
MONO COUNTY DESIGN GUIDELINES

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CHAPTER ONE: INTRODUCTION

PURPOSE OF GUIDELINES

The Mono County Design Guidelines are intended to assist property owners and project designers in understanding the County's goals for attaining high quality development that is sensitive to the unique character of the county and its communities.

The guidelines provide designers and developers with a flexible tool for quality creativity, and innovation. They do not prescribe specific solutions or make rigid requirements. Indeed, there will always be many ways of meeting a particular guideline. The guidelines are a descriptive template for maintaining and improving the character of the county without dictating or prescribing a specific style or theme.

As directed by the Mono County General Plan, the guidelines will be used during the review of land use permit applications as additional criteria for project review.

APPLICABILITY

A. The provisions of this Chapter apply to all single and multi-family residential, commercial, industrial, and public/institutional projects (including additions, remodeling, relocation, or new construction). The design elements of each project (including site design, architecture, landscaping, signs, parking design) will be reviewed on a comprehensive basis. Design guidelines in the General Plan and/or supporting documents, such as the June Lake Design Guidelines, specific plans, etc., should also be addressed whenever applicable.

B. The review authority may interpret these design guidelines with some flexibility in their application to specific projects, as not all design criteria may be workable/appropriate for each project. In some circumstances, one guideline may be relaxed to facilitate compliance with another guideline determined by the review authority to be more important in the particular case. The overall objective is to ensure that the intent and spirit of the design

guidelines are followed.

ORGANIZATION

The design guidelines are presented in two parts:

- A. Site Planning and Landscape; and
- B. Architecture

CHAPTER TWO: SITE PLANNING & LANDSCAPE

OVERALL DESIGN OBJECTIVES

This Section provides general design guidelines/principles that are applicable to single and multi-family residential, commercial, industrial, and public/institutional projects throughout the county. The general guidelines are also applicable to institutional-type developments and to office-type projects in any land use district where they are allowed.

The design of each project should work toward achieving the following objectives:

1. Respect Mono County's small town scale and mountain/high desert setting and contribute to the qualities and characteristics that reflect the county's history, geography, climate and communities;
2. Keep it simple; use clean forms which reflect the climate, the natural setting, and the county's remoteness;
3. Articulate building forms and elevations to create interesting roof lines, building shapes, and patterns of shade and shadow, and avoid

box-like structures with large flat wall planes;

4. Respect the county's natural features with designs that accommodate and even enhance their setting;
5. Utilize landscaping to provide project amenities and to screen parking, equipment and storage areas;
6. Provide site access, parking and circulation that is planned in a logical, safe manner;
7. Consider the need for way-finding signs and their appropriate locations early in the design process; and
8. Design spaces for outside equipment, trash receptacles, storage, and loading areas in the least conspicuous part of the site.

SUSTAINABLE DEVELOPMENT

Address the health of the county in a holistic manner, considering environmental quality and long-term benefits of development. Guidelines and direction from official environmental certification programs

such as Leadership in Energy and Environmental Design (LEED) may be helpful in determining sustainable practices.

1. Promote Green Building* and use sustainable design practices whenever possible;
2. Consider how all the building's systems work with each other and with the building envelope to maximize efficiency;
3. Use highly durable local materials;
4. Follow a maintenance strategy to run building systems at maximum efficiency over the long term; and
5. Beyond county road and parking standards, keep paved surfaces to a minimum to preserve the natural landscape and reduce stormwater runoff.

*Green building is the practice of:

1. increasing the efficiency with which buildings and their sites use and harvest energy, water, and materials, and
2. reducing building impacts on human health and the environment, through better siting, design, construction, operation, maintenance, and removal — the complete building life cycle.

CHAPTER TWO: SITE PLANNING & LANDSCAPE

SITE PLANNING GUIDELINES

Project site planning should comply with the following guidelines.

