



Shingle Springs Commercial Development Design Standards Checklist

Commercial development projects are defined as projects proposing buildings or structures for commercial use as specified in Chapter 130.22 of the Zoning Ordinance (Commercial Zones). Please refer to the [Shingle Springs Community Design Standards and Guidelines](#) for more information, figures, and visual glossary.

To ensure that the proposed commercial development project meets all applicable requirements of the Shingle Springs Community Design Standards, select one of three established architectural styles and complete the checklist corresponding with that architectural style. The styles are as follows: Gold Rush (Checklist 1), Railroad Craftsman (Checklist 2), or Industrial Farmhouse (Checklist 3). After, complete the General Design Standards Checklist (Checklist 4) to verify that the proposed project meets all applicable requirements for a commercial development project.

Checklist 1 - Gold Rush Architectural Style

Design Standard	Does the project meet the specific standard? Select one option from the boxes below.
A. Roofing Elements	
Primary Roof Type: Roof is a gable roof or flat roof only.	☐ Yes ☐ No ☐ N/A
Primary Roof Pitch: Roof has a slope between 4:12 to 6:12.	☐ Yes ☐ No ☐ N/A
Secondary Façade-Attached Roof Covers (if used): Roof has a slope between 1:12 to 3:12.	☐ Yes ☐ No ☐ N/A
Beams: Roof beams, rafters, or structural steel are only placed under an open cover area.	☐ Yes ☐ No ☐ N/A
Shed Roofs (if used): Designed as a covered overhang, dormer, or secondary roof only.	☐ Yes ☐ No ☐ N/A
Materials and Colors: Color is in the gray or brown color range.	☐ Yes ☐ No ☐ N/A

Roof Materials: Roof is made with one of the following materials: metal panels-painted, rusted finish, mill finish zinc, corrugated, standing seam or similar panels, or T-24 compliant fire rated composition fiberglass shingles.	☐ Yes ☐ No ☐ N/A
B. Exterior Wall Elements	
Primary Façade Materials: Designed with at least one of the following building materials: Wood or wood-effect, vertical application pattern shiplap siding, board on board effect, board and batten effect, clay brick, or metal panel (to match roof).	☐ Yes ☐ No ☐ N/A
Secondary Façade Materials: Primary and secondary façade are made from the same materials if the project is located within 25 feet of a two-lane street.	☐ Yes ☐ No ☐ N/A
Secondary and Rear Façades: Designed with one of the materials allowed for the primary façade, or are designed with painted moth cement plaster, metal panels, wood, fiber cement, or smooth formed concrete.	☐ Yes ☐ No ☐ N/A
Main Building Colors: Light to moderate earth tones with a minimum of two colors.	☐ Yes ☐ No ☐ N/A
Parapet Roof (if used): The following is included: - Consists of one large wall that extends across the entire front of the building and extends at least three feet above the top of a two-sloped roof. - Designed where the decorative top of the parapet is one level across the entire façade or has a maximum of two stepped segments that are between 12 inches to 36 inches, and none of the tops are sloped. - Designed with a decorative top edge trim that is made of wood, fiber cement, brick, cast-stone, or sheet metal veneer. The trim also extends at least three and a half inches horizontally from the façade and is a minimum of 11 inches tall.	☐ Yes ☐ No ☐ N/A

