



VISTA FIELD DESIGN STANDARDS

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VISTA FIELD DESIGN STANDARDS

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VISTA FIELD DESIGN STANDARDS

SECTION 1: INTRODUCTION

1.1 GENERAL

The Vista Field Design Standards produce a visual identity that emerges from the location, climate, and history of its site. The Design Standards guide the implementation of the Vista Field Master Plan.

The goal of the Master Plan and Design Standards is to enable a walkable, connected community. Workplace, retail and entertainment, and housing for a variety of ages and incomes are all in close proximity, with appealing open spaces and gathering places. Buildings designed individually contribute to a harmonious whole and combined with the Vista Field streets create a comfortable and interesting public realm of shared spaces.

The interface between the private properties and the public realm determines the community's physical character. Perceived in the streets and squares, and in views established for public benefit, this harmony in the public realm is the aim of the urban, architecture, and landscape that follow.

Other goals include sustainability and climate resilience, in consideration of the health of natural systems and human well-being. This is reflected in a master plan and building types intended to reduce use of non-renewable resources: a compact, mixed-use pedestrian friendly plan to reduce automobile dependence for daily activities, buildings scaled to allow cross-ventilation, and construction materials and methods specified for longevity in a dry climate.

These Design Standards for the first phase of Vista Field intentionally allow room for exploration and experimentation. With the help of the Town Architect, the first buyers and their architects will design buildings and other improvements that carry out the themes established by the Design Standards. This collaboration will serve as a learning process for the community, further defining what works well with the Master Plan and environment, what creates the community's identity, and what is most beautiful. Future iterations of these Design Standards will integrate that wisdom and expand that knowledge to a larger number of building types than what is available in the first phase.

1.2 LIST OF STANDARDS

The Design Standards for Vista Field consist of four components to be used together to implement the community vision:

Section 2. Definitions: capitalized terms apply wherever used in the Design Standards.

Section 3. Regulating Plan: a map showing the lots, building types, and space in-between.

Section 4. Building Types: graphic design instructions for each building type, corresponding to the Development Regulations. For this first phase, there are a limited number of building types. The illustrations are intended to show possible configurations and to serve as inspiration, with the actual design to be developed by lot owners and their architects in cooperation with the Town Architect.

Section 5. Development Regulations: text that regulates those aspects of buildings which affect the public realm, guiding building placement, facades and elevations, attachments and landscapings, and parking and service areas. Development Regulations also specify the materials and design requirements for walls, roofs, openings, and other building elements, intended to produce visual compatibility among disparate building types, and promote a unique identity for the community. These Standards relate to the vernacular building traditions of the region, thus inheriting a suitable response to the climate.

Together, the Design Standards address the quality and character of buildings, landscape, and public spaces of Vista Field. The relatively high degree of specificity in these Standards will ensure that investments in homes and businesses are supported by the consistent and predictable development undertaken by others. The highest quality of design and construction is desired. Poorly proportioned or executed details are unacceptable.

These standards follow Federal Plain Language guidance. Provisions are activated by terms such as “must”, “is”, “are”, or other direct terminology or sentence structure. Provisions utilize “should” for standards that are recommended and “may” for standards that are optional.

1.3 AUTHORITY

The Design Standards, the role of the Town Architect (TA), and the requirement for design review are all established under the Declaration of Covenants, Conditions and Restrictions for Vista Field, recorded or to be recorded in the public records of Benton County, Washington (the “Declaration”), which is binding upon all purchasers of property within Vista Field. The Declaration requires review and approval of all plans to build any type of improvements within Vista Field, including choice of materials and of any modifications of those plans. The Declaration also allows for enforcement.

For the Vista Field development, the Design Standards take precedence over other typical regulations. In matters of health and safety, the City of Kennewick, State of Washington and national regulations take precedence.

The City of Kennewick, WA Code of Ordinances Mixed-Use Design Standards District that includes standards for street frontage, blocks, site design, and building design, prevails in case of a conflict.

1.4 USES

Vista Field mixes residential and commercial uses within a block and often within a building. The Design Standards anticipate that a well-designed building can have many possible uses, and that uses may evolve over time.

Building types describe in general terms the kinds of uses expected. Variations from these building types are subject to TA approval. The Vista Field Declaration of Covenants, Conditions and Restrictions for Commercial Property (the “Commercial Declaration”) further regulates types and mixtures of commercial uses.

Temporary exterior commercial uses, seating, dining, and displays in shopfront setbacks, where permitted under the Commercial Declaration, are subject to approval of the TA.

1.5 ADMINISTRATION

As further described in Part VII of the Declaration, the Vista Field Town Architect (TA) administers these Standards, and all relevant approvals. Properties and improvements are required to conform to the Vista Field Design Standards unless an exception is granted in writing.

Exceptions to these Standards may be approved by the Town Architect on the basis of architectural merit, site conditions, and other extenuating or unusual circumstance, and as described in the Declaration. Where appropriate, the design intention of the Design Standards and the Regulating Plan may support an exception to these Standards. Each exception is considered unique and does not set a precedent for future exceptions. A specific description of each deviation must be clearly recorded in writing prior to the start of construction.

Design review forms and procedures are available from the Port of Kennewick.

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SECTION 2: DEFINITIONS

Alley: a vehicular way designated to be a secondary means of vehicular access to the rear or side of properties; an alley may connect to a vehicular driveway located to the rear of lots providing access to outbuildings, service areas and parking, and may contain utility easements.

Awning: a fixed or movable shading structure, cantilevered or otherwise entirely supported from a building, used to protect outdoor spaces from sun, rain, and other natural conditions. Awnings are typically used to cover outdoor seating for restaurants and cafes.

Basement: Any story that does not extend above sidewalk elevation by more than 3 ft. Basements do not count as stories when calculating building height.

Block: the aggregate of private lots, passages, and alleys, circumscribed by streets.

Build-to Line: a line on the Regulating Plan at which the building facade is required to be placed.

Building Height: the vertical extent of a building measured in feet or stories.

Building Type: the categorization of a building according to its location on the master plan and its relationship to public space such as the street it faces.

Civic: the term defining organizations dedicated primarily to community benefit through the arts, culture, education, recreation, government, transport, and municipal parking.

Civic Building: a building operated by a civic organization or other community-benefit public use.

Elevation: an exterior wall of a building not facing a frontage. See: facade.

Floor Elevation: the height of a floor level.

Encroachment: any building element that breaks the plane of a vertical or horizontal regulatory limit, extending into a setback, or into the public frontage.

Exception: a ruling that would permit a practice that is not consistent with a specific provision of this Code, but that is justified by its intent.

Facade: the exterior wall of a building facing a frontage line. See elevation.

Frontage: the area between a building facade and the vehicular lanes, inclusive of its built and planted components. Frontage is divided into private frontage and public frontage which are defined below.

Frontage Line: a lot line bordering a public frontage. Facades facing frontage lines define the public realm and are therefore more regulated than the elevations facing other lot lines. Lots at intersections have multiple frontage lines.

Liner Building: a building which screens parking and services areas from view from public frontages. Liner buildings are usually relatively shallow in depth and shorter than the principal building.

Lot: a parcel of land accommodating a building or buildings of unified design.

Lot Line: the boundary that legally and geometrically demarcates a lot.

Lot Width: the length of the principal frontage line of a lot.

Outbuilding: an accessory building, usually located toward the rear or the front of the same lot as a principal building; connected to or separated from the principal building.

Parking Lot or Area: A designated space for vehicle access and arrival, with or without access to a garage.

Pedestrian Passage: a way providing public pedestrian access.

Porch: An exterior roofed space attached to a building.

Principal Building: the main building on a lot, usually located to face and be entered from a street.

Private Frontage: the private lot area between the frontage line and the principal building facade.

Public: wherever used in these Design Standards, the word “public” refers to areas that are shared with others in the general community but does not mean that the areas are necessarily dedicated to the public nor does it confer any rights in the general public.

Public Frontage: the area between the street pavement and frontage lines, typically consisting of a sidewalk and planting area. In the case of shared space streets and plazas, the public frontage includes the entire space.

Regulating Plan: a map or set of maps that shows building type assignments, build-to lines, civic zones, streets, special districts if any, and special requirements if any, of areas subject to regulation by these guidelines.

Setback: the area of a lot measured from the lot line to a building facade or elevation that is maintained clear of permanent structures, with the exception of encroachments.

Shopfront: a portion of a building facade that is designed for commercial use.

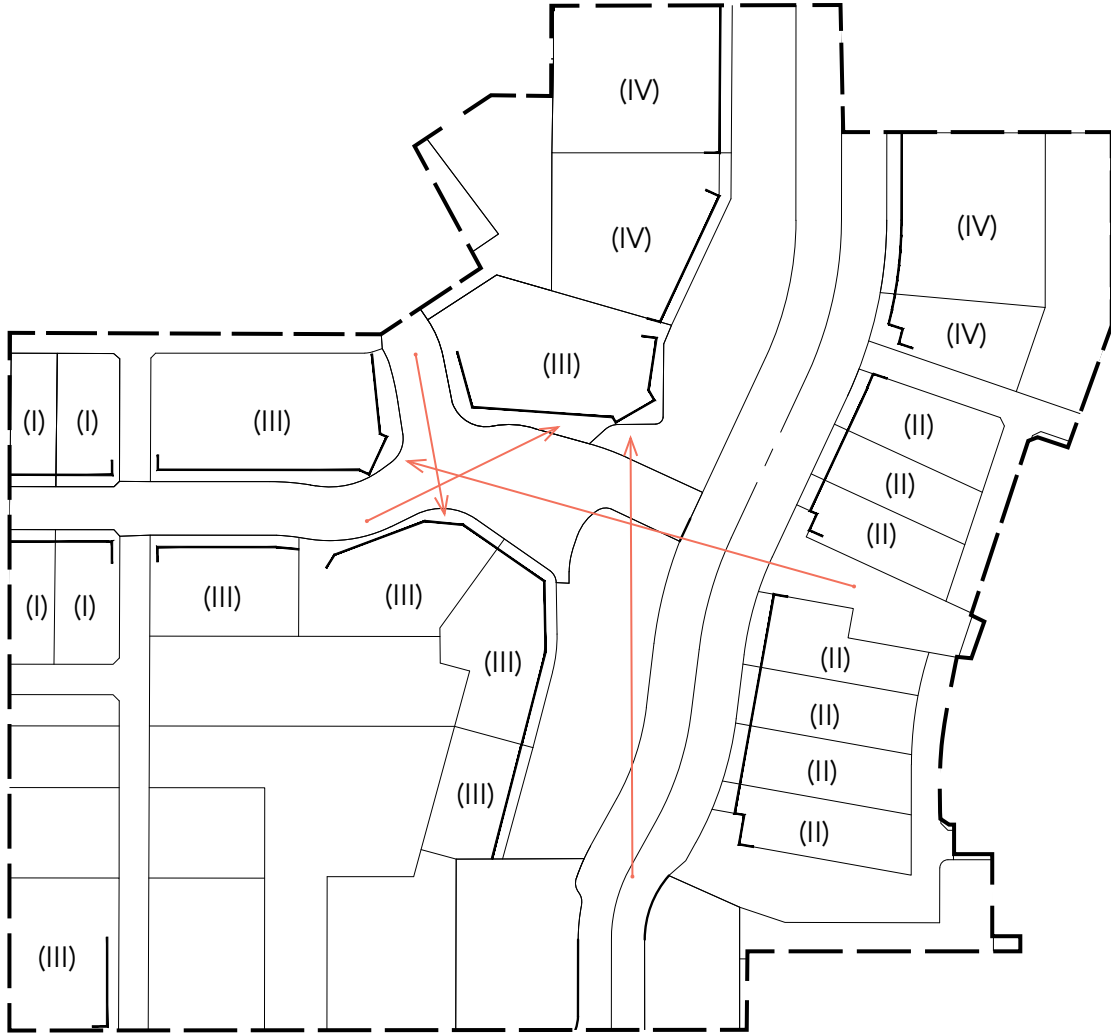
Sidewalk: the paved or graveled section of the public frontage dedicated exclusively to pedestrian activity.

Story: a habitable level within a building, excluding an attic or raised basement.

Streetscreen: a freestanding wall built along the build-to line or coplanar with building facades intended to shield vehicular and service areas from view along sidewalks.