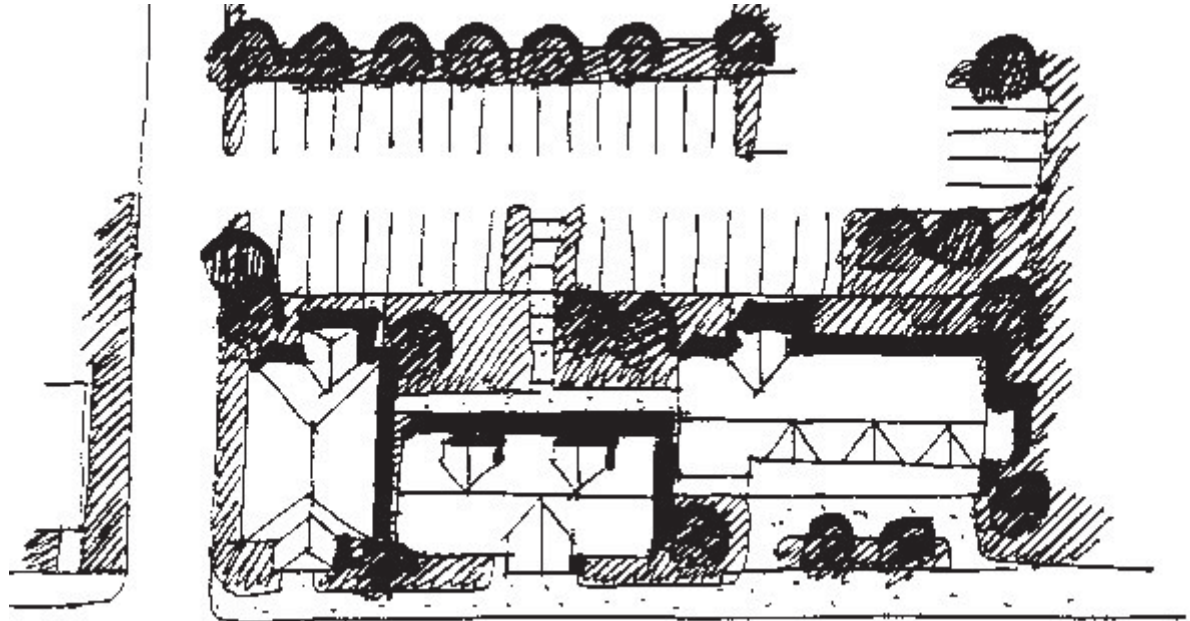
Adjacent development.

Each development proposal should demonstrate consideration for the existing conditions on and off the site including the following:

- a. Land use and site organization of neighboring properties;
- b. Architectural character/style of neighboring structures;
- c. Existing natural features (i.e., mature trees, landforms, water features, etc);
- d. Opportunities to preserve or enhance views of the mountains;
- e. Privacy and solar access of the site and neighboring properties; and
- f. Links to adjacent development using sidewalks and shared access drives and parking.

Selecting a Site

a. Protection of views Buildings should be sited to preserve significant



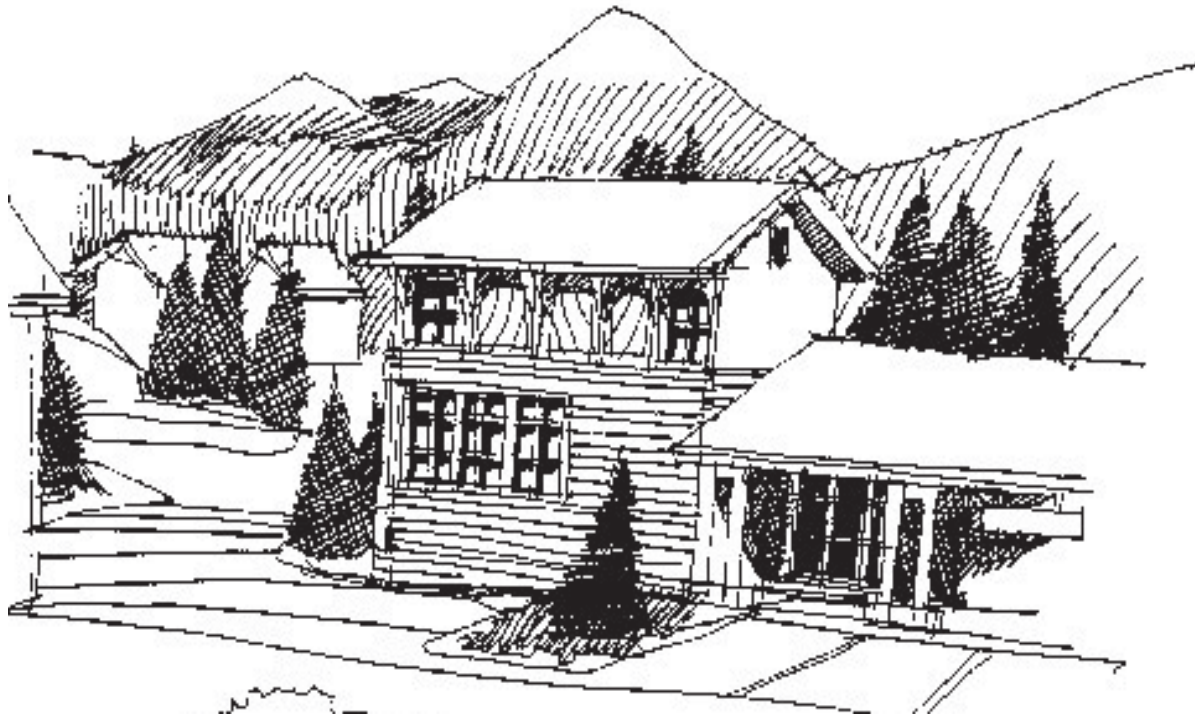
Buildings (not parking lots) should form the identity of the street