Decorative Trim: Trim, cap, or cornice materials are applied as a decorative “lintel” to the top edge of all windows and doors in the upper section of the façade.	☐ Yes ☐ No ☐ N/A
Cornice Types: Designed as either (1) informal cornices made from metal, stone, or a combination of these materials or (2) corbelled cornices made from brick or stone.	☐ Yes ☐ No ☐ N/A
C. Window and Door Elements	
Window Sash Frames: Consist of painted metal-clad, wood, viny, or fiberglass.	☐ Yes ☐ No ☐ N/A
Area of Clear Glass in Window: Each window is designed with a maximum glazing area of 36 inches by 36 inches without mullions or muntins.	☐ Yes ☐ No ☐ N/A
Large Storefront Windows (if used): Glazing area is at least 18 inches wide by 24 inches tall when using muntins.	☐ Yes ☐ No ☐ N/A
Window Frame Color: One color is used for all window frames throughout the building.	☐ Yes ☐ No ☐ N/A
Glass Type: Glass in the primary ground floor façade is not tinted or mirrored except where required to prevent excess solar gain.	☐ Yes ☐ No ☐ N/A
Coiling Doors: Limited to specific loading areas and are not on the primary or secondary façade faces.	☐ Yes ☐ No ☐ N/A
Window/Door Trim: Trim is designed with wood or wood-effect materials and matches the color of the window sash or door stile.	☐ Yes ☐ No ☐ N/A
D. Building Feature Elements	
Exposed Beams: Exterior structural trusses or beams under open cover areas are made from wood or wood-effect materials.	☐ Yes ☐ No ☐ N/A
Commercial Balconies/Decks: Balconies are supported by posts on the balcony edge that are spaced between eight feet to 12 feet apart.	☐ Yes ☐ No ☐ N/A

Second-Floor Balcony (if used): If a second-floor balcony serves as a cover over ground floor patio, deck, or walkway area, all posts on the second floor continue to the ground floor.	☐ Yes ☐ No ☐ N/A
Balcony Posts: Designed with smooth wood or wood-effect, square shaped or traditionally “turned”, and are painted.	☐ Yes ☐ No ☐ N/A
Railings and Guardrails: Railings on balconies, porches, and exterior stairways are placed between the support posts of a balcony, covered porch, or similar.	☐ Yes ☐ No ☐ N/A
Balcony Cover: Balconies have solid covers above their walking surface.	☐ Yes ☐ No ☐ N/A
Exterior Lighting Fixtures: Light fixtures are lantern style with a fixed top cover and are finished in matte or weathered tones.	☐ Yes ☐ No ☐ N/A
Prohibited Lighting Fixtures: There is no flood, spot-lighted directional, or high-intensity light fixtures attached to the building, and lighting fixtures are consistent with the County’s adopted Outdoor Lighting Standards in accordance with the Zoning Ordinance.	☐ Yes ☐ No ☐ N/A

Checklist 2 – Railroad Craftsman Architectural Style

Design Standard	Does the project meet the specific standard? Select one option from the boxes below.
A. Roof Elements	
Primary Roof Type: Roof is pitched with gables on at least two wall faces of the building, or a hipped roof.	☐ Yes ☐ No ☐ N/A
Primary roof Pitch: Roof has a slope between 4:12 to 6:12.	☐ Yes ☐ No ☐ N/A
Shed Roof (if used): Designed as a secondary roof, dormer, or covered overhang, and does not cover more than 25 percent of the total roof area.	☐ Yes ☐ No ☐ N/A

Secondary Shed Roof (if used): All roof slopes on the same building have the same slope unless a lower-pitched roof comes off a steeper main roof. In that case, the slope of the smaller roof is at least four times the difference between the two roof slopes.	☐ Yes ☐ No ☐ N/A
Roof Mass: Designed with at least one large roof with an area of between 50 to 60 percent of total building roof area and has at least one gable end or long eave side.	☐ Yes ☐ No ☐ N/A
Roof Materials: The following is included: - All roofs are made of the same material, and it is one of the following: dimensional definition composition fiberglass shingles, flat concrete tile, or standing seam metal. - If standing seam metal is used, it is natural zinc, painted rusted metal, or painted any shade of gray color.	☐ Yes ☐ No ☐ N/A
Roof Color: Colors are earth tone colors, such as dark brown, gray, and dark greens.	☐ Yes ☐ No ☐ N/A
Roof Overhang: Eaves are at least 24 inches in horizontal length from the building façade to the edge, and the roof overhangs from the wall to form an eave.	☐ Yes ☐ No ☐ N/A
Roof Appendages and Exposed Beams: Additions to the primary structure have either a closed or open shed roof that has a slope that is least 50 percent less than the slope pitch of the main roof, and the brace beam end is exposed on the gable ends where braces are located.	☐ Yes ☐ No ☐ N/A
B. Exterior Wall Elements	
Commercial Balconies: Designed where balconies project from a building façade wall, and a roofed area covers the entire floor area of the balcony.	☐ Yes ☐ No ☐ N/A
Second Floor Balcony (if used): If a second-floor balcony serves as an exterior cover over a ground floor patio, deck, or walkway area, all posts on the second floor continue to the ground floor.	☐ Yes ☐ No ☐ N/A
Balcony Posts: Consist of smooth wood or wood-effect and are square shaped.	☐ Yes ☐ No ☐ N/A

