



Shingle Springs Mixed Use Development Design Standards Checklist

Mixed use development projects are defined as projects that incorporate and integrate multi-unit residential and commercial uses proposed as part of the same development project as specified in Section 130.40.180 of the Zoning Ordinance (Mixed Use Development). Please refer to the [Shingle Springs Community Design Standards and Guidelines](#) for more information, figures, and visual glossary.

To ensure that the proposed mixed use development project meets all applicable requirements of the Shingle Springs Community Design Standards and Guidelines, 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 mixed use 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.	☐ 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
Roof 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, vinyl, 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: 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, and eaves on gable ends when used on the same building are the same length for each gable end. - Eaves are between three inches to 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 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 – Design Standards</u>	
A. General	
Multi-Unit Residential Requirements: Mixed use project complies with the multi-unit residential design standards and guidelines.	☐ Yes ☐ No ☐ N/A
Zoning Ordinance Requirements: Project complies with applicable County Code, including but not limited to, Zoning Ordinance Table 130.22.020 (Allowed Uses and Permit Requirements for the Commercial Zones) and Table 130.24.020 (Residential Zone Use Matrix) and Section 130.40.180 (Mixed Use Development).	☐ Yes ☐ No ☐ N/A
Residential Density: When residential uses are all contained in vertical mixed use buildings, density for the project is calculated as part of the maximum allowed Floor Area Ratio (FAR), complying with Zoning Ordinance Chapter 130.22.030 (Commercial Zones Development Standards) and Section 130.40.180 (Mixed Use Development).	☐ Yes ☐ No ☐ N/A
Additional Standards: Driveways and bicycle rack requirements are installed per County standards.	☐ Yes ☐ No ☐ N/A
<u>Section 2 – Site Planning</u>	
A. Vertical and Horizontal Mixed Use	
Building Orientation: Buildings are oriented toward public streets with the primary entrances to the site or to commercial uses directly accessible from the sidewalk.	☐ Yes ☐ No ☐ N/A

Parking Areas: Designed to be screened from the street through the use of buildings, landscaping, or trees, and are positioned exclusively at the rear or side of the building. Unless it is an alley or 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
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 places and construction traffic, and to protect the public safety.	☐ Yes ☐ No ☐ N/A
B. Additional Standards for Horizontal Mixed Use	
Circulation: Service entries, loading areas, and trash areas associated with commercial uses are designed to not block vehicular or pedestrian traffic and are fully screened from view for all residential units.	☐ Yes ☐ No ☐ N/A
<u>Section 3 – Building Design</u>	
A. Vertical and Horizontal Mixed Use	
Windows and Walls for Ground-Floor: For exterior walls facing a street, between two feet and eight feet above the sidewalk, at least 60% of the wall must have windows, doors, or other openings. The windows are transparent to the extent feasible, and no wall facing the street runs in a continuous plane past 10 feet without an opening.	☐ Yes ☐ No ☐ N/A
Covered Entrances: Pedestrian entries to commercial uses are either recessed in a vestibule a minimum of four feet in depth, or covered by an awning, portico, or other architectural projection that provides weather protection.	☐ Yes ☐ No ☐ N/A

Architectural Style: Features of any commercial buildings, proposed as part of a single mixed use development project, is designed utilizing the same architectural styles, colors, materials, architectural elements as the residential components of the same project.	☐ Yes ☐ No ☐ N/A
Nonresidential Ground Floor: Mixed use buildings with nonresidential ground floor uses design the ground floor with a ceiling height of at least 14 feet, measured from the finished floor.	☐ Yes ☐ No ☐ N/A
Residential Ground Floor: If residential dwelling units are located on the ground floor, they are located behind the commercial uses.	☐ Yes ☐ No ☐ N/A

Staff Verification: _____