



*Crosswalks should be clearly marked so that they are visible to pedestrians and motorists.*



*Walks should be wide enough to accommodate a variety of uses.*

## 3.5 PEDESTRIAN, BICYCLE AND OTHER NON-MOTORIZED CIRCULATION

Off-street trails and sidewalks are a significant community amenity and shall be provided throughout Hidden Valley to promote recreational opportunities and alternative modes of transportation. This network of sidewalks and trails will also provide connectivity to the City's system of regional trails, further expanding the system and providing additional destinations. The location of the principal off-street trails and trailheads are indicated on the Hidden Valley Open Space Plan (See Figure 5.3).

The network of sidewalks and trails will be developed according to the following principles:

- **Where possible, neighborhoods and developments shall provide connectivity with the overall pedestrian and cycling network to form a comprehensive system within Hidden Valley.**
- **Equal access in a manner that integrates handicapped-accessibility with ordinary accessibility rather than separate systems shall be provided where permitted by terrain and trail type.**
- **Where possible, connections to the system of trails and sidewalks shall be made to every home, business, publicly-accessible destination (i.e. school, church, library), park and recreational amenity within Hidden Valley.**

### 3.5.1 Walkway and Sidewalk Design

Walkways for pedestrians should connect people to their destinations in a pleasant, safe and convenient manner. Where possible, a paved walkway shall connect the street adjoining the property to each home or building in Hidden Valley. Walkways within the community shall be located and aligned to directly and continuously connect points of pedestrian origins with pedestrian destinations.

Pedestrians and bicycles shall be separated from vehicles where possible along principal routes. Where complete separation is not possible, potential hazards shall be minimized through the use of techniques such as:

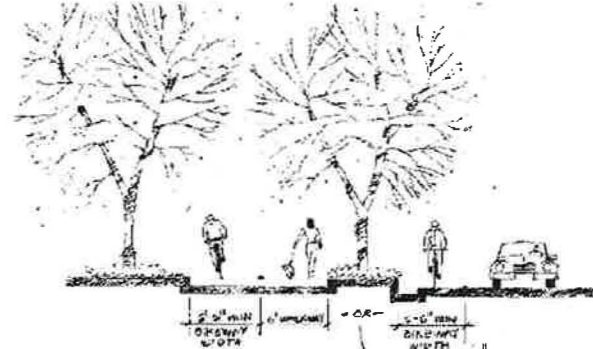
- **Special paving**
- **Grade separations**
- **Pavement markings**
- **Signs, striping and bollards**
- **Street width reductions at crosswalks and pedestrian refuge areas**
- **Traffic calming features (i.e. speed bumps, speed tables)**
- **Lighting to clearly delineate pedestrian areas at night**

Paving materials shall be easily maintained, non-slip, and accessible to persons with disabilities. Special paving materials such as interlocking brick, color concrete pavers, colored and textured concrete, and other similar materials are encouraged for pedestrian gathering areas.

### 3.5.2 Bike Lanes

On-street bike lanes are recommended on all parkways and collectors where an adjacent off-street trail is not provided. On-street bike lanes are encouraged to connect neighborhoods with the community trail network and provide neighborhood connectivity.

Where required or provided, bike lanes shall be delineated on the pavement with a white painted or thermoplastic line to widths currently prescribed by AASHTO standards.



### 3.5.3 Road Crossings/Crosswalks

Road crossings shall be adequately signed for automobiles and pedestrians. A stop or yield sign should be placed on both sides of an at-grade crossing, and warning signs should be placed well ahead of the crossing for vehicular users. These signs should be placed far enough in advance to provide adequate warning for oncoming motorists.

Roadways at trail crossings should be striped with standard pedestrian crosswalk striping or enhanced paving.

### 3.5.4 Recreational Trails

Recreational trails are a significant amenity within the Hidden Valley community. These trails connect with the sidewalk system in each neighborhood, and form a network that connects every home and business with parks, schools, churches, recreation centers, and open space in the community.

In addition to accommodating pedestrians and cyclists, several trails are designated as equestrian trails, providing a unique recreational opportunity for residents and visitors. ATVs and other motorized vehicles (except emergency and maintenance vehicles) are not permitted to use the trails within Hidden Valley.

Trails may be paved with a variety of materials such as asphalt, concrete, crushed gravel, and bark/shredded wood, depending on the anticipated intensity of use and the trail's location. Additionally, trails may be left natural in undeveloped areas. A final determination on the surface to be installed shall be approved by the Hidden Valley DRC.





*Trails connect the neighborhoods throughout Hidden Valley, providing alternative access to destinations and recreational opportunities.*

### 3.5.5 Trailheads and Trail Connectivity

Trailheads are an important element in the trail system, marking an entry point to the trail system at Hidden Valley and providing information about routes, trail connections and amenities available along the system. As these trailheads lay the foundation for a user's overall impression of the trail system, they should be well-designed and located in highly visible locations, usually within parks or other public places. Trailhead facilities shall be programmed and designed to meet the needs of the community. Needs specific to a neighborhood should be considered by developers when determining the size and programming needs of each location.

#### 3.5.5.1 Regional Trails

Regional trails extend through Hidden Valley, connecting to the City trail system, including the trail along the utility corridor and the trail along Pony Express Parkway. These regional trails should have a natural surface of gravel or crushed rock, and should not be paved.

#### 3.5.5.2 Community Trails

Community trails provide connections between neighborhoods and community destinations, and along the parkways and collector streets throughout Hidden Valley. These trails also provide access points beyond the community and to the City's trail system. These trails shall be a minimum of ten feet wide and constructed of concrete or asphalt.

#### 3.5.5.3 Neighborhood Trails

Smaller neighborhood trails, and other "connector" trails connect areas within individual neighborhoods and provide access to regional and community trails. These trails shall be a minimum of six feet wide. These trails may be constructed of a soft surface, such as crusher fines or decomposed granite material. However, connector trails providing connections within parks to the regional and community trail system shall be paved with a hard surface material



## 3.6 PARKS & OPEN SPACE

Parks shall be designed to express the character of the location and to distinguish between different park types while relating to the overall vision of Hidden Valley. Park programming shall respond to the individual park size, type, context, topography, and the potential users. All parks shall be connected to the network of trails and sidewalks to ensure easy and safe access to residents and visitors.

The locations of the major parks and open space are indicated on the Master Plan (See Figure 5.3 - Hidden Valley Open Space Plan). In addition to the parks indicated on the Master Plan, individual neighborhoods may also include smaller pocket parks, courtyards and other gathering areas to provide required park space and amenities.

Wherever practical, all parks and park facilities shall incorporate sustainable design practices and materials that will enhance the long-term viability and success of the park system within Hidden Valley. Sustainable practices shall include bio-swales to improve the quality of storm water runoff, preserving native topography and vegetation, xeriscape planting principles, water conservation irrigation practices, energy efficient designs incorporating solar, wind or photovoltaic resources, or any other means deemed appropriate and cost effective.

Where detention facilities are provided in parks, these facilities are encouraged to be designed to function as useable park land when not retaining water.

### 3.6.1 Community Parks

The community parks are designed to support a wide variety of active and passive uses and to serve the entire community. These parks also serve as focal points and destinations for the recreational trail system.

The range of possible community park uses may include:

- **Recreational ball fields/courts (softball, soccer, baseball, tennis, basketball, etc.)**
- **Recreation buildings**
- **Playground areas & picnic shelters**
- **Gathering areas**
- **Trailheads**
- **Passive use spaces**
- **Dog parks**
- **Restored or preserved open space areas**
- **Detention/water quality facilities**



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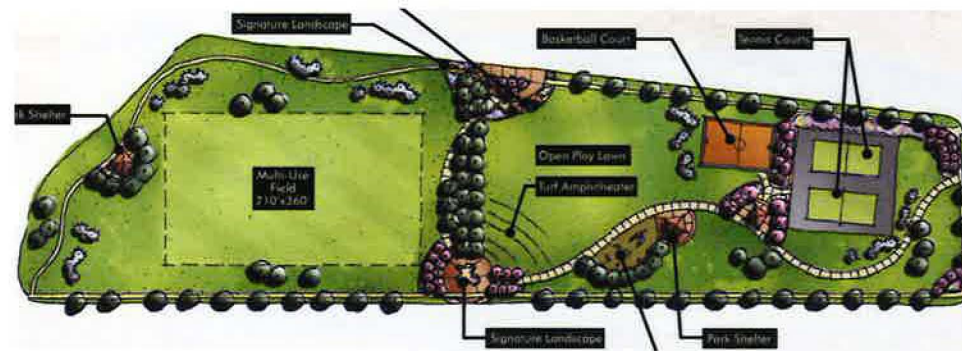
*An informal half-court basketball court creatively tucked into an available hillside.*

### 3.6.2 Neighborhood Parks

Neighborhood parks are smaller than community parks, and are designed to serve the residents of an individual neighborhood, although these parks may be used by all residents and visitors of Hidden Valley.

The range of possible uses may include:

- **Recreational ball fields/courts (softball, soccer, baseball, tennis, basketball, etc.)**
- **Informal ball fields for “pick-up” sports**
- **Recreation buildings**
- **Playground areas & picnic shelters**
- **Gathering areas**
- **Trailheads**
- **Passive use spaces**
- **Community garden spaces**
- **Detention/water quality facilities**



### 3.6.3 Pocket Parks

Pocket parks should be designed to accommodate the needs of the surrounding neighborhood and may include a variety of programming elements such as:

- **Children play areas and tot lots that are separated from each other**
- **Open space for casual recreation**
- **Seating and picnic areas**
- **Community garden spaces**



*A playground can take a variety of forms.*



*Detention areas can be designed to serve as recreational spaces when not inundated by stormwater*

### 3.6.4 Community Open Space

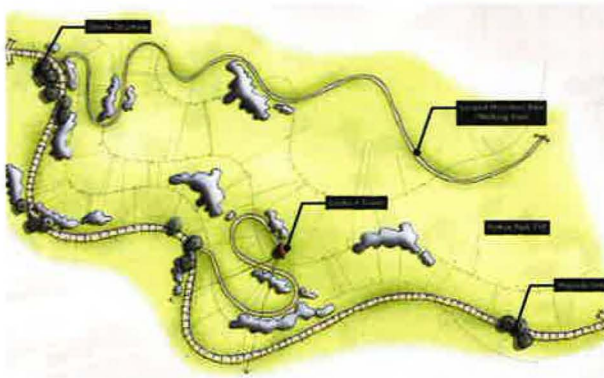
The broad expanses of open space are a key component of Hidden Valley, lending beauty to the site, providing relief from the built environment, preserving historic views and viewsheds, and “anchoring” the residential community to the native environment. The preservation of open space is a key tenet of the Hidden Valley Master Plan. Open space will primarily be left undisturbed, but may be used for trail corridors, drainage ways, detention ponds and “native parks.”

Native parks help to balance preserved and restored natural areas and may provide for water quality treatment and storm water detention. These parks may also include areas designated for low-impact active uses and passive recreational uses such as trails and seating/viewing areas.

The range of possible uses in Community Open Space includes:

- **Community and neighborhood trails**
- **Equestrian trails**
- **Detention/Retention facilities**
- **Native parks**
- **Shade structures**
- **Trailheads**
- **Gathering areas**
- **Seating areas**
- **Viewing towers**

Open space areas that are located within a development parcel will be left undisturbed, or when disturbed, planted with native or regionally adapted plant materials requiring minimal maintenance. Open space areas will be primarily unirrigated (except as necessary to establish plant material).



*The abundant open space at Hidden Valley provides countless opportunities for recreation*





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## CHAPTER 4 DESIGN STANDARDS



## 4.1 PURPOSE AND OVERVIEW

The following design standards have been developed to support the guiding principles of the Hidden Valley Community Master Design Guidelines and specifically to ensure a cohesive “identity” within the community. Consistency in the design image of Hidden Valley is crucial to its identification as a special, unique and desirable place to live. All elements that are visible to the public are considered part of the community’s overall identity and, therefore, shall be subject to review and approval by the Hidden Valley DRC.

This chapter of the Guidelines applies to all development in Hidden Valley, and contains special information on performance standards and guidelines for the design of public areas, the exterior treatments of private property, construction practices, landscaping, and maintenance.

In utilizing these Guidelines, one should remain flexible in approach to site design, taking into account the specific characteristics of the site, the nature of the use, and the overall intent of these standards to promote a pleasing and unified environment within Hidden Valley.

This section is intended to apply to the entire Hidden Valley Master Plan; however, individual neighborhoods within the Hidden Valley Master Plan may have more stringent requirements that will be required and enforced through neighborhood covenants, conditions and restrictions.



## 4.2 ARCHITECTURE GUIDELINES

### 4.2.1 Architecture Overview

These Architecture Guidelines promote a high level of design, ranging from the public realm to the private residence. They are intended to assure compatibility between adjacent structures within the community and to guide character and form, using concepts varying from streetscape design to building style and façade detailing.

These Architecture Guidelines apply to all residential dwellings/buildings, commercial and mixed use buildings, and neighborhood community buildings and amenity structures.



### 4.2.2 Evolving Architecture Guidelines

There may be a substantial length of time between the adoption of these Architectural Guidelines and their use. With this in mind, the Hidden Valley DRC may need to overwrite portions of these guidelines with more stringent overall guidelines or guidelines specifically tailored to certain neighborhoods. If provided, enhanced or individual neighborhood guidelines shall supersede these guidelines.





## 4.2.3 Residential Guidelines

All facets of these Residential Guidelines apply to all single-family detached, single-family attached, multi-family and neighborhood community buildings and amenity structures.

### 4.2.3.1 Neighborhood Relationships

Hidden Valley consists of numerous distinct neighborhoods. To promote a shared sense of community amongst these neighborhoods, they need to be connected by common characteristics, including architectural design standards and landscaping themes as well as roadway and trail systems.

#### *Special Locations*

Within the site plan, there will be buildings located on prominent corners, parkways or open spaces. These buildings should recognize their special locations within the neighborhood and their architecture should be enhanced accordingly.

- Buildings at gateways to neighborhoods shall be defined with prominent architectural features incorporating strong massing elements to create interest and frame views. Using massing and architectural elements to add emphasis to corners of buildings is recommended.
- Buildings that form a thoroughfare, square or special intersection shall relate to each other through color, material and/or form.
- All Exposed Elevations shall have articulation that is similar to a front elevation in design. Buildings on corner lots shall address both thoroughfares with similarly designed architectural features and materials.





## Streetscape

Within residential neighborhoods, building form, mass and scale play key roles in developing design continuity and defining “streetscape”, or the cohesive view of elevations along a street. The articulation of roof forms and building facades, in terms of proportion, style and textures, provides the foundation for visual interest and variety within the streetscape. Builders are required to carefully combine architectural styles to create neighborhood streets that are united in their character and that are uniquely different from those of other neighborhoods.

- **Special attention shall be given to the mix of architectural styles in creating streetscapes. The elevations of buildings along the streets shall be diverse, yet compatible with neighboring buildings. A variety of building massing, roof sizes and forms shall be used to create interest.**
- **Streetscapes shall be visibly pleasing in terms of scale, proportion, pattern, balance, material composition, and color scheme. Buildings related by form, color or texture create a successful streetscape.**
- **Grouping architectural styles or limiting the number of styles on a streetscape is encouraged in order to create distinct and special places. Elevations on a street may be of the same architectural style, but are encouraged to vary in massing, roof lines, entry features, and architectural detailing.**
- **Designs shall reflect harmonious architectural styles and consistent quality.**
- **Usable porches, terraces and upper level balconies are encouraged to activate the street.**
- **The architectural style and detailing of garages and other ancillary structures shall be consistent with the principal building’s architectural style, colors and materials.**

### Examples of good streetscapes:



### Example of poorly-designed streetscape:



*Garages project from and dominate the front facades. Attached sidewalk with no street trees.*



### ***Diversity Requirements***

Diversity is a major component of successful streetscapes and neighborhoods. The diversity requirements are the minimum standards that promote the streetscape concepts. The requirements encourage a varied street scene and prohibit disconnected rows of homes built without regard for the neighborhood fabric.

### ***Variation Requirements***

- *Single Family Detached and Twinhomes Variation*

It is possible to design a streetscape with relatively few plan types, as long as attention is paid to the combination of houses built.

- If a plan is repeated, a minimum of three distinct elevation styles shall be developed.
- Roof forms must change from one elevation style to another.
- Changes solely of materials or colors do not constitute an independent elevation style.
- Elevation style changes should include porch and bay designs, window configurations, materials, and detailing.
- Houses sited on three adjacent lots (on the same side of the street) or directly across the street (sharing frontage) shall have different plans and/or elevation styles.
- Main roof ridge lines shall vary in orientation to the street (i.e. parallel or perpendicular to the street) at least once in every three adjacent lots.
- On a streetscape with any group of nine adjacent lots, houses are encouraged to have varying roof colors.





- *Townhouse and Multi-family Building Variation*

- Townhouse buildings must have a minimum of two unit types within every building. These unit types must be articulated with different façade elements and different window locations.
- If more than 4 buildings are built within a neighborhood, a second elevation style must be introduced. If more than 8 buildings, a third style must be present.



- *Color Variation*

The use of a variety of paint colors provides an inexpensive manner to add variety to a streetscape and neighborhood.

- In general, 2/3 of a streetscape should have subdued body colors, while 1/3 of a streetscape should have stronger body colors. “Beige box” color strategy is prohibited. While buildings with beige/brown/tan body colors can be appropriate, they must be interspersed with buildings with other color palettes within the streetscape.
- Adjacent Single-Family Detached houses within the same block face shall not have the same color palette.
- Color palettes for townhouse and multi-family buildings shall be varied; no more than two buildings within a block face may have the same color scheme.

*Examples of good use of color:*



*Example of poor color palette:*



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### ***Garage Orientation***

Garages shall not dominate or be a repetitious feature of homes within the neighborhood. Flush front load and projecting front load garages are highly discouraged without compensating design elements. Garages accessed from an alley are not required to meet the following requirements.

