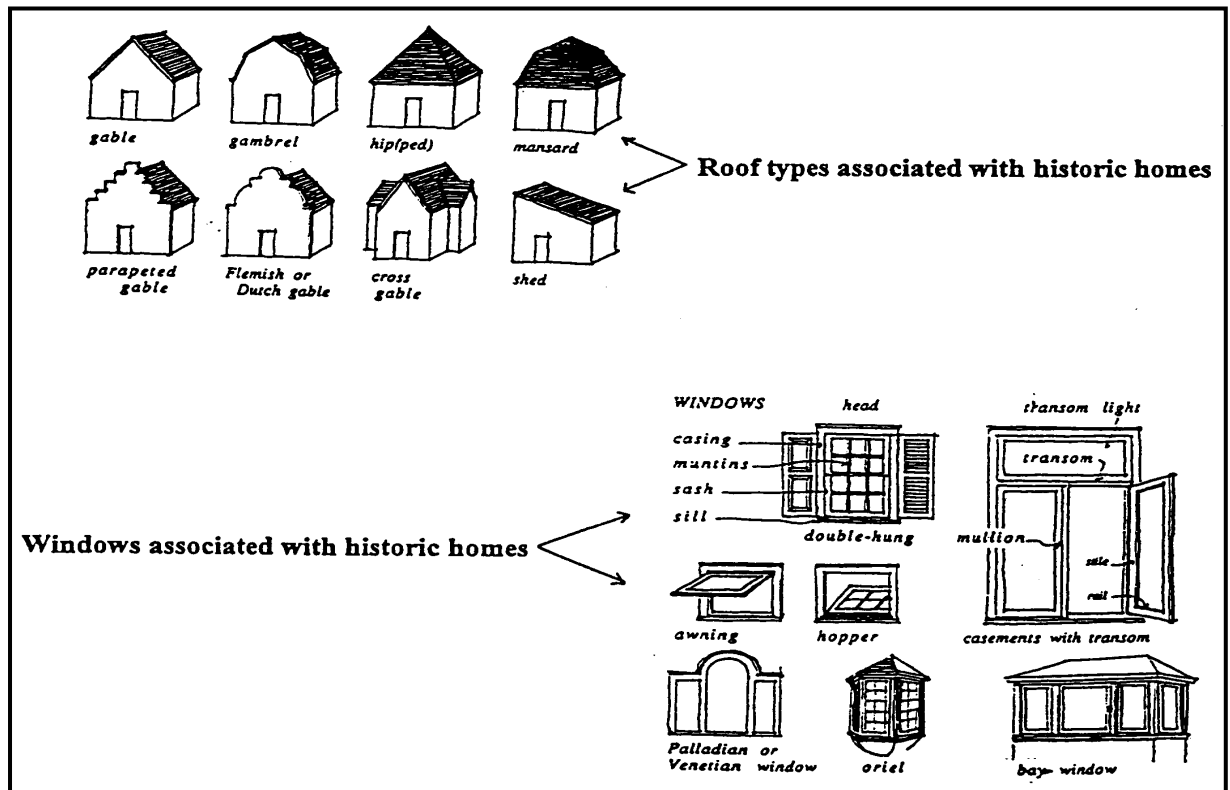
New development should continue the functional, on-site relationships of the surrounding neighborhood. For example, in many older neighborhoods common development patterns that should be continued are entries facing the street, front porches, and the placement of garages in the rear yard area.



4.5 ADDITIONS AND MODIFICATIONS TO HISTORIC HOMES

The City of Corona has a significant resource of historic residential homes primarily located within the Grand Boulevard Circle. In order to preserve the historic context of these homes and the neighborhoods in which they are located, any structural additions or modifications must be carefully designed. Modifications or additions to existing homes shall maintain or enhance the architectural quality of the structure and its relationship to the surrounding neighborhood by addressing the following:

1. *Structural additions should conform to the specific architectural style of the original structure, including detailing such as doors, windows, vents, balconies and porches.*
2. *Unifying elements that shall be continued in the modified structure include adherence to the existing roof type and pitch, roofing material and the exterior finish of the structure.*



5.0 MULTI-FAMILY RESIDENTIAL

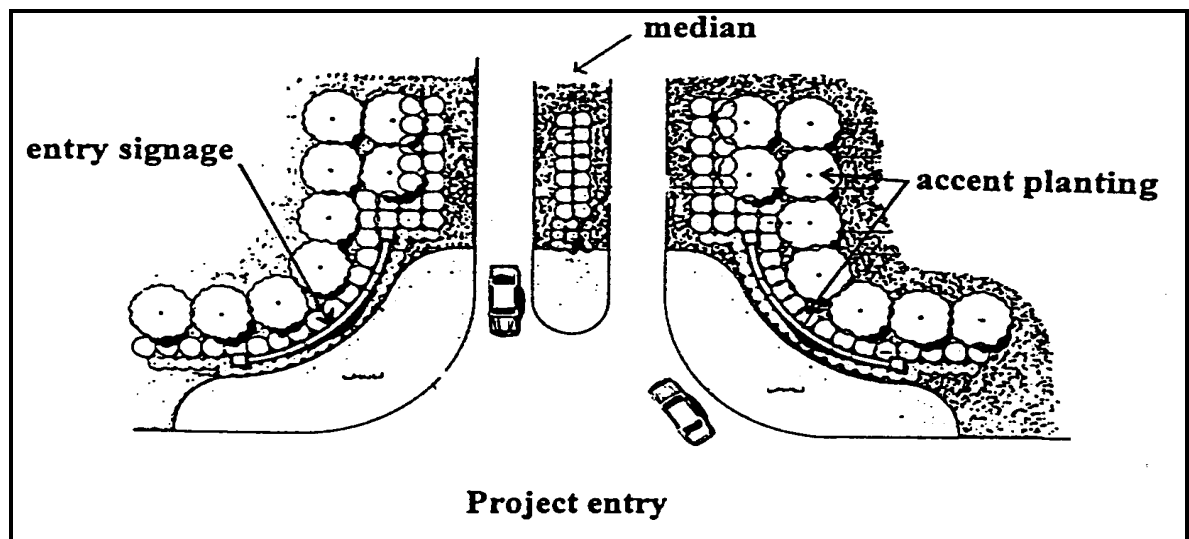
Because of the high density associated with multi-family development, it is essential that such development continue to provide for the highest possible quality of life. Residential developments surrounded by high walls, parking lots and rows of carports along public streets are examples of development practices to be avoided. Designs which maximize open space and cluster units into small neighborhood groupings that maintain a pedestrian scale are encouraged.

5.1 MULTI-FAMILY SITE DESIGN

A. PROJECT ENTRIES

The intent of project entry areas is to provide the resident, visitor and public with an immediate impression of the project. Therefore, project entry areas should be extremely visible and be provided with landscaping, a project directory and be located near a recreational facility. Special attention should be given to hardscape and landscape treatments to enhance the overall project image.

The principal vehicular access into a multi-family housing project should be through an entry drive rather than a parking drive. Colored textured paving treatment at entry drives is encouraged. Stamped concrete is not permitted within the public street right-of-way.



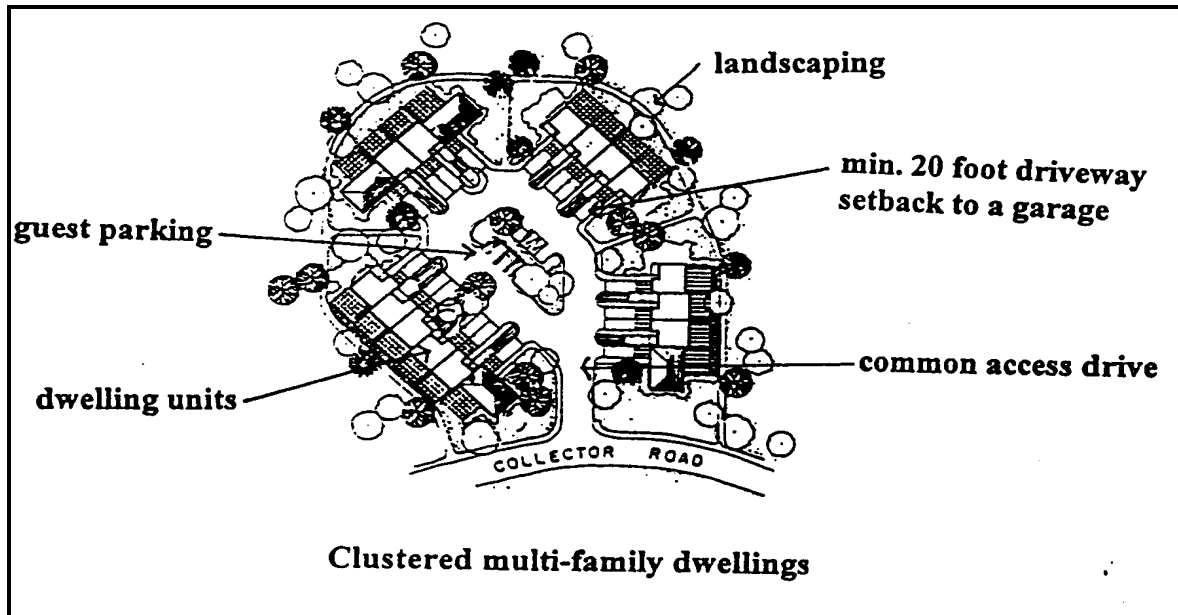
B. CLUSTERING OF UNITS

Clustering of multi-family units is encouraged and should be consistently applied throughout the project. Structures composed of a series of simple yet varied planes assures compatibility and variety in overall building form.

The following design techniques should be considered and implemented:

- 1. Varying front elevations and setbacks.*
- 2. Staggered and jogged unit planes.*
- 3. Use of reverse building plans to add variety.*
- 4. Maximum of 2 adjacent units with identical wall and roofline treatment.*
- 5. Orientation variety to avoid the monotony of garage door corridors.*

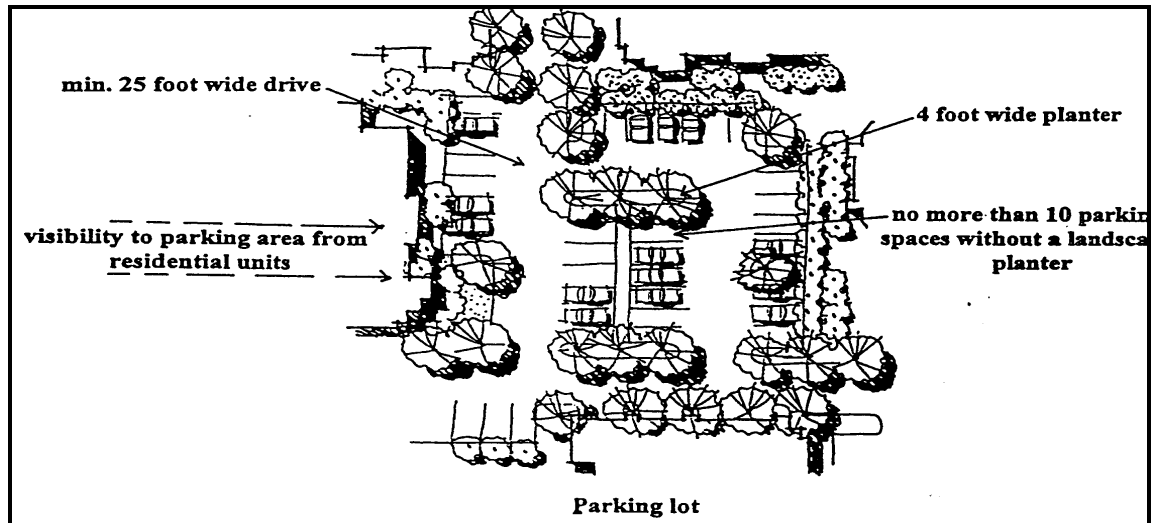
Buildings longer than 150 feet should be avoided.



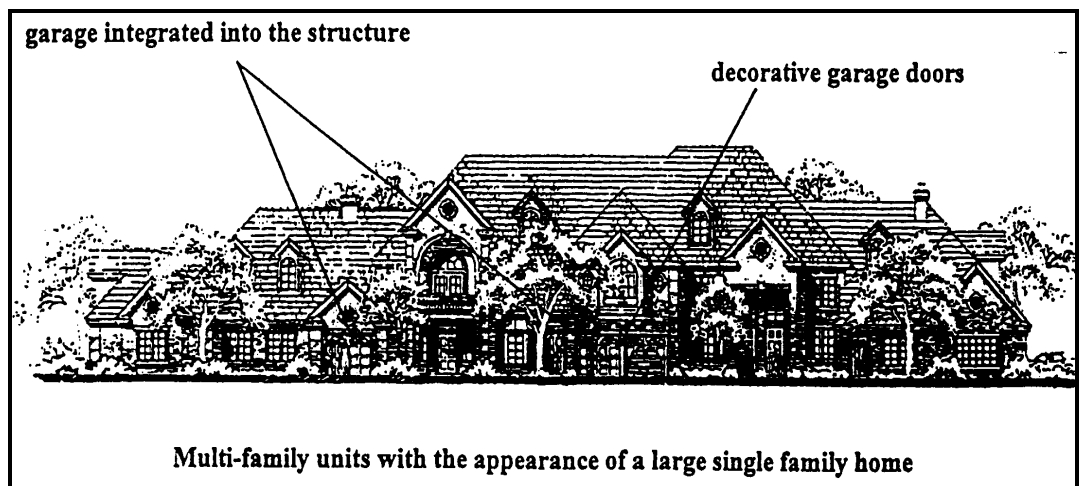
C. ON-SITE PARKING AND DRIVES

In high density projects, the three means of accommodating parking are: 1) parking drives; 2) parking courts; and, 3) garages within residential buildings. Therefore, projects with long, monotonous parking drives, rows of parking stalls, or large undivided parking lots should be avoided. In addition:

- 1. Parking drives, located on the periphery of a project, isolate a development from its surroundings. As a result, perimeter parking drives should be minimized.*
- 2. Parking areas should be adjacent to and visible from associated residential units.*
- 3. A parking court of any length should not consist of more than 2 double-loaded parking aisles (bays) adjacent to each other. Parking courts should incorporate landscape islands and edges to provide shade and breakup the hardscape.*
- 4. Parking courts should be separated from each other by dwelling units or by landscape areas.*
- 5. There should be no more than 10 spaces of uninterrupted parking, whether in garages, carports, or open parking areas.*
- 6. Each row of 10 parking spaces should be separated from additional spaces by a landscaped finger planter of not less than 4 feet in width. Architectural elements, such as trellises, porches, or stairways may extend into these landscaped areas.*

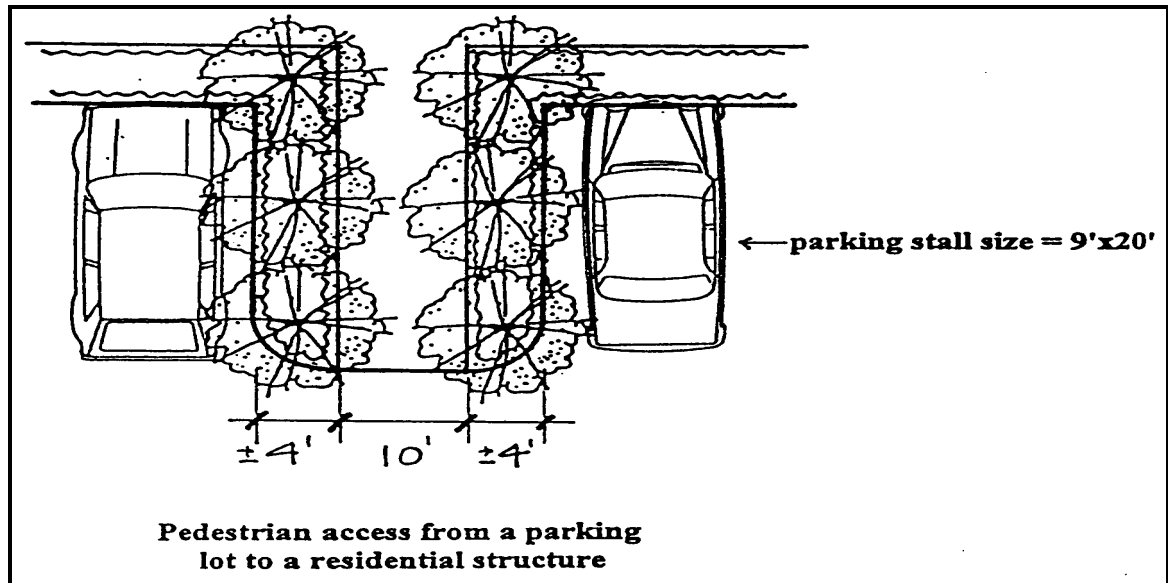


7. *Garages shall be setback a minimum of either 5 or 20 feet from a public or private street or drive, or as designated by a specific plan.*
8. *Carports must adhere to the same criteria for spatial arrangement as parking courts. Carports may be incorporated with patio walls or used to define public and private open space, but incorporating carports into exterior project walls adjacent to streets is discouraged. At the ends of each cluster of carports shall be installed a four foot wide landscape planter.*
9. *Garage doors shall be installed on individual parking garages within residential structures.*
10. *Garages with driveways of less than 20 feet in length should have automatic garage door openers with sectional roll-up doors.*
11. *Garages attached to multi-family dwellings should be designed so as to not dominate the streetscene or building elevation. Placing garages at varying setbacks, using tuck-under parking beneath a balcony element and using side-on garages or angled garages is recommended.*



D. PEDESTRIAN ACCESS FROM PARKING

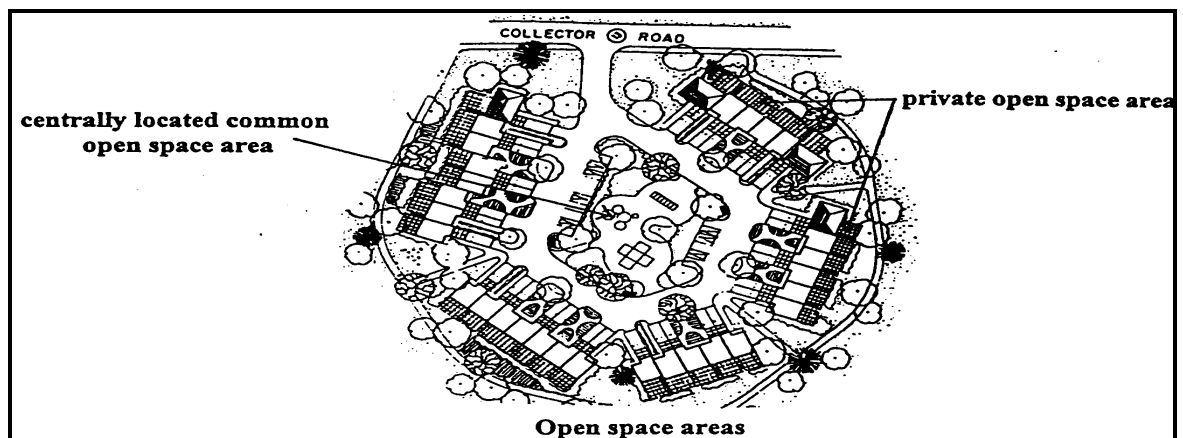
Landscape planters should, wherever possible, align with major building entrances to provide pedestrian access to the building entrance. Planters that align with entrances should be at least four feet wide, include a 10 foot wide pathway as well as a vertical landscape or architectural element such as a trellis or a tree.



E. OPEN SPACE

Residents of housing projects should have safe and efficient access to useable open space, whether public or private, for recreation and social activities. The design and orientation of open space areas should take advantage of available sunlight and should be sheltered from the noise and traffic of adjacent streets or other incompatible uses.

Required common open space areas should be conveniently located within the development. Private open space areas should be contiguous to the units they serve and screened from public view for privacy. Active open space areas should be reserved for use by residents of the complex and include tot lots, pools and recreation facilities.



F. PLANTED AREAS

All areas not covered by structures, drives, parking or hardscape should be appropriately landscaped.

Landscaping is used to frame, soften, and embellish the quality of the environment, to buffer units from noise or undesirable views, to breakup large parking areas and to separate frontage roads within a project from public streets. To evaluate how landscaping can enhance design, landscape elements need to be vertically dimensioned on the landscape plans. To provide shading, trees and tall shrubs shall be provided in addition to grass and groundcover.

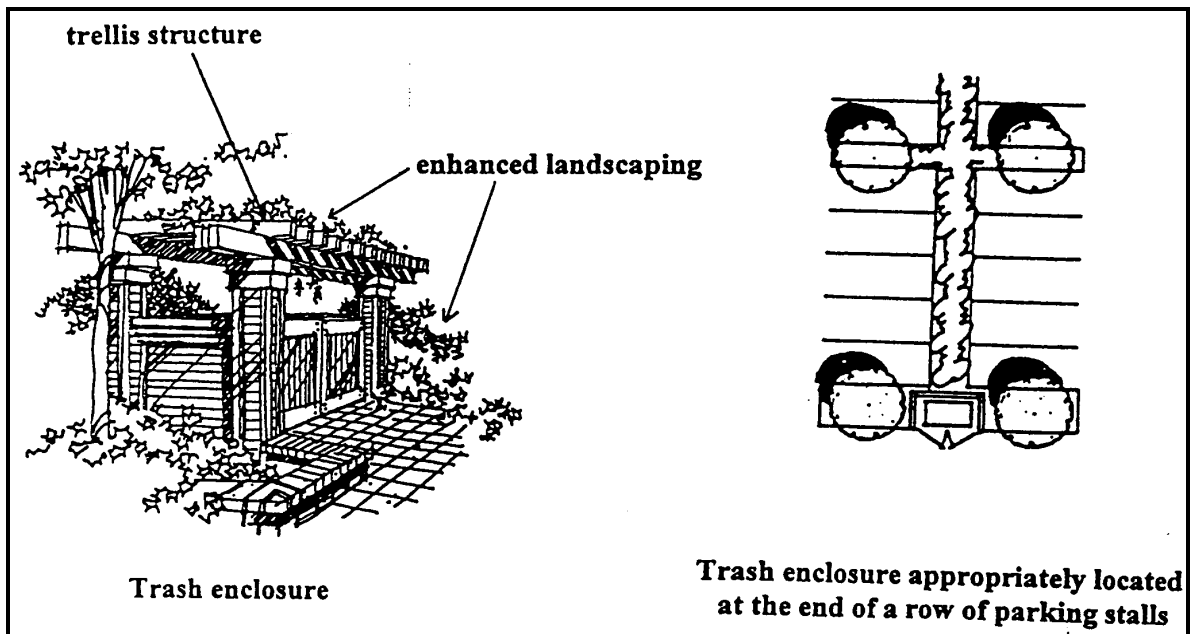
Plant species should complement the style of the architecture used and further enhance the sense of the design theme or micro-environment.

Plant palettes shall include a compatible range of materials including drought tolerant trees, shrubs, and groundcovers.

Entry drives and nodes should incorporate mature box trees and flowering or colorful shrubs to create a dramatic and inviting statement.

G. REFUSE STORAGE/DISPOSAL

Trash bins must be fully enclosed in accordance with City of Corona standards. Enclosures should be enhanced with landscaping on the most visible elevations. Recommended locations for trash enclosures include inside parking courts or at the ends of parking bays. Locations should be conveniently accessible for trash collection and maintenance and should not block access drives during loading operations. Sufficient area within a development shall be provided to incorporate recycling bins.



H. SECURITY

Multi-family projects should be designed to enhance security for residents and visitors. Parking areas should be well lit and located so as to be visible from residential units. Landscaping should be designed and maintained to provide visual opportunities for residents within a development.

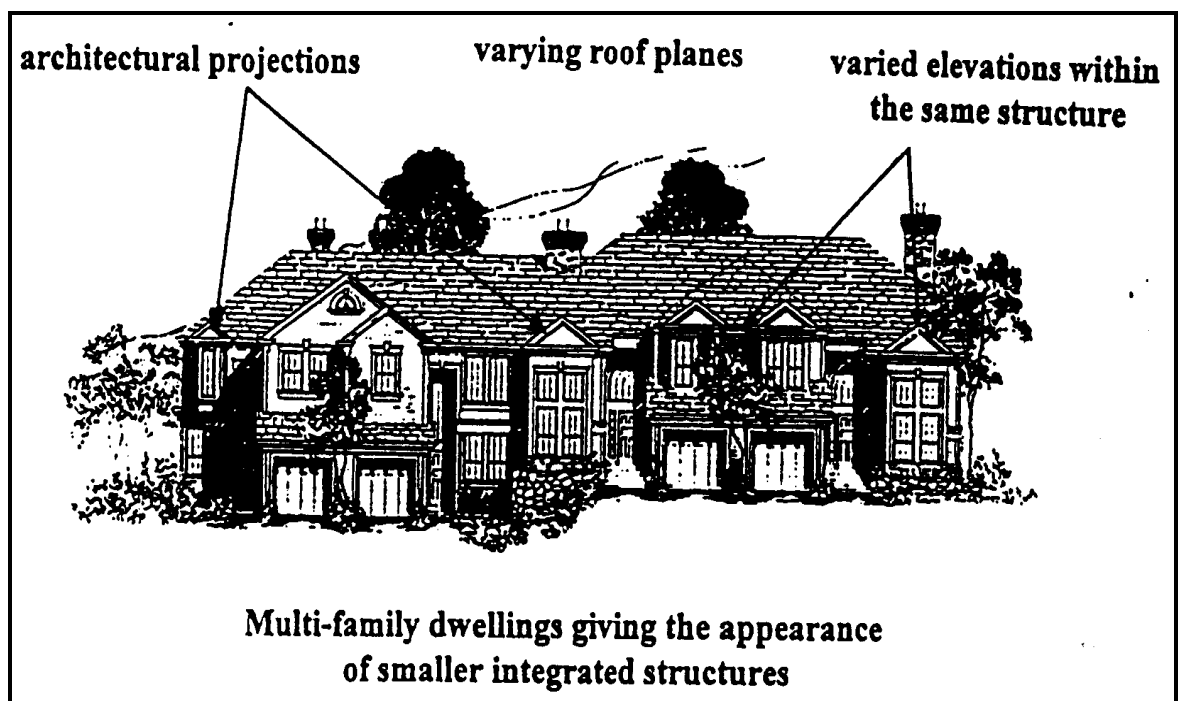
5.2 MULTI-FAMILY ARCHITECTURE

In general, multi-family development projects should be designed to address incompatibilities with the surrounding neighborhood since many projects are developed adjacent to single family detached homes. In such cases, measures should be implemented to insure that the height and mass of structures associated with such projects do not adversely impact any adjacent low density residential areas.

Many of the same architectural principles and techniques previously discussed under the single family category of these guidelines are also applicable to multi-family projects and should be reviewed by the designer in conjunction with the following requirements.

A. BUILDING ARTICULATION

Long, unbroken facades and box-like architectural elements should be avoided. Building facades should be articulated to give the appearance of a collection of smaller structures. To the extent possible, each of the units should be individually recognizable. This can be accomplished through the use of balconies, varied setbacks and architectural projections which help articulate individual dwelling units or a collection of units, and by the pattern and frequency of windows and doors.

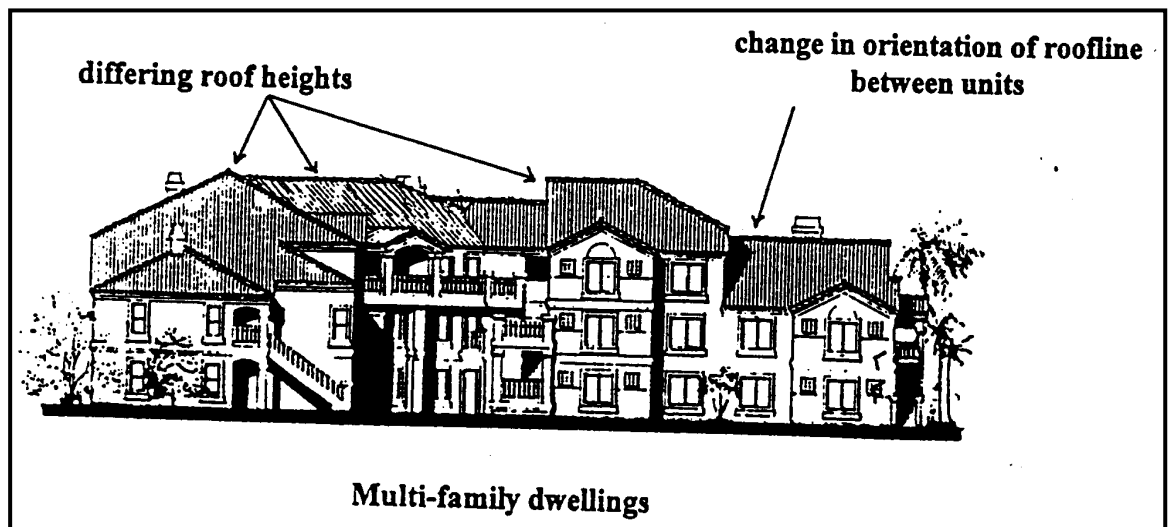


B. FACADE AND ROOF ARTICULATION

Separations, changes in plane and height, and the inclusion of elements such as balconies, porches, arcades, dormers, and cross gables aid in mitigating flat walls and excessive roof lengths. Secondary hipped or gabled roofs covering the entire mass of a building are preferable to mansard roofs or segments of pitched roofs applied at a structure's edge. Extremely long structures, if they are appropriately articulated, may be acceptable; however, residential structures exceeding 150 feet in length are discouraged.

Structures containing 3 or more attached dwellings in a row should incorporate at least one of the following:

- 1. For each dwelling unit, at least 1 architectural projection not less than 2 feet from the wall plane and not less than 4 feet wide should be provided. Such projection should extend the full height of a single story structure, at least $\frac{1}{2}$ the height of a two story structure, and $\frac{2}{3}$ the height of a three story structure.*
- 2. A change in wall plane of at least three feet in depth for at least 12 feet in length for each two units should be provided.*
- 3. A change in the orientation of a roofline or ridge should be provided for every two units.*
- 4. A change in building materials or color for complexes with more than two structures is recommended.*



C. SCALE

Because multi-family projects are usually higher than one story, their mass can impose on surrounding uses and properties. Therefore, the scale of such a project should be considered within the context of its surroundings. Structures with greater height may require additional setbacks so as not to dominate the character of the neighborhood.

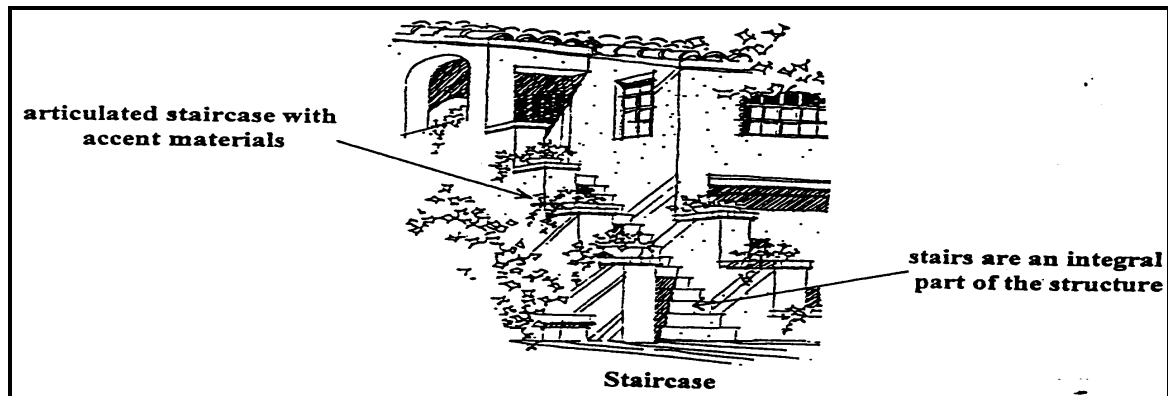
D. BALCONIES, PORCHES, AND PATIOS

The incorporation of balconies, porches, and patios within multi-family structures is encouraged. These elements should be integrated in order to breakup wall mass and offset building setbacks to add human scale to structures.

The use of long access balconies or corridors which become monotonous and impersonal should be avoided. Entrances to individual units should be visible wherever possible so as to create a safe defensible space.

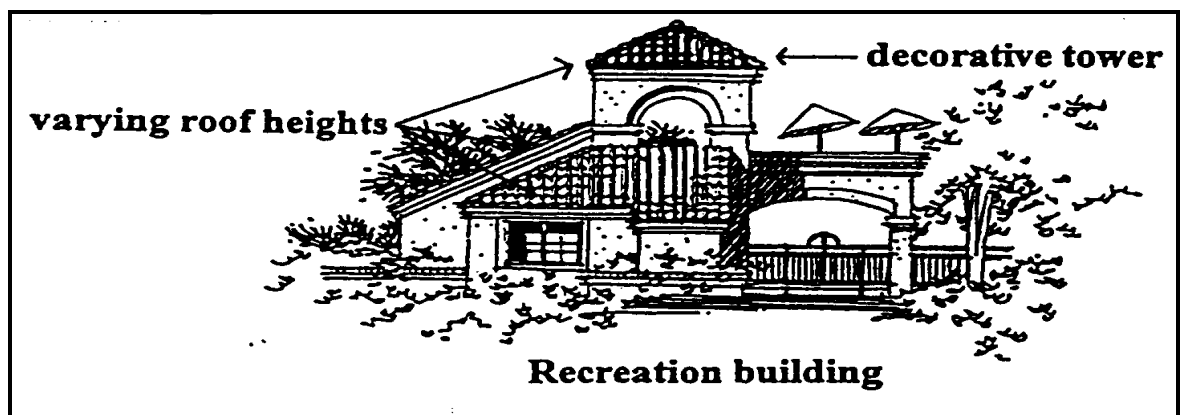
E. EXTERIOR STAIRS

Simple, clean, bold stairway projections are encouraged to complement the architectural massing and form of a multi-family structure. Stairways should be constructed of a material that complements the primary structure. Prefabricated metal stairs are discouraged.



F. ACCESSORY BUILDINGS

Any support structures within multi-family residential projects such as carports, laundry facilities, recreation buildings and sales/lease offices should be consistent in architectural design and form with the rest of the complex. Temporary sales offices should also be compatible with the primary structures in the complex.



G. MECHANICAL AND UTILITY EQUIPMENT

All mechanical equipment whether mounted on the roof or ground must be screened from view. Utility meters and equipment must be placed in locations which are not exposed to view from a street or they must be suitably screened. All screening devices are to be compatible with the architecture and color of adjacent structures.

Solar panels should be integrated into the roof design, flush with the roof slope. Frames should match roof colors. Natural aluminum finish is strongly discouraged. Any mechanical equipment should be enclosed and completely screened from view.

Placement of satellite dish antennas on roofs should be avoided. Therefore, consideration should be given early in the design process in terms of location and required screening for satellite dish antennas.

H. WALLS AND FENCES

Perimeter project area walls and fences shall be consistent with the design theme established for the specific plan or streetscape, as appropriate. Fencing is recommended to be wrought iron or similar whenever possible to promote openness and view. Private patio and balcony areas or screen walls shall be constructed of materials consistent with the architectural style and materials of the primary structures.

I. MAIL BOXES AND DIRECTORIES

Mail boxes and directories are essential elements of any multi family development and should be designed appropriately. Mail boxes should complement the design of the primary structures and be placed in a centralized, accessible location.

Directories should be located at main entrances into a project and at strategic locations within the project. Directories should complement and not detract from the established architectural theme of the development.

