



Shingle Springs Multi-Unit Residential Design Standards Checklist

Multi-unit residential projects are defined as structures designed and intended for occupancy by two or more households living independently of each other, each in a separate dwelling unit that may be owned individually or by a single landlord as specified in Sections 130.80.020 (Definitions of Specialized Terms and Phrases) and 130.24.010 (Zones Established Applicability) of the Zoning Ordinance. Please refer to the [Shingle Springs Community Design Standards and Guidelines](#) for more information, figures, and visual glossary.

To ensure that the proposed multi-unit residential 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 multi-unit residential 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 and local regulations.	☐ Yes ☐ No ☐ N/A
Outdoor Elements: Projects comply with Zoning Ordinance Chapter 130.33 (Landscaping Standards), and the adopted Landscaping and Irrigation Standards, and Chapter 130.34 (Outdoor Lighting) and the adopted Outdoor Lighting Standards.	☐ Yes ☐ No ☐ N/A

Fencing: When fencing is used to separate the project from open space, the project provides open type (e.g., wrought iron) fencing adjacent to open space. The fencing does not include finials or sharp spikes on top of fencing, or barbed wire, chain link, or wire fences.	☐ Yes ☐ No ☐ N/A
Masonry Walls: Projects next to single-unit residential properties provide a masonry wall that is at least six feet high installed at the property line, except at pedestrian access points. Masonry walls are textured and match the color of the building façades.	☐ Yes ☐ No ☐ N/A
B. Building Orientation	
Residential Developments: Projects located next to or across the street from other residential developments have the buildings oriented to the street with individual entries, patio areas, and landscaping facing the street unless another ordinance, statute, or regulation prohibits it.	☐ Yes ☐ No ☐ N/A
Open Space or Parks: For projects next to open space, parks, or other common gathering spaces, each residential unit along with the building side next to the public space has at least one window in a living, dining, or bedroom area facing the public space unless another ordinance, statute, or regulation prohibits it.	☐ Yes ☐ No ☐ N/A
Other Buildings: For projects that include multiple buildings, with building walls that face another building wall separated by a distance of 20 feet or less, the windows and entrances of personal residences are not positioned directly across from windows and entrances of personal residents in another building.	☐ Yes ☐ No ☐ N/A
C. Topography and Grading	
County Requirements: Grading and 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 130.39 (Oak Resources Conservation) and the Oak Resources Management Plan.	☐ Yes ☐ No ☐ N/A
D. Access and Circulation	
Frontage Requirements: When not already existing, frontage improvements (sidewalks, curb, gutter, street improvements, etc.) are installed along the project frontages in accordance with County Code.	☐ Yes ☐ No ☐ N/A
Driveway Requirements: Driveways are installed per County Code.	☐ Yes ☐ No ☐ N/A
Emergency Access: Site circulation allows for and facilitates emergency access to the site and all buildings and complies with County Code and other applicable local regulations and state laws.	☐ 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
Pedestrian Pathways: All structures, amenities, parking areas, building entries, and common spaces are connected by pedestrian pathways that are at least four feet wide, and the pedestrian pathways connect to the public sidewalk.	☐ Yes ☐ No ☐ N/A
Pathway Requirements: The following is included: - Ground mounted light fixtures that are used to illuminate driveways, landscaped areas, or pedestrian pathways are no greater than three feet tall. - All pedestrian pathways include lighting and comply with the following standards: light is shielded downward, light does not spill onto adjacent properties, and light emitting diodes (LEDs) with a maximum temperature of 3000 Kelvins are used.	☐ Yes ☐ No ☐ N/A
Bicycle Racks/Lockers (if used): Designed consistently with the County's Parking and Loading Standards.	☐ Yes ☐ No ☐ N/A

E. 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
Parking Areas: Designed to be 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 the parking spaces are accessible parking spaces required by Building Code of other applicable ADA regulations enforced by the County.	☐ Yes ☐ No ☐ N/A
Parking Area Design: Parking areas are designed as part of the overall project and include materials, colors, and details that are the same as or similar to those found on the residential buildings.	☐ Yes ☐ No ☐ N/A
Landscaping: All on-site landscaping, including parking lot landscaping are landscaped pursuant to Chapter 130.33 (Landscaping Standards). Installed landscaping is consistent with the requirements of the County's adopted Landscape and Irrigation standards, the County DISM and the 2015 California Model Water Efficient Landscape Ordinance (MWELO) California Code of Regulations, Title 23, §490 et seq.	☐ Yes ☐ No ☐ N/A
F. Parking Carports	
Carport Limitations: Carports are used for parking only.	☐ 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
Concealing Carports: The ends of each cluster of carports are concealed with landscaping at least six feet in height.	☐ Yes ☐ No ☐ N/A