views, vegetation, and existing land forms. Views from three vantage points are critical in the siting of buildings — looking at the site from other areas, looking at other areas from the site, and looking through the site from key places within the project. The primary concerns relate to maintaining views both to the site and features beyond. Projects should be designed so they complement rather than dominate the natural landscape. Views should also be considered in the preparation of

a landscape plan, particularly where plant material will be considerably larger at maturity. Simulations should be used to describe the impact of larger projects on views.

b. Protection of natural features. Buildings should be sited to preserve the natural vegetation and landforms of the site, and to utilize screening provided by existing vegetation, rock outcroppings, ridges, depressions in topography or other natural features

CHAPTER TWO: SITE PLANNING & LANDSCAPE



Maintain significant views

and landscape elements.

c. Consideration of views in project design. Scenic views and the natural environment surrounding the project site should be considered early during the conceptual design stage of a project. For instance, buildings placed against the backdrop of hillsides,

mountains or watercourses should be considerate of their surroundings and not obscure scenic views by being oversized, extremely tall, or painted to draw attention away from the natural environment.

d. Open space areas. Open space areas should be accessible from the

majority of structures, and should be oriented to take advantage of sun or shade as appropriate.

e. Off-site views, solar access.

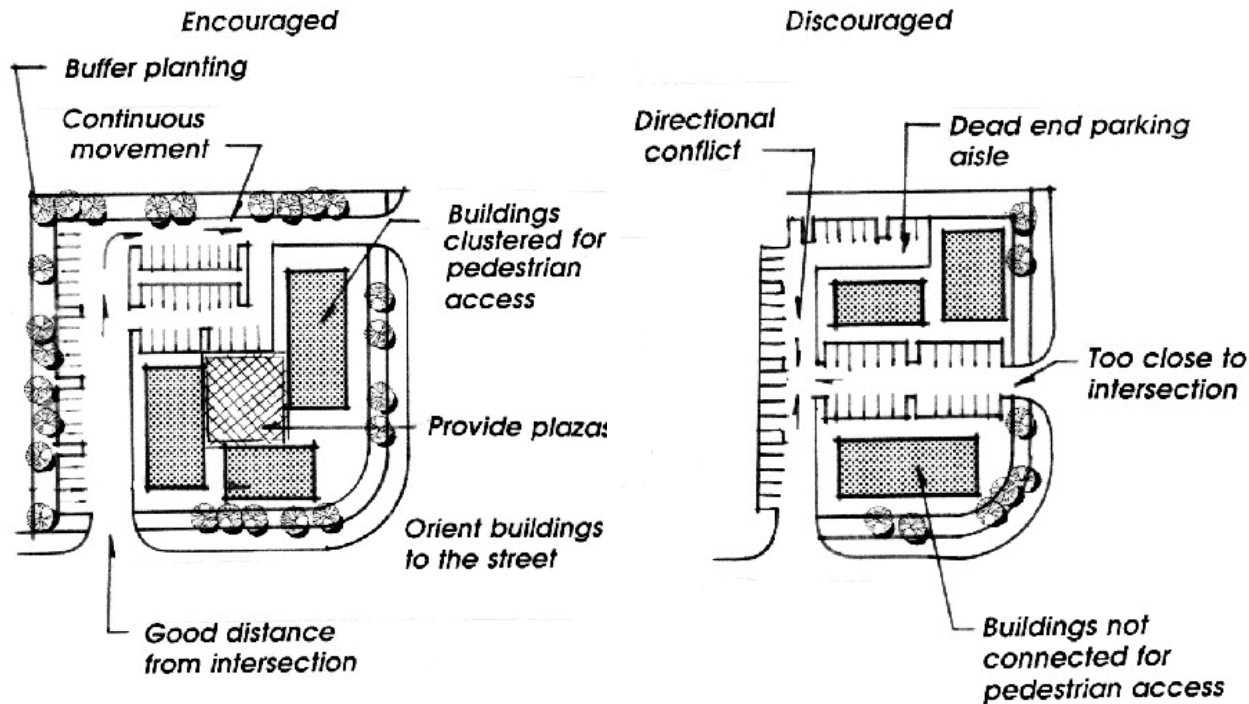
Building placement should optimize off-site views to mountains, open space, or watercourses whenever possible. Solar access should be considered for natural lighting and to avoid winter shading of pedestrian areas in order to help speed the melting of snow.

f. Fire safety considerations.

Structures should be sited to avoid extreme fire hazards on the property. Where structures are sited in proximity to existing vegetation, consideration should be given to fire safe requirements (See Mono County General Plan, Safety Element).

g. Limits of Construction. The site plan should delineate the “Limits of Construction,” encompassing all grading, trenching, truck access, turn-around, parking and materials storage and staging areas. Prior to commencing construction, a fence or visual delineation surrounding this construction area should be erected to prevent damage to the undisturbed natural landscape.

CHAPTER TWO: SITE PLANNING & LANDSCAPE



to the street as setbacks permit. Buildings may be angled to create interesting juxtapositions if there is a specific design goal to be achieved. However, the definition of the street edge is an important and legitimate role for buildings and needs to be considered, particularly within central business districts. Exceptions may occur for wider setbacks from the street if a compatible use is proposed (for example, outdoor dining or pedestrian rest area) or to maintain continuity with landscaped areas on adjacent properties.

b. Pedestrian or vehicular orientation. The orientation of buildings should respond to the pedestrian or vehicular nature of the street. Buildings with high pedestrian use should face, and be directly accessible from, the public sidewalk.

Buildings in areas of the county that rely more on the use of the automobile for access should be oriented to major open space and streetscape elements. They should not be oriented to large parking lots located between the building and the street.

Location of parking and buildings

h. Hazards. Buildings should be placed outside areas where geologic hazards exist and where archeological resources exist.

i. Agricultural Lands. There should be adequate separation between residential development and agricultural activities to avoid conflicts.

Mono County's agricultural heritage and agricultural land protections promote a "right to farm."

Building Placement

a. General placement principles. Buildings should generally be oriented parallel to streets and placed as close

CHAPTER TWO: SITE PLANNING & LANDSCAPE

c. Commercial building placement.

Commercial sites should be designed so that a minimum of 50 percent of the total street frontage is occupied by buildings located at the sidewalk. This siting, together with substantial landscaping treatment, reinforces and strengthens the overall streetscape, and helps to screen off-street parking areas.

d. Corner buildings. Corner buildings should have a strong tie to the setback lines of each street. The primary mass of the building should not be placed at an angle to the corner. This does not preclude angled building corners or an open plaza at the corner, however; both are strongly encouraged.

e. Pedestrian walkways. Projects should connect the on-site pedestrian circulation system to the off-site public pedestrian way at intervals of at least one connection for each 200 lineal feet (or fraction thereof). Parking areas should be connected to building entrances by means of enhanced paving (patterned or stamped).

i. Loading facilities. Loading facilities should not be located at the front of buildings where they will be difficult to

adequately screen from view. These facilities are more appropriate at the rear of the site where special screening may not be required.

j. Projects with multiple structures.

Multiple buildings in a single project should create a positive functional relationship with one another. Whenever possible, multiple buildings should be clustered to achieve a “village” scale. This creates opportunities for plazas and pedestrian areas while preventing long “barracks-like” rows of buildings. When clustering is impractical, a visual link should be established between buildings. This link

can be accomplished through the use of an arcade system, trellis, colonnade, or through enhanced paving.

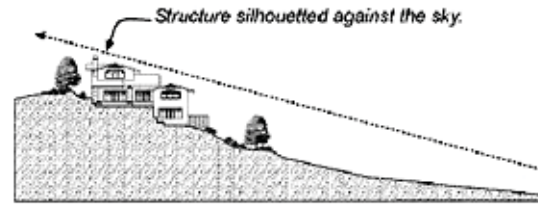
l. Snow storage areas. Designated snow storage areas should be accommodated in a way that does not block visibility for motorists. Snow storage areas should consider vegetation as well as solar access. Do not locate snow storage in predominantly shady areas. Areas designated for snow storage should use suitable plant materials including