- ***Single-family Detached Garage Orientation***

In addition to conforming to the site planning guidelines, single-family detached houses shall comply with the following garage orientation standards:

- **Houses sited on any three adjacent lots (on the same side of the street) or directly across the street (sharing frontage) are encouraged to have different garage orientations.**
- **The building must have sufficient design such that the viewer's eye is drawn away from the garage doors. This can be done in many ways, including designing entries as focal points or including interesting materials or additional detailing on the portions of the façade without the garage.**
- **There must be a minimum of a 2 foot (2'-0") plane change every two garage bays. (e.g. doors adjacent to double garage doors shall not be in the same plane) and there can be no more than two single garage doors in plane before a plane break.**

#### ***Examples of good garage orientation:***



*Garage doors are recessed from the most forward projecting part of the house and are painted to "blend in" with the facade.*



*A side-loaded garage minimizes the visual impact of the garage doors.*



*A front-loaded garage can be set back toward the rear of the house to minimize its impact on the streetscape.*

#### ***Examples poor of garage orientation:***



*Garage appears "tacked on" to home.*



*Garages project from and dominate the front of home.*



*Dimension between header and eave out of proportion with home.*



- *Single-family Attached Garage Orientation*

Front load garages on twin homes and townhouses are strongly discouraged. When front load garages are necessary, they shall follow these garage standards:

- The building must have sufficient design such that the viewer's eye is drawn away from the garage doors. This can be done in many ways, including designing entries as focal points or including interesting materials or additional detailing on the portions of the façade without the garage.
- Each unit must have a building mass (either porch or enclosed space) located 3 feet (3'-0") or more in front of the plane of its garage door.
- There must be a minimum of a 2 foot (2'-0") plane change every two garage bays. (e.g. doors adjacent to double garage doors shall not be in the same plane) and there can be no more than two single garage doors in plane before a plane break.
- Twinhome garage frontage shall not comprise more than fifty percent of the street elevation.
- Garage doors with windows are encouraged. Single car garage doors are encouraged in lieu of double car garage doors.



*Example of good front-loaded garage on a single-family attached home.*



*Richly detailed facade and plane changes help reduce the visual impact of these garage doors.*

- *Multifamily Building Garage Orientation*

Front load garage design are discouraged, but not prohibited, for multi-family buildings.

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### ***Porch Requirements***

Front porches help to enliven the street and soften the streetscape and are highly encouraged on all residential building types. Covered entries are not applicable towards these requirements. For definition purposes, porches are a covered area and shall be triple the width of the front door (including the portion in front of the front door entry). Porches are encouraged to have a depth of a minimum of four feet.

### ***Public to Private Transition***

The transition space between thoroughfare and building shall be designed with careful attention to detail, human scale, landscape, and streetscape character.

- **All front entries are encouraged to be connected to the street sidewalk with a concrete sidewalk not less than three (3) feet in width. If a front driveway exists, the entry is also encouraged to be connected to the driveway with a three (3) foot sidewalk.**
- **Buildings, entries, curb-to-entry hardscapes and landscapes, architectural elements, and site components should define and enhance the character of the streetscape.**
- **Where grade permits, residential front entries elevated from the street are encouraged.**
- **Inviting and functional outdoor living spaces are encouraged.**
- **Elements that provide shade such as trellises, awnings, arcades, or tree plantings are encouraged.**





### Alleys

The design of alley environments serves to unify neighborhoods while providing vehicular access to buildings. All alley projects must be designed in coordination with the Hidden Valley DRC. In principle, alleys should adhere to the following criteria:

- Alleys should have variety, rhythm and pattern in terms of materials and detailing.
- Alleys should be functional and aesthetically appealing.
- Consideration should be given to setbacks, drainage, fencing, lighting, utility screening, etc.
- Alleys shall be appropriately fenced and landscaped.
- Placement of service equipment shall be designed to be as unobtrusive as possible.
- Driveways, where applicable, should be perpendicular to the alley.



### 4.2.3.2 Exterior Architecture

Each building shall have high quality, well detailed exterior architecture that promotes neighborhood variety and visual interest while being compatible with adjacent homes.

### Building form

Within neighborhoods, building massing, balance and scale play key roles in developing design continuity and defining streetscapes. The articulation of roof forms and building elevations in terms of proportion, architectural style and texture provides the foundation for visual interest and variety along the street.







Examples of poor building massing and scale.

- *Building Massing and Scale*

Building massing is the general building shape and size. Building massing and scale play important roles in how a building is experienced from the exterior.

- All buildings shall emphasize at least one primary architectural massing volume. Most buildings should also have supporting secondary forms.
- The mass of buildings should be broken up to reduce the apparent scale, provide visual interest and depth, and achieve a more articulated form.
- Strong and simple forms are encouraged. Overly complex or redundant forms are prohibited (e.g. houses shall not have “telescoping” gables or roof forms lacking a focal form).
- Building mass shall be suitable relative to both lot size and setback requirements.
- Overhangs, prominent porches, covered entries, doors and windows should be used to break up facades and articulate form, as well as to enhance indoor/outdoor site relationships.
- Recessed and projecting building elements should be used to encourage shadow effects. Possibilities include roof overhangs, bay windows, chimneys and covered porches.
- When sloping conditions exist, buildings should be stepped down inclines, anchoring the structures to their sites and creating a natural relationship between the building forms and topography.
- In walkout situations, three-story unbroken masses are prohibited. Three-story elevations shall have a minimum of one vertical plane break and one lower secondary roof form; more are encouraged.
- In no case shall an unbroken plane of a building be longer than 50 feet.
- Building materials shall relate to building massing:
- When planes are broken, materials shall conceptually support the additive nature of the building.
- Masonry wainscoting less than a story tall should be avoided; instead, masonry should be used to highlight one or more of the building masses.
- Dominant building materials should be used with contrasting and complimentary trim materials and colors to preserve contrast and depth.
- Building heights for large buildings should be “stepped-down” toward the edges of structures to aid transitions between buildings and create human scale.
- Buildings shall be scaled so as not to overwhelm or dominate their surroundings.





- *Special Single Family Attached and Multi-family Massing Provisions*

Larger buildings have special massing considerations in order to reduce scale and relate to their users. In addition to the general building massing concepts, single-family attached and multi-family buildings shall follow these special provisions:

- **Twinhome structures shall be designed such that they appear to be large single-family detached structures from the exterior.**
- **Townhouse structures shall be designed with either the “Individual Unit” or “Whole Building” massing approach.**
- **Multi-family buildings shall be designed using the “Whole Building” massing approach.**
- **Multi-family stairs shall be integrated with the architecture of the building. They shall not protrude outward from the plane of any elevation.**
- **Freestanding parking garages shall be limited to a maximum of twelve cars.**

- *Individual Unit Approach*

Conceptually, the main building mass is broken down and each unit is distinguishable from the exterior.

Buildings are designed to a finer scale, with unit articulation similar to that of a single-family house.

- The building massing form shall be broken up with building breaks occurring at every unit or every other unit.
- All units shall not be articulated similarly or be equally balanced within the facade.
- Roof forms are encouraged to have separate roofs or accent roofs relating to the individual units.

- *Whole Building Approach*

The building is designed to read as one cohesive mass. Buildings are designed to a larger scale with larger building masses and elements; often, a whole building approach is appropriate for buildings where the entire façade will be viewed at once, such as on a site bordering a park or boulevard.

- Less emphasis is placed on building breaks; it may not be evident from the exterior where individual units are located.
- The main building mass has consistent materials throughout the entire building face.
- The building mass must still be broken down. This can be done without articulating separate units. Roof forms, bays or porches can be used to reduce the building mass; in many cases, bays of adjacent units can be combined to create larger bays.
- Interior units are meant to play a secondary role, and the building has greater articulation at each end.
- In some cases, it may be desirable for 3-plex or 4-plex townhouse buildings to be designed similarly to twinhomes, with the appearance of a large single-family detached structure.



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- *Visual balance*

Balance and relief between the various forms and elements of a building should provide variety and interest while still contributing to a unified overall image and being complimentary to one another.

- Building designs shall encourage visually heavier and more massive elements at their base and visually light elements above these components. A second story, for example, shall not appear heavier or demonstrate greater mass than the portion of the building supporting it.
- Combinations of one- and two-story building forms are encouraged to promote visual interest, while still maintaining the primary architectural massing element.
- Natural stone and masonry materials are encouraged as visual “anchors” for buildings.
- Vertical and horizontal elements should be used in contrast to one another (e.g. chimneys counterbalancing strong, horizontal facade elements or generous roof overhangs in contrast to strong vertical elements).
- Creative entry treatments should be used and other secondary focal points created, such as porches, balconies, bays, and dormers.
- Porch and covered entry roofs, bays and cantilevers must have brackets or other properly proportioned supporting elements beneath them. Visually unsupported cantilevers and other elements are prohibited.
- Covered entries and entry porches shall not be overscaled. Ceiling heights for these areas shall not exceed 1.5 times the entry door height.





- *Styles*

There are no prescribed architectural styles for Hidden Valley; however, the one unifying theme is quality design, materials and workmanship. These Architecture Guidelines are intended to establish a recognizable vocabulary for architecture and produce diverse yet compatible groups of buildings without demanding “letter perfect” authenticity.

- The architectural style of the building shall be complemented by scale, mass, proportion, articulation, and detailing.
- Architectural styles should be interpreted in a manner to ensure that the design of each building is unique in character, specific to the site, and contributes to the overall community.
- A concentration of a particular architectural style may be encouraged to create special blocks or green courts.
- Side and rear elevations shall incorporate style elements and details that unify the building’s composition.
- Each building shall have a style stated on its submittal documents. The Hidden Valley DRC will review the elevations with the style in mind to determine if they are a successful interpretation of the style.



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Sample architectural styles that are acceptable are the following:

### ***Farmhouse***

Typical Farmhouse buildings could be articulated with:

- High pitched gable roofs
- Prominent front porches
- Vertically proportioned windows (2:1 or greater) with muntins, often with shutters
- Windows with emphasized window head trim
- Clean-lined, simple building forms
- Claddings such as board and batten and lap siding
- Additive massing concepts, implying construction over time
- Indigenous building materials





## ***Prairie***

Typical Prairie buildings could be articulated with:

- Low to moderate pitched roofs
- Hipped roof forms with dormers
- Eave returns if gable ends are present
- Large porches, often full building width
- Symmetrical facades, although not required
- Generous closed soffit overhangs, often with corbels
- Claddings such as brick, lap siding and stucco
- Composed window groupings with muntins



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## Craftsman

Typical Craftsman buildings could be articulated with:

- Low sloped gable roofs, visually supported by brackets
- Exposed rafter tails
- Paired or grouped windows with muntins on the upper panes
- Window trim with tapered jamb trim or extended, sculpted head trim
- Wide overhanging eaves with sloped soffits
- Claddings such as stone, brick, lap siding, shingle siding
- Gable end accent materials such as board and batten or shingle siding
- Battered, compound or paired columns, often on a masonry base





## Shingle

Typical Shingle buildings could be articulated with:

- Asymmetrical volumes
- Moderate to high pitched gable roofs, sometimes with eave returns
- A body with shingle siding; corner clips or mitered corners are encouraged in lieu of corner boards
- A stone base
- Flared shingle siding skirts at trim banding
- Multiple gable end vents
- Gable ends built out with supporting corbels
- Oval accent windows
- Windows with many-pane muntins and/or transoms; Palladian windows are encouraged



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## ***Tudor***

Typical Tudor buildings could be articulated with:

- Asymmetrical massing
- Gable roof forms with steep pitches, some with curved lower portions
- Brick, stone or stucco cladding materials
- “Timber” trim with stucco infill in gable ends
- Windows with many-pane or diamond muntins
- Minimal overhangs
- Lower rooflines with raised plate areas on the upper floor
- Brick or stone chimneys





## Contemporary

Typical Contemporary buildings could be articulated with:

- Strong forms
- Shed or barrel vaulted roofs
- Specially proportioned windows
- Clean-lined claddings such as stucco, board and batten siding and paneling
- Contemporary interpretations of building elements such as bays, roofs or brackets
- Strict symmetric arrangement of parts or clearly deliberate asymmetry (i.e. asymmetry should not look like an error)



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*Examples of poor garage design that dominates the architecture*

#### • *Garage Architecture*

The housing of cars is not as important as the housing of people, and this priority shall be immediately obvious in the design of buildings; garages are to be relegated to a secondary role within the architecture of Hidden Valley buildings.

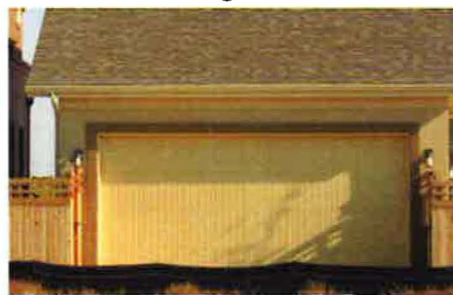
##### ◦ *General Garage Requirements*

- Carports are prohibited for all building types.
- Garage proportions shall demonstrate human scale and not dominate or overwhelm the building, street or alley.
- Garage massing shall be secondary to the principal building and shall be reduced in scale whenever possible.
- Garage detailing shall have visual interest with a similar style and materials to the principal building.
- Garage door treatments should be varied between adjacent buildings by using doors with different details or a combination of single and double doors.

##### ◦ *Specific Garage Requirements*

- Garages shall have usable dimensions:
  - Single-bay garages shall have a minimum rough dimension of 12 feet (12'-0") by 20 feet (20'-0").
  - Double-bay garages shall have a minimum rough dimension of 20 feet (20'-0") by 20 feet (20'-0").
- Garage doors shall have a maximum distance of two and one-half feet (2'-6") from the bottom of the garage door header to the bottom of the garage eave. If the garage pad is set lower than its typical elevation due to site grading, the garage plate height shall be reduced accordingly so as to satisfy this condition.
- Sectional garage doors with decorative panels are required. Three-car garages shall have a minimum plan offset of two feet (2'-0") at one bay.
- Front load garage doors shall be set back a minimum of 20 feet (20'-0") from the back of sidewalk.
- Side load garages:
  - Shall appear to be livable space from the street and shall have a combined window area of 30 square feet or more on the front elevation.
  - Shall be set back a minimum of 15 feet (15'-0") from the back of sidewalk.

*Examples showing good garage architecture with detailing, and scale and massing in proportion to the home.*



*Creative use of color is an inexpensive way to provide good garage architecture.*

*Examples of poor garage architecture with lack of detailing and poor massing and proportion relative to the home.*



*The area between top of garage door and roof is out of proportion with the home.*



- *Mechanical Equipment*

Mechanical equipment shall be located such that it does not distract from the architectural character of the building and should be concealed if possible; if concealment is not possible, the mechanical equipment must be located and detailed to integrate with the building's architecture. Mechanical equipment includes, but is not limited to, HVAC, electrical, communications or security equipment, access ladders, and utility meters.

- **Eighteen inch (1'-6") satellite dishes are allowed, but their location must be approved in writing by the Hidden Valley DRC.**
- **Air-conditioning and evaporative cooling units shall not be located in windows or mounted on the sides of buildings.**
- **In single-family detached and attached homes, air-conditioning and evaporative cooling units may be located on the roof or next to the home only if they are not visible from the street in front of the home or next to the home.**
- **In multifamily buildings, air-conditioning and evaporative cooling units may be located on the roof, if screened from public view.**
- **Utility meters, transformers, phone and cable boxes, air conditioning units, and evaporative coolers shall be screened from public view. Screen walls and/or landscaping are required treatments.**
- **Solar panels shall:**
  - Have low profile roof brackets.
  - Be integrated into the roof design and consistent with the roof slope.
  - Have frames colored to match the roof.
  - Have all associated mechanical equipment screened from view.
- **If present, passive and active solar energy systems visible from the street must be integrated into the architecture of the building.**



*Low profile solar panels that match roof color.*

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Numerous exterior design elements integrated into building form are desirable for enhancing and providing visual interest and relief. The exterior design elements should be proportional to the overall building scale and to human scale.

- All building elements and their related trim and materials shall reinforce and be appropriate to the architectural style of the building.
- Elements shall be used to visually break up larger volumes. Large, flat, unbroken planes shall be avoided.
- Building element details shall be carefully designed to highlight the element. The Hidden Valley DRC may require this level of detail to be enhanced for the purposes of distinguishing the architecture under review from lower-cost buildings nearby.
- Each element should help unify the design by using either similar or complimentary forms, textures and proportions.
- Each residence shall have a minimum of one private, usable outdoor space directly accessible from the residence. Possible outdoor spaces include: porches, patios, balconies, yards, and decks.

#### ***Covered Entries & Porches***

Porches can be used to create a human scale at the front entry, to promote public/semi-private/private layering, to activate the streetscape and to break down building massing. Covered entryways and outdoor areas, including front porches, patios, decks, and balconies, are encouraged to provide gracious transitions to outdoor areas, as well as shade for indoor and outdoor living areas.

- A porch or covered entry is required at every entry door.
- All front-door entries shall be visible and accessible from the street, unless specifically approved by the Hidden Valley DRC.
- Entry design should aim to provide a graceful transition between the public and private realms.
- Front entries shall be well defined, detailed, and reflect individual units.
- Multi-family access points to units shall be clustered in groups of four or less; balconies and corridors that service five or more dwellings are prohibited unless specifically approved by the Hidden Valley DRC.





## Columns & Railings

Columns and railings are an opportunity to bring the character and detailing of the architecture to a location that is tangible to the building's users.

- Columns shall be properly proportioned to the mass they support. A minimum porch column size of six inches (6") by six inches (6") with trimmed cap and base is required. Columns taller than nine feet shall have a minimum size of eight inches (8") by eight inches (8").
- Paired or grouped columns are encouraged.
- Columns and railings shall be solidly mounted.
- In most cases, column spacing should create square or vertically oriented spaces (the spaces between columns should not be wider than they are tall). If the space is horizontally oriented, columns should be boxed columns greater than 18 inches (1'-6" x 1'-6") square or paired columns.
- Masonry on column bases shall be a minimum of two inches (2") above a railing termination.



## Bays

The use of bays is encouraged to break down the massing of facades.

- Bays and projections shall be supported by properly proportioned architectural elements.
- A bay must project a minimum of 12 inches (1'-0").
- Bays with vertical proportions are encouraged.
- Bays shall appear to be mounted entirely upon another building mass and shall not share a common edge with that mass.
- In most cases, a bay should have a different material than the building mass on which it is mounted.





*Example of poor window placement  
(no windows at all!)*

## ***Doors & Windows***

Doors and windows provide light to the building's interior while providing character and detail to the building's architecture.

- Proportions of window and door openings shall reflect human scale and complement rooflines and building eaves.
- Vertically proportioned windows are encouraged.
- All elevations shall have at least one window with a minimum of 8 square feet. Corner lots or lots adjacent to public open spaces may require additional windows as determined by the Hidden Valley DRC. (See pages 82-83 for the required fenestration areas in Single-family Detached Buildings and Other Residential Buildings.)
- Attic windows shall be located such that there is a believable living space behind them.
- Sliding glass doors are not permitted on elevations that face a public street (alleys excluded). French doors are allowed in all residential elevations.
- Metal windows, where allowed, shall be painted.
- Skylight requirements:
  - Skylights must be integrated with the roof design and shall be mounted in a manner parallel to the roof pitch.
  - Skylights shall be flat rather than bubbled.
  - Skylight glazing shall be clear, solar bronze, or grey.
  - Skylight framing materials shall be copper, bronze, or anodized metal, or colored to match the adjacent roof.

### ***Good door treatment:***



### ***Good window treatment:***





## Roof Forms & Dormers

Roof forms and dormers accentuate a building's architectural style and contribute to the overall streetscape rhythm and aesthetic.

- Care should be taken so that complex roof forms retain a sense of hierarchy and reason. Overly complex roof forms and roofs not supporting the architectural style of the building are discouraged.
- A main gable or hip form should be used with complimentary sheds, dormers and other minor elements. Other types of dominant roof forms will be considered by the Hidden Valley DRC on a case-by-case basis; however, mansard roofs are prohibited.
- Gables, dormers, and other smaller roof elements should be proportional to the spaces they cover and to the overall roof size and form. Their use is encouraged to help break up the proportions of large roofs and to provide visual interest through articulation. Roof breaks shall occur in all homes, unless specifically waived by the Hidden Valley DRC.
- Roof pitch shall be a minimum of 4:12 (4" vertical in 12" horizontal); however the Hidden Valley DRC may, at its sole discretion, waive this requirement based upon the architectural style of the home.
- Habitable space within the primary roof is encouraged.
- Roof overhangs shall be designed to respond to passive solar requirements as appropriate for seasonal and/or climatic conditions.
- Gutters and downspouts should be integrated into the design of buildings, and appear as a continuous architectural element.



## Eaves

Roof overhangs and eaves are recommended for their aesthetic quality as well as practical functions. These elements create relief and shadow patterns that visually reduce height and scale, provide shade for walls and windows, and control rainwater.

- Overhangs shall be a minimum of twelve inches (12"); however the Hidden Valley DRC may, at its sole discretion, waive this requirement based upon the architectural style of the home.
- Overhangs should be proportional to the sizes of roofs, pitches, and building heights. Larger roof areas, shallow pitches and roofs high from the ground generally indicate larger overhangs. Steeper roofs typically require less overhang.
- Fascia and soffit details shall be proportional to the size of overhangs and roof pitches.
- A minimum eight-inch (8") width or a comparable combination of built-up and relief boards is required for fascia boards, provided however that 6" width fascia may be presented to the Hidden Valley DRC for approval. (e.g. two-inch by four-inch exposed rafter tails).



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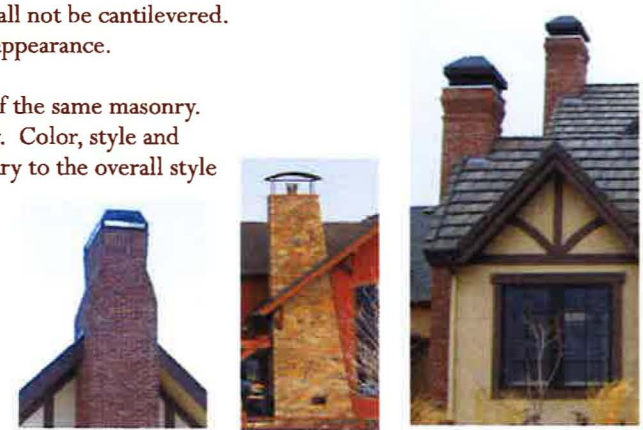
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## Chimneys

Chimneys add architectural detail to residential buildings. When well constructed, chimneys can be a beautiful addition to a building's exterior.

- Chimneys shall look authentic. Chimneys must have a foundation and shall not be cantilevered.
- Proportions and materials should give chimneys a substantial and stable appearance.
- Chimneys should punctuate rooflines and add architectural interest.
- If masonry is present on the building, the chimney shall be constructed of the same masonry.
- If a chimney cap is used, it should be sized proportionally to the chimney. Color, style and materials utilized for chimney caps may vary, but should be complimentary to the overall style and color scheme of the building.

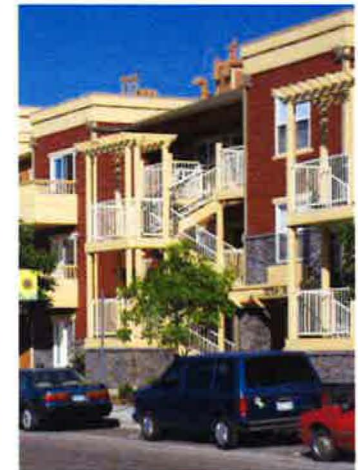


*Examples of poor deck design that is un-integrated with the building's architecture*

## Decks, Balconies & Stairs

Decks and balconies are encouraged so as to offer additional outdoor living space to homeowners.

- Decks, balconies and exterior stairs shall be integrated with building forms. Materials and colors shall be consistent with or complimentary to the building.
- Columns at rear elevations of walkout lots shall be proportional to the entire building mass.
- Where sites permit, patios and decks shall step with the slope or incorporate terracing.
- If masonry (rock or brick) is used on the primary building, columns supporting raised decks are encouraged but not required to have a masonry exterior matching the primary structure.
- Decks must have their lowest walking surface ten feet or less above grade. If a third story deck is desired, there must be a building volume or deck below.
- Open-riser metal stairs are prohibited unless approved by the Hidden Valley DRC.





## Decorative Elements

Decorative elements provide visual interest and add detail to a building's elevation while reinforcing the architectural style.

- Exterior shutters offer elevation relief and should be sized to the adjacent window height and width, and shall match the architectural style of the building. Undersized shutters may be presented to the Hidden Valley DRC for approval.
- Shutter hardware shall be stylistically correct and be well proportioned.



## Fencing and Walls

When fencing, retaining, landscaping or privacy walls are present, their materials, style, scale, and design shall be coordinated with the architectural style and color palette of the building.



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Examples of poor masonry design:  
 "Floating" masonry (top photo);  
 Brick termination at outside corner  
 (bottom photo)

#### 4.2.3.4 Building Materials & Colors

##### **Exterior Building Materials**

Exterior building materials (referred to as "materials" in this section) offer an opportunity to reinforce the architectural style of a building. (See the Building Massing section (page 56) for application of materials in relationship to building massing.)

- All materials and colors shall reinforce and be appropriate to the architectural style of the building.
- Contrasting but compatible building textures and/or materials shall be used to help unify exterior building elements and create depth, proportion and scale.
- Generally, materials are most visually effective when only two (2) materials, excluding trim, are used. Sometimes, more than two (2) materials can be successfully used on exterior walls, but special care must be taken in order that the materials do not detract from the overall design and form. Frequent changes of material are prohibited.
- Front, side, and rear elevations shall share common materials, colors and architectural elements.
- Material changes must occur at inside corners, when possible. If not possible, materials must wrap a minimum of two feet (2'-0") around corners.
- Rock and masonry elements are encouraged. The intent of rock and masonry use is to be architecturally correct, not to meet "minimum requirements."
- Materials shall be consistently applied and harmonize with adjacent materials.
- Cladding materials with varying, compatible textures and depths should be used.
- Edges and the transition of materials shall be carefully detailed so as to provide authenticity and avoid the perception of abrupt or unfinished planes.
- All efforts shall be made to minimize the visual impact of unfinished foundation walls. Masonry or siding materials should be continued down the elevation as close as possible to grade.
- All materials should be used in a way that is authentic to the material.



- *Masonry*

Masonry is a cladding material that contributes to the creation of attractive and varied elevation designs and can be used to reinforce building style.

- Masonry should be used to articulate building masses, as outlined in the Building Massing section (page 56).  
Wainscoting should be used sparingly and is discouraged.
- All masonry applications shall be properly detailed and appear to be load bearing.
- Masonry is encouraged for porch foundations and columns as an accent material.
- The use of veneer with mitered corners is prohibited.



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- *Stucco*

Stucco, due to its consistent surface qualities and lack of shadow or other visual interest, needs special attention when used as a primary cladding material.

- Detailing, including control joint locations, trim at rakes and eaves, and applied details should be carefully composed to provide visual interest without appearing overdone. Control joints must be located such that they enhance the architectural style of the building.
- Trim for stucco elevations shall be governed by the following (trim is defined as around openings of the house i.e. windows and doors):

Allowed:

- Trim at all four sides, including at least one profile or change of depth
- Header trim only, including at least one profile or change of depth
- Sill trim only
- Header and sill trim
- Recessed design (plane of the window is 3" or more recessed behind the stucco wall plane)

Prohibited:

- Trim at all four sides, lacking at least one profile or change of depth. (e.g. the symmetrical picture frame look is prohibited).
  - No trim
- Trim should be sized to the application; constant trim sizes for all locations shall be avoided (e.g. soffit trim banding should not be the same dimension as a base trim band; similarly, a base trim band should not be the same dimension as a belly band).
  - If a rough stucco finish type is used on the building body, trim should have a finer stucco finish type in order to promote a more finished look at the trimmed areas.

*Examples of good detailing with stucco:*



*Examples of poor detailing:*





### • Siding

Sidings are a traditional cladding material that can be cost effective and provide texture and shadow on the main body of a building.

- Sidings other than traditional lap sidings are encouraged, including: board and batten, paneling, shingle siding and alternate lap siding.
- Some architectural styles may lend themselves to fishscale siding or corrugated metal siding, but both should be used with special attention to appropriate quantities and locations.
- Paneling shall be carefully detailed and must have trim, reglets, or other defined edges. Paneling designs and trim must relate to the building fenestration and complement the architectural style; large quantities of paneling unrelated to the architecture are prohibited.
- Lap siding widths should be proportional to structure size and shall not exceed an eight inch (8") lap exposure on single-family detached buildings or twelve inch (12") on single-family attached or multi-family buildings. Lap siding exposure shall be consistent for all elevations.
- Cementitious sidings and trim may be used.
- Aluminum, vinyl and unarticulated panel sidings are prohibited.

### Examples of good sidings and roof materials:



### • Roof Materials

Use of appropriate roof material adds value to the architectural design of a building by complementing the building's facades. Color and texture are relevant criteria when selecting roofing material.

- Acceptable roof materials include composite shingle (architectural grade), tile, slate, concrete, and metal. Membrane roofing such as EPDM or TPO are appropriate for flat roofs.
- In general, roof material colors are encouraged to be darker and earth-toned hues that accent and compliment other building colors.
- Gutters shall be required on all draining roof areas, with the exception of small bay or other roofs that cover less than 20 square feet of area.
- Metal roofs shall not have highly reflective surfaces.



- *Trim*

Trim should be used to enhance the architectural character of the building's main body materials.

- All windows and doors shall be trimmed. All doors shall be trimmed to match window and other openings. Trim treatments for arched and other special windows shall be consistent or in harmony with standard window trim on the rest of the building.
- Refer to the stucco materials section (page 76) for window trim requirements for stucco buildings. Window trim for all other materials shall consist of trim on all four sides. There must be a dimensional change on at least one of the four sides.
- Trim bands are required to be consistent for all elevations.
- A minimum of four inch (4") trim shall be required beneath soffits at rake conditions.
- A minimum of six inch (6") fascia is required.
- When wood or composition siding is used, a skirt board of eight inches (8") (minimum) shall be required at the base of bays and in locations where siding meets foundation.
- Exposed wood shall be painted, stained or oiled.
- Pre-manufactured plastic or PVC railings are prohibited, but may be approved in lower-tier residence sizes by the Hidden Valley DRC.





## Color

Color is an inexpensive opportunity to reinforce architectural style, neighborhood diversity, and visual interest. Color should be used whenever possible to enhance a building's appearance.

- All color palettes shall be approved by the Hidden Valley DRC.
- Body colors shall be evaluated with the roof color; the colors should be harmonious or provide a conscious contrast.
- Although they should be avoided in the building design, any awkward or odd areas of the building shall be painted the body color in order to reduce their visual impact.
- Highly saturated color hues must be approved by the Hidden Valley DRC.
- Garage and entry door color(s) shall complement the body color.
- All metal and/or plastic roof protrusions such as plumbing vents, furnace vents, water heater vents, and similar mechanical equipment shall be fully screened from view or primed with an appropriate primer and painted with a durable paint that will withstand the weather. The roof protrusions shall be painted a color that is complimentary to the adjacent roofing materials. When ABS is used to vent through dark colored roofs, it need not be painted if all other such vents and equipment are painted in corresponding black color.
- Gutter and downspout colors shall match the colors of the materials that the gutters and downspouts are mounted on.



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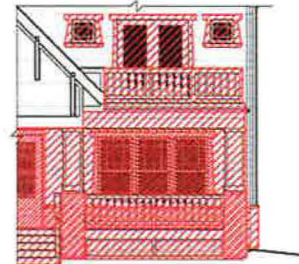




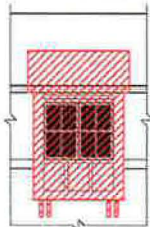
Areas of a porch that do not cover the facade are not included; both porches and dormers can be included on side elevations



Canopy roofs above windows or doors can be included in Fenestration Area, provided they are additive forms that are distinct from other rooflines



Railing areas and deck or patio areas below uncovered decks are included in Porch/Deck Area



Bays and bay roofs are included in Bay/Dormer Area

#### 4.2.3.5 Elevation Articulation (EA) Ratio

The Elevation Articulation Ratio ("EA Ratio") provides a guideline to evaluate building elevations. The builder/developer is advised to consider these ratios in the design of residences, as the Hidden Valley DRC will use this guideline in the evaluation of plans received in submittals. The Hidden Valley DRC may approve plans that do not conform to these EA Ratios if 1) it deems the elevations to include compensating design elements, or 2) it concludes that increasing articulation to meet the EA Ratios would compromise the aesthetics of a particular design.

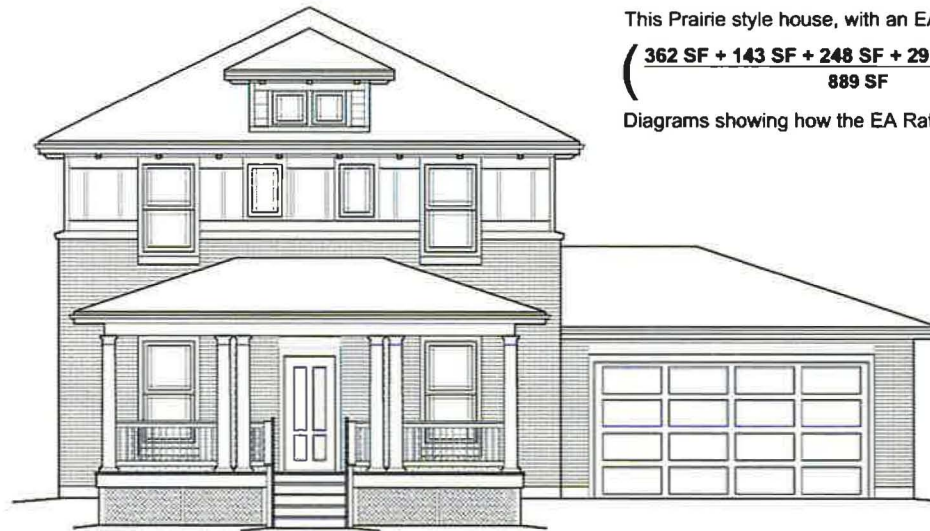
$$\left( \frac{\text{Full Credit Areas} + (0.50 \times \text{Partial Credit Areas})}{\text{Surface Area}} \right) + \text{Extra Articulation Credit} = \text{EA Ratio}$$

The EA Ratio is intended to create a non-subjective baseline for elevation articulation. It should be used with the other Architectural Guidelines to create well-proportioned, well-articulated buildings that enhance the neighborhoods of Hidden Valley. In order for building elements and material areas to be considered as an EA Ratio Area, the element must meet all requirements set forth in these guidelines. EG: items must be stylistically appropriate; bays cannot share a plane with the building mass, porches must be 6'-0" clear in both dimensions, etc. Full or partial credit areas may not be re-counted, with two exceptions—masonry and fenestration beneath a porch or deck roof.