Terminated Vista: a location visible at the end of a street or other public space. Terminated Vistas are often focal points in a community, serving as landmarks or points of interest.

SECTION 3: REGULATING PLAN



Regulating Plan

Vista Field Phase 1

- Phase 1 Boundary
- Build-To-Line
- ← Terminated Vistas
- (I) Type I: Residential
- (II) Type II: Live Work
- (III) Type III: Mixed Use
- (IV) Type IV: Main Street

Scale
0 50 100 200 feet



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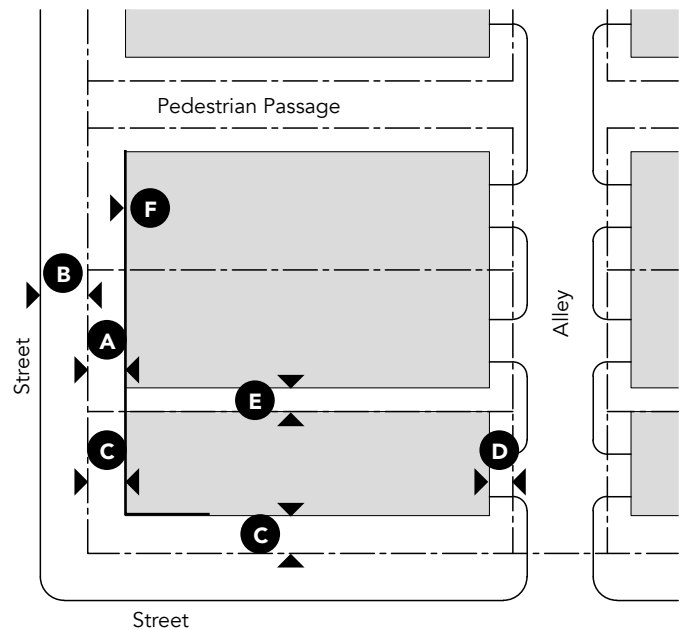
SECTION 4: BUILDING TYPES

Type I. Residential: two stories, single-family houses. Townhouses, cottage courts, and small apartment houses may be included in later phases.

Type II. Live Work: two to three stories, with individual identity, business space at ground level, and residential use behind and above.

- A. Private Frontage
- B. Public Frontage
- C. Front Setback
- D. Rear Setback
- E. Interior Side Setback
- F. Build-To Line

Figure 4.A: Building Types I & II

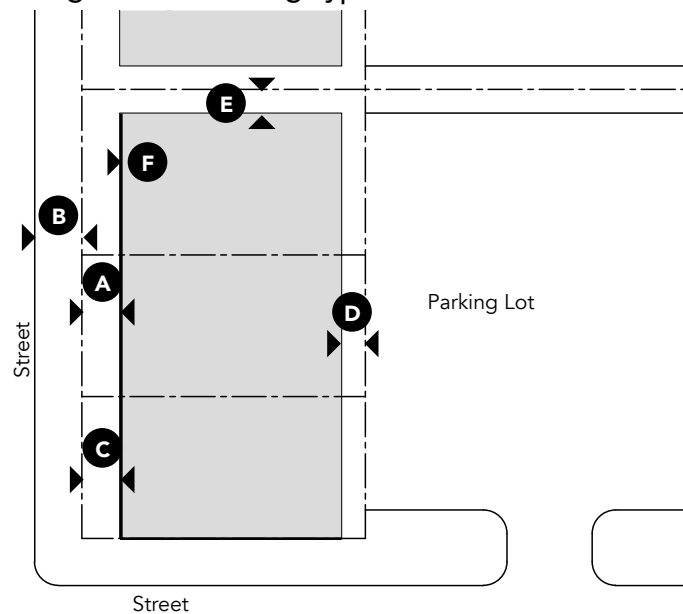


Type III. Mixed Use: two to three stories, with restaurant, retail, and service space below, and commercial or residential uses above.

Type IV. Main Street: one to two stories, welcoming a variety of business and residential uses.

- G. Private Frontage
- H. Public Frontage
- I. Front Setback
- J. Rear Setback
- K. Interior Side Setback
- L. Build-To Line

Figure 4.B: Building Types III & IV



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4.1 BUILDING TYPE I: RESIDENTIAL

Type I Residential allows single family houses, attached (townhome), semi-detached (duplex), and fully stand alone, on a single lot, with alley-accessed parking.

Use:	Residential
Lot Width:	20 ft. minimum, 100 ft. maximum
Lot Depth:	50 ft. minimum
Building Setbacks:	Front: 8 ft. max. or as specified in the Regulating Plan, along a minimum of 50% of frontage lines.
	Sides: 0 ft. interior side for attached buildings or 5 ft. minimum where not attached
	Rear: 5 ft. minimum
Building Height:	35 ft. maximum 3 stories
Parking:	Alley access, garage or parking pad

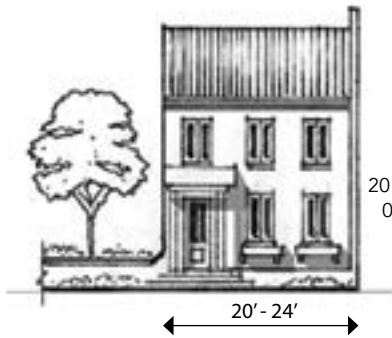
Additional Standards:

- Build-to lines for individual buildings are according to the Regulating Plan.
- Porches, stoops, and lightwells for basement windows may encroach into front and side street setbacks, up to 2 feet from the frontage line. Balconies and bay windows may encroach into the front, side street, and rear setback up to 50%.
- Walls or fences are required as follows:
 1. Required along shared side property lines, between the front and rear setbacks;
 2. Required in alignment with facades enclosing yards; and
 3. Are limited to 6 ft. in height, maximum.
- Facades must include 30% minimum glazing.



4.1 BUILDING TYPE I: RESIDENTIAL

Figure 4.1.A: Illustrative Elevations



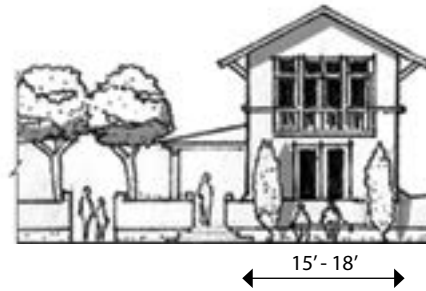
TYPE I
A
20 ft. lot width min.
0 ft. side setback



TYPE I
E
30 ft. lot width min.
0 ft. side setback



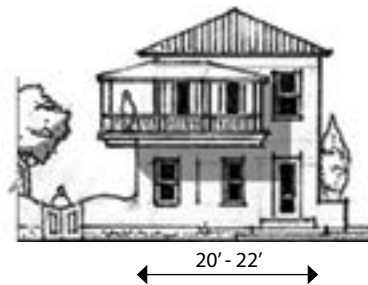
TYPE I
B
20 ft lot width min.
0 ft. side setback



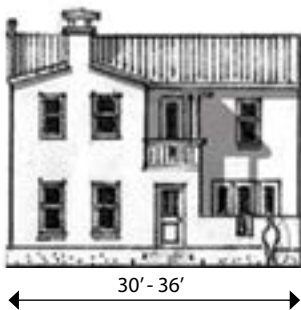
TYPE I
F
35 ft. lot width min.
5 ft. side setback min.
both sides



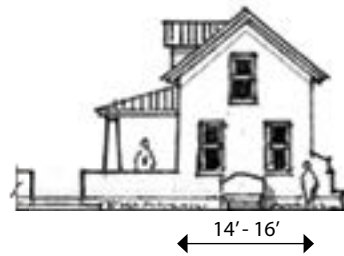
TYPE I
C
25 ft. lot width min.
0 ft. side setback



TYPE I
G
35 ft. lot width min.
5 ft. side setback min.
both sides



TYPE I
D
30 ft. lot width min.
0 ft. side setback



TYPE I
H
35 ft. lot width min.
5 ft. side setback min.
both sides

4.1 BUILDING TYPE I: RESIDENTIAL

Figure 4.1.B: Illustrative Elevation and Plans



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4.2 BUILDING TYPE II: LIVE-WORK

Type II Live-Work Building allows residential and commercial uses of a small scale on a single lot, with alley-accessed parking. This type serves as a transitional type between commercial and residential uses. It is intended to facilitate small businesses, working at home, and to encourage incubation of new businesses.

Use:	Residential, commercial
Lot Width:	25 ft. minimum, 50 ft. maximum
Lot Depth:	50 ft. minimum
Building Setbacks:	Front: 8 ft. max. or as specified in the Regulating Plan, along a minimum of 50% of frontage lines.
	Sides: 0 ft. interior side for attached buildings or 5 ft. minimum where not attached
	Rear: 5 ft. minimum
Building Height:	35 ft. maximum 3 stories
Parking:	Alley access, garage or parking pad, or rear access shared parking lot

Additional Standards:

- Build-to lines for individual buildings are according to the Regulating Plan.
- Porches, stoops, and light wells for basement windows may encroach into front and side street setbacks, up to 2 ft. from the frontage line. Balconies and bay windows may encroach into the front, end unit side, and rear setback up to 50%.
- Walls or fences are required as follows:
 1. Required along shared side property lines, between the front and rear setbacks;
 2. Required in alignment with facades enclosing yards; and
 3. Are limited to 6 ft. in height, maximum.
- Facades must include 40% minimum glazing.

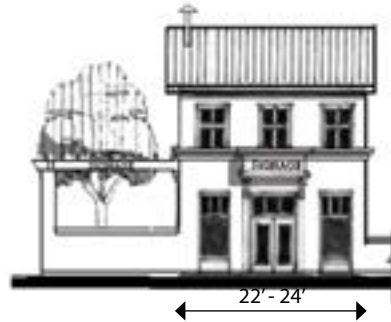


4.2 BUILDING TYPE II: LIVE WORK

Figure 4.2.A: Illustrative Elevations



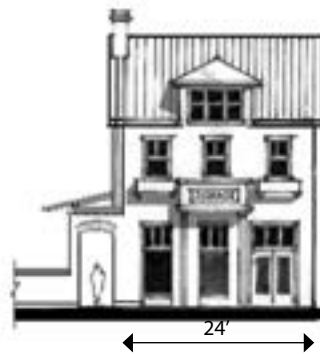
TYPE II
A
30 ft. lot width min.
0 ft. side setback



TYPE II
E
30 ft. lot width min.
0 ft. side setback



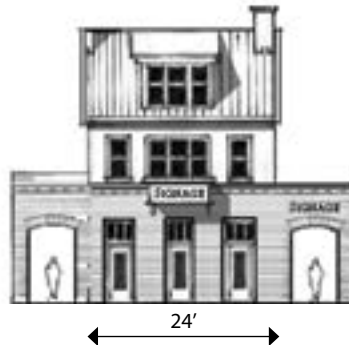
TYPE II
B
25 ft. lot width min.
0 ft. side setback



TYPE II
F
30 ft. lot width min.
0 ft. side setback



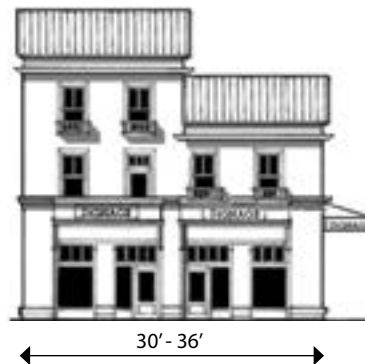
TYPE II
C
25 ft. lot width min.
0 ft. side setback