G. Outdoor Areas	
Outdoor Area Requirements (if used): If the development has five or more dwelling units, the project is designed to provide at least 100 square feet of outdoor area for each dwelling unit. These outdoor areas consist of both common outdoor areas and private outdoor areas, where each private outdoor area is accessible to only one dwelling unit.	☐ Yes ☐ No ☐ N/A
Private Outdoor Areas (if used): If the development has five or more dwelling units, at least 50 percent of the total dwelling units have a private outdoor area (private balcony, patio, or deck) that is at least 40 square feet.	☐ Yes ☐ No ☐ N/A
Common Outdoor Areas (if used): If the development has five or more dwelling units, each common outdoor area has a minimum depth and width of 20 linear feet.	☐ Yes ☐ No ☐ N/A
Setbacks (if used): If the development has five or more dwelling units, rear setbacks that meet the definition of common outdoor areas are useable to fill up to 50% of the requirement if they are at least 20 feet in depth and width.	☐ Yes ☐ No ☐ N/A
Recreational Amenities (if used): If the development has five or more dwelling units, common recreational amenities, as defined below, are provided within the outdoor areas.	☐ Yes ☐ No ☐ N/A
Common Recreational Areas (if used): If the development has five or more dwelling units, up to 25 percent of the required common outdoor area can have a hard surface if the surfaces are to be used for recreational purposes (basketball court, swimming pool, walking paths).	☐ Yes ☐ No ☐ N/A
H. Common Recreational Amenities	
Common Areas/Buildings: Common recreational amenities, accessible to all residents of the development, are provided within common outdoor areas or in a common building.	☐ Yes ☐ No ☐ N/A
Amount of Amenities: Project provides at least of one indoor or outdoor common recreational amenity at a rate of one amenity for every 25 units.	☐ Yes ☐ No ☐ N/A

Acceptable Common Recreational Amenities: - Barbecue area measuring at least 200 square feet with a concrete pad, roof, and at least 3 picnic tables. - Indoor recreational facilities (community room with kitchen, fitness center, private event space, conference rooms, home office space) measuring at least 500 square feet. - Fenced dog play area measuring at least 600 square feet with regularly maintained waste stations, fencing no higher than four feet tall, fencing made of metal or wood, fencing that is 50 percent transparent, has no light fixtures, and is located outside of any Zoning Ordinance setbacks. - Outdoor recreation areas for specific activities (pool, sporting courts, outdoor fitness areas) that are regularly maintained. - Children's outdoor play area measuring at least 600 square feet with a minimum depth and width of 15 feet with a recycled rubber surface or similar. Area must include at least two play modules and must be protected from any neighboring streets or parking lots with a transparent fence at least four feet tall. - Communal garden measuring at least 600 square feet with a minimum depth and width of 15 feet.	
Alternative Recreational Amenities: If the applicant chooses to provide a recreational amenity not listed above to fulfill the common recreational amenity requirement, approval through the discretionary review process is provided.	☐ Yes ☐ No ☐ N/A
Children's Recreational Amenities: For projects with at least 25 two-bedroom or larger units and that are not age-restricted, at least one children's play area is provided, as defined above, and may be used to meet the recreational amenity requirement stated in the section defined above.	☐ Yes ☐ No ☐ N/A
I. Utilities, Service Areas, and Storage	
Private Utilities: Air conditioning units, electrical meter boxes, and other private utilities are fully screened from the street and adjacent properties through features such as landscaping, trees, enclosures, roof parapets, or walls that are no greater than one foot above the utility equipment height.	☐ Yes ☐ No ☐ N/A

Utility Screening: Utilities are screened or enclosed in utility boxes if located in front of the building or along a street-facing façade, and the utility boxes are painted to blend in with the landscaping.	☐ Yes ☐ No ☐ N/A
Service Areas: All service areas are accessible 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 circulation areas and adjacent uses.	☐ Yes ☐ No ☐ N/A
Refuse Containers: All refuse containers are placed with 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 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 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

Distinguishing Multiple Stories: For structures of three or more stories, upper and lower stories are distinguished by incorporating one or more of the following features: change in wall material or color between the ground floor and upper floors, setback the upper floors of the structure at least five feet from the remainder of the building façade, or incorporate a horizontal feature between floors such as a bellyband or belt course.	☐ Yes ☐ No ☐ N/A
B. Building Colors and Materials	
Architectural Style: Architectural treatment is applied to all façades of a building, and at a minimum all doors, windows, and other wall openings are trimmed consistent with the architectural style.	☐ Yes ☐ No ☐ N/A
Building Colors: The following is included: - All structures include at least one main color and a maximum of three trim and/or accent colors, excluding the color of the roofing material. This requirement may be superseded by the color requirements of the selected architectural style. - Main and trim colors used on the front façade are extended to all façades, and there are no changes in color on the same plane or outside corners.	☐ Yes ☐ No ☐ N/A
Building Materials: Building materials are compliant with state and local building and fire regulations.	☐ Yes ☐ No ☐ N/A
Building Articulation: Each building façade incorporates a minimum of two different high quality and durable building materials to provide articulation.	☐ Yes ☐ No ☐ N/A
Building Entryway: When a façade is 50 feet or longer and has a primary shared entryway for building occupants, the building includes an entryway accent material that is distinct from the primary building material.	☐ Yes ☐ No ☐ N/A
Stucco (if used): Does not exceed 50 percent of façades that face the street.	☐ Yes ☐ No ☐ N/A

Aluminum or Batten Cladding (if used): If smooth, nonreflective aluminum planks, panels, or batten cladding systems are used, it occupies up to 30 percent of the building façade.	☐ Yes ☐ No ☐ N/A
Exterior Wainscoting (if used): If exterior wainscoting is used, exterior wainscoting begins and ends at wall plane breaks, do not occur on the same plane, and are at least three feet in height measured from the grade of the building.	☐ Yes ☐ No ☐ N/A
Affordable Housing: Affordable units and market rate units in the same development are constructed of the same or similar exterior materials and details such that the units are indistinguishable.	☐ Yes ☐ No ☐ N/A
C. Windows and Doors	
Trim Style: Windows and doors are trimmed consistent with the selected architectural style.	☐ Yes ☐ No ☐ N/A
D. Balconies, Porches, Decks, and Patios	
Private Outdoor Spaces: Private exterior space is reserved for and immediately accessible to the dwelling unit it is designed to serve.	☐ Yes ☐ No ☐ N/A
Balconies: Designed to be unenclosed except for required railings.	☐ Yes ☐ No ☐ N/A
Railing Materials: Fences and railings for balconies, porches, and decks use metal, wood, cable, or materials that are the same as or similar to those found on the structure of the building.	☐ Yes ☐ No ☐ N/A
Private Patios: If a private, at grade-level patio is provided, it is enclosed through fencing or railing, or other solid material.	☐ Yes ☐ No ☐ N/A
E. Building Entries and Staircases	
Staircase Designs: Exterior staircases are designed with a full roof cover, and staircases consist of same, similar, or complimentary materials and colors to the primary buildings.	☐ Yes ☐ No ☐ N/A

Entryway Covering: All ground-floor building entries for residential units not otherwise covered contain a roof overhang or canopy.	☐ Yes ☐ No ☐ N/A
Entry Orientation: For buildings with shared entries, building entries are along all street-facing building façades, and secondary entries are oriented to common areas such as courtyards or landscaped areas whenever feasible.	☐ Yes ☐ No ☐ N/A
Corner Lot Entries: Residential projects on corner lots engage both streets by providing entries on both street facing façades.	☐ Yes ☐ No ☐ N/A
Private Entries: Buildings orient private entries to streets, common outdoor areas, or parking areas.	☐ Yes ☐ No ☐ N/A
F. Roofs	
Rooflines: Integrated with the overall design of the building and vertically articulated at least every 50 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
Roof-Top Equipment: Roof elements conceal roof-top mechanical equipment from view of adjacent streets and highways.	☐ Yes ☐ No ☐ N/A
G. Accessory Buildings	
Architectural Style: Materials, colors, and architectural finishes of accessory buildings, including but not limited to laundry facilities, recreation buildings, sales/lease offices, consist of the same or similar materials, colors, and architectural finishes of the primary buildings on site.	☐ Yes ☐ No ☐ N/A

Staff Verification: _____