Railings: Railings on balconies, porches, and exterior stairways are located between posts supporting a balcony, covered porch, or similar.	☐ Yes ☐ No ☐ N/A
Front Façade Feature Bay Gable: Upper floor bays have support brackets, and the bay does not project past the face of the roof eave from the primary lower wall façade.	☐ Yes ☐ No ☐ N/A
Exterior Building Materials and Color: The following is included: - Exterior building materials consist of at least two of the following: wood and wood-effect, board-on-board, board-on-batten, four inch or six inch V groove (in a vertical or horizontal application), or stone. - Second and third floors consist of a different material or application direction than the material used on the ground floors.	☐ Yes ☐ No ☐ N/A
Primary Wall Color: Earth tone color, such as browns, greys, greens, rust, or muted colors such as mid-to-dark greens, blues, or gold.	☐ Yes ☐ No ☐ N/A
C. Window and Door Elements	
Window Details: Window sash frames are painted metal-clad wood, vinyl, or fiberglass.	☐ Yes ☐ No ☐ N/A
Prohibited Window Details: There are no metal frames or window shutters.	☐ Yes ☐ No ☐ N/A
Window Area: Glazing area using muntins is at least 14 inches wide by 18 inches tall.	☐ Yes ☐ No ☐ N/A
Window Frame Color: One color is used throughout the building.	☐ Yes ☐ No ☐ N/A
Window/Door Trim: Windows and doors are trimmed with wood or wood-effect, and trim color matches the window sash or door site.	☐ Yes ☐ No ☐ N/A
Window Shape: All windows are rectangular.	☐ Yes ☐ No ☐ N/A

Coiling doors: Limited to specified loading areas and are not on the primary or secondary façade faces.	☐ Yes ☐ No ☐ N/A
D. Building Feature Elements	
Exposed Beams: All beam materials are wood or wood-effect.	☐ Yes ☐ No ☐ N/A
Exterior Lighting Fixtures: Light fixtures are lanterns or scones with a fixed top, and finished in matte black, oil-rubbed bronze, galvanized steel, or weathered metal tones.	☐ Yes ☐ No ☐ N/A
Prohibited Lighting Fixtures: There is no flood, spot-lighted directional, or high-intensity light fixtures attached to the building, and lighting fixtures are consistent with the County's adopted Outdoor Lighting Standards in accordance with the Zoning Ordinance.	☐ Yes ☐ No ☐ N/A

Checklist 3 - Industrial Farmhouse Architectural Style

Design Standard	Does the project meet the specific standard? Select one option from the boxes below.
A. Roof Elements	
Primary Roof Type: Roof is gabled and facing the primary roadway, or one of the following: stepped gable, side gable, hipped, gambrel, or low slope shed style.	☐ Yes ☐ No ☐ N/A
Primary Roof Pitch: Slope is between 4:12 to 12:12.	☐ Yes ☐ No ☐ N/A
Shed Roof (if used): The following is included: - Attached shed roofs are designed as closed or open covers, or as roofed window sun covers. - Designed as a covered overhang, dormer, or secondary roof, and does not cover more than 25 percent of the total roof area.	☐ Yes ☐ No ☐ N/A