TYPE II
G
40 ft. lot width min.
0 ft. side setback



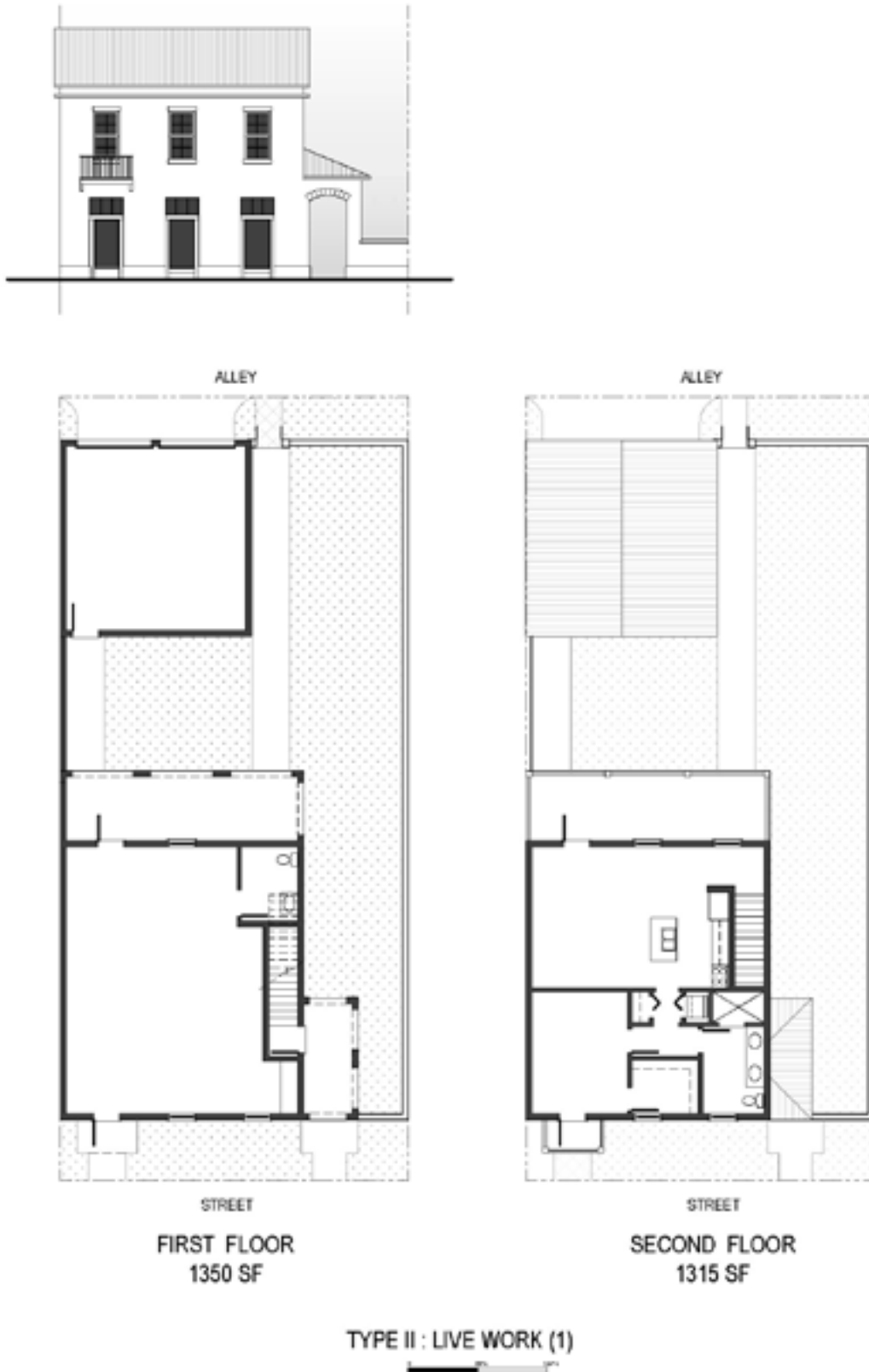
TYPE II
D
30 ft. lot width min.
0 ft. side setback



TYPE II
H
30 ft. lot width min.
0 ft. side setback

4.2 BUILDING TYPE II: LIVE WORK

Figure 4.2.B: Illustrative Elevation and Plans



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4.3 BUILDING TYPE III: MIXED USE

Type III Mixed Use allows a flexible arrangement of commercial and residential uses with alley access or shared lot parking.

Use: Retail, office, services, and residential

Lot Width: 20 ft. minimum, 200 ft. maximum

Lot Depth: 50 ft. minimum

Building Setbacks: **Front:** 0 ft. min. and 8 ft. max. or as specified in the Regulating Plan, along a minimum of 70% of frontage lines.

Sides: 0 ft.

Rear: 5 ft. minimum

Building Height: 45 ft. maximum

2 stories minimum and 3 stories maximum

Buildings along Deschutes Avenue may be single-story.

Minimum first floor finished height 14 ft.

Parking: Rear access shared parking lot

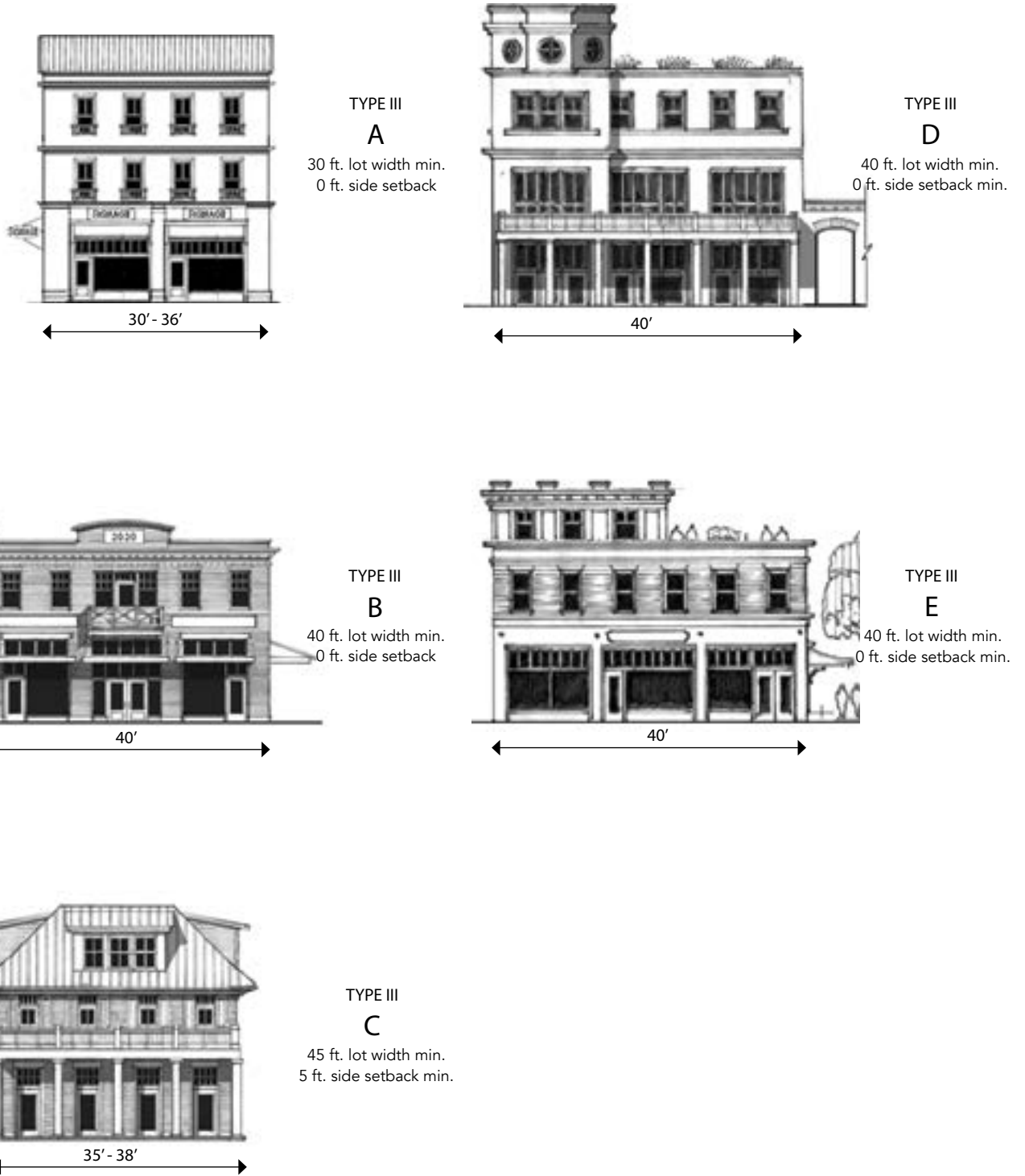
Additional Standards:

- Adjacent to residential Type I, a ground floor residential use with at-grade ADA level entry is acceptable.
- Build-to lines for individual buildings are according to the Regulating Plan.
- Balconies and bay windows may encroach into the front, side, and rear setback up to 50%.
- Retractable awnings and canopies may encroach into setbacks and beyond front property line, by approval of the TA.
- Facades must include 30% minimum glazing at the upper floors. First floor facades must include 60% minimum glazing.



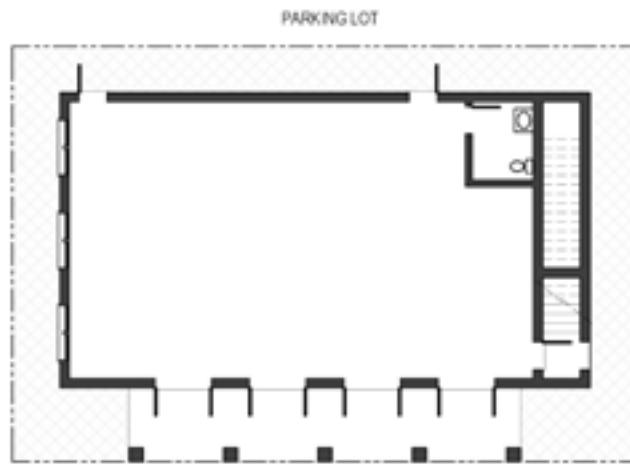
4.3 BUILDING TYPE III: MIXED USE

Figure 4.3.A: Illustrative Elevations



4.3 BUILDING TYPE III: MIXED USE

Figure 4.3.B: Illustrative Elevation and Plan



TYPE III : MIXED-USE



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4.4 BUILDING TYPE IV: MAIN STREET

Type IV Main Street allows retail use at ground level with or without upper story commercial or residential uses in a single structure, with alley access or shared lot parking.

Use:	First floor retail, office, and services Second floor office, services, and residential
Lot Width:	20 ft. minimum, 150 ft. maximum
Lot Depth:	50 ft. minimum
Building Setbacks:	Front: 0 ft. min. and 8 ft. max. or as specified in the Regulating Plan, along a minimum of 70% of frontage lines. Sides: 0 ft. Rear: 5 ft. minimum
Building Height:	35 ft. maximum 2 stories maximum Minimum first floor finished height 14 ft.
Parking:	Rear access shared parking lot

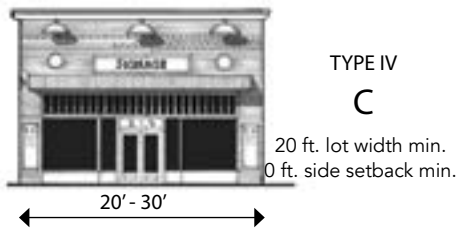
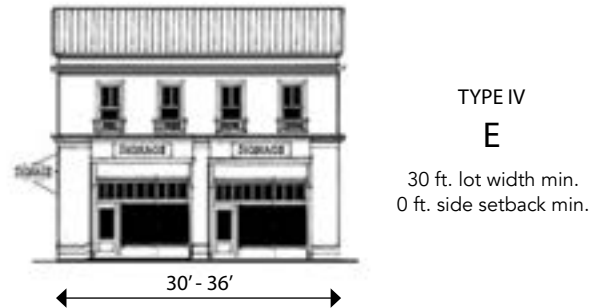
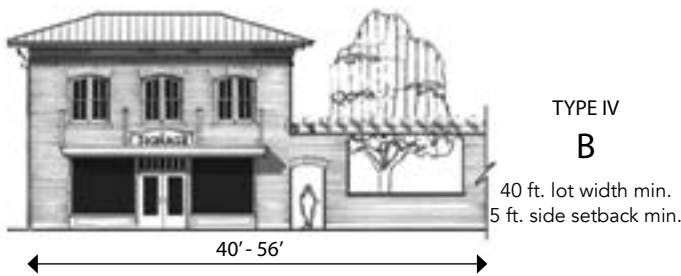
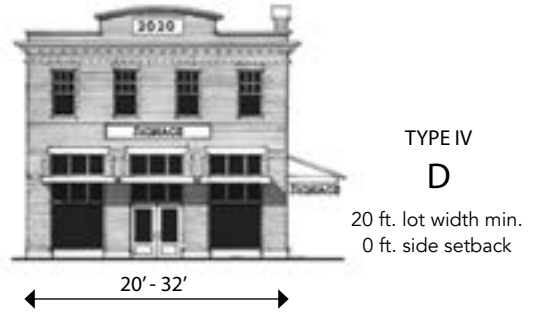
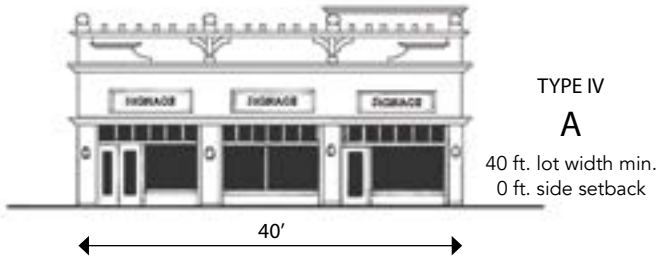
Additional Standards:

- Adjacent to residential Type I, a ground floor residential use with at-grade ADA level entry is acceptable.
- Build-to lines for individual buildings are according to the Regulating Plan.
- Balconies and bay windows may encroach into the front, side, and rear setback up to 50%.
- Retractable awnings and canopies may encroach into setbacks and beyond front property line, by approval of the TA.
- Facades must include 30% minimum glazing at the upper floors. First floor facades must include 60% minimum glazing.



4.4 BUILDING TYPE IV: MAIN STREET

Figure 4.4.A: Illustrative Elevations



4.4 BUILDING TYPE IV: MAIN STREET

Figure 4.4.B: Illustrative Elevation and Plans



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SECTION 5: DEVELOPMENT REGULATIONS

The Development Regulations are organized by these categories:

- 5.1 Design Intent
- 5.2 Accessory Structures
- 5.3 Building Height
- 5.4 Building Massing
- 5.5 Building Placement
- 5.6 Building Materials
- 5.7 Building Walls
- 5.8 Roofs and Eaves
- 5.9 Porches and Other Attachments
- 5.10 Doors, Windows, and Other Openings
- 5.11 Signage and Lighting
- 5.12 Fences, Garden and Retaining Walls, and Pavement
- 5.13 Parking, Service Areas, and Driveways
- 5.14 Landscape

5.1 DESIGN INTENT

- a. The goal of the Development Regulations is to achieve a unique architectural identity for Vista Field through a balance of uniformity and variety. A suitable response to the climate and geography can be learned from the vernacular traditions. Inspiration and lessons can be taken from historical regional buildings, including High Desert, Agrarian Vernacular, Bungalow and Craftsman, Spanish Revival, Neo-Classical and Mission styles. Historical styles when employed should strive to be exemplary of their origins. The use of limited materials, focused on those locally sourced, and a defined color palette provide a background of uniformity for variations in form. Constraints on form seek to produce building design of the highest quality, avoiding clichés and kitsch, in support of the urban and environmental goals and community identity.
- b. All dimensions are considered nominal.
- c. Civic buildings are not regulated under the Design Standards. Civic building designs must be developed in conjunction with the TA.
- d. Materials changes must be along a horizontal line, with the heavier material below the lighter, expressing visual load bearing conditions, even if the material is not load bearing.

5.2 ACCESSORY STRUCTURES

- a. The following outbuildings and landscape constructions may be permitted by approval of the TA:
 - i. Detached garages;
 - ii. Guest houses;
 - iii. Artisan studios and workshops;
 - iv. Garden pavilions, greenhouses, and gazebos;
 - v. Storage sheds;
 - vi. Trellises;
 - vii. Swimming pools, hot tubs, and pool houses;
 - viii. Basketball hoops; and
 - ix. Sports courts.
- b. Swimming pools and hot tubs must maintain a low profile and must be screened from surrounding lots and street views.

5.3 BUILDING HEIGHT

- a. Building Heights are limited as specified in [Section 4: Building Types](#) and as follows:
 - i. The number of stories is determined by counting the highest number of floor levels stacked above each other, with each level being defined by the area between finished floor and finish ceiling above; and
 - ii. Building height is measured from the sidewalk or if there is no sidewalk from the street pavement at the front of the building, at the centerline of the lot width. Building height is measured to the highest point of the roof for flat roofs and to the midpoint between the eaves and the highest point of the roof for pitched roofs.
- b. The following building elements may exceed the maximum building height:
 - i. Chimneys, up to 8 ft. above the roof penetration, or eave;
 - ii. Stairwells accessing flat roofs, up to 12 ft. above the flat roof surface;
 - iii. Trellises on flat roofs, up to 12 ft. above the flat roof surface; and
 - iv. Other portions of a structure up to 215 square ft. in area, up to 12 ft. above the roof surface for flat roofs or the highest point of roof contact for sloped roofs.
- c. Habitable accessory structures are limited to 2 stories in height, and a maximum of 24 ft.
- d. Other structures are limited to 1 story in height, and a maximum of 14 ft.

5.4 BUILDING MASSING

- a. Building massing must be simple and adhere to the following:
 - i. Buildings are limited to 2 gables per facade; and
 - ii. Buildings are limited to 6 exterior corners facing the street, exclusive of attachments.

5.5 BUILDING PLACEMENT

5.5.1 Setbacks

- a. Buildings, attachments, and accessory structures must be placed in relation to their lot lines, setbacks, build-to lines, and frontage lines according to [Section 3: Regulating Plan](#) and [Section 4: Building Types](#). See [Figure 4.1.A](#) and [Figure 4.1.B](#).
- b. Setbacks are measured perpendicular to the property line of the lot. Where property lines are curved, the measure is taken perpendicular to the tangent at the centerline of the lot.
- c. Maximum setbacks may be extended by the TA where in conflict with utilities.
- d. Build-to lines override setbacks. If the [Section 3: Regulating Plan](#) assigns a build-to line, the building facade must be placed at the build-to line, with a tolerance of 2 ft.
- e. Where [Section 4: Building Types](#) includes a percentage related to the build-to line, only that percentage of the length of the build-to line is required to have facades along the build-to line.
- f. Encroachments into setbacks and beyond the build-to line are permitted as specified in [Section 4: Building Types](#), subject to utilities.

5.5.2 Number of Buildings

- a. Each lot must include one habitable, principal building.
- b. Lots may include additional buildings as specified in [Section 4: Building Types](#).

5.5.3 Frontages

- a. Lot lines that coincide with a right-of-way or public space are designated frontage lines.
- b. Buildings must have their principal pedestrian entrances on a frontage line.
- c. Facades must be built along the minimum percentage of frontage lines specified in [Section 4: Building Types](#) and as follows:
 - i. Facades must be in alignment with build-to lines;
 - ii. Facades must be parallel to frontage lines; or
 - iii. Facades must be parallel to the chord of a broken or curved frontage line.
- d. Lots facing two streets are considered as having two frontages. Thus, corner buildings have two fronts and two facades.
- e. Lots with only pedestrian passage access must treat the pedestrian passage as the lot frontage.
- f. The TA may determine that other lot lines or portions thereof be held to frontage line standards where buildings are highly visible from public spaces.

5.5.4 Terminated Vistas

- a. Buildings must be placed on lots with attention to view corridors and terminated vistas specified in [Section 3: Regulating Plan](#).
- b. A building facade that terminates a vista must be designed to recognize its focus and importance as follows:
 - i. A primary building entrance should be located at the vista termination;
 - ii. Style appropriate articulation should express the termination;
 - iii. Rooftop elements such as chimneys, pergola, gables, and articulated parapets should express the termination; and
 - iv. Service doors, blank walls, service areas, and vehicular areas are prohibited at terminated vistas.

Figure 5.5.4 Terminated Vistas



5.5.5 Alleys

- a. Where a lot is provided alley access, vehicular access is restricted to the alley.
- b. Lots with alley access must provide a space for pedestrians to pass from the building to the alley without having to go through the garage. Lots less than 25 ft. in width are exempt from this requirement.
- c. At alley entrances from streets:
 - i. If a building or garage is not built to the minimum rear setback, the alley must be screened from street view by walls or landscape extending along the frontage line to the minimum setback;
 - ii. If the rear property line meets the frontage line at an angle, the building or garage must be aligned with the frontage line.

5.6 BUILDING MATERIALS

5.6.1 General

- a. Materials and architectural details must be consistent between all facades of a building and between buildings where there are multiple buildings on a site.
- b. Materials specified in this document refer to actual building products and not imitations of those products. Materials other than those specified in this document may be approved by the TA.
- c. Where previously approved materials are no longer permitted, the previously approved material may be used only for repairs.

5.6.2 Colors

- a. Colors must be selected from the Benjamin Moore Historic Colors Palette or equivalent with the addition of pure white, and must be approved by the TA.
- b. Residential buildings must be a maximum of 2 colors, including walls, attachments, doors, windows, and trim. Trim is to be 1 color only. Window sashes and entrance doors may be a 3rd color.
- c. Wall colors must be lighter in tone than the trim or attachments and other elements, except where white trim is used.
- d. Awnings are limited to a maximum of 2 colors, subject to approval of the TA.

5.7 BUILDING WALLS

5.7.1 Exterior Walls

- a. Walls may be clad in no more than 2 materials.
- b. Wall materials above foundation walls and piers may be stone, concrete, stucco, tile, brick, metal, cementitious boarding, wood, or composite. Exterior Insulation and Finish Systems (E.I.F.S.) are prohibited.
- c. Metal must be brass, bronze, wrought iron, galvanized, stainless or enameled steel, or marine-grade aluminum, and is only permitted by approval of the TA.
- d. Nails, screws, fasteners, hinges exposed to the elements must be galvanized or stainless steel.

5.7.2 Columns, Posts, and Arches

- a. Columns above foundation walls and piers may be stone, concrete, stucco, tile, brick, metal, cementitious boarding, wood, or composite.
- b. Wood posts must be 6" minimum in width and depth, or only in width if the post is connected to a wall, chamfered at the corners, and with spacing of traditional proportions.
- c. Porch columns must be brought to grade as masonry piers or masonry foundation walls. Openings between piers must be framed and filled with wood or brick lattice. Wood skirts covering piers are prohibited.
- d. Metal columns must be steel. Columns must be round in section and a minimum of 6" in diameter.
- e. Arches are only permitted in masonry or stucco wall surfaces. Keystones must be centered on the arch and have sides radial to the arch.

5.7.3 Foundations and Piers

- a. Foundation and pier materials must be concrete, stone or brick. Block with light coating of stucco for exposed foundation walls may be permitted by approval of the TA.
- b. Concrete must be architectural cast-in-place or board form.
- c. Foundations must appear to carry the weight of the building.
- d. Foundation walls and piers must be exposed a maximum of 8". Where exposed above 8", an architectural finish is required.
- e. Foundation piers of masonry or concrete must conform to the following:
 - i. Piers must be at least 12" in width and 8" in depth; and
 - ii. Exposed crawlspaces are limited to a maximum of 18" above grade.

5.7.4 Siding

- a. Trim such as corner boards, framing for openings and fascia, is to be no less than 1.25" in width.
- b. Shingle siding must conform to the following:
 - i. Shingles must be smooth cut sawn cedar, 4" to 6" exposure, and sealed with oil or stain only;
 - ii. Coarse variety may be permitted by approval of the TA;
 - iii. Shingle panels are prohibited; and
 - iv. Decorative shingles may be permitted by approval of the TA.
- c. Horizontal lap and ship lap siding must conform to the following:
 - i. Smooth face clear redwood or western red cedar, 4" to 6" exposure, and painted or sealed and stained;
 - ii. Composite siding smooth side only, Hardie, Hardie Artisan or Boral, 4" to 6" exposure, painted or prefinished;
 - iii. Siding spacing must butt into corner boards and openings trim; and
 - iv. Siding must not extend in front of trim.
- d. Board and batten siding must conform to the following:
 - i. Permitted materials are clear redwood, western red cedar, or composite panel, smooth face only;
 - ii. Battens must be 2"x3", spaced 16" o.c. maximum, painted or sealed and stained;
 - iii. Siding must be applied by centering a batten on each wall plane;
 - iv. Siding spacing must butt into corner boards and openings trim; and
 - v. Siding must not extend in front of trim.

5.7.5 Brick and Stone

- a. Brick must conform to the following:
 - i. Brick must be laid in a horizontal running bond pattern;
 - ii. Mortar joints are to be no greater than 3/8";
 - iii. Brick must have minimal color variation, and must not be painted; and
 - iv. Facade-only brick must return onto the adjacent side wall 8" to 12".
- b. Stone must conform to the following:
 - i. Stone must be natural rock, sourced from the region;
 - ii. Individual stones must be 8" minimum in height;
 - iii. Stone must be laid dry-stack or mortared;
 - iv. Stone must be uniform in style, ranging from coursed ashlar to uncoursed rubble;
 - v. The finished product must appear to be weight-bearing and not applied; and
 - vi. Facade-only stone must return onto the adjacent side wall 8" to 12".

5.7.6 Accessories

- a. Accessories attached to buildings, such as mailboxes, newspaper boxes, flower boxes, lettering, and numbering, must not be plastic or vinyl.

5.8 ROOFS AND EAVES

5.8.1 Roofing

- a. Pitched Roofs
 - i. Cladding on pitched roofs must be slate, terracotta tile, metal, or asphalt shingles.
 - ii. Metal roof cladding may be pre-finished standing seam, galvalume or zincalume; pre-finished corrugated; or unfinished copper.
 - iii. Asphalt shingles must be multi-ply architectural in 1 color.
- b. Flat Roofs
 - i. Flat roof surfaces may be reflective roofing, wood decked, and concrete with ceramic or terracotta tile.
 - ii. Green (vegetated) roofs may be permitted by approval of the TA.
- c. Flashing must be copper, lead, or anodized aluminum.
- d. Copper roofs, flashing, gutters, and downspouts must be allowed to age naturally, not painted or sealed.
- e. All roof attachments must match the main roof.

5.8.2 Roof Forms

- a. Roof forms must be simple, either symmetrically gabled, hipped, or flat.
- b. Two roof types are allowed for each building, one primary and one secondary type.
- c. Flat roofs must be surrounded by a parapet wall tall enough to conceal any rooftop equipment, and no less than 1 ft. above the roof deck. The parapet may be interrupted by drainage scuppers.
- d. Gabled and hipped roofs must be pitched between 6:12 and 14:12.
- e. Shed roofs are only permitted as secondary roofs and where the ridge is attached to an exterior wall of a building.
- f. Shed roofs must be pitched between 2:12 and 4:12.
- g. Roof slope breaks may be permitted at no more than 25% of overall width of roof and require approval by the TA.

5.8.3 Dormers

- a. Dormers must be habitable.
- b. Dormers must be roofed with a symmetrical gable, hip, or shed.
- c. Dormers must be placed a minimum of 3 ft. from side building walls.

5.8.4 Eaves

- a. Eaves are permitted to cantilever 2 ft. maximum.
- b. Gable end eaves are permitted to cantilever 2.5 ft. maximum.

5.8.5 Soffits

- a. Exposed soffits must have 2x4 or 2x6 rafter tails, infilled with tongue-in-groove or ACX plywood.
- b. Gable end rake rafters and fascia must be 2x8 minimum.
- c. Enclosed soffits must be tongue-in-groove, skip sheathing with a 1/2" gap, or stucco.
- d. Brackets must be composed with 4x6 vertical, 6x6 horizontal, 4x6 strut members.

5.8.6 Skylights

- a. Skylights must be flat in profile.
- b. Skylights must not face streets.

5.8.7 Solar Panels

- a. Solar tiles and panels may be permitted by approval of the TA.
- b. Solar tiles and panels must be integrated into the surface of the roof, and must not expose an independent structure.

5.8.8 Gutters and Downspouts

- a. Gutters must be 1/2 round, J-style, or box style. Only 1 style is permitted on a building.
- b. Gutters and downspouts must be copper, steel, or anodized/natural finish aluminum. Copper-anodized aluminum is prohibited.
- c. Downspouts must be round or square and mounted on a stand-off pin.
- d. Downspouts must be located in composition with the facade, subject to approval of the TA.
- e. Rain chains and barrels are permitted by approval of the TA.
- f. Splash blocks must be provided, in stone, brick, concrete, or gravel.
- g. In the absence of gutters, gravel must be placed at the dripline.

5.8.9 Other Rooftop Attachments

- a. Additional rooftop attachments are subject to approval of the TA.
- b. Vent stacks and other roof applications and protrusions are subject to the following:
 - i. Must be placed on roofs facing away from streets, or on flat roofs. Other locations are subject to approval by the TA; and
 - ii. Must be painted either to match the color of the roof, or flat black. Those made of metal may be left natural.
- c. Antennas must be concealed to the greatest extent consistent with Federal law, and when possible concealed from public view.

5.9 PORCHES AND OTHER ATTACHMENTS

5.9.1 Porches and Stoops

- a. Porches must be a minimum of 7 ft. deep.
- b. Porch openings and openings in covered stoops must be vertical in proportion.
- c. Porch, stoop, and deck floors may be wood or concrete. Brick, stone, and composite decking may be allowed by approval of the TA.
- d. All crawlspaces must be enclosed and screened from public view.
- e. Porches and stoop covers may be made of the following:
 - i. The wall materials;
 - ii. Wood, painted or sealed and stained to match the building wall materials; or
 - iii. Metal finished to match other metal of the building including windows and doors.
- f. Front entrance porch and stoop steps must be stone, brick, or concrete, and must be faced on all exposed sides with stone, brick, or concrete.
- g. Secondary porch and stoop steps may be permitted in wood or composite by approval of the TA.

5.9.2 Balconies

- a. Balconies are permitted to cantilever 3 ft. maximum.
- b. Balconies must be supported with brackets or other architectural support.
- c. Balconies may be made of the following:
 - i. The wall materials;
 - ii. Wood, painted or sealed and stained to match the building wall materials; or
 - iii. Metal finished to match other metal of the building including windows and doors.

5.9.3 Awnings

- a. Awnings must be sloping rectangles with a free-hanging drip edge, without side or bottom soffit panels.
- b. Awnings must be 36 in. wide minimum and 6 ft. minimum in depth. They may extend up to 2 feet from curbs.
- c. Awnings are limited to a maximum 1:3 slope from the building to the edge of awning.
- d. 9 ft. clear height above pedestrian walkways must be maintained.
- e. Awnings must be integral to the overall design of the storefront and must respect vertical column and window spacing.
- f. Awnings and must have visible architectural support, such as brackets, integral to the awning design.
- g. Awnings must be made of structural building materials such as metal, wood, glass or concrete. Awnings made of canvas or synthetic woven material resembling canvas may be permitted by approval of the TA.
- h. Awnings must be a solid color to match the wall color, trim color, or a dark accent color.

5.9.4 Railings

- a. Balcony, porch, deck, and stair railings must be wood or metal and are subject to approval of the TA.
- b. Railings must have top and bottom rails. Top rails must be eased for handling comfort and bottom rails must have a vertical section.
- c. Pickets must be centered on the top and bottom rails.

5.9.5 Bay Windows

- a. Bay windows are permitted to cantilever up to 2 ft.
- b. Bay windows must be supported by knee-braces, foundation walls, or other architectural support.
- c. Bay windows may be made of the following:
 - i. The wall materials;
 - ii. Wood, painted or sealed and stained to match the building wall materials; or
 - iii. Metal finished to match other metal of the building including windows and doors.

5.9.6 Pergolas and Trellises

- a. Pergolas and trellises must be made of wood, metal, or vinyl.
- b. Trellis wire must be stainless steel held by 6" stand-offs.

5.9.7 Air Conditioners

- a. Window air-conditioners are prohibited.
- b. Wall air-conditioners facing an Alley or parking lot may be allowed by approval of the TA.

5.9.8 Chimneys

- a. Chimneys must have a foundation at grade.
- b. Chimneys must replicate wood-burning standards for height, dimension, and profile.
- c. Chimney top flues must be metal or tile.
- d. Horizontal flues are permitted by approval of the TA, and must not face a street or other public space frontage.
- e. Metal flues must be painted the color of the roof, flat black, or left natural.

5.9.9 Other Attachments

- a. Flagpoles may be mounted at an angle to porch columns or posts and to building walls, provided they are less than 6 ft. tall.

5.10 DOORS, WINDOWS, AND OTHER OPENINGS

5.10.1 Doors:

- a. Doors facing frontages, streets, and public spaces must be located within wall sections such that wall thickness is perceived from the exterior of the building. Flush mounted doors are prohibited.
- b. Doors facing frontages must be made of:
 - i. Visible boarding;
 - ii. Stiles with glass panels, in half-lite, full-lite, or three-quarter lite configuration;
 - iii. Stiles with recessed panels; or
 - iv. Stiles with raised panels; and
 - v. Door construction must express traditional assembly techniques.
- c. Door lites that are arches, rounds, fans, or ovals are prohibited.
- d. Flush doors with applied trim are prohibited.
- e. Double doors must not exceed 5'-6" in overall width, except where intermediate posts are provided, 4" minimum in width.
- f. Sliding glass doors are not permitted on frontages.
- g. Doors must be made of wood, aluminum-clad wood, glass panel, or steel.

5.10.2 Garage Doors:

- a. Garage doors must be either sectional overhead or hinged carriage doors, and must be configured as an individual door for each parking space.
- b. Garage doors are limited to 8 ft. in height except as approved by the TA.
- c. Garage doors must be made of wood, composite wood, steel, or wood-veneered fiberglass.
- d. Garage doors may have glass or framed panels.

5.10.3 Storefronts:

- a. Storefronts must be designed as a unified composition of doors, windows, bulkheads, transoms, signage, awnings, and lighting, as shown in [Figure 5.10.3 Storefront Components](#).
- b. Storefront entrance doors must be recessed to allow the door to swing out without obstructing pedestrian flow on the sidewalk.
- c. Storefront entrances are encouraged at building corners.
- d. Each tenant space must have an entry door along the building facade. Subject to approval by the TA, an exception may be made where there are multiple tenants sharing a space, provided they are not separated by full interior partition walls.
- e. Folding doors and windows that allow the activity of the business to open adjacent to and onto the public sidewalk are encouraged for restaurants and food services.
- f. Doors and windows into tenant spaces are required along pedestrian passages.
- g. Rear and side doors and windows facing service alleys and parking lots are encouraged, but not required.
- h. Storefronts must have a continuous bulkhead 12" to 36" above the sidewalk.
- i. Storefronts may be made of the following materials:
 - i. Wood;
 - ii. Brick;
 - iii. Composite board;
 - iv. Stone;
 - v. Custom metal work; or
 - vi. Steel frame and clear glass.
- j. Painted surfaces must be white or a dark color glossy painted finish.
- k. Masonry and anodized aluminum storefronts may be permitted by approval of the TA.

Figure 5.10.3 Storefront Components



5.10.4 Windows:

- a. Windows facing frontages, streets, and public spaces must be located within wall sections such that wall thickness is perceived from the exterior of the building. Flush mounted windows are prohibited.
- b. Facade glazing is calculated independently for each story and frontage, determined by dividing the area of the glazing by the wall area of the facade between the finished floor and finished ceiling. Requirements for minimum facade glazing are specified in [Section 4: Building Types](#).
- c. Windows must be shaped as follows:
 - i. Windows must be square or vertical in proportion, such as 1:1.5, golden section, double square, triple square;
 - ii. Transom windows may be horizontal;
 - iii. Windows may be circular, semi-circular, oval, hexagonal, or octagonal in shape, but only one such window may be placed on a Facade; and
 - iv. Windows may be quarter-circular in shape when paired in a gable end.
- d. Windows may be sub-divided into panes that are square or vertical in proportion, with similar proportions throughout the building.
- e. Muntins must be true-divided light, or three-part simulated divided lite, and must match the color of the exterior sash. Snap-on muntins are prohibited.
- f. Windows must be operable and may be single-hung, double-hung, casement, awning, or fixed, except in storefronts.
- g. Two or more windows within the same rough opening on a facade must be separated by a minimum 4" wide post.
- h. Windows facing streets must be at least 2 ft. from the corners of the building, except in Main Street and Mixed-Use Buildings.
- i. Single panes of glass must be a maximum 20 square ft., except in Main Street and Mixed-Use Buildings, and storefronts.
- j. Glass must be clear and free of color. Frosted, etched, tinted or other decorative glass and glass blocks may be permitted by the TA. Reflective or dark glass is prohibited.

5.10.5 Screens

- a. Window screens must be full view screens. Half view screens may be permitted by approval of the TA.
- b. Porch screens must be framed to reflect column spacing proportions.
- c. Screen doors must be full view or three quarter view, and may have a center cross rail finished to match the screen door.
- d. Screens for windows and doors must be made of bronze, aluminum, dark colored fiberglass or black vinyl.
- e. Screen windows and doors must be finished to match the window or door they serve or the trim around it.

5.10.6 Shutters

- a. Shutters, if provided, are subject to the following:
 - i. Shutters must be applied to all of the typical windows on a Facade or Elevation.
 - ii. Shutters must be shaped and sized to the opening they serve.
 - iii. Shutters must be fully functional except with approval of the TA. If fixed, shutters must be mounted as if hinged to the window sash.
- b. Shutters must be made of wood, painted or sealed and stained, or painted metal.
- c. Shutters must match the color of the wall or the building trim.

5.10.7 Security Doors and Windows

- a. Security doors and windows may be permitted by approval of the TA.
- b. At residences, security doors and windows must be designed as decorative window grills and doorway gates.
- c. At storefronts, security doors must be interior links or grills that are completely hidden from view when not in use. Solid metal gates or roll-down shutters are not permitted.

5.11 SIGNAGE AND LIGHTING

5.11.1 General Regulations

- a. All signs are subject to approval by the TA.
- b. Signs must be made of wood, synthetic wood, brass, bronze, copper, wrought iron, ceramic, cast aluminum or thickly enameled steel. Plastic signs or letters, backlit signs, and electronic or video screen signs are prohibited.
- c. Signs are subject to the requirements of [Table 5.11.1 Sign Standards](#).

5.11.2 A-Frame Signs

- a. A-frame signs must be made of wood, synthetic wood or metal, and have a hand-crafted design.

5.11.3 Projecting Signs

- a. Projecting signs may be a representational silhouette in metal.

5.11.4 Window Signs

- a. Window signs for shopfront businesses must be inscribed on the shopfront glass or made of permanently affixed cut-out lettering or hand-painted letters.
- b. Neon signs on the inside of a Main Street or Mixed-Use Building shopfront window may be allowed by approval of the TA.

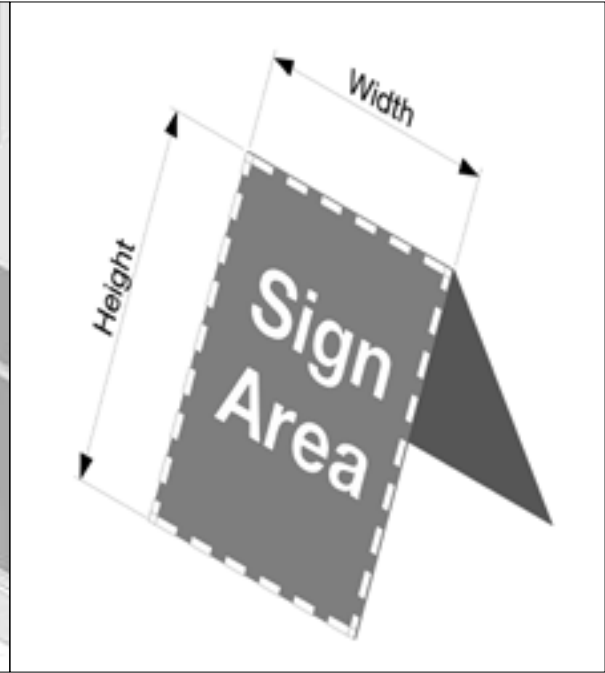
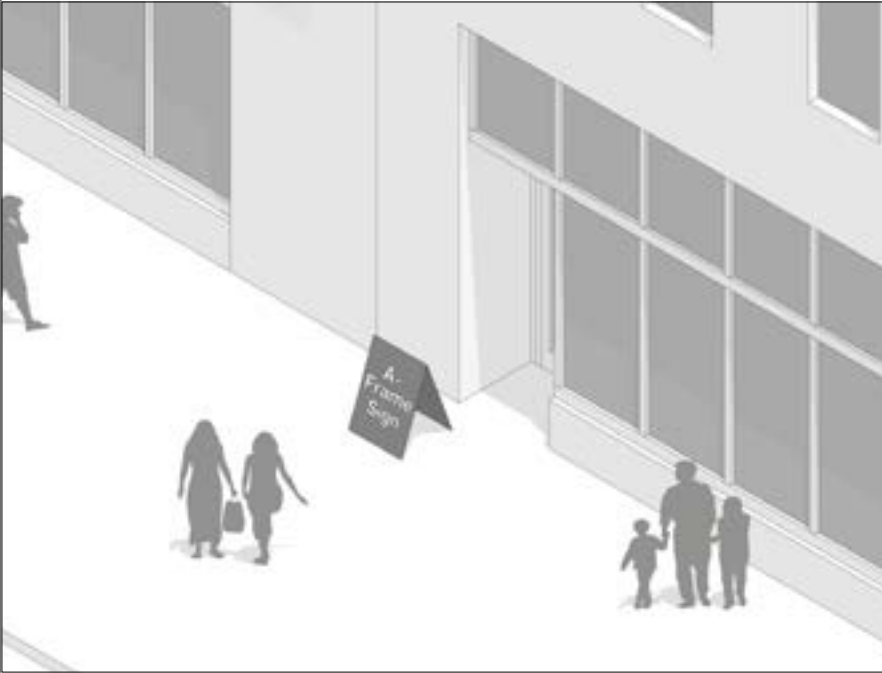
5.11.5 Wall Signs

- a. Wall signs for a shopfront businesses must be integrated in design with the storefront's details, and may be a contrasting color to the building.
- b. Wall signs may be externally lit subject to the approval of the TA. Internally illuminated wall signs are prohibited.

Figure 5.11.2 Sign Types Illustrated

A-Frame Sign

A portable sign not secured or attached to the ground or surface upon which it is located, typically constructed in such a manner as to form an "A" or tent-like shape, and primarily intended to advertise to pedestrian traffic.



Awning Sign

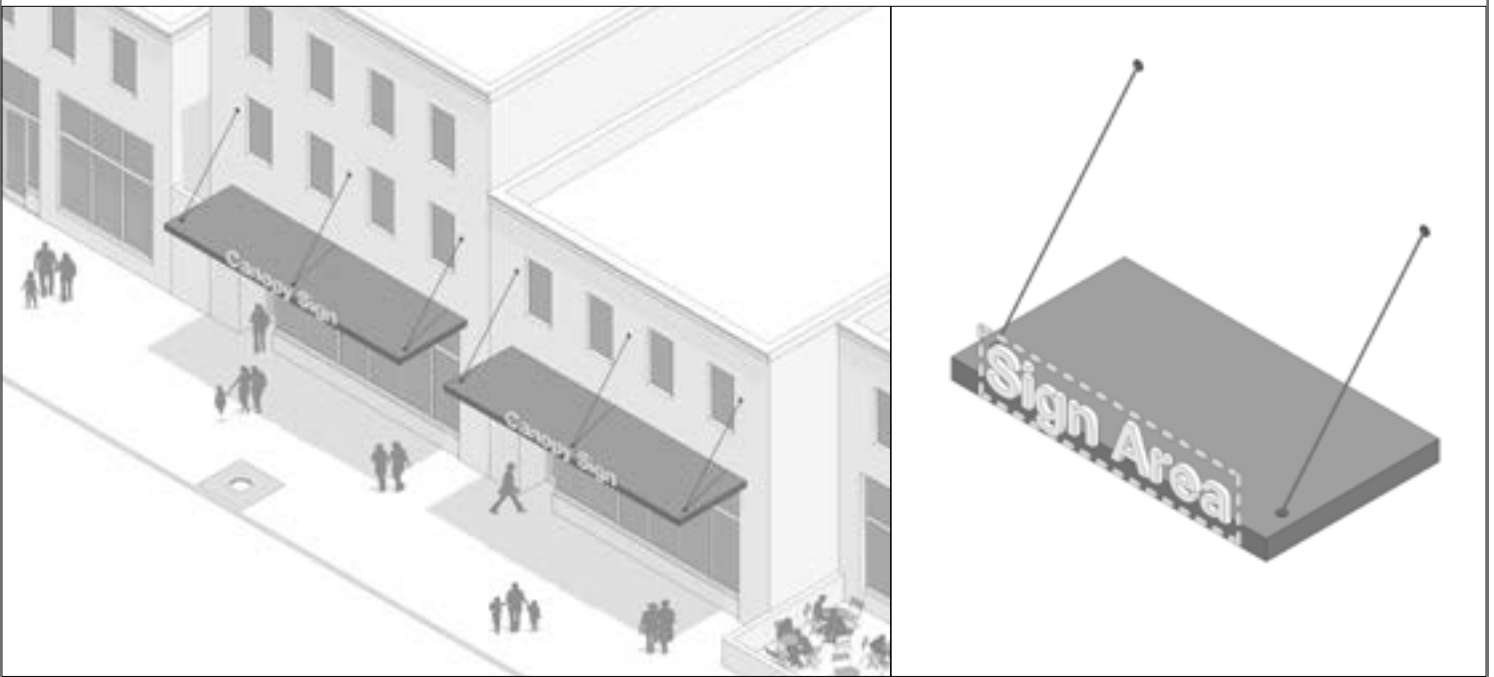
A sign consisting of information painted on, sewn on, imprinted on, or attached to the surface of an awning. Awning sign standards differentiate the sloping plane area and the valence area.



Figure 5.11.2 Sign Types Illustrated

Canopy Sign


A sign that is part of, or attached to, a canopy. The sign area is a bounding rectangle around the sign copy and graphics.



The illustration on the left shows a street-level view of a building with two canopy signs over the entrances. Arrows point from the text above to these signs. The illustration on the right is a 3D perspective view of a canopy sign. A dashed white rectangle is drawn around the sign's text and graphics, labeled 'Sign Area'. Two poles support the sign from above.

Corner Sign

A vertically proportioned sign affixed perpendicularly to the outer corner of a building face. The sign area is the full face of the sign.

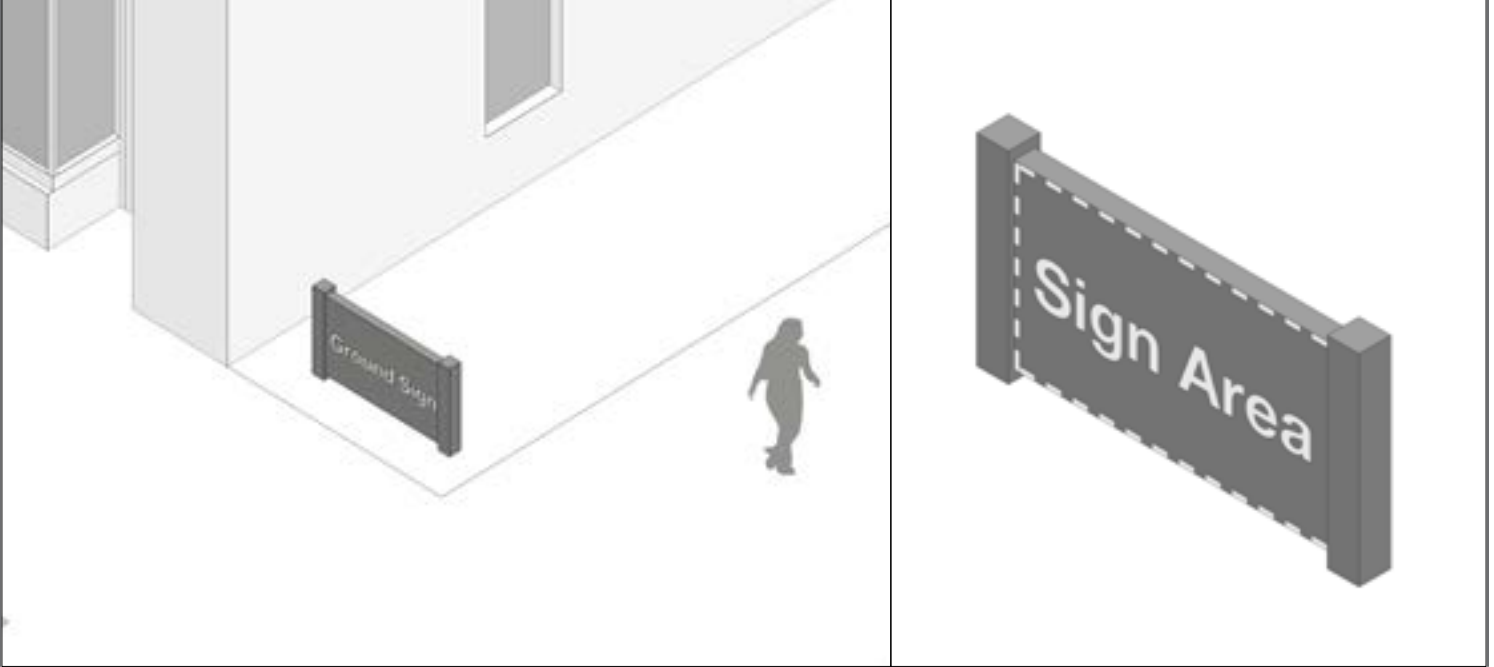


The illustration on the left shows a street-level view of a building corner. A vertical sign is affixed to the corner. Arrows point from the text above to this sign. The illustration on the right is a 3D perspective view of a vertical corner sign. A dashed white rectangle is drawn around the entire face of the sign, labeled 'Sign Area'.

Figure 5.11.2 Sign Types Illustrated

Ground Sign

A free standing sign supported by uprights or along its bottom, placed on or near ground level, often referred to as a monument sign. The sign area is the full face of the sign.



Projecting Sign

A sign affixed to a building which projects in such a manner that both sides of the sign are visible. The sign area is the full face of the sign.

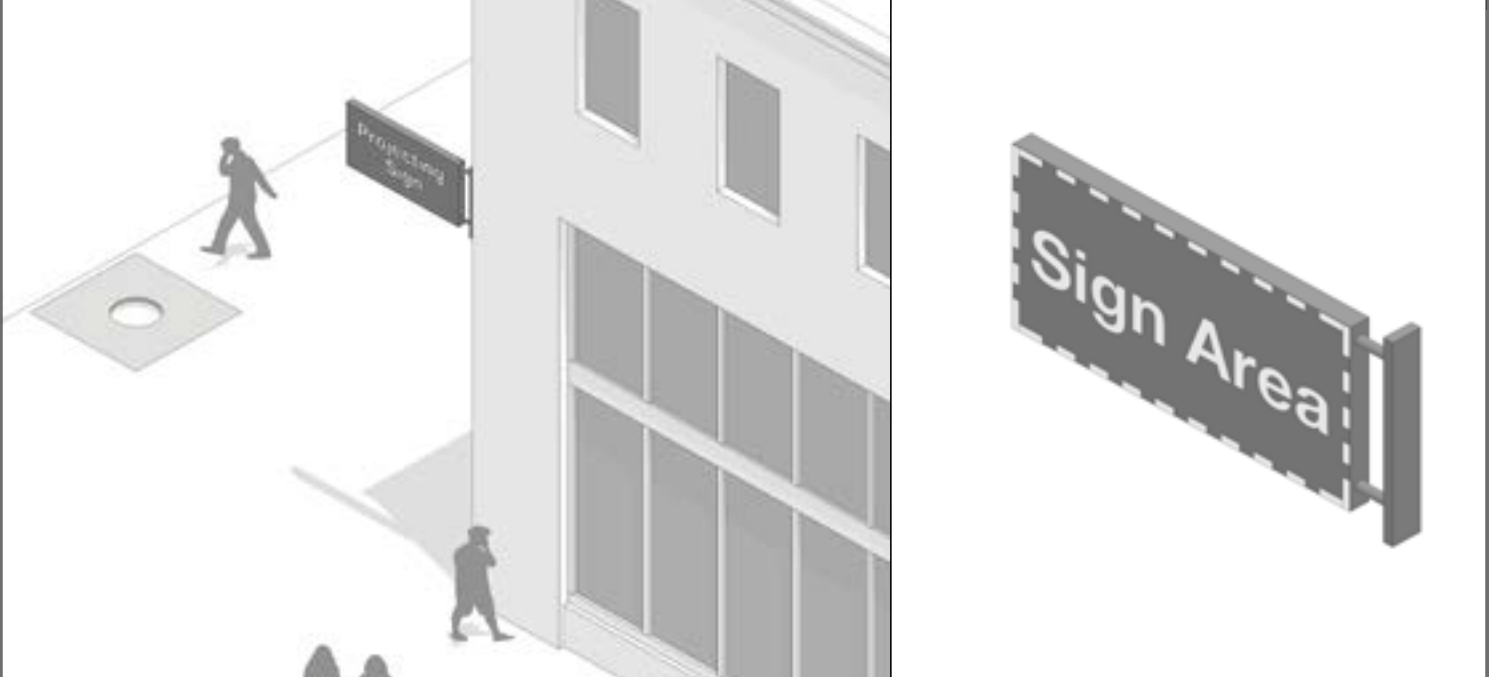


Figure 5.11.2 Sign Types Illustrated

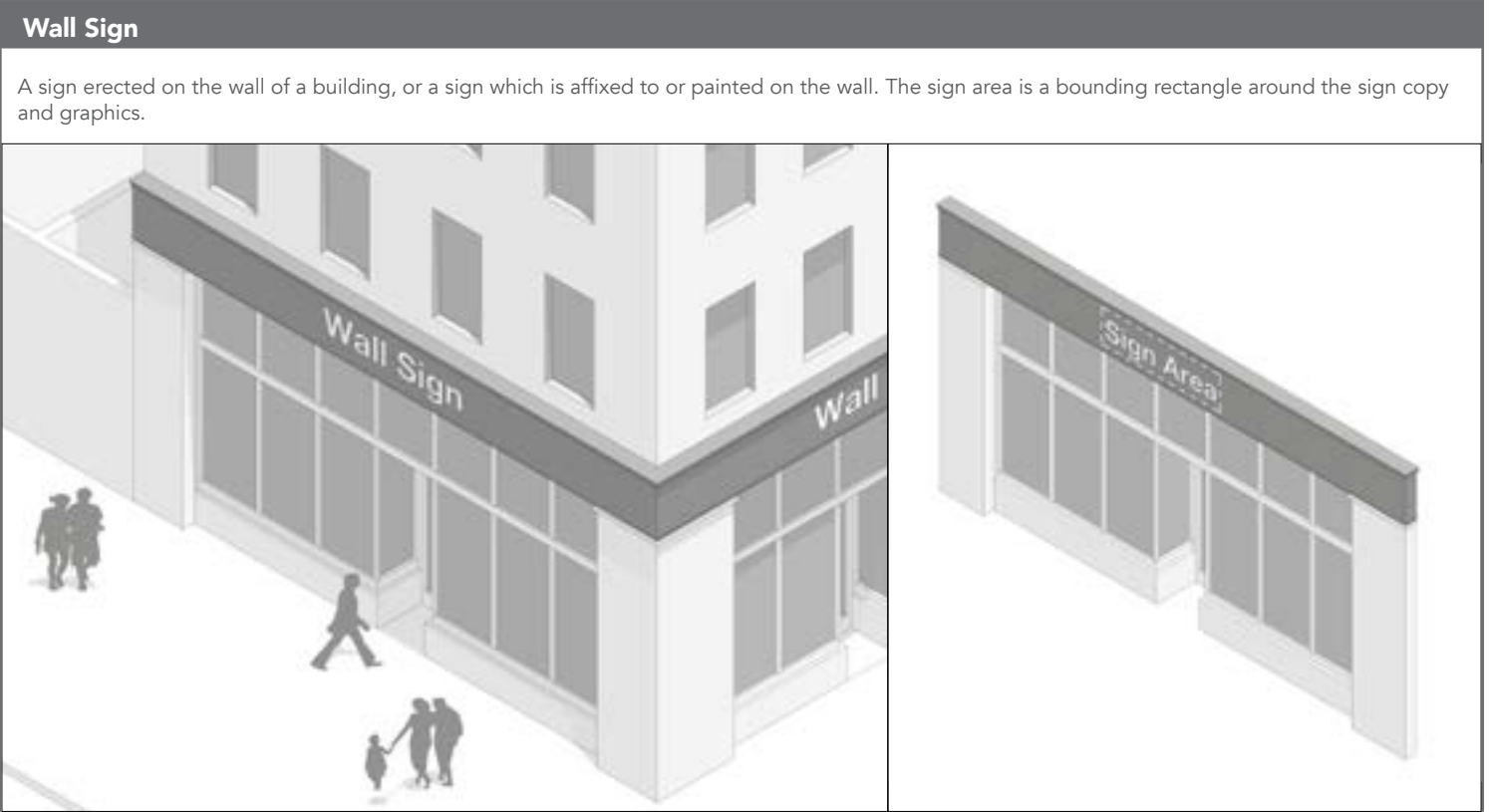


Table 5.11.1 Sign Standards

Sign Type	Building Type				Height (max)	Number (max)	Sign Area (max.)	Copy Height (max.)	Location
	I	II	III	IV					
Permanent Signs									
A-Frame	□	□	■	■	42 in.	1 per ground floor tenant	max. 30 inches wide and 42 inches high	n/a	on sidewalk adjacent to business; may only be displayed during business hours
Awning	□	□	■	■	n/a	1 per awning valence and sloping plane	75% of valence and 25% sloping plane	18 inches	
Business Hours	□	□	■	■	n/a	1 per storefront entry	1 sq. ft.	n/a	may be window or wall-mounted
Canopy	□	□	■	■	n/a	1 per entry	2 sq.ft. per linear ft.	18 inches	
Corner	□	□	■	■	6 ft. above eave or parapet	1 per building at corner street frontages	40 sq.ft.	n/a	
Ground	■	■	□	□	4 ft.	1 per frontage	2 sq.ft.	n/a	
Postal Numbers	■	■	■	■	6 in.	1 per parcel	n/a	6 in.	principal building facade and on Alley or rear parking entrances
Projecting	■	■	□	□	n/a	1 per frontage	2 sq. ft. per side	8 inches	9 ft. min. height above sidewalk, 15 ft. min. distance between projecting signs
	□	□	■	■	2.5 ft.	1 per ground floor tenant	2.5 sq.ft. per side		
Security	■	■	■	■	n/a	1 per frontage + 1 per service entry	40 sq. in.	n/a	may be window or wall-mounted
Wall	■	■	□	□	n/a	1 per frontage	2 sq. ft.	n/a	
	□	□	■	■	1 ft.	1 per tenant	length of storefront	18 inches	
Window	□	□	■	■	n/a	limited by sign area	25% of glazing	6 inches	
Temporary Signs									
Construction	■	■	■	■	4 ft.	1 per parcel	6 sq.ft.	18 inches	sign only permitted for the duration of construction
For Sale/Rent	■	■	■	■	4 ft.	1 per frontage	40 sq. in.	6 inches	affixed to building or on post, max. 90 days per year

■ Permitted □ Not Permitted

5.11.6 Lighting

- a. Exterior light fixtures must be compatible with the style of the building to which they are attached.
- b. All lighting must have a functional purpose.
- c. Additional decorative lighting for Main Street and Mixed-Use Buildings may be allowed by approval of the TA.
- d. Luminaires are limited as follows:
 - i. All exterior lighting is limited to a maximum color temperature of 3000K; and
 - ii. LED luminaires must include shielding to disperse light, whether built into the luminaire or the fixture.
- e. Lighting should adhere to Dark Sky Friendly standards.
- f. Uplighting, floodlighting, and wall washing lighting are prohibited.
- g. Path and area lighting must have shields to direct light to ground area of use.
- h. Doors facing a street or a public space, and garage doors opening onto an Alley, must have a light fixture with a photocell that lights from dusk to dawn.
- i. For storefronts, Main Street, and Mixed-Use Buildings:
 - i. Signs may be lit by a gooseneck fixture with focus specific to the sign.
 - ii. Interior lighting of storefronts and exterior lighting of signs is recommended throughout nighttime hours (or at a minimum until 11pm) to accentuate storefront displays, illuminate building details, and promote public safety.
 - iii. External lighting of awnings may be permitted by approval of the TA. Backlighting of awnings from under or inside is prohibited.
 - iv. Main Street and Mixed-Use Building service entries must have fixtures with photocells that light from dusk to dawn.
- j. For Residential or Live-Work Buildings:
 - i. Up to 2 exterior light fixtures may face the street, excluding storefront lighting;
 - ii. Other light sources must be concealed from exterior views; and
 - iii. Fixtures must be located to preclude glare.

5.12 FENCES, GARDEN AND RETAINING WALLS, AND PAVEMENT

5.12.1 Fences

- a. Fences must be designed in location and height to coordinate with the design of the adjacent public frontage and neighboring lots.
- b. Fences must be located no closer to the street than the front facade of the building.
- c. For Main Street and Mixed-Use Buildings, fences must be located to screen parking lots from the street.
- d. Fences must provide closure, starting and ending at a building wall or terminal post that is larger than the other fence posts.
- e. Fences must be a maximum 6 ft. in height above grade.
- f. Fences enclosing trashcans and dumpsters must be at minimum as tall as the containers they conceal.
- g. Fences must be made of wood pickets, painted or sealed and stained, or steel, painted wrought iron, or ESP aluminum. Fence gates must be made of the fence material.

5.12.2 Garden Walls

- a. Garden walls must be designed in location and height to coordinate with the design of the adjacent public frontage and neighboring lots.
- b. Garden walls must be located no closer to the street than the front facade of the building.
- c. For Main Street and Mixed-Use Buildings, garden walls must be located to screen parking lots from the street.
- d. Garden walls must provide closure, starting and ending at a building wall or terminal post that is larger than the other fence posts.
- e. Garden walls must be a maximum 6 ft. in height above grade.
- f. Garden walls enclosing trashcans and dumpsters must be at minimum as tall as the containers they conceal.
- g. Garden walls must be minimum 8" wide and capped with overhang of 1/2" to 1 ft. on each side to protect from water intrusion.
- h. Garden walls must be made of architectural finish concrete, segmental block, brick or brick veneer, local stone or local stone veneer, and must be capped.
- i. Garden wall gates must be made of wood, painted or sealed and stained, steel, painted wrought iron, or ESP aluminum.

5.12.3 Trash and Dumpster Enclosures

- a. Trash and dumpster enclosures must be made of concrete, wood sealed and stained or painted, or painted steel, with gates of wood or steel.

5.12.4 Retaining Walls

- a. Retaining walls must be designed in location and height to coordinate with the design of the adjacent sidewalk and neighboring lots.
- b. Retaining walls must be part of building foundations or part of garden terracing.
- c. Retaining walls must be minimum 8" wide and capped with overhang of 1/2" to 1 ft. on each side to protect from water intrusion.
- d. Retaining walls must be made of architectural finish concrete, segmental block, brick or brick veneer, regional stone or regional stone veneer, and must be capped.

5.12.5 Pavement

- a. Garden pavement must be permeable and may be made of, stone, concrete pavers, brick, brick pavers, wood, or gravel with aggregate maximum 1/4".
- b. Gravel in front yards and at frontages must be edged to prevent runoff.
- c. All pedestrian pavements must have a non-skid finish.
- d. Driveway and parking lot pavement must be made of asphalt, brick, brick pavers, or concrete. Driveway and parking lot materials are subject to approval by the TA.
- e. Concrete may be patterned but stamped concrete patterns are prohibited.

5.13 PARKING, SERVICE AREAS, AND DRIVEWAYS

5.13.1 Parking

- a. Required off-street parking is subject to the following:
 - i. Off-street parking must be placed according to [Section 4: Building Types](#).
 - ii. Required parking quantities are as per Kennewick, WA Code of Ordinances Off-Street Parking Standards.
 - iii. Parking must be accessed by alley or through a parking lot at the rear of a lot or shared between lots, and may be unsheltered or in a garage or carport.
 - iv. Parking lots must be masked from the frontage by a liner building or street screen.
- b. Shared parking lots must have a minimum of one bicycle rack space for every 20 vehicular parking spaces.

5.13.2 Service Areas

- a. Outdoor equipment location and storage of items outdoors are subject to the following:
 - i. Equipment and items include, but are not limited to, trash cans, electrical, plumbing, mechanical, and communications equipment, tanks, generators, utility meters, clotheslines, satellite dishes, play equipment, hot tubs, permanent grills, and firewood;
 - ii. Equipment and items must not be placed between the facades and frontage lines;
 - iii. Equipment and items must be placed in yard spaces enclosed by fencing or walls;
 - iv. Equipment and items on roofs must be concealed by parapet walls;
 - v. Firewood may be stored on porches, limited to a maximum of 1/4 cord;

- b. Loading docks and service areas in Main Street and Mixed-Use Buildings must be concealed from street and sidewalk views. When alley or rear parking lot access is not available, service areas at a frontage, concealed from public view by a street screen, may be permitted by approval of the TA; and
- c. Trash containers in Main Street and Mixed-Use Buildings must be concealed from street view, located within a permanent enclosure, and accessed from an alley or rear parking lot.

5.13.3 Driveways

- a. Where a driveway crosses a sidewalk, any elevation change or slope must occur within the lot to maintain a sidewalk without uneven slopes.

5.14 LANDSCAPE

5.14.1 General

- a. The goal for the outdoor spaces and landscape improvements of Vista Field is to construct a landscape of plants native to the high desert location of Kennewick, including drought tolerant materials that can provide shade.
- b. Site designs must minimize grading.
- c. Topographic transitions between improvements and existing grades or between lots must appear to be natural slopes or to be garden terraces.
- d. All site drainage and water runoff from impervious surfaces must be retained on the lot that generates it.
- e. Tree planting is considered permanent improvement of the community landscape.
- f. Fenced areas and lawn areas must be located and designed to be functional and geometrically defined for privacy, protection from the wind, and security of children and pets. Lawn areas are restricted to a functional space to minimize irrigation.

5.14.2 Planting and Trees

- a. Garden planting may provide shade for adjacent public frontage, but must not interfere with public frontage landscaping.
- b. Hedges and their location and height must be designed to coordinate with the design of the adjacent public frontage and neighboring lots.
- c. Hedges must be located no closer to the street than the front facade of the building.
- d. At Main Street and Mixed-Use Building lots, hedges must be located to screen parking lots from the street.
- e. At installation, hedge plants must be spaced 18" o.c. and a minimum 24" in height.
- f. Plant species are to be selected from the following plant lists:
 - i. Tree Lists by Mature Heights of the Community Tree List of the Mid-Columbia Community Forestry Council; or
 - ii. Washington Native Plant Society's WNPS Native Plants of Eastern WA brochure.
- g. Removal of trees larger than 4" caliper deciduous and 6" caliper conifer requires approval by the TA.

5.14.3 Irrigation

- a. Landscape irrigation must be an underground or drip irrigation system.
- b. Irrigation systems must have retracting sprinkler heads or must be otherwise visually unobtrusive.

5.14.4 Parking Lot Landscape

- a. Parking lots for Main Street and Mixed-Use Buildings must be planted to provide maximum shading of the pavement.
- b. Continuous tree islands perpendicular to the parking stalls, or tree diamonds with corners intersecting the striping, must be provided at a maximum separation of four parking spaces.
- c. Each parking lot tree must have a minimum of 5 ft. x 5 ft. planting area.

5.14.5 Other Landscape Features

- a. Hot tubs and pools must be recessed in the ground and visually screened with a fence, wall, or hedge.
- b. Woodburning outdoor fireplaces and firepits may be allowed by approval of the TA.
- c. Fireplaces and firepits must be separated from all combustible structures and trees by a minimum distance of 15 feet.



FORM A: SCHEMATIC DESIGN REVIEW APPLICATION

Submission Date: _____

Lot Address: _____

Building Type: _____

APPLICANT

Name: _____

Address: _____

Phone: _____

Email: _____

**ARCHITECT /
DESIGNER**

Name: _____

Address: _____

Phone: _____

Email: _____

**CIVIL
ENGINEER**

Name: _____

Address: _____

Phone: _____

Email: _____

**SUBMISSION
CHECKLIST**

This review confirms conceptual conformance with the Design Standards. More than one scheme may be submitted.

- Site plan, with setbacks at 1"=20' scale
- Elevations at 1/8"=1'0" scale
- 3D view depicting roof forms (building massing)

VARIANCES

Are there any variances or encroachments requested? If yes, attach a description and reasoning for the variance or encroachment. Provide drawings as necessary to support the design.

- Yes
- No

FOR TOWN ARCHITECT USE ONLY

Application Status:

- Approved
- Approved with Stipulations
- Denied

Comments:

Date Received: _____

Date Reviewed: _____

Reviewed By: _____



FORM B: DESIGN DEVELOPMENT REVIEW APPLICATION

Submission Date: _____

Lot Address: _____

Building Type: _____

APPLICANT

Name: _____

Address: _____

Phone: _____

Email: _____

**ARCHITECT /
DESIGNER**

Name: _____

Address: _____

Phone: _____

Email: _____

**CIVIL
ENGINEER**

Name: _____

Address: _____

Phone: _____

Email: _____

**SUBMISSION
CHECKLIST**

This review confirms compliance of the design details with the Standards and verifies that previous recommendations made by the TA have been incorporated.

- Site plan, with setbacks at 1"=20' scale
- Landscape plan at 1"=20' scale
- Detailed Elevations at 1/4"=1'0" scale
- Detailed Plans (including roof plan) at 1/4"=1'0" scale
- Frontage details including height and material of any fencing or streetscreens.
- Product specifications including, make, model, and manufacturer. Physical samples to be supplied upon request.
- Material specification including, make, model, and manufacturer. Physical samples to be supplied upon request.
- 3D view depicting roof forms (building massing)

VARIANCES

Are there any variances or encroachments requested? If yes, attach a description and reasoning for the variance or encroachment. Provide drawings as necessary to support the design.

- Yes
- No

FOR TOWN ARCHITECT USE ONLY

Application Status:

- Approved
- Approved with Stipulations
- Denied

Comments:

Date Received: _____

Date Reviewed: _____

Reviewed By: _____



FORM C: CONSTRUCTION DOCUMENT REVIEW APPLICATION

Submission Date: _____

Lot Address: _____

Building Type: _____

APPLICANT

Name: _____

Address: _____

Phone: _____

Email: _____

**ARCHITECT /
DESIGNER**

Name: _____

Address: _____

Phone: _____

Email: _____

**LANDSCAPE
ARCHITECT**

Name: _____

Address: _____

Phone: _____

Email: _____

**SUBMISSION
CHECKLIST**

This review confirms compliance of the design details with the Standards and verifies that previous recommendations made by the TA have been incorporated into the construction documents.

- Site plan, with setbacks at 1"=20' scale
- Landscape plan at 1"=20' scale
- Detailed Elevations at 1/4"=1'0" scale
- Detailed Plans (including roof plan) at 1/4"=1'0" scale
- Frontage details including height and material of any fencing or streetscreens.
- Product specifications including, make, model, and manufacturer. Physical samples to be supplied upon request.
- Material specification including, make, model, and manufacturer. Physical samples to be supplied upon request.
- 3D view depicting roof forms (building massing)

VARIANCES

Are there any variances or encroachments requested? If yes, attach a description and reasoning for the variance or encroachment. Provide drawings as necessary to support the design.

- Yes
- No

FOR TOWN ARCHITECT USE ONLY

Application Status:

- Approved
- Approved with Stipulations
- Denied

Comments:

Date Received: _____

Date Approved: _____

Approved By: _____



FORM D: VISUAL CHANGE APPLICATION

Submission Date: _____

Lot Address: _____

APPLICANT

Name: _____

Address: _____

Phone: _____

Email: _____

CHANGE REQUEST

Description of Proposed Change: _____

Signatures indicate that the Applicant has read, understands, and agrees to the VCA Instructions.

Signature: _____ Date: _____

DOCUMENTS

List below and attach all supporting information. Those listed are required.

- | | |
|---|---|
| <input type="checkbox"/> Signatures of Notification of Adjacent Lot Owners | <input type="checkbox"/> Additional Information as Required by the City |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Photograph of Existing Conditions | <input type="checkbox"/> _____ |
| <input type="checkbox"/> Architectural Plans and Specifications Related to the Requested Change | <input type="checkbox"/> _____ |
| | <input type="checkbox"/> _____ |

FOR TOWN ARCHITECT USE ONLY

Application Status:

- Approved
- Approved with Stipulations
- Deferred
- Denied

Date Received: _____

Date Approved: _____

Approved By: _____

Comments: _____



FORM D: VISUAL CHANGE APPLICATION

Name (Print): _____

Address: _____

Comments: _____

Signature: _____ Date: _____

Name (Print): _____

Address: _____

Comments: _____

Signature: _____ Date: _____

Name (Print): _____

Address: _____

Comments: _____

Signature: _____ Date: _____

Name (Print): _____

Address: _____

Comments: _____

Signature: _____ Date: _____