This Prairie style house, with an EA Ratio of 0.96, will be used as an example:

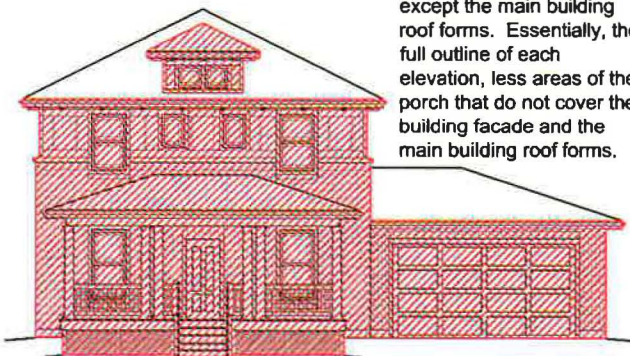
$$\left( \frac{362 \text{ SF} + 143 \text{ SF} + 248 \text{ SF} + 29 \text{ SF} + (0.50 \times 76 \text{ SF})}{889 \text{ SF}} \right) + 0.04 = 0.96 \text{ EA Ratio}$$

Diagrams showing how the EA Ratio was calculated follow.



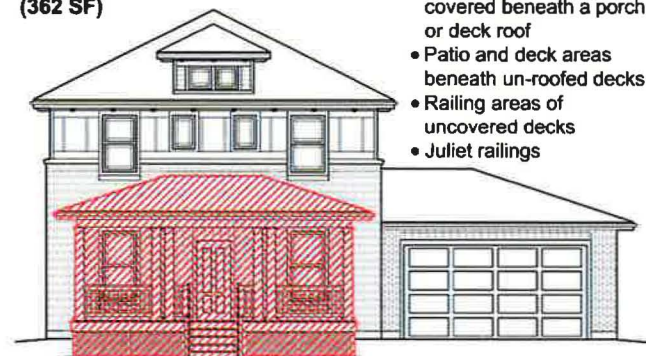
**SURFACE AREA**  
(889 SF)

All wall, roof and fascia areas of an elevation, except the main building roof forms. Essentially, the full outline of each elevation, less areas of the porch that do not cover the building facade and the main building roof forms.



**FULL CREDIT AREA**  
**PORCH/DECK AREA**  
(362 SF)

- Porch and deck roofs
- All areas of a elevation covered beneath a porch or deck roof
- Patio and deck areas beneath un-roofed decks
- Railing areas of uncovered decks
- Juliet railings



This image shows the siding elevation of the same house; it's EA Ratio is 0.66.



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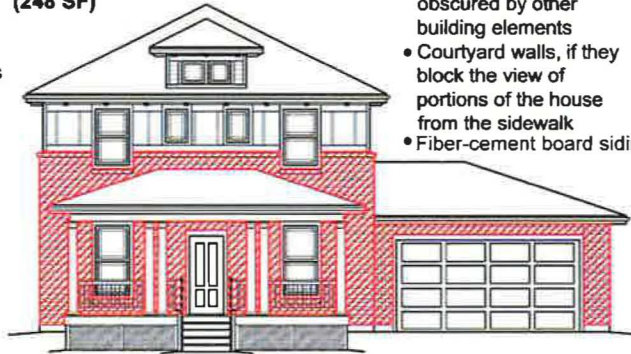
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### FULL CREDIT AREA FENESTRATION AREA (143 SF)



- Windows and doors, except garage doors
- Garage door window area
- Vents, shutters and windowboxes
- Window, door and vent trim
- Permanent sunshade or lattice devices
- Canopy roofs above windows or doors (additive forms that are distinct from other rooflines)

### FULL CREDIT AREA MASONRY AREA (248 SF)



- All brick or stone, including rowlocks, drip caps, etc. that are not obscured by other building elements
- Courtyard walls, if they block the view of portions of the house from the sidewalk
- Fiber-cement board siding

### FULL CREDIT AREA BAY/DORMER AREA (29 SF)



- Bays and bay roofs
- Dormers and dormer roofs, provided that they are less than 12'-0" wide, symmetrical and have a single roof form

### PARTIAL CREDIT AREA SPECIAL MATERIALS AREA (76 SF)



- Board & Batten siding
- Shingle siding
- Paneled areas
- Fishscale siding
- Corrugated steel siding as accent (20% of elevation, max.)
- Metal roofing on dormers, gables and pop-outs

### EXTRA ARTICULATION CREDIT (0.03)



- 0.01 16" or greater boxed soffit
- 0.02 Corbelled soffit
- 0.01 Window muntins
- 0.04 Total Extra Articulation Credit

Credit	Item
0.01	Two 8' or 9' wide garage doors in lieu of one 16' wide door (must enter the same unit)
0.02	Wood garage door(s)
0.01	1 to 3 roof brackets
0.02	4 or more roof brackets
0.01	Sloped soffit on all main roof forms
0.01	16" or greater boxed soffit on all main roof forms
0.02	Corbelled soffit on all main roof forms, 3'-6" or less on center
0.02	Exposed rafter tails, 2'-0" or less on center
0.01	Window muntins that match the architectural style (must be present on all windows)
0.01	Belly band or other horizontal trim board that is not associated with paneling
0.02	Building plane offset, not including bays or porches, of 6'-0" or more on a Single Family Detached building
0.02	Building plane offset, not including bays or porches, of 3'-0" or more on a Single Family Attached or Multi-family building
0.04	Covered entry (each unit can either receive area credit for a porch or extra articulation credit for a covered entry)
0.05	Side-loaded or rear-loaded garage (credit granted for all four elevations)
0.05	Use of cementitious siding as primary exterior material (credit granted for each qualified elevation)
0.10	A garage door set 4'-0" or more behind the front plane of the closest portion of the house; a porch is not considered "house" for this credit
0.02	Hip roof on all main roof forms
0.01	Gable end finished with alternative materials
0.03	All stucco front facade (debit, in lieu of credit)

Add the credits together for the total Extra Articulation Credit. Credits are given for each type, not each occurrence of each item. EG: credit is given if an elevation contains a trim band, but each band is not counted individually.

## EA Ratio for Single-Family Detached Buildings

The EA Ratio for single-family detached homes has the following requirements based on house size:

Full or partial credit areas may not be re-counted, with two exceptions—masonry and fenestration beneath a porch or deck roof.

		Single-family Detached House Area				
		Under 1,700 SF	1,701-2,100 SF	2,101-2,500 SF	2,501-3,100 SF	3,101 and up
EA Ratio Requirements						
Front and Exposed Elevation EA Ratio minimum*		0.38	0.42	0.46	0.50	0.54
Side Elevation(s) EA Ratio minimum		0.26	0.28	0.30	0.32	0.34
Passive Side Elevation EA Ratio minimum **		0.22	0.23	0.24	0.25	0.26
Rear Elevation EA Ratio minimum - Street Load		0.32	0.34	0.36	0.38	0.40
Rear Elevation EA Ratio minimum - Alley Load		0.16	0.20	0.23	0.26	0.30
Materials						
Exposed foundation at 2:12 or shallower slopes		Up to 20"				
Exposed foundation at slopes greater than 2:12		Up to 24"				
Minimum Fenestration Area per elevation (SF) ***		60	75	90	105	120
Roofing requirements		Architectural Grade				
Window Materials						
Allowable		Vinyl, Wood				
Prohibited		Aluminum				

\* "Exposed Elevations" are those elevations that face streets, open spaces or hillside locations that are visible from surrounding streets, including street-side elevations of houses that are on a corner lot.

\*\* A "Passive Side Elevation" is the inactive, or blank wall side of a building that is using a cross-use easement, zero-lot line, or another mechanism in order to integrate active areas of the lot with the architecture. These elevations are often characterized by the use of clerestory windows on the passive side. Houses that are not designed to share or bias outdoor spaces with the neighboring home will not be able to use the Passive Side EA Ratio requirement.

\*\*\* Depending on the proposed building style, Hidden Valley DRC may, but is not required to, grant a waiver for the minimum fenestration area.



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### EA Ratio for Other Residential Buildings

The EA Ratio for single-family attached, multifamily and community buildings has the following requirements based on building type and size:

	Building Type								Multifamily	Community Buildings & Clubhouse
	Twinhomes		Townhomes							
	Front Load	Rear Load	Street Load		Attached Alley Load		Detached Alley Load			
			< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF	< 1,700 SF	≥ 1,700 SF		
EA Ratio Requirements										
Front and Exposed Elevation EA Ratio minimum	0.40	0.52	0.38	0.46	0.52	0.60	0.52	0.60	0.60	
Side Elevation(s) EA Ratio minimum	0.30		0.30	0.32	0.30	0.32	0.30	0.32	0.32	0.48
Hidden Side Elevation EA Ratio minimum		0.24	0.24	0.25	0.24	0.25	0.24	0.25	0.25	n/a
Rear Elevation EA Ratio minimum	0.38	0.34	0.34	0.38	0.28	0.34	0.14	0.16	0.40	0.48
Materials										
Exposed foundation at 2:12 or shallower slopes	Up to 8"		Up to 12"							
Exposed foundation at slopes greater than 2:12	Up to 16"		Up to 24"							
Minimum Fenestration Area per elevation (SF)	105									
Roofing requirements	Architectural Grade									
Window Materials										
Allowable	Vinyl, Wood									
Prohibited	Aluminum									



## 4.2.4 Commercial, Mixed Use & Civic Building Guidelines

Although important, the commercial and civic buildings are not the predominant building types within Hidden Valley. As such, they will be closely monitored by the Hidden Valley DRC to ensure that these buildings do not detract from the residential neighborhoods. These Guidelines are intended to provide a baseline for good architecture and a building should surpass these standards for great design. All exterior architecture in Hidden Valley shall be designed specifically for its location; “stock” plans and elevations must meet all Guideline criteria.

### 4.2.4.1 Site Relationships

#### *Special locations*

Similar to residential buildings, commercial and civic buildings located on prominent corners, parkways or open spaces should recognize their special locations within the neighborhood by having enhanced architecture.

- **Buildings located at intersections with gateways to neighborhoods shall be defined with prominent architectural features incorporating strong massing elements to create interest and frame views. Using massing and architectural elements to add emphasis to building corners is required.**
- **Buildings that form a thoroughfare, square or special intersection shall relate to each other through color, material and/or form.**
- **All Exposed Elevations shall have articulation that is similar to a front elevation in design. Buildings on corner lots shall address both thoroughfares with similarly designed architectural features and materials.**





## Streetscape and Pedestrian Oriented Design

The emphasis on neighborhood living should be carried over to the commercial and civic areas of Hidden Valley by implementing the principles of walkability, defined spaces and streetscapes with variety and harmony. Inviting, visually interesting building facades, street-oriented entries and human scaled detailing provide an active pedestrian experience.

- Streetscapes shall be designed with attention to detail and human-scale proportions.
- Building design and site location shall facilitate pedestrian access between buildings.
- Buildings should relate to each other and to the residential architecture of Hidden Valley in scale, materials and details. Diverse building types can be related through similarities in material, form, fenestration, cornice lines, or other architectural features.
- Decorative features should be utilized to create interest and scale along all public frontages of the building.
- Where practical, buildings shall be designed so as to block views of parking lots.



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#### 4.2.4.2 Exterior Architecture

Each building shall have high quality, well detailed exterior architecture that promotes variety and visual interest while being compatible with its community.

##### *Building form*

Within Hidden Valley's commercial and civic areas, building massing, balance and scale play key roles in developing design continuity and defining streetscapes.

- *Building massing*

Building massing should enhance entrances into the site, create interesting streetscapes and punctuate important corners.

- **Buildings should change in architectural expression at modules of 20 feet and overall rhythms of 40 to 60 feet to promote diversity, interest and character.**
- **Individual designs should be balanced with common themes to result in an identity for the area.**
- **Individual building height and massing within the civic and commercial areas shall focus on breaking up the horizontal profile and overall massing effect of each building and work to create interesting spaces between buildings.**
- **In some cases, massing strategies can be used to reduce the perceived scale of a building, giving the impression of several buildings placed side by side.**
- **Gable and shed roofs may be integrated with flat roofs and parapets to create interest and to break the horizontal profile of the building as necessary.**
- **Cornice treatments shall be reinforced by plane and/or material changes (e.g. painted cornice lines are prohibited).**
- **Portions of buildings having functions that restrict the use of glazing shall use other architectural features or methods to reduce their scale.**
- **Signage shall play a secondary role in the building facade.**





- *Visual Balance and Scale*

- The building's special architectural features and treatments shall not be restricted to a single façade. All sides of a building open to view by the public shall display similar levels of quality and architectural interest.
- Smaller building components should be balanced while retaining the primary massing of the overall building.
- Each building taller than thirty feet (30') in height shall be designed with a base additionally articulated to provide human scale and include a highly visible entrance feature.
- Buildings shall use horizontal and/or vertical variation as a tool to break down the building mass.

### ***Building styles***

There are no prescribed building styles for the civic and commercial sectors of Hidden Valley; the Hidden Valley DRC will have full control over what may be approved.

### ***Service Areas and Mechanical Equipment***

Service areas and mechanical equipment shall have a secondary role in the perception of the building.

- Utility meters, transformers, phone and cable boxes, air conditioning units, and evaporative coolers shall be screened from public view. Screen walls and/or landscaping are required treatments.
- Loading docks, on-site equipment and other service areas shall be located so that they are not visible from the streets or open spaces. A combination of building design, walls and landscaped areas can be used to prevent visibility.
- Screening of rooftop equipment shall be done with either extended parapet walls or freestanding screen walls.
- All screen walls shall be built of materials and colors that match or are compatible with the dominant materials and colors found on the building.
- If present, passive and active solar energy systems visible from the street shall be integrated into the architecture of the building.

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### 4.2.4.3 Building Elements

Building elements shall be used to break down the scale of larger buildings.

- All building elements and their related trim and materials shall reinforce and be appropriate to the architectural style of the building.
- Building elements should be integral to the building's form and shall not give the perception of a fake or "applied" façade element.
- All building elements, including but not limited to entries, bays and columns shall be properly proportioned for the façade.
- Principal building entries shall be emphasized by the building design. The principal entries shall be oriented toward the principal thoroughfare, easily identified and well detailed. Secondary access points may also be defined as necessary.
- Plane changes and/or material or color changes at entries are encouraged.
- Glazing is a fundamental building element and shall be used responsibly:
  - Glazing shall be used to reinforce the massing concept for the building as well as emphasize human scale.
  - Utilizing traditional fenestrations is encouraged, such as windows with operable sections, clean lines that allow the interior to be naturally day-lit, and proportions that reflect the building form and uses and further emphasize human scale.
  - Clear, low-E insulated glazing is encouraged. Highly reflective glazing is prohibited.
  - Shading devices that supplement the orientation of the buildings are highly encouraged.
- Decks and balconies should be integrated into the form of the building so as to avoid a multitude of ill-composed cantilevered elements.





## 4.2.4.4 Building Materials & Colors

### *Building Materials*

Materials provide an opportunity to reinforce and elaborate building design. The Residential Guideline Exterior Building Materials provisions (section 4.2.3.4) shall also apply to non-residential buildings. In addition to those provisions, the following criteria apply:

- All materials and colors shall reinforce and be appropriate to the architectural style of the building.
- Commercial and civic building materials shall be selected for their appearance and durability in order to promote a high quality atmosphere for an extended period of time.
- Quality accent materials and attention to detail shall be employed along high pedestrian contact areas and particularly along ground level storefront areas. High quality, durable materials such as masonry, architectural concrete masonry units, architectural pre-cast, stone, and architectural metal panels and glass should be used for street facing facades and primary entrances.
- Large walls of monolithic glass are discouraged. Instead, large glass areas should incorporate a variety of mullion patterns, bay dimensions and other detailing to provide human scale.
- All visible roof areas shall be surfaced with attractive and durable commercial materials.

Permitted wall cladding materials include, but are not limited to:

Brick

Stone

Synthetic or hardcoat stucco—Synthetic stucco (or E.I.F.S.) shall not be used where it comes into regular contact with people or vehicles to prevent the finish from being susceptible to damage.

Metal

Architecturally finished concrete

Storefront window systems

### **Prohibited Materials:**

Tilt-up wall systems that are primarily “structural” in appearance (High quality architectural grade tilt-up may be considered).

Common CMU materials are prohibited as primary wall construction unless painted. Colored and architectural grade CMU is encouraged.

### *Color*

The Residential Guideline Color provisions (page 77) shall also apply to non-residential buildings.

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#### 4.2.4.5 Additional Provisions by Building Type

In addition to the general Commercial and Civic Guidelines concerning site relationships, exterior architecture, building elements, materials, and colors, specific building types shall meet to the following provisions.

##### *Retail, Commercial and Recreation Facilities*

These buildings shall be inviting to pedestrians. Design elements such as entries, windows, lighting, railings, and landscape plantings shall be provided along the streetscape. Elements that provide some shade such as trellises, awnings, arcades, or plantings are encouraged.

- Retail buildings shall have a maximum of 80% storefront glazing on street-facing facades. Bulkheads lower than two feet (2'-0") may be used in combination with the glazing.
- Windows and doorways shall provide functional transparency between the interior and exterior of the building and create enhanced pedestrian connections at the street level.
- Passageways and alleys shall be designed as a part of the pedestrian circulation element. These corridors shall be well maintained and designed to be functional yet interesting spaces.
- Plaza or seating areas are encouraged in addition to landscape requirements in the front of buildings; outdoor seating is encouraged for restaurants.





## Churches

Churches are encouraged to use architectural elements to evoke traditional church imagery. Churches shall have:

- A vertical element that will serve as a landmark
- A symmetrical gabled roof form facing the street
- An axis perpendicular to the street
- A front façade and an entrance facing the street
- Proximity to the street; parking lots shall be located only to the side or rear of the building



## Schools & Other Civic Buildings

The integration of publicly used buildings is an asset to creating livable neighborhoods.

- Buildings shall be community-oriented. They shall be integrated into the surrounding neighborhood and be designed and scaled appropriately.
- Building design shall promote pedestrian access.
- It is encouraged that buildings be designed for multiple uses.
- Designs should be flexible to the changing needs in order to promote a lengthy community/civic partnership.

Schools shall also meet the following requirements:

- Small schools are encouraged due the ease of integration into the neighborhood.
- Schools shall be located such that the number of students that can walk or bike to the facility is maximized. Adjacency to large thoroughfares is discouraged, due to pedestrian conflict issues and traffic congestion.
- Daylighting tactics shall be used to promote student performance.
- Designs are encouraged to support community use of the school facilities after school hours.
- Schools shall be located in proximity to the street; parking lots shall be located only to the side or rear of the building.



