

## Chapter 7 RESIDENTIAL DESIGN GUIDELINES

### A. Introduction

The residential guidelines are limited to new construction and renovation of multifamily development and to secondary dwelling units associated with single family residences. These guidelines encourage good quality design and variety, meaningful and adequately landscaped open spaces, and building elements inspired by and integrated with the neighborhood or main home character and lot context.

#### 1. Applicability

These guidelines apply in the Multi-family designations and to secondary units in the single family designations of:

- RM -1000
- RM -2500
- RS – 6000

### B. Multi Family Residential

#### 1. Objective

The main objective of the guidelines is to ensure that new multifamily residential developments respect the scale and design character of the existing neighborhood context that surrounds it, and to preserve historic multifamily residences by providing general renovation guidelines. The use of quality and sustainable materials as well as modern and innovative architecture is strongly encouraged. Restorations to those buildings deemed to be historically significant by the Historic Preservation Commission shall follow the Secretary of the Interiors Historic Preservation Guidelines for exteriors.



Residential character

#### 2. Traditional District Pattern

Many multi-family projects are situated in single family neighborhoods. The multifamily developments vary from small complexes of two or more units in a single level or two story building, to larger complexes of twelve units or more on larger parcels.



Parking lots are internal to the complex, or to the side of the building, or as direct pull-in from the street.

**Relationship to Other Documents**

- *Development Standards for High and Medium density residential*
- *Building Code*

**Tips for Applicants**

- *Verify the operating hours of the Planning Department counter.*
- *Acquire a Design Review checklist for your area or project type.*
- *Acquire the site plan and architectural application content checklists.*
- *Determine if the building is considered historic by the Historic Preservation Commission.*

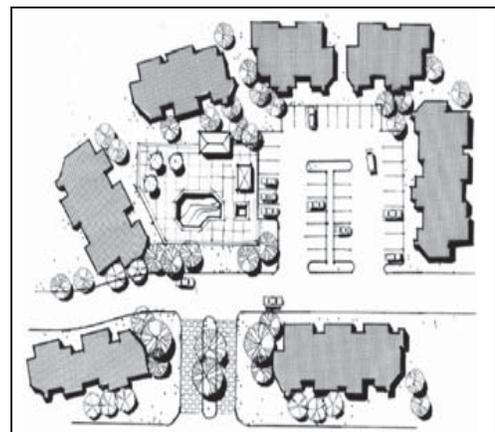
**3. Residential Guidelines**

**a. Site Planning**

Site planning includes how each building relates to the site or parcel, the street, and how to consider the neighboring buildings.

**1) Building Placement**

- If parcel size allows it orient a cluster of buildings onto a common green space, and toward the City street or internal street.
- Present an attractive façade to the street.
- Front yard setbacks should be similar in depth to neighboring single family homes, as space allows.
- Orient pedestrian entries onto the street, or the common greenway.
- Provide variations in the wall setbacks facing the streets
- Provide landscaping and irrigation systems in all building setbacks.
- Whenever possible buildings should be oriented to take advantage of solar access. Whether to take advantage of the warmth and light in living spaces or



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for energy generation.

- viii. Orient front doors away from the prevailing wind when feasible.
- ix. Place building windows to protect the privacy of adjacent units as much as possible.



Good street frontage



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### 2) Open Spaces

Enhance the feeling of community and neighborliness by creating gathering places and outdoor semiprivate spaces such as porches.

- i. Provide tot lots or open lawn play areas.
- ii. Provide gathering places to picnic and play, with seating and trees.
- iii. Provide individual covered porches on a majority of the ground floor units, with a minimum of 6' depth to allow for outdoor seating.



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3) Landscaping

Landscape design and materials should be of good quality, well installed and use plant materials that will cover the majority of the planter area. Mulch may be used as a temporary cover to help establish new plantings, not as the primary ground cover.

- i. Landscape with locally compatible, climate appropriate vegetation. Use plant materials that require low maintenance, and provide a majority of ground coverage.
- ii. Use flowering plants to accent entryways and low growing at driveway intersections.
- iii. At the street frontage include a street tree 4' from back of sidewalk spaced every 30 feet as practical for walkway or driveway spacing.
- iv. Provide a minimum 3' landscape buffer strip on perimeter of the site that is adjacent to other residences or businesses.
- v. Provide a landscape planter at the base of buildings in areas not being used for building access. The planter should be a minimum of 3' in depth.
- vi. Use wooden privacy fences for outdoor private living areas, at a maximum of 6' high.
- vii. Use low growing shrubs in landscaping to allow for good visibility and safety.
- viii. Use water efficient/conserving irrigation systems, such as drip systems (except for lawn areas).
- ix. Design irrigation to not allow overspill onto adjacent impervious area such as walkways or parking lots.



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- x. Group plants according to water needs.
- xi. Replace dead or dying plants in a timely manner.

### 4) Trash Enclosures

- i. Screen trash receptacles and recycle containers and other mechanical equipment.
- ii. Use the same materials as in the buildings for the enclosure structure, or a 6' high wooden fence. Where space allows landscape the publicly visible edge/s of the enclosure.



Landscaped trash enclosure

### b. Circulation and Parking

For multifamily developments in residential neighborhoods the housing units should be the visually dominant element along the street and not parking lots or garages.

#### 1) Parking Location

- i. Locate parking lots and driveways to the rear or sides of buildings when possible.
- ii. Garage Placement – When possible locate garages and/or carport to the rear or sides of the buildings, not on the street frontage.
- iii. When providing garages on the first floor of buildings- provide access via an alley or side street.



Alley access



Carport with solar roof

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- iv. Use pervious material for parking areas or drive aisles such as grass pavers or pervious asphalt.

2) Pedestrian Walkways

- i. Provide a separate pathway system to link residential units to parking, important onsite and offsite destinations, and the street sidewalk network.

3) Parking Lot Lighting

- i. Provide pedestrian scale low level lighting adequate for safety.
- ii. Avoid creating glare or overspill into units or onto neighboring parcels.

4) Parking Lot Landscaping & Fencing

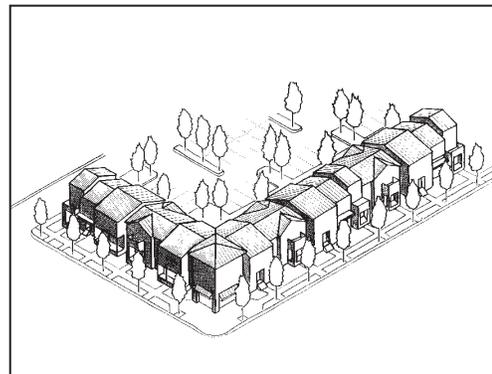
- i. Landscape the perimeter of the parking areas with groundcover, low-growing shrubs, and trees. Use a minimum of a 4' planter width.
- ii. In open parking lots, provide a landscaped finger every 5 spaces.
- iii. Wood fencing is preferred for perimeter security fencing. Chain link may be used if landscaped with shrubs or vines to cover the fence.

**c. Architectural Character**

Each building within a development should have good architectural character. Use good durable materials and assure it will be well maintained. The design of the building should use elements of adjacent single family residential buildings for roof forms and pitches, siding materials and orientation, and window types and arrangements.

1) Building Massing

- i. Avoid long rectangular boxes by dividing the building into modules according to each unit, and provide wall setbacks or pop-outs.
- ii. Use a cluster of smaller buildings instead of one large building if lot space permits it.
- iii. Use transparent stairways to reduce building bulk.



Segmented building



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2)



Existing massing & elements



Does not reflect character

Building Scale

- i. Multifamily buildings are typically two stories.
- ii. With developments of 12 or more units, provide a group smaller of buildings instead of one large one when feasible.
- iii. To reduce the scale of a large building, vary wall setbacks and heights at regular smaller intervals.
- iv. Incorporate window bays, recessed or projecting balconies, and/or dormers to emphasize individual unit.



Good articulation



Poor articulation on left

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3) Doors & Windows

The types of windows should be consistent with neighborhood development or the original historic structure being renovated.

- i. Provide protection from inclement weather at the front door. This can be via an upper floor overhang or a stoop or canopy.
- ii. Do not create blank walls on the street façade. At a minimum provide windows on the street facades.
- iii. Provide operable, recessed windows and doors.
- iv. Suggested window styles include: double hung (singles or pairs) or casement or a combination of both. Depending on location, horizontal sliders may be acceptable.
- v. Provide wood trim on the windows and doors.
- vi. Use wood frame or clad windows. Metal windows must have the same frame dimensioning as wood frame windows
- vii. Vinyl windows are prohibited. Vinyl clad must use similar dimensioned frame and trim as wood windows.

4)



Good window area & placement



Good materials & colors

Exterior Materials

Materials should be durable, low maintenance, and be comparable or better than materials used in the neighborhood. Two styles of siding may be used on a single building, such as one for the main wall and another in the pediment area of the gable end wall.



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Existing double hung windows



Poor window dimensioning

i. Appropriate wall materials include:

- Wood
- Board and batten
- Brick
- Fire proof shingles
- Horizontal clap board
- Vertical boards
- Cementous boards
- Stone

5) Color

The residential areas are characterized by the use of many different color combinations for homes and these design guidelines encourage this pattern. Color guidelines are general suggestions and not color specific.