Secondary Shed Roof (if used): All roof slopes on the same building have the same slope unless a lower-pitched roof comes off a steeper main roof. In that case, the slope of the smaller roof is at least three times the difference between the two roof slopes.	☐ Yes ☐ No ☐ N/A
Roof Overhang: The following is included: - Eaves on sides of buildings are the same length when used on the same building; eaves on gable ends when used on the same building are the same length for each gable end; and gables match in length and side eaves match in length. - Eaves are at least three inches and no more than 24 inches in horizontal length from the building façade to the edge.	☐ Yes ☐ No ☐ N/A
Roof Materials and Features: All roofs are made of the same material, and it is one of the following types: metal-painted, rusted finish, mill finish zinc, corrugated, flat panel, standing seam, or similar metal paneling.	☐ Yes ☐ No ☐ N/A
Roof Mass: Includes a minimum of one large roof with an area of between 50 to 60 percent of the total building area and has at least one gable end.	☐ Yes ☐ No ☐ N/A
Roof Features (if used): If a clerestory/monitor feature is used, the walls are 36 to 60 inches tall and there are windows or louvers for at least half of the wall's area. The clerestory is at least 75 percent of the primary roof's length, is at least six feet wide on the gable end, and the roof pitch and materials match the main building.	☐ Yes ☐ No ☐ N/A
Roof Color: Color is gray, brown, charcoal, mid-to-dark green, mid-to-dark blue, dark red, or silver/steel if the roof is metal or corrugated.	☐ Yes ☐ No ☐ N/A
Roof Appendages: Appendages to the primary structure have either a closed or open shed roof that is at least 50 percent less slope than the slope pitch of the main roof.	☐ Yes ☐ No ☐ N/A
Roof Canopies (if used): Canopies placed over windows and/or doors project from the building wall at least 5 feet.	☐ Yes ☐ No ☐ N/A

B. Exterior Wall Elements	
Building Materials: Designed with at least one but not more than two of the following: wood, wood composite or fiber cement vertical application pattern shiplap siding, board on board, board and batten, clay brick, stone, or metal panel (to match roof).	☐ Yes ☐ No ☐ N/A
Wall Color: Designed with a maximum of two main wall colors and one trim color.	☐ Yes ☐ No ☐ N/A
Wall Bases: At least 75 percent of the exterior wall is supported on a base made of stone, cast stone, or concrete that is at least three feet high. If concrete is used, it has a natural or lightly sandblasted finish and is not painted.	☐ Yes ☐ No ☐ N/A
C. Window and Door Elements	
Prohibited Window Elements: There are no window shutters.	☐ Yes ☐ No ☐ N/A
Area of Glass in Window: Maximum glazing area without a mullion is two feet by three feet.	☐ Yes ☐ No ☐ N/A
Window Frame Color: Color is white, black, or brown and one color is used throughout.	☐ Yes ☐ No ☐ N/A
Window Shape: Windows have flat tops.	☐ Yes ☐ No ☐ N/A
Window Trim: Composed of wood or wood-effect and matches the color of the window frame if it is painted. If metal trim is used, it matches the roof color.	☐ Yes ☐ No ☐ N/A
Door Design: The following is included: - Garage or large utility doors are made of wood, wood composite, or metal. - Entry doors are made of glass, metal, wood, or wood-effect and are painted a color to match the windows.	☐ Yes ☐ No ☐ N/A
Coiling Doors: Limited in location to specific loading areas, are not on the primary or secondary façade faces, and are painted a color to match the adjacent building exterior color.	☐ Yes ☐ No ☐ N/A

D. Building Feature Elements	
Building Posts, Columns, or Bases: Posts and columns are square, made of wood or wood-effect materials, and include a stone, board-formed or finished concrete, or brick veneer base at least three feet high.	☐ Yes ☐ No ☐ N/A
Exterior Lighting Fixtures: Contains at least two of the following: industrial-style fixtures with metal shades or exposed bubs, barn-style lights, farmhouse lanterns made from metal, exposed Edison bulbs or filament bulbs, caged fixtures, or other simple metal fixtures.	☐ Yes ☐ No ☐ N/A

Checklist 4 – General Design Standards

Design Standard	Does the project meet the specific standard? Select one option from the boxes below.
<u>Section 1 – Site Planning</u>	
A. Site Design	
Setbacks: Buildings comply with the setbacks established in the Zoning Ordinance, applicable specific plan, applicable planned development combining zone, and/or other applicable state or local regulations.	☐ Yes ☐ No ☐ N/A
Outdoor Elements: Projects comply with Zoning Ordinance Chapter 130.33 (Landscaping Standards), the adopted Landscaping and Irrigation Standards, Chapter 130.34 (Outdoor Lighting), and the adopted Outdoor Lighting Standards.	☐ Yes ☐ No ☐ N/A