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## 4.3 LANDSCAPE GUIDELINES

### 4.3.1 General Landscape Character

The overall landscape concept for Hidden Valley is based on the creation of a unified landscape that is sustainable, attractive, and complimentary to the natural and man-made elements within the community. The landscape will create an environment that evokes the rural Utah town and country landscapes commonly associated with this region through the use of specific plant species, arrangements of plants, landscape berms, walls, and other landscape features.

Use of xeriscape principles is encouraged throughout Hidden Valley to promote self-sustaining landscape zones and to reduce water and maintenance requirements. A critical element that integrates xeric principles into the Hidden Valley landscape is the use of native grasses, seen frequently in the valleys of Utah, in conjunction with a limited amount of irrigated turf, which will provide green highlights.

#### *Town and Country Landscape*

**TOWN:** Within core areas of Hidden Valley and its neo-traditional neighborhoods, the landscape utilizes an indigenous plant palette and plants are arranged with a formal structure. Streets are defined by a relatively uniform placement of deciduous shade and ornamental trees, either in tree lawns between the street and the sidewalk, or near the back of the walk. Ornamental shrubs and flowers are planted in defined beds, often in geometric patterns and grouped to provide four season interest.

**COUNTRY:** Plant materials are grouped in masses and placed to provide interest and create focal points at key locations within the community. Along development edges, major streets and parkways, in open spaces and natural areas, and on properties where there are large landscaped areas, landscape designs will imitate natural patterns, with large informal groupings of trees, shrubs and flowering plants, and sweeps of lawn and ornamental grasses.

Aesthetic considerations for Town and Country landscape plans include:

- Use of a “Utah Town and Country” theme featuring native and complimentary plant materials
- Creation of landscapes with a central focus (courtyard, plaza, square), especially within higher-density neighborhoods in the heart of the mid- and upper valleys
- Enhanced landscaping at neighborhood entry areas and public gathering areas
- Consideration of sculpture, public art, unique plantings, and water features in key areas
- Special lighting, pavement and furnishings in public open spaces
- Use of seasonal color in the landscape as focal points
- Creation of landscapes that provide interest during all four seasons



In addition to utilizing traditional Utah Town and Country elements, the landscape concept incorporates several important ideas that are essential to the long term viability of the landscape. These ideas form the basic direction necessary to integrate landscape designs into the natural setting within Hidden Valley:

- **Landscape development will be efficient. That is, it will concentrate resources in those areas receiving the most intense human use, such as parks and recreation facilities. Areas intended primarily for passive or visual amenity will require fewer water and maintenance resources.**
- **Landscape areas will be designed with the objective of reducing long-term water use. Irrigation standards will be directed to gradually weaning plants from watering as they mature, so that water use can be significantly reduced over time.**
- **The landscape will be designed to minimize long-term maintenance for the majority of landscaped areas. This will be achieved by limiting areas of highly irrigated turf, clipped hedges, and ornamental plants to key locations where they can be emphasized.**

### 4.3.2 Site Considerations

Landscape improvements should minimize the disturbance of existing terrain and vegetation, and should minimize the disturbance of natural drainage patterns when feasible. Landscapes should be considered an extension of living space for the community, and the design of such spaces should coordinate with adjacent building construction and design, extending similar or complimentary materials where feasible, and using creative paving compatible in color and texture to the residence (i.e. brick, concrete, pavers, and treated wood).

The following design elements should be considered by the landscape architect when preparing landscape plans for Hidden Valley:

- **Solar orientation of landscape areas**
- **Separation of functional uses and creation of exterior “rooms”**
- **Clear identification and separation of vehicular and pedestrian traffic; maintaining required sight distances**
- **Reinforcement of the circulation system with plantings**
- **Climatic mitigation of pedestrian spaces and corridors (e.g., wind-row plantings for warming in the winter; canopy trees for sun protection in the summer)**
- **Shelters from traffic noise and hazards**
- **Maximizing long-term ease of maintenance and optimizing water conservation**
- **Compatibility with size and type of existing vegetation onsite or adjacent to the site**

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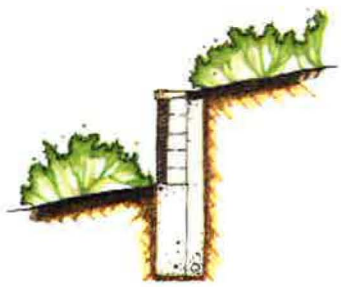
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*Retaining walls should blend into the landscape, not dominate it.*

### 4.3.3 Landscape Grading & Berming

Significant portions of the Hidden Valley community contain steep slopes that must be accommodated in the landscape. The Hidden Valley Master Plan attempts to minimize overlot or mass grading by keeping the areas with the most dramatic topography as open space and trail corridors. However, where there are steep areas in development pods, proper treatment to address slope stability issues will be required. In general, landscapes should be graded to harmonize with the natural lay of the land. Gentle earth mounding and berms are encouraged as techniques that reflect and enhance the natural landscape.

Planting beds shall not exceed a 3:1 slope and shall be 50% covered by plant material at the time of installation. Retaining walls shall be used when 3:1 slopes are otherwise exceeded. In certain circumstances, native turf, sod, and shrubs may also be used in areas where the slope exceeds 3:1, subject to Hidden Valley DRC approval.

Open areas not covered with seed, sod, or plants will be covered by shredded wood or rock mulch and kept free of weeds.

During and subsequent to all site construction, techniques to control site erosion and to protect adjacent properties are mandatory and must conform to City requirements. Control techniques include the use of sedimentation basins, filtration materials, such as straw bales or permeable geotextiles, and slope stabilization fabrics or tacking agents.



### 4.3.4 Accent Walls & Retaining Walls

#### 4.3.4.1 Walls adjacent to Community Parkways / Collectors, Parks and Open Space

Where retaining walls are required or accent walls are desired to terrace a slope, and the area is visible from the community parkways, collector streets, parks, or open space, walls must be constructed of quality interlocking masonry wall units, at a minimum. Cast concrete walls with a stucco or masonry face are also allowed. Dry-stacked natural or cultured stone walls are preferred. Walls made of landscape timbers or railroad ties are not acceptable. Colors should be soft earth tones from an approved palette, as opposed to a variety of contrasting colors and patterns.

No single wall shall exceed four feet (4') in height unless unique site conditions shall require otherwise. When more than four feet needs to be taken up, a series of walls with planting between the walls is preferred. These tiered walls should be separated by a minimum of four feet (4') to allow for planting of evergreen and deciduous plants. Retaining walls greater than twenty feet (20') in length must have breaks or jogs at regular intervals.





#### 4.3.4.2 Walls within or between Interior Lots

For walls not visible from community parkways, collector streets, parks, or open space, interlocking masonry wall units in grays, tans or browns are the minimum acceptable. Natural stone or cultured stone walls will be considered an upgrade. No walls with high contrast colors or patterns will be allowed. Landscape timber or railroad tie walls are not acceptable.

Samples of proposed walls indicating materials and color(s) must be submitted to the Hidden Valley DRC for approval before construction.

### 4.3.5 Plant Palette & Material Standards

All plant materials (trees, shrubs, ground cover, grasses, etc.) shall be high-quality nursery stock suitable for the growing conditions found in the Utah Valley bench areas, as applicable. Use of plants from the list of Hidden Valley Approved Plant Materials is encouraged (See Appendix 6.3).

Trees with vigorous, shallow root systems such as willows and cottonwoods are not permitted within ten feet (10') of building foundations, driveways, curbs and utility easements. Care should be used in the placement of trees, in particular, and other plant material so that access and visibility are unhindered along sidewalks, roadways and intersections, and at building entrances and utility easements.



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Examples of "mow strips" between fence and street or alley.

### 4.3.6 Landscape "Edges"

The transition between areas of distinct uses should be as smooth and continuous as possible, with the goal of "visual compatibility" occurring from publicly-viewed areas to any abutting land use. A graduated transition, featuring enhanced landscape plantings and berms will be required where the residential neighborhoods and commercial developments can be seen from parks, open space, community parkways, and collector streets.



### 4.3.7 Fencing

The fencing for Hidden Valley is designed to provide a consistent and unified image throughout the community's neighborhoods, reinforcing the Hidden Valley landscape theme while satisfying the functional and privacy needs of residents. Fencing use and materials shall be approved by the Hidden Valley DRC prior to installation and will conform with the following guidelines:

#### Materials

- Chain link fencing is prohibited, with the only exception that dark color-vinyl coated chain link fencing may be used in a limited fashion around athletic facilities, school sites, and other areas for security.
- In residential areas, wood or plastic varieties of open rail or picket fencing are preferred.
- In commercial areas, architectural metal fencing (ornamental iron or similar) is required in highly visible areas. "Highly visible area" is defined as along private or public open space areas, community parkways and collector streets.

#### Height Dimensions

- Fences shall be a maximum of 6 feet tall in residential areas.
- In non-residential areas, fences may be a maximum of 8 feet tall, except as associated with sports facilities.

#### Buffering and Landscaping

- In areas visible to the public, fencing is encouraged to be buffered with landscaping to ensure an attractive development. Buffering should be accomplished with a mixture of evergreen trees, shrubs, ornamental or deciduous canopy trees, and berms.
- Front yard fencing may be installed in neo-traditional and "cluster home" neighborhoods, with the approval of the Hidden Valley DRC. When used, front yard fences shall be a minimum of 40% open, and no more than 42 inches in height.
- Optional mow strip is allowed between the fence and sidewalk or alley.



#### 4.3.7.1 Residential Fences

A detailed fencing plan will be adopted and enforced through the Hidden Valley CC&Rs for all residential fencing within each neighborhood, will conform to all requirements and guidelines, and shall be approved by the Hidden Valley DRC.



#### 4.3.7.2 Privacy Fences

Privacy fences shall not protrude into the front yard areas of any residential lot. Privacy fencing may not start any closer than six feet (6') behind the front corner of the home which is furthest from the street that the home faces.

Special privacy fencing rules apply for corner lots and for lots adjacent to any public open space such as a park or trail corridor, parkway road, or community center.

For corner lots, privacy fencing may include a 6-foot fence on the side yard beginning at a point which is 10 feet behind the front corner of the house, extending toward the side property line or sidewalk no more than 3-feet from the sidewalk, then turning parallel to the side property line until the fence meets the rear property line. This 45° angle will not create front yard fencing for the home behind the corner-lot home.

Privacy fencing on corner lots is subject to “Line of Sight” regulations implemented by Eagle Mountain City.



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#### **4.3.7.3 Alley Fences**

Alley fencing is defined as the fencing enclosing all of the sides of the back and side yards between the alley and the residential structure.

Fences that parallel an alley shall be set back a minimum of two feet (2') behind the back of the alley curb.

Alley fencing is not required if the fence is set back a minimum of eleven feet (11') from the back of the alley curb; in such situations, six-foot (6') privacy fencing will be allowed.

Alley fencing for corner lots must comply with the City's "Line of Sight" ordinance.

#### **4.3.7.4 Residential Areas of Limited Fences**

In some areas, the Hidden Valley Master Plan minimizes or limits fencing all together. Homes that are clustered or constructed adjacent to common open areas or in "garden courts" may have fencing limited to a private courtyard or patio area directly adjacent to the building. Common areas shall not be fenced.

#### **4.3.7.5 Commercial Fences**

Commercial fencing shall conform to the fencing guidelines of its respective neighborhood design and the Hidden Valley CC&Rs. "Highly visible area" is defined as along private or public open space areas, community parkway or collector streets.

#### **4.3.7.6 Fences along Parkways and Open Spaces**

Open rail fencing shall be used where residential lots abut trail corridors, parks and open space, community parkways and collector streets.



*Open rail fencing may have pet mesh (hogwire) attached to the inside, but should otherwise remain visually open*

### **4.3.8 Irrigation and Water Use**

Automatic irrigation systems are required for all landscapes. It is recommended that homeowners create a complete landscape irrigation plan for their lot, preferably designed by a landscape irrigation specialist. All systems shall be designed to minimize overspray and water waste. The use of drip irrigation systems is encouraged to reduce water usage and evaporation.



#### 4.3.8.1 *Spray irrigation*

A spray irrigation system is recommended for turf and lawn areas.

#### 4.3.8.2 *Drip irrigation*

Drip irrigation is recommended to water annual and perennial flower beds, shrubs and trees.

### 4.3.9 Mulch and Landscape Edging

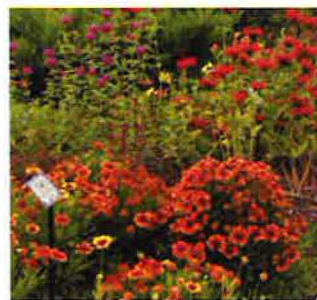
Weed barrier in areas with wood mulch is encouraged. A 3- to 4-inch depth of mulch is typically suitable to prevent most weed growth. An approved pre-emergent herbicide must be applied prior to all mulch applications.

Acceptable mulches are:

- **Crushed gravel (+1 inch), river rock, or river cobble, in the tan, brown and gray color range**
- **Sandstone quarry tailings**
- **Wood mulch (pine/fir and other regionally produced products is preferred)**
- **No white, black, pink, red, green or other artificially-colored rock or dyed wood mulch is allowed**

### 4.3.10 Xeriscaping

Xeriscape principles, including the appropriate selection of plants, amending the soil, mulching landscape planting beds, the use of semi-irrigated “native” turf, and drip irrigation shall be utilized where practical.



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## 4.3.11 Landscape Maintenance

Well-maintained landscapes are critical to the overall image and appearance of the Hidden Valley community. However, maintenance practices need not negatively impact the environment or budget. The following landscape maintenance principles should be followed:

- **Limit the use of pesticides and fertilizers to the minimum required to establish and sustain plants.**
- **Reduce the need for mowing by minimizing the amount of turf grass used in landscapes to areas that receive the heaviest use.**
- **The Hidden Valley Homeowners' Association shall maintain trees, lawns, sidewalks, and plantings along Hidden Valley Parkway, Mid-Valley Parkway and all other community parkways, and for common open space, parks and trailheads throughout the development. Maintenance of all other landscape areas is the responsibility of the adjacent property owner unless special arrangements are made with the Hidden Valley Homeowners' Association.**

Homeowners must maintain their entire lot on a regular basis, including lawn cutting, tree and shrub pruning, removal of weeds and dead plant material, and general removal of trash and debris.

### 4.3.11.1 *Snow Removal*

Residents shall be responsible for snow removal and snow storage on single-family detached residential lots. The Hidden Valley Homeowners' Association, or appropriate sub-association, shall be responsible for snow removal and snow storage on each single-family attached and multifamily residential lot. Pushing snow into the street or street medians is not permitted.

## 4.3.12 Community Landscapes

An overall landscape plan that carries a consistent design and theme throughout the entire Hidden Valley Master Plan will be adopted and enforced by the Hidden Valley DRC.

### 4.3.12.1 *Community Entries*

All community and neighborhood entries will be required to incorporate distinctive landscape areas at entries, roundabouts and intersections. These community and neighborhood entries shall be of a consistent design throughout Hidden Valley and shall follow the community landscape designs approved by the Hidden Valley DRC. Plant species shall consist of specimens having a high degree of visual interest during all seasons. At neighborhood entrances, a planting bed with a mixture of shrubs, ornamental trees, flowers and/or groundcovers shall be planted.



### 4.3.12.2 Streetscapes

Streetscapes shall have a consistent design throughout the community.

The landscape along Hidden Valley Parkway and the Mid-Valley Parkway is inspired by the vegetation and land forms of the native hillsides that surround the community. Gentle earth mounding and native plant materials should be used along the parkways to transition and screen abutting neighborhoods. Native junipers shall be planted in sparsely located groves so as not to block views and to keep the natural planting concept intact.

Trees along residential streets shall be selected for a mature size that is compatible with the width of the adjacent street and on the Approved Plant List (See Appendix 6.3).



### 4.3.12.3 Parks

Parks and site furnishings, including picnic shelters and park benches, shall be designed in a consistent fashion, so as to provide continuity throughout the Hidden Valley community. All site furnishings and street furniture should be constructed of high-quality materials and installed by the developer.



### 4.3.12.4 Open Space and Trails

The large open spaces surrounding Hidden Valley are key components defining the landscape character of the Hidden Valley community. Generally, open space should be left in its native condition, preserving the rugged natural environment.

The development of recreational trail corridors with viewing platforms and/or resting areas with shade structures consistent with the Hidden Valley Master Plan will allow the native open space to be used as a recreational amenity. Trailheads shall be constructed to provide access to the open space from all parks and neighborhoods that are adjacent to open space.



### 4.3.13 Residential Landscapes

Production builders are required to provide front yard landscapes for all residences to insure a quality streetscape.

Front and rear yard landscaping shall be in accordance with the Hidden Valley CC&Rs and the CC&Rs of the applicable development. All residential parcels are required to have a basic landscape package installed by the owner and/or builder. This landscape will define the edges of neighborhoods, the streetscapes within them, and become the base planting for the overall development parcel.

Production builders are required to provide front yard landscapes for all residences to insure a quality streetscape.

The front yard of a lot is defined as the area of the lot beginning at the back of the curb on any adjacent street or roadway to a distance at least to the rear most part of the residence and/or privacy fencing from such street or roadway.

In single-family detached neighborhoods, a list of appropriate plant materials (See Appendix 6.3) shall be provided to homeowners to install additional plantings that are complementary to the plantings installed by the developer or builder in common landscaped areas.

Landscaping, executed in accordance with a previously approved landscape plan, shall be completed no later than one hundred twenty (120) calendar days following the completion of construction of any dwelling on any lot, or the occupancy of such dwelling, whichever occurs first. If completion of construction or occupancy occurs during winter months (October - March), landscaping must be completed by the next July 1st to occur.

All front yards and, in some cases, other areas shall be landscaped in accordance with plans approved by the Hidden Valley DRC and thereafter properly maintained.

The following requirements apply to all residential landscapes:

- **Production builders are required to provide a front yard landscape and shall submit a typical landscape plan for review.**
- **The developer, builder or homeowner shall select plant materials from the approved plant list (See Appendix 6.3).**
- **Corner lot sightlines shall not have any year-round plant material exceeding 30 inches (30") in height at mature growth. Deciduous trees planted within sightlines shall be pruned up to a minimum of five feet (5') from grade.**
- **Irrigation systems for lawns and planting beds shall be required.**
- **Drought tolerant turf grass species such as improved fescues or buffalo grass are strongly encouraged.**
- **Street Trees:**
  - Each lot shall have a minimum requirement of one (1) street tree per lot to be planted in the tree lawn/park strip (or just behind the walk if no tree lawn/park strip). Lots shall meet the following street tree requirement, according to lot size:
    - Over 5,000 square feet 2 Street Trees
    - Over 10,000 square feet 3 Street Trees



Over 15,000 square feet 4 Street Trees

Over 20,000 square feet 5 Street Trees

Corner lots shall have a minimum of 3 street trees; lots that exceed 5,000 square feet shall plant one (1) tree per additional 40 feet of combined street frontage.

- When planted, all street trees shall be 2" caliper or greater (as measured 8" from the root ball).

• **Planting coverage:**

- Front yards shall have a maximum turf coverage of 80 percent.
- Corner lots may have up to 75 percent turf coverage
- Planting beds shall be 50 percent covered by plant material at the time of installation. Seasonal flowers shall qualify as cover.
- Planting beds shall include the two feet adjacent to the foundation of each home. Turf shall not be installed up to the foundation of the home.
- Open areas not covered with plants shall be covered with wood or rock mulch.
- No marble chips, volcanic rock, or high-contrast stone patterns shall be used.

• **Soil Amendment:**

- The addition of soil amendments to existing soil is required. A typical specification for soil amendments includes three (3) cubic yards of amendment per 1,000 square feet of area.
- Builders and owners should contact local nurseries for specific recommendations.
- A site specific horticultural solids test can provide specific soils information.

#### **4.3.13.1 Pests and Plant Diseases**

All lots shall be kept free from any plant materials infected with noxious insects or plant diseases which in the opinion of the Hidden Valley DRC are likely to spread to other property. The provisions of this section apply to all dwellings built on any lot whether sold or unsold. The builder or such other original property owner will be held responsible for the completion of landscaping within the time limit specified herein. Violation of the requirements specified herein will be subject to a daily fine as determined by the Hidden Valley DRC, calculated from the due date of completion, as specified herein, to the actual date of completion.

#### **4.3.13.2 Shared Common Areas**

Shared common areas in cluster developments, single-family attached and multifamily neighborhoods shall be installed by the builder/owner according to Hidden Valley DRC-approved landscape plans. These areas should be installed at the time of the first Certificate of Occupancy of a residence inside any such development.

#### **4.3.13.3 Storage Sheds**

Storage sheds shall be allowed in the rear yards of single-family detached and attached homes where a private back yard is provided. Such sheds should be integrated into the landscape and match the color palette of the primary residence with which they are associated. Sheds shall not extend more than 30 inches above the top of the privacy fence.

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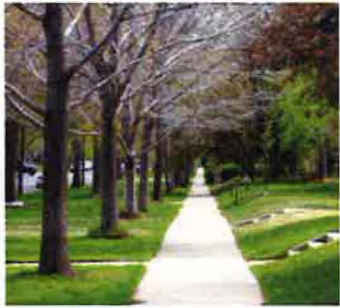
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#### **4.3.13.4 Mailboxes**

Mailboxes for single-family residences shall consist of either a single box or two boxes grouped together, subject to a design review by the Hidden Valley DRC. Individual neighborhoods are allowed only one style per neighborhood. Grouped mailboxes that accommodate a maximum of nine mail slots shall be considered. All single-family residence mailboxes must be U.S. Postal Service approved.

Mail delivery in the multi-family neighborhoods of Hidden Valley shall be made to grouped mail box units supplied by the U.S. Postal Service. No individual mail boxes shall be permitted in multi-family neighborhoods. Clustering of mail box units is encouraged and placement should be sensitive in order to minimize the impacts to automobile circulation and the overall streetscape. Mailbox shelters are encouraged and shall be constructed in accordance with the approved design for each neighborhood.

#### **4.3.13.5 Play Equipment**

Play equipment will be allowed in private back yards and designated recreational areas in single-family attached and multifamily developments, but is subject to approval by the Hidden Valley DRC. To minimize the visual impact of such equipment, every effort should be taken to screen the play equipment from view of adjacent public areas and streets.

#### **4.3.13.6 Satellite Dishes**

The installation and placement of satellite dishes shall be permitted in locations approved by the Hidden Valley DRC. Care should be taken to screen or otherwise minimize the visual impact of such features on neighbors and the community.

### **4.3.14 Commercial/Public/Community Building Landscapes**

#### **4.3.14.1 Building Perimeter Landscape**

All commercial developments facing public streets, transportation corridors, public open space, entrance doors or residential neighborhoods shall provide perimeter-building landscaping.

- **Provide one tree equivalent for each 40 linear feet of elevation (building face) length.**
- **Landscaping shall be planted within 20 feet of the building (unless prevented so by loading docks).**
- **Such building landscaping shall be installed in plant beds, raised planters or plant vaults covered by tree grates.**
- **Plant beds shall be a minimum of ten feet wide, planters a minimum of six feet wide, and tree grates four feet by four feet.**





#### 4.3.14.2 Landscape Screening/ Buffers

Along parkways, where parking areas are located between the street and a commercial or public building, these parking areas must be screened from view. Where screening is not accomplished by an architectural element, a 2 ½ to 3-foot high earth berm with maximum 4:1 slope, in combination with shrubs and street trees, is required. At least 50% of the shrubs shall be flowering deciduous species.



#### 4.3.14.3 Trash Receptacles and Enclosures

Trash receptacles should be fully enclosed by wood or decorative masonry walls consistent with project architecture and equipped with solid metal or wood gates. Enclosures should be softened with landscaping on their most visible sides. Recommended locations include parking courts or at the end of parking bays. Locations should be conveniently accessible for trash collection and maintenance.



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##### 4.3.14 Commercial/Public/Community Building Landscapes

###### 4.3.14.1 Building Perimeter Landscape

###### 4.3.14.2 Landscape Screening / Buffers

###### 4.3.14.3 Trash Receptacles and Enclosures

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#### 4.5 Lighting Guidelines

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## 4.4 SIGNAGE AND WAYFINDING GUIDELINES

These signage guidelines are intended to create a strong image and reduce visual clutter, while allowing for signs that inform occupants, residents and visitors of the various amenities, services and products, and regulations within the Hidden Valley community.

The size, placement and design details of all signs are considered to be an integral part of the site development approval process. An overall signage package which includes all signs on the site or building exterior is required for each development site. All exterior signs and graphic systems are to be designed so that they are compatible with the character of Hidden Valley.

Signage proposals will be reviewed for appropriateness within the content of the proposed application. Adherence to the following minimum or maximum parameters does not necessarily assure Hidden Valley DRC approval. The Hidden Valley DRC reserves the right, at its sole discretion, as long as such waiver is not arbitrary and capricious, to waive any of the provisions outlined in the Guidelines at any particular time.

### 4.4.1 Regulations Applicable to All Signs

All proposed plans for signs, including details of design, materials, location, size, height, color, and lighting, must be approved in writing by the Hidden Valley DRC prior to obtaining a sign permit from the City and/or construction or installation of the sign.

### 4.4.2 Sign Area Calculation and Setbacks

Sign areas and setback locations are required to be in compliance with the City standards.





### 4.4.3 Prohibited Signs

*The following signs are prohibited unless specifically approved in writing by the Hidden Valley DRC on a case-by-case basis:*

- Animated, moving, rotating, or sound-emitting signs
- Billboards signs painted on building exteriors; signs in trees; signs on utility poles, traffic signs, traffic devices; or signs in the public right of way
- Signs affixed to or installed on benches, fences, recreation amenities, or trailhead structures, with the exception of wayfinding signage
- Formed plastic or injection-molded plastic signs
- Hand-lettered signs executed in the field
- Paper or cardboard signs attached to or temporarily placed within the windows of buildings and/or affixed to the exterior or interior of doors
- Plastic-faced sign cabinets with illuminated backgrounds, with the exception of convenience stores
- Portable signs which are not permanently affixed to any structure on the site or permanently mounted to the ground
- Roof-mounted signs or signs which project above the highest point of the roof line of the fascia of the building
- Signs attached to a building which project perpendicular a distance of more than 18 inches from the building
- Signs attached parallel to the wall of a building but mounted more than 18 inches from the wall
- Signs mounted, attached or painted on motor vehicles, trailers or boats when used as business advertising signs on or near the business premises

### 4.4.4 Construction and Installation Requirements

- Exposed conduits, raceways, ballast boxes, or transformers will not be allowed.
- No labels will be permitted on surfaces, except those required by ordinances. Where necessary, labels will be placed in inconspicuous locations.
- All metal surfaces shall be uniform and free from dents, warps and other defects. Painted surfaces shall be free of particles, drips and runs.
- Exposed screws, rivets or other fastening devices shall be flush with the surrounding surface and finished as to be unnoticeable.

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#### 4.4.5 Community Entry Monuments and Neighborhood Entry Markers

Monumentation shall be located along Pony Express Parkway at the entries to Hidden Valley, announcing entrance to Hidden Valley. The community entry monumentation shall be substantial in size and of a consistent size and design as submitted by each developer builder and approved by the Hidden Valley DRC.

Individual neighborhoods located within Hidden Valley will be identified through the use of smaller, neighborhood markers of a consistent design that complements the community entry monumentation.

Project signage and monumentation will be installed in compliance with plans, agreements, City regulations, and as approved by the Hidden Valley DRC.



#### 4.4.6 Commercial Signs

All signs shall be architecturally integrated with their surroundings in terms of size, shape, color texture, and lighting so that they are complementary to the overall design of the buildings. Signs should reflect the character of the building, its use and the immediate context of the building, as well as the overall character of Hidden Valley.

Commercial signs should comply with the following guidelines:

- Signs should be designed with the purpose of promoting retail and street activity, while enhancing the pedestrian experience, and should be limited in number to the fewest number necessary to clearly identify the businesses located within.
- Architectural features should be considered when determining the size of a sign.
- Signs will not be allowed to cover or obscure architectural features.
- Signs must comply with City regulations.





## 4.4.7 Real Estate Signs

Real estate signs are not allowed in the tree lawn/parkstrip area between the curb and sidewalk. These signs shall be located on the lot or in the front yard.

### 4.4.7.1 Vacant Land "For Sale/Lease"

Permissible sign elements are:

- One ground-mounted sign is allowed per direct street frontage.
- The maximum allowable size is 3'-0" x 6'-0" and 4'-0" above grade (single or double-faced).
- Permitted sign content includes:
  - Sales Entity name and/or logo (logo may not exceed 2'-0" x 3'-0", name may not exceed 6-inch letters)
  - Site Available (may not exceed 5-inch letters)
  - Contact Name (may not exceed 3-inch letters)
  - Telephone Number (may not exceed 5-inch letters)

### 4.4.7.2 Commercial/Retail "For Sale/Lease"

Permissible sign elements are:

- One ground-mounted sign is allowed per direct street frontage.
- The maximum allowable size is 2'-6" x 6'-0" and 3'-6" above grade (single or double-faced).
- Permitted sign content includes:
  - Sales Entity name and/or logo (logo may not exceed 1'-6" x 2'-0", name may not exceed 4-inch letters)
  - Site Available (may not exceed 5-inch letters)
  - Contact Name (may not exceed 3-inch letters)
  - Telephone Number (may not exceed 4-inch letters)
  - Sign may only be used when building occupancy is less than 90%.

### 4.4.7.3 Loft Units "For Sale/Lease"

Permissible sign elements are:

- One window-mounted temporary sign advertising individual loft unit property for sale or lease.
- The maximum allowable size is 4 square feet.
- Permitted sign content includes:
  - Sales Entity name and/or logo (logo may not exceed 1'-6" x 1'-6", name may not exceed 4-inch letters)
  - Site Available (may not exceed 5-inch letters)
  - Contact Name (may not exceed 3-inch letters)
  - Telephone Number (may not exceed 4-inch letters)



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#### 4.4.8 Project Information Signs

Project information signs include construction signs, and signs and banners announcing special events of interest to the community. The design of these signs should be compatible with other Hidden Valley signage and is subject to Hidden Valley DRC approval.

##### 4.4.8.1 Special Event Signs and Banners

- A banner or another approved concept with number and size as approved by the Hidden Valley DRC.
- When a banner is ground-mounted, it shall not be higher than 22 feet above grade.
- When a banner is building-mounted, it shall be below parapet.
- Banners shall be used for retail/commercial developments only, installed up to a 90-day period for initial opening of the development.



##### 4.4.8.2 Construction Signs

- One temporary construction sign, not to exceed 24 square feet, shall be permitted on each construction site.
- The sign may be free standing or affixed to the construction trailer, but in all cases shall be located within the construction property boundary.
- In order to facilitate the delivery of construction materials, the construction sign should be visible from the adjacent right-of-ways.
- All construction signs must be approved by the Hidden Valley DRC prior to installation.
- The removal of construction signs shall be required prior to the issuance of a Temporary Certificate of Occupancy or Final Certificate of Occupancy.



## 4.5 LIGHTING GUIDELINES

Lighting provides a welcome dusk and nighttime atmosphere where entrances, destination points and features are highlighted. Outdoor gathering areas are inviting and travelled pathways are lighted to provide guidance and safety. The goal of the roadway lighting system is to provide low-glare lighting that provides excellent visibility for conflict zones like pedestrian crossings, parking lot entries and roadway intersections. The Guidelines establish sensitive lighting methods/styles that limit light encroachment onto adjacent property and light pollution.

A consistent selection of lighting fixtures shall be followed throughout Hidden Valley, and coordinated throughout the various neighborhoods to ensure a long-lasting quality, low-maintenance amenity. Lighting for the paths and trails (where used) will incorporate uniform wayfinding navigational lighting. The lighting must be safe and should make the user aware of hazards that may be present, such as pavement or grade changes or obstacles on the path. Walkways, paths and trails are lighted with varying light intensities and methods. This technique creates a greater depth to the entire community and forms a unifying feature between different neighborhoods.

Parking lot lighting will provide low-glare, uniform lighting to ensure a secure parking environment. The lighting will be designed as a transitional element that leads to commercial or residential areas, and will be compatible in design with the surrounding structures.



### 4.5.1 Sports field lighting

Guidelines for lighting sports fields include the following:

- **Sports field lighting is prohibited in residential areas**
- **External floodlights should be equipped with both internal and external shielding**
- **Aiming angles above 60 degrees from vertical is not allowed**
- **Field lighting shall be controlled such that when fields are not in use, the lighting equipment is turned off. In no case shall sports field lighting be on after 11 p.m.**

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##### 4.5.1 Sports Field Lighting

##### 4.5.2 "Night Sky" Preservation

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*Creative use of indirect lighting can provide abundant light for security and wayfinding without polluting the darkness of the night sky.*

## 4.5.2 “Night Sky” Preservation

Environmentally sensitive lighting minimizes light encroachment and light pollution, and uses minimal energy through lighting equipment selection and operation. Light pollution is uncontrolled light that travels into the atmosphere, creating “sky glow.” Unshielded luminaires and excessively high lighting levels cause light pollution and should be avoided.

The key to quality exterior lighting is to place light only where it is needed, without causing glare. By not wasting light, smaller lamp wattages can be utilized to achieve superior effects. The most important result is improved visibility. Another benefit is reduced energy usage and improved maintenance. Design criteria include lighting levels, uniformity and brightness balance, as well as recommendations for reducing glare, light trespass and light pollution.

The following guidelines preserve the night sky:

- **Use low wattage, shielded luminaires that are properly located and aimed**
- **High wattage luminaires with poor shielding are not permitted**
- **Excessive light levels with high amounts of reflected light are not permitted**
- **No lights shall negatively impact sensitive natural areas**







# HIDDEN VALLEY

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- 5.5 5,280-foot Contour Line Map

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# CHAPTER 5 FIGURES

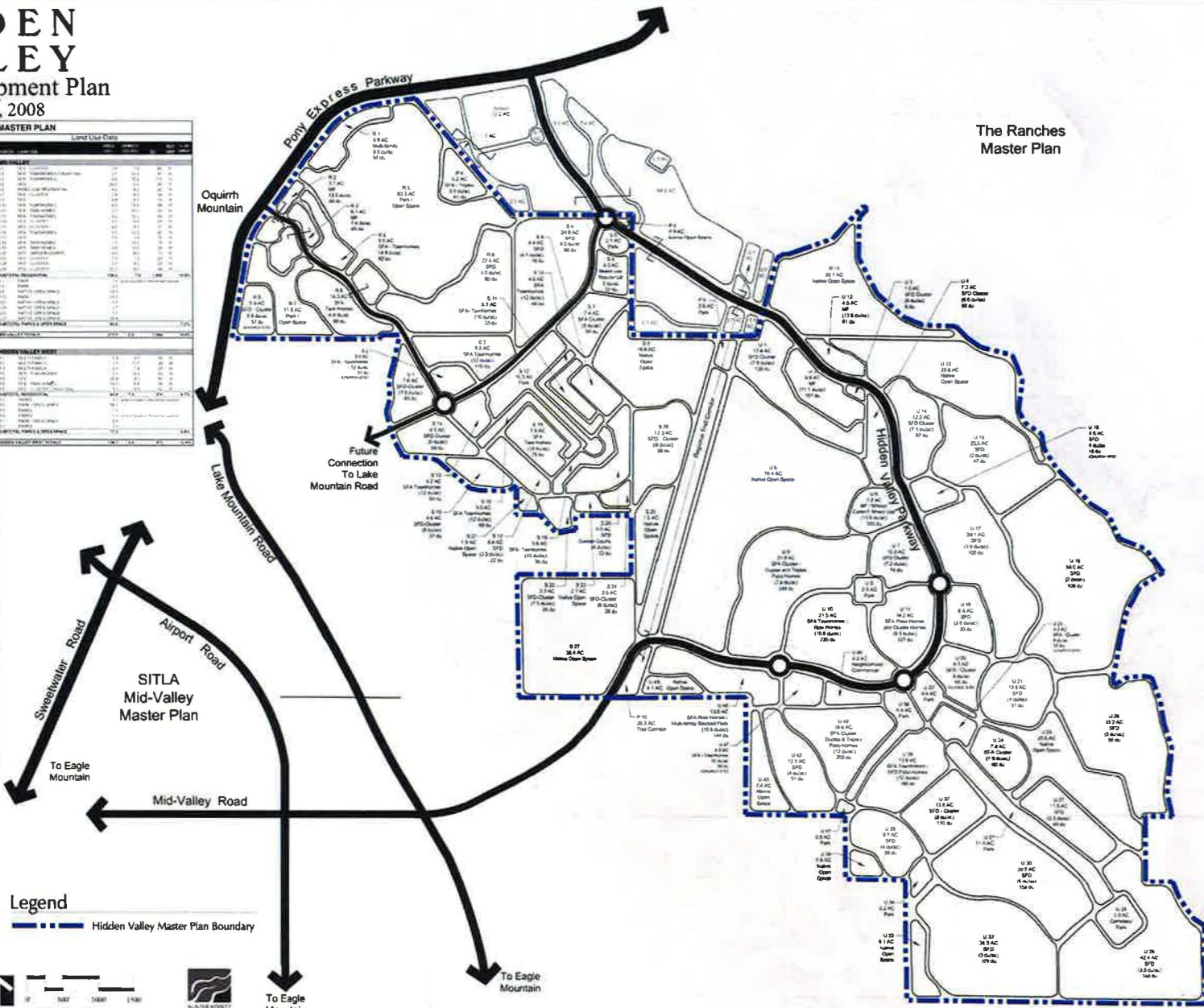
# HIDDEN VALLEY

## Master Development Plan

November 21, 2008

HIDDEN VALLEY MASTER PLAN									
Land Use Data					Land Use Data				
Category	Area (Acres)	Population	Jobs	Other	Category	Area (Acres)	Population	Jobs	Other
<b>LOWER HIDDEN VALLEY</b>									
Residential	1,200	12,000	1,200	0	Commercial	100	1,000	100	0
Industrial	500	0	500	0	Office	50	500	50	0
Public	100	0	0	100	Hotel	20	200	20	0
Open Space	1,000	0	0	0	Other	10	100	10	0
<b>UPPER HIDDEN VALLEY</b>									
Residential	1,500	15,000	1,500	0	Commercial	150	1,500	150	0
Industrial	600	0	600	0	Office	60	600	60	0
Public	120	0	0	120	Hotel	25	250	25	0
Open Space	1,000	0	0	0	Other	15	150	15	0
<b>HIDDEN VALLEY WEST</b>									
Residential	1,800	18,000	1,800	0	Commercial	180	1,800	180	0
Industrial	700	0	700	0	Office	70	700	70	0
Public	150	0	0	150	Hotel	30	300	30	0
Open Space	1,000	0	0	0	Other	20	200	20	0

The Ranches Master Plan



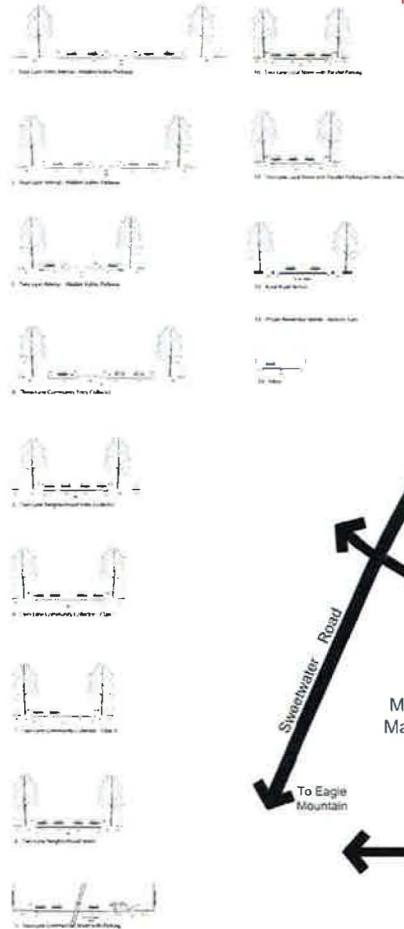
HIDDEN VALLEY  
Master Development Plan  
Eagle Mountain City, Utah  
November 21, 2008



# HIDDEN VALLEY

## Roadway Hierarchy Plan

November 21, 2008



### Legend

Hidden Valley Master Plan Boundary

HIDDEN VALLEY

Eagle Mountain City, Utah  
November 21, 2008

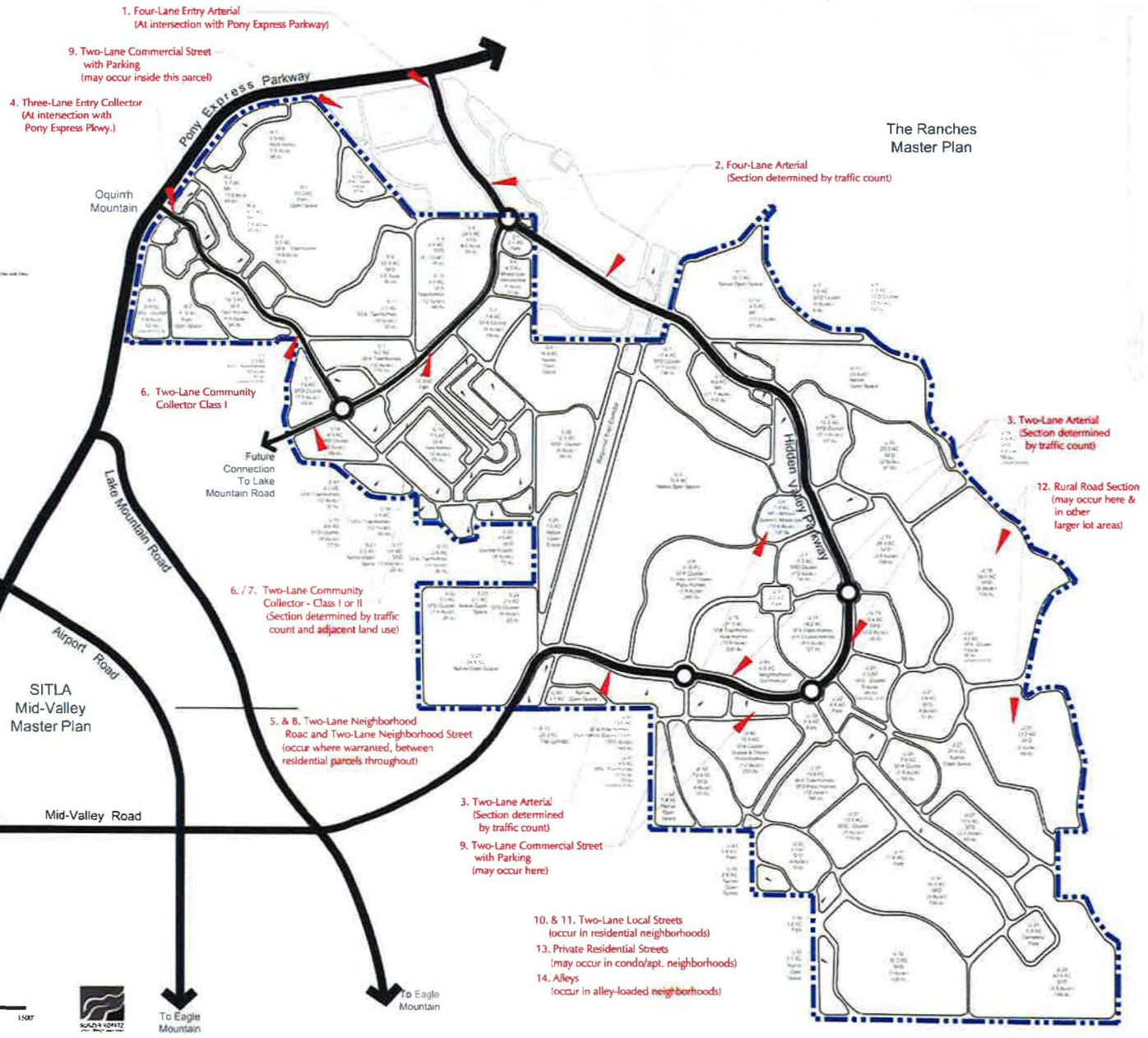


NORTH

SCALE 1" = 500'



K&S K&S&T



# HIDDEN VALLEY

## Improved Open Space Concept Plan

November 21, 2008

The Ranches Master Plan

### HIDDEN VALLEY MASTER PLAN

#### Land Use Data - Parks & Open Space

PARCELS	LAND USE	AREA (AC)	% OF MASTER PLAN AREA
<b>LOWER HIDDEN VALLEY</b>			
18	PARK	2.8	
SUBTOTAL PARKS		2.8	8%
19	NATIVE OPEN SPACE	0.9	
110	TRAIL CORRIDOR	20.2	
111	NATIVE OPEN SPACE	26.1	
SUBTOTAL OPEN SPACE		27.2	8%
LOWER HV PARKS & OPEN SPACE TOTALS		27.2	8%

<b>UPPER HIDDEN VALLEY</b>			
11	PARK	3.0	
12	PARK	1.8	
13	PARK	2.0	
14	PARK	4.4	
15	PARK	5.0	
16	PARK	11.6	
17	PARK	2.2	
18	PARK	6.4	
19	PARK	0.9	
SUBTOTAL PARKS		37.2	3%
110	NATIVE OPEN SPACE	76.4	
111	NATIVE OPEN SPACE	28.6	
112	NATIVE OPEN SPACE	20.6	
113	NATIVE OPEN SPACE	5.1	
114	NATIVE OPEN SPACE	2.8	
115	NATIVE OPEN SPACE	7.4	
116	NATIVE OPEN SPACE	4.1	
SUBTOTAL OPEN SPACE		144.9	13%
UPPER HV PARKS & OPEN SPACE TOTALS		182.1	16%

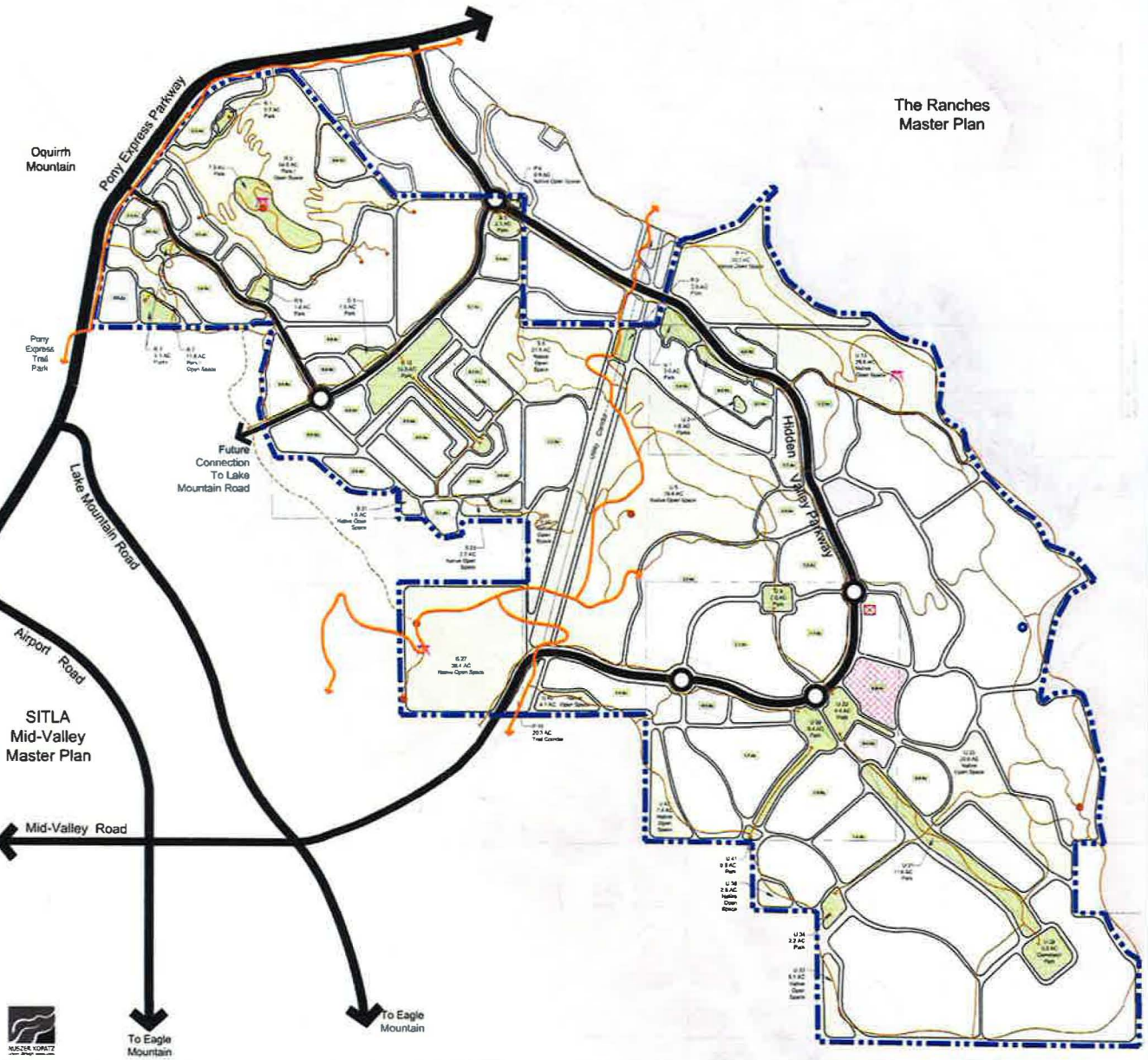
<b>MID-VALLEY</b>			
117	PARK	1.5	
118	PARK	2.1	
119	PARK	19.3	
SUBTOTAL PARKS		22.9	1%
120	NATIVE OPEN SPACE	18.9	
121	NATIVE OPEN SPACE	1.5	
122	NATIVE OPEN SPACE	2.7	
123	NATIVE OPEN SPACE	7.9	
124	NATIVE OPEN SPACE	28.4	
SUBTOTAL OPEN SPACE		59.5	6%
MID-VALLEY PARKS & OPEN SPACE TOTALS		82.8	1%

<b>HIDDEN VALLEY WEST</b>			
125	PARKS	0.7	
126	PARKS	7.3	
127	PARKS	1.4	
128	PARKS	3.9	
SUBTOTAL PARKS		13.3	1%
129	PARKS - OPEN SPACE	56.0	
130	PARKS - OPEN SPACE	8.5	
SUBTOTAL PARKS - OPEN SPACE		64.5	6%
HV WEST PARKS & OPEN SPACE TOTALS		77.8	1%

<b>HIDDEN VALLEY COMBINED DATA</b>			
TOTAL PARKS		66.2	6%
TOTAL TIER B-HV PARKS		36.7	3%
TOTAL PARKS / OPEN SPACE		64.5	6%
TOTAL NATIVE OPEN SPACE		242.8	22%
TOTAL TRAIL CORRIDOR		26.3	2%
NEW WATER TANK		1.0	
NEW FIRE STATION		1.0	
REGIONAL TRAILS		5.1	
COMMUNITY TRAILS		20.2	
TOTAL OTHER APPROVED OPEN SPACE		27.4	3%
SCHOOL (200)		8.3	
CHURCHES (1718, 1073, 1487, 152, 895)		22.7	
TOTAL OTHER OPEN SPACE		31.0	3%
HIDDEN VALLEY OPEN SPACE TOTALS		452.1	40%

**LEGEND - Conceptual Locations**

	NATIVE OPEN SPACE
	PARK
	SCHOOL
	CHURCH
	TIER A & TIER B IMPROVED OPEN SPACE
	REGIONAL TRAIL
	COMMUNITY TRAIL
	VIEWING TOWER
	FUTURE WATER TANK
	FUTURE FIRE STATION

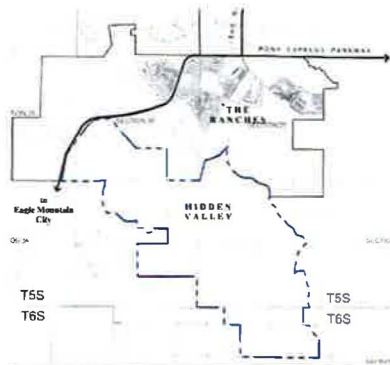




# HIDDEN VALLEY

## Slope Analysis Plan

November 21, 2008



Vicinity Map

### Land Use Data

RESIDENTIAL	731.6 Ac.
SCHOOLS	8.3 Ac.
PARKS	66.2 Ac.
TRAIL/UTILITY CORRIDOR	20.3 Ac.
NATIVE OPEN SPACE	307.3 Ac.
TOTAL PARKS & O.S.**	393.8 Ac.
TOTAL SITE ACREAGE	1,120.9 Ac.

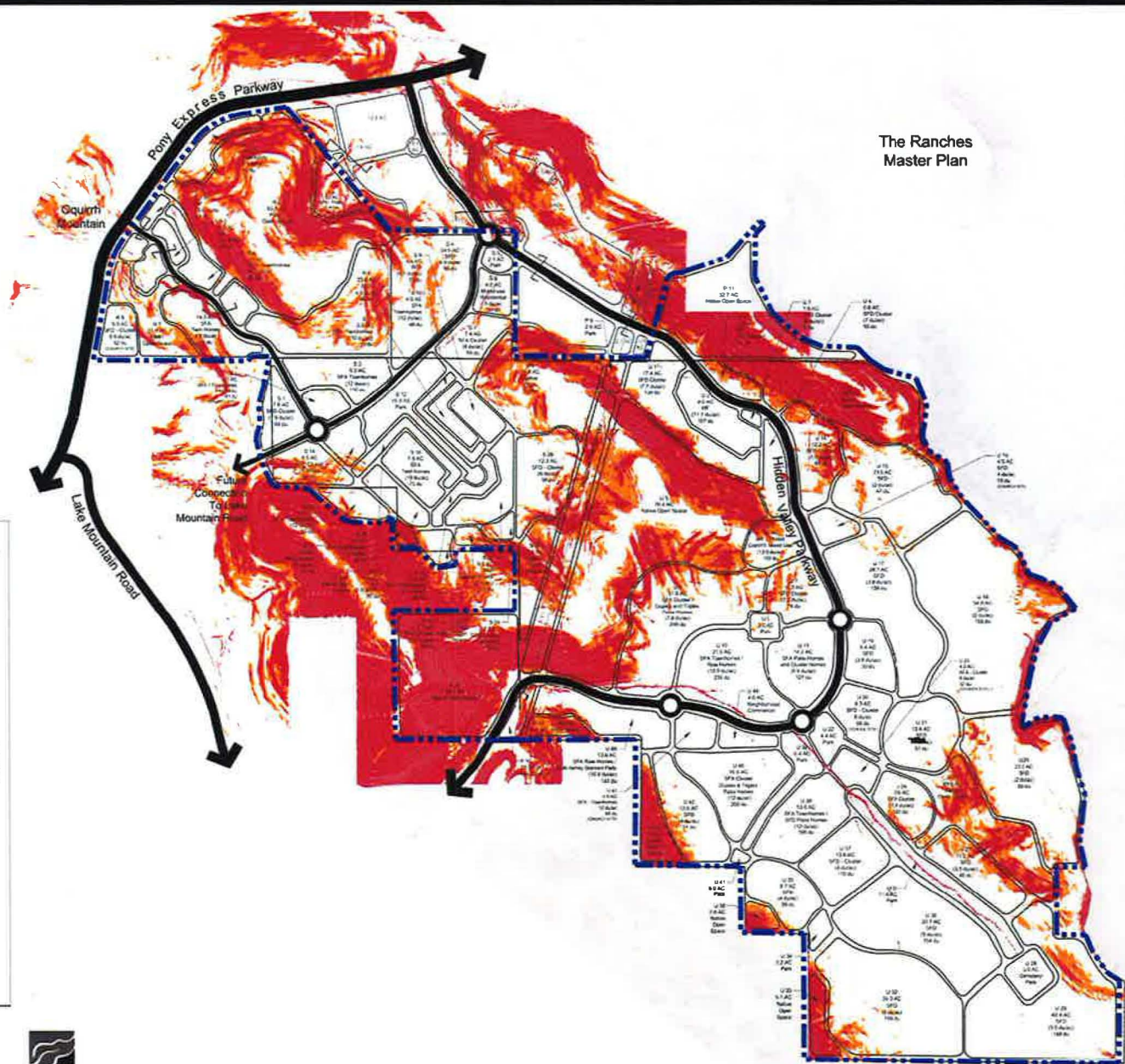
\*\*Does not include neighborhood parks to be built within individual development areas

Area of Parks & O. S. on less than 15% slope	174.1 Ac.*	(46.6%)
Area of Parks & O. S. on 15% - 25% slope	66.5 Ac.*	(17.8%)
Area of Parks & O. S. on greater than 25% slope	132.9 Ac.*	(35.6%)

\*Area does not include 20.3 Ac. Trail/Utility Corridor

### Slope Legend

15-25%	
25%+	
Total Ac. of buildable land (0 - 15% slope)	900.0 Ac. (80.3%)
Total Ac. of non-buildable land (15 - 25% slope)	328.8 Ac.
Total Ac. of non-buildable land (Greater than 25% slope)	571.2 Ac.
Trail Corridor	220.9 Ac. (19.7%)
Greater than 25% slope (not including powerline corridor)	30.3 Ac.



The Ranches Master Plan

HIDDEN VALLEY

Slope Analysis  
Eagle Mountain City, Utah  
November 21, 2008





# HIDDEN VALLEY

5,280-foot Contour Line Map

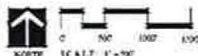
The Ranches  
Master Plan

## Legend

- Hidden Valley Master Plan Boundary
- - - 5,280 Contour Line

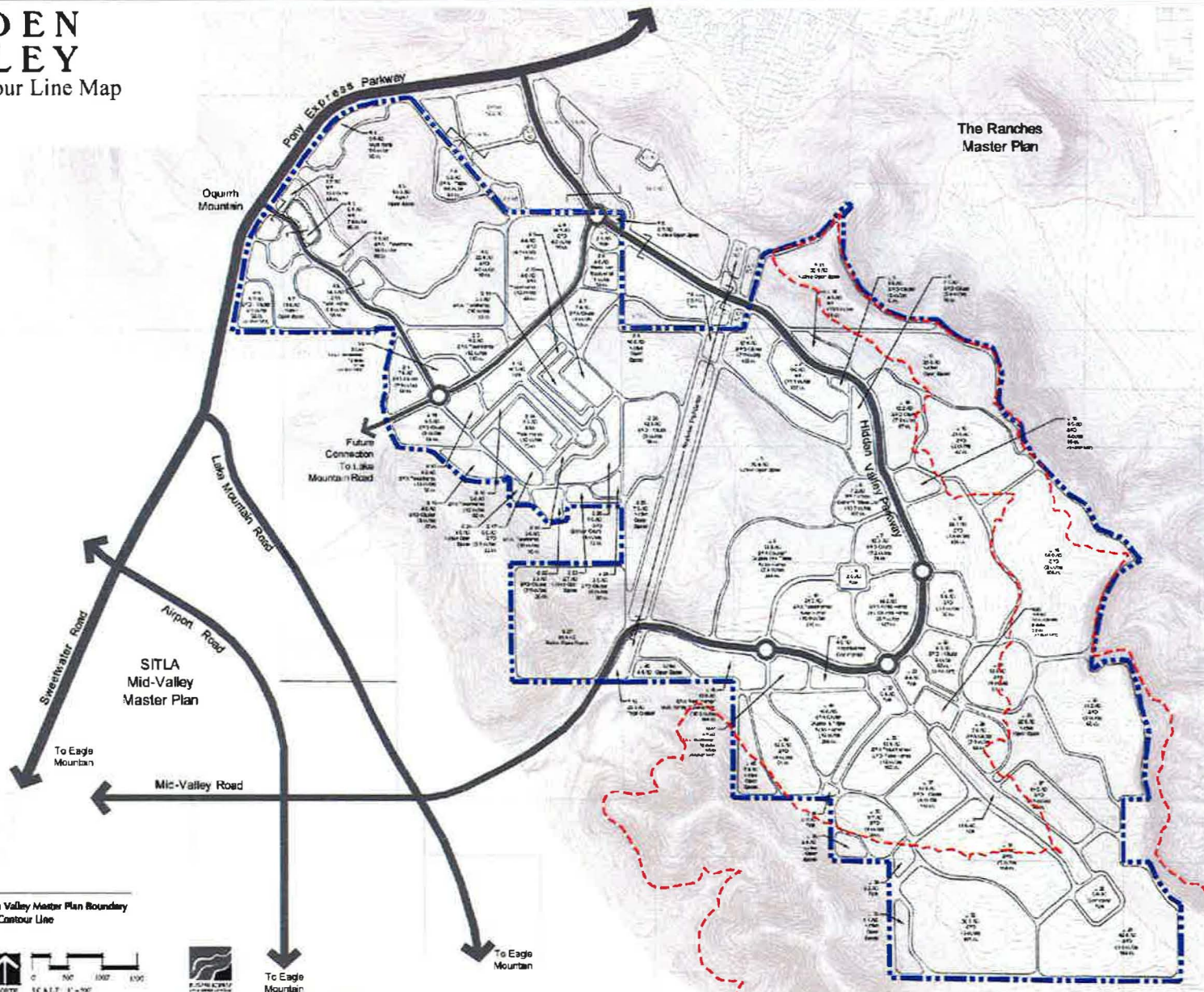
HIDDEN VALLEY

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April 20, 2000



To Eagle Mountain

To Eagle Mountain







# CHAPTER 6 APPENDIX

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6.2 Explanation of Terms

6.3 Approved Plant List

6.4 Design Review Checklist

6.5 Enhanced EA Ratio Requirements

## 6.1 DEFINITIONS

*The use of words or phrases in these Guidelines shall have the following defined meanings:*

**Applicant** – Any Owner or designated representative submitting improvement plans to the Hidden Valley DRC.

**City** – Eagle Mountain City.

**City Engineer** – City engineer for Eagle Mountain City.

**Hidden Valley CC&Rs** – Hidden Valley Covenants, Conditions and Restrictions.

**Discouraged** – Not wanted and may not be approved; unlikely to be approved.

**Encouraged** – Preferred and most likely to be approved.

**Guidelines** – Hidden Valley Community Master Design Guidelines.

**Hidden Valley DRC** – Hidden Valley Design Review Committee.

**Exception** – The allowance of a practice or design that is consistent with the general intent of these Guidelines, but inconsistent with a specific provision of the Guidelines. Granting an exception does not establish a precedent for future development.

**May** – Compliance with a Guideline using this term is important to the Hidden Valley DRC, but IS NOT required.

**Owner** – Each person or entity that holds record title to a Unit or Lot.

**Shall** – Compliance with a Guideline using this term IS required.

**Should** – Compliance with a Guideline using this term is important to the Hidden Valley DRC, but IS NOT required.

**Will** – Compliance with a Guideline using this term IS required.

## 6.2 EXPLANATION OF TERMS

*The use of words or phrases in these Guidelines shall mean:*

**AASHTO** – The American Association of State Highway and Transportation Officials. A non-profit association that fosters the development and maintenance of transportation systems and establishes roadway design guidelines and criteria.

**ABS** – A type of plastic pipe commonly used in construction in non-pressurized applications (i.e. sewer systems).

**Accent color** – A contrasting color used sparingly for special emphasis on items such as the front door or, in some cases, shutters.

**Alley load garage** – A garage design in which the garage is accessed from the alley side (or rear) of the lot.

**Approval Notice** – Notice of approval of an application by the Hidden Valley DRC.

**Arbor** – A framework or lattice used as a shade structure or landscape bower.

**Architect** – A design professional licensed by the State of Utah to practice architecture.

**Articulation** – An architectural design characteristic that distinctly varies an otherwise flat plane of a building. This may include repetitive architectural elements stepping in or out of the building plane, intersections of building elements, or other architectural devices meant to divide a large unbroken building plane.

**Applicant** – Any Owner or designated representative submitting improvement plans to the reviewer.

**Balcony** – A projecting platform on an upper level of a building's exterior cantilevered from the building structure or supported by columns.

**Balustrade** – A handrail or guardrail system along a stair, porch, deck, balcony, or terrace that consists of a top-rail, bottom-rail and balusters.

**Banner** – A hanging sign that is attached to a pole or structure on one or two ends. Banners are typically made of fabric.

**Bay** – A section of room projecting outward from the exterior wall. The projecting room area must contain at least one window, but may also be composed of wall surface.

**Block face** – One side of a street between two consecutive intersections. (i.e. a block face can be one side of a city block).



**Body color** – The dominant color of the building used for the primary cladding material.

**Bracket** – A member that projects from a structure that is designed to support, or visually give the impression of supporting, a vertical load.

**Builder** – The professional entity that constructs the improvements on a given lot.

**Building elements** – Building components used to refine building facades to a smaller scale; building elements include covered entries and porches, columns, railings, bays, doors, windows, roof forms, dormers, eaves, chimneys, decks, balconies, stairs, and exterior fencing and walls.

**Building envelope** – The portion of a home site which encompasses the area within which building may occur subject to the Guidelines and as delineated on the plat.

**Cementitious material** – A durable cement-based synthetic building material used for siding and trim applications, such as products manufactured by the James Hardie Corp. or equivalent.

**CMU** – Concrete masonry units.

**Clapboard** – A traditional type of horizontal siding for stick framed buildings. This may be produced from natural wood, fiber-cement or composition hardboard materials.

**Column** – A vertical structural member that carries the principal loads of building elements. A column is typically expressed architecturally with a base anchoring it to the ground or foundation, and a capital that transitions the load to a horizontal, overhead framing member.

**Covered entry** – A covered area adjoining an entrance to a building and usually having a separate roof. Within these Guidelines, a covered entry pertains to all such areas less than eighty (80) square feet in size or those having a clear dimension of less than six feet (6'-0").

**Cul-de-sac** – A street, lane, etc., closed at one end; a dead-end street.

**Deck** – An open, unroofed outdoor space usually constructed of light framing above grade, and attached to the building.

**Detail** – Individual elements of architectural expression that can be either functional, ornamental or both that enhance the overall character of the improvement.

**Dormer** – An architectural element projecting from a roof form usually accommodating a window, ventilating louver or other opening in the vertical plane.

**E.I.F.S.** – Exterior Insulating Finish System, commonly referred to as "synthetic stucco" and not to be confused with Stucco.

**EA Ratio** – Elevation Articulation Ratio (See Chapter 4 for a detailed explanation).

**Eaves** – The overhanging lower edge of a roof.

**Enhanced EA Ratio** – EA Ratio for structures within development parcels at or above an elevation of 5,280'.

**EPDM** – Ethylene-propylene-diene terpolymer, a thermoset polymer-based waterproof roofing membrane suitable for flat roofs.

**Excavation** – Any disturbance of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching which results in the removal of earth, rock, or other substance from a depth of more than 12 inches below the natural surface of the land or any grading of the surface.

**Exposed Elevation** – Facades that face streets, open spaces or hillside locations, or are visible from surrounding streets, regardless of whether or not they gain access from those streets.

**Facade** – Any face of a building.

**Fascia** – Any broad, flat horizontal surface at the outer edge of a cornice or roof.

**Fenestration** – The design proportioning and distribution of windows, doors, and other exterior openings of a building.

**Flush front load garage** – A street load garage design in which the face of the garage door is parallel to the street and is set flush with the front plane of the house (or porch) or set back less than 10 feet (10'-0") behind the front plane of the house (or porch).

**French door** – A door, usually one of a pair, of light construction with glass panes extending for most of its length.

**Front load garage** – A garage that is accessed from the primary street on which a residence is located and whose door is generally parallel with that street.

**Gable** – The generally triangular section of wall at the end of a pitched roof, occupying the space between the two slopes of the roof.

**Hip roof** – A roof that slopes upward from all sides of a structure, having no vertical ends.

**HVAC** – Heating, ventilation and air conditioning system.

**Home site** – A parcel of land, together with any appurtenances, described as lots on the subdivision plat.

**Lap Siding** – A traditional type of horizontal siding for stick framed buildings. This may be produced from natural wood, fiber-cement or composition hardboard materials.

**Lot** – Land platted as a home site that is held in private ownership.

**Masonry** – Stone, brick or other vitreous clay bonded by cementitious mortar for use in the construction of site and building elements.

**Massing** – An architectural design characteristic that refers to the overall three dimensional form of a building on its site. Massing encompasses the length, width, height, volume and overall shape of a building.

**Mile High Elevation** – A mile high building is one that has its lowest level finished floor elevation set 5,280 feet or greater above sea level. A Mile High Elevation is an elevation on a mile high building that is visible from the valley floor.

**Mullion** – The dominant vertical or horizontal framing member that is between the sashes or lights of a window unit.

**Muntin** – A vertical or horizontal glazing device which visually divides a larger window pane into smaller sections.

**Open Space** – Vacant land that may be subject to future development is not considered open space. There is no specified size range for open space, other than the minimum area needed to conserve a significant natural feature or encompass an amenity. Open space areas include all landscaped areas as well as sidewalks and other paved pedestrian areas, pools, and pool decks, recreational buildings and accessory structures associated with community amenities and associated improvements and all utility easements included therein.

**Paneling** – Smooth or wood textured flat cementitious or composite sheet good material applied with decorative battens, recessed channels, or double layered with finished edges.

**Parcel** – An area of land that will be further subdivided into lots.

**Passive Side Elevation** – When a cross-use easement or other mechanism is present, the side of house that faces an adjacent house's active exterior living space. Passive Side Elevation EA Ratio requirements allow for less building articulation on such facades due to the presence of a cross-use easement and the design of houses having specific active and passive sides.

**Patio** – An outdoor semi-private space often paved, that is immediately adjacent to a home. It may be further defined by a low privacy wall.

**Pitch** – The degree of slope of a roof. Defined as a ratio of the vertical (rise) in inches of the slope to the horizontal (run) of one foot. EG: 12:12 pitch equals 45 degrees.

**Plate** – A double horizontal member in light frame construction that connects and terminates studs, columns or wall planes.

**Porch** – An architectural element attached to the exterior of a building that provides various degrees of shelter and enclosure as well as providing semi-public space at the building entry. Porches must have a minimum size of eighty (80) square feet and a minimum clear dimension of six feet (6'-0") in both directions to be recognized as a porch within these guidelines.

**Rake** – The inclined, roof overhang on a pitched roof.

**Residence** – The building or buildings, including any garage, or other accessory building, used for residential purposes constructed on a home site, and any improvements constructed in connection therewith.

**ROW** – Right of way.

**Side load garage** – A street load garage design in which the face of the garage door is perpendicular to the street. Houses with three garage bays are considered side load if two or more garage bays have doors perpendicular to the street. Corner lot houses are considered side load if the garage door does not face either street.

**Street load garage** – A garage design in which the garage is accessed from the street side (either front or side) of the lot.

**Streetscape** – An environment consisting of streets, sidewalks, buildings, and the landscaping that generally defines that street.