- i. The colors for a building should help accentuate the components of the façade; the walls, and the window and doors and roof details. Use a minimum of two colors.
- ii. Use a base color for the walls.
- iii. Use a contrasting color for the trim around windows and doors balconies, stairways, and roof fascia boards. and smaller details. Typically when using two colors on the trim, the minor trim is darker than the major trim.

6) Roof Styles

- i. Use similar roof styles found on the block. Use similar roof pitch and styles,

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including gable end and hip forms.



Typical color contrast



Typical roof styles

- ii. Break up a long horizontal roof plane with a change in roof height or orientation.
- iii. Use attractive attic vents as a decorative feature in the gable end.
- iv. Provide a minimum 12" overhang and open or closed rafter design.
- v. The use of solar energy for water heaters is encouraged.
- vi. Do not use a flat roof.



Donot use flat roofs



Hip roof



Gable end roof

## 7) Lighting

- i. Provide low level exterior lighting at the walkways and front door.
- ii. Use a light fixture that complements the architecture.

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8) Façade Restoration

- i. Retain and restore original elements of the building facade. If damage or deterioration is too severe, the element shall be recreated using original materials (or materials that have the same appearance) to match the design, color, texture, and design features.

**C. Single Family Secondary Dwelling Units**

**1. Objective**

The residential neighborhoods of Eureka are rich in diverse architectural styles from many eras. The intent is to help preserve the existing character of the neighborhood and to reflect the era in which the primary residence was built. The new unit should appear to be part of the original design by using the same materials and treatments as the main house.

**2. Applicability**

These guidelines only apply to new secondary dwelling units associated with a primary single family residence.

**3. Traditional District Pattern**

The introduction of a secondary unit to the main house is a recent phenomena in the city of Eureka. The unit is usually placed behind the main residence, either directly behind, or at the back of the driveway at ground level. The secondary unit may also be built above the garage. The secondary unit or add-on should not be placed in the front yard setback line of the original building.

***Relationship to Other City Documents***

- *Development Standards*
- *Building Code*

***Tips for Applicants***

- *Verify the operating hours of the Planning Department counter.*
- *Acquire a Design Review checklist for your area.*
- *Acquire the site plan and architectural application content checklists*
- *Inquire if your building is considered historic by the Historic Preservation Commission.*



**4. Secondary Units Guidelines**

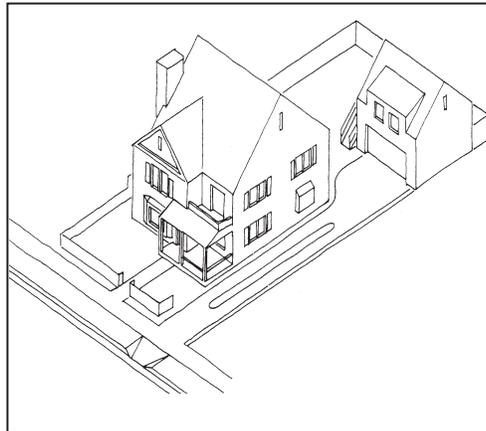
The guidelines focus on those design elements that are necessary to help blend the secondary or add-on unit to the main house.

**a. Site Planning**

Site planning refers to how each building relates to the street, the main building, and neighboring buildings.

**1) Building Placement**

- i. Place accessory buildings or secondary dwelling units to the rear and/or side of the main building.
- ii. New garages should be placed to the rear of the house or offset backward from the front of the house.



Garage at rear



Garage at rear & landscaping

**2) Landscaping**

- i. Landscape with locally compatible, climate appropriate vegetation.
- ii. Use water efficient/conserving irrigation systems, such as drip systems (except for lawn areas).
- iii. Design irrigation to not allow overspill onto adjacent impervious area such as walkways or parking lots.
- iv. Group plants according to water needs.
- v. Replace dead or dying plants in a timely manner.



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**b. Architectural Compatibility**

The secondary unit should be designed to reflect the architectural character of the parent or main house. The following guidelines provide the key building elements that are to be considered.

1) Building Massing & Scale

- i. Use similar building mass, scale and proportions as the main house structure.



Addition does not relate to main house



Addition relates to house

2) Windows & Doors

- i. On those walls visible from the public street use the same size, placement and style window as the main house.
- ii. Do not use vinyl windows.
- iii. Vinyl clad over wood windows should have the same design and frame dimensioning as the main house windows.

3) Exterior Materials

- i. Use the same style, quality, texture, dimension and color of exterior materials, including windows, as the main house.

4) Roof styles

- i. Use the same roof pitch, form and materials as the main house to the maximum extent feasible within height limits.





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