Project Phases: The following is included: - If a project is proposed in phases, each phase is designed to function independently, without reliance on improvements included in subsequent phases. - When subsequent phases are under construction, they will be fenced sufficiently to avoid conflicts between residents and guests of the occupied phases and construction traffic, and to protect the public safety.	☐ Yes ☐ No ☐ N/A
Fencing: When fencing between commercial uses and open space is required by the County Zoning Code, fencing between commercial uses and open space will be an open type (e.g., ornamental metal) fencing adjacent to open space, and there will be no finials or sharp spikes on top of fencing, or barbed wire.	☐ Yes ☐ No ☐ N/A
B. Topography and Grading	
County Requirements: Grading and the use of retaining walls comply with Chapter 110.14 (Grading, Erosion, and Sediment Control) and Section 130.30.070 (Fences, Walls, and Retaining Walls) in the County Code.	☐ Yes ☐ No ☐ N/A
Conservation Requirements: Oak resources conservation complies with Zoning Ordinance Chapter 130.90 (Oak Resources Conservation) and the Oak Resource Management Plan	☐ Yes ☐ No ☐ N/A
C. Access and Circulation	
Frontage Ordinances: Frontage (i.e., sidewalks, curb, gutter, street improvements, etc.) and driveway improvements are installed in accordance with the County DISM and the County Frontage Improvement Ordinance (Chapter 12.09 of the County Ordinance Code), as applicable	☐ Yes ☐ No ☐ N/A
Sidewalks: Sidewalk improvements utilize decorative treatments such as stamped patterns, coloring, pavers, bricks, or exposed aggregate	☐ Yes ☐ No ☐ N/A
Additional Standards: Driveways and bicycle rack requirements are installed per County standards	☐ Yes ☐ No ☐ N/A

Emergency Access: Emergency access complies with County standards and applicable state law	☐ Yes ☐ No ☐ N/A
ADA Compliance: All pedestrian circulation walks are designed to provide access to the disabled in compliance with the Americans with Disabilities Act (ADA), California Building Standards Code Title 24 and the County's Improvement Standards	☐ Yes ☐ No ☐ N/A
D. Parking	
Zoning Ordinance Requirements: On-site parking adheres to Zoning Ordinance Chapter 130.35 (Parking and Loading) and the adopted Parking and Loading Standards.	☐ Yes ☐ No ☐ N/A
Landscaping: All on-site landscaping, including parking lot landscaping, will be landscaped pursuant to Chapter 130.33 (Landscaping Standards), the County's adopted Landscape and Irrigation Standards, the County's Design and Improvement Standards Manual (DISM) and the 2015 California Model Water Efficient Landscape Ordinance (MWELO) California Code of Regulations, Title 23, §490 et seq.	☐ Yes ☐ No ☐ N/A
Parking Area Design: Parking areas are designed as part of the overall project and use same or similar materials, colors, and details found on the commercial buildings.	☐ Yes ☐ No ☐ N/A
Parking Areas: Parking areas are screened from the street and property lines and are positioned exclusively at the rear or side of the building, unless it is an alley or unless the parking spaces are accessible parking spaces required by Building Code or other applicable ADA regulations as enforced by the County.	☐ Yes ☐ No ☐ N/A
Carport Design: Pre-engineered metal carports include materials and colors that are the same as or similar to those on the primary buildings.	☐ Yes ☐ No ☐ N/A
Carport Separation: Each carport structure is separated from additional parking spaces and/or other carports by a landscaping area as defined in the County's Landscaping and Irrigation Standards.	☐ Yes ☐ No ☐ N/A

E. Utilities, Service Areas, Storage	
Service Areas: Loading docks and service areas are screened from public view and adjacent uses by a combination of building design and/or layout, masonry walls, grade separations and/or landscaping.	☐ Yes ☐ No ☐ N/A
Utility Screening: Public utility infrastructure and other utility components are oriented away from public view and screened with evergreen shrubs to the extent allowed by the utilities.	☐ Yes ☐ No ☐ N/A
Equipment: The following is included: - Ground or wall mounted equipment are located out of public view, screened, or placed in an enclosure to the extent allowed by the utility companies. - Roof mounted equipment, including but not limited to mechanical equipment and telecommunications structures, is set back from the roof edge, placed behind a parapet or in a well, and/or screened, so that they are not visible to motorists or pedestrians on the adjacent streets.	☐ Yes ☐ No ☐ N/A
Equipment Screening: Screening for equipment is integrated into the site, building and roof design and use the same materials, colors and forms.	☐ Yes ☐ No ☐ N/A
Service Area Access: All service areas can be accessed from an alley or side street when one exists.	☐ Yes ☐ No ☐ N/A
Service Area Location: All service areas are located so that their use does not interfere with on-site parking or circulating areas and adjacent uses.	☐ Yes ☐ No ☐ N/A
Refuse Containers: All refuse containers are placed within screened storage areas or enclosures. Trash enclosure location, dimensions, and design comply with County standards.	☐ Yes ☐ No ☐ N/A
Refuse Container Enclosures: A minimum three foot landscape buffer is provided on all non-accessible sides of trash enclosures.	☐ Yes ☐ No ☐ N/A

Section 2 – Building Design	
A. Wall Form and Massing	
Setbacks: Setbacks comply with the requirements of the Zoning Ordinance and building codes where applicable.	☐ Yes ☐ No ☐ N/A
Façade Limits: No building façade that is visible from the street is greater than 120 feet in length	☐ Yes ☐ No ☐ N/A
Massing Breaks: Buildings have massing breaks (i.e., articulation) at least every 30 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays.	☐ Yes ☐ No ☐ N/A
B. Building Colors and Materials	
Architectural Style: Architectural treatment is applied to all façades of a building, all windows, doors, and other wall openings are trimmed consistent with the selected architectural style, and main and trim colors used on the front façade are extended to all façades.	☐ Yes ☐ No ☐ N/A
Building Materials: Building materials are compliant with state and local building and fire regulations.	☐ Yes ☐ No ☐ N/A
Building Articulation: Façade designs incorporate a minimum of two different high quality and durable materials to provide articulation.	☐ Yes ☐ No ☐ N/A
Exterior Wainscoting: If exterior wainscoting is used, it begins and ends at wall plane breaks and does not occur in the same plane.	☐ Yes ☐ No ☐ N/A
C. Windows and Doors	
Trim Style: Windows and doors are trimmed consistently with the architectural style.	☐ Yes ☐ No ☐ N/A

D. Roofs	
Rooflines: Designed to be vertically articulated at least every one hundred feet along the street frontage through the use of varying roof height and/or form.	☐ Yes ☐ No ☐ N/A
Roof Types: There are up to two roof types per building.	☐ Yes ☐ No ☐ N/A
Roof Materials: The roof does not include untreated or unpainted aluminum or metal, brightly colored materials, untreated smooth or corrugated metal, or shiny or reflective materials that are visible from the street, sidewalks, or property lines.	☐ Yes ☐ No ☐ N/A
<u>Section 3 – Specific Use: Fuel Stations</u>	
On-Site Activities: All activities except those to be performed at the fuel or air pumps will be performed within a completely enclosed building.	☐ Yes ☐ No ☐ N/A
Setbacks: The minimum setback of fuel canopies is 15 feet from property lines and the street, and 50 feet from property lines abutting residential zoned properties.	☐ Yes ☐ No ☐ N/A
Circulation: The fuel pump area, including drive lanes for vehicle fueling, does not block or restrict on-site vehicular or pedestrian circulation or block access to on-site parking spaces.	☐ Yes ☐ No ☐ N/A
Architectural Features: The fuel canopy support columns are entirely encased with materials used for the primary building, and canopies include materials, colors, and architectural features used for the other structures on the project parcel(s).	☐ Yes ☐ No ☐ N/A
Signs: Freestanding sign materials and design are consistent with the materials and design of the fuel station facility and comply with the requirements of the Zoning Ordinance Section 130.36.070.H.4 (Design Standards for Freestanding Signs).	☐ Yes ☐ No ☐ N/A

Staff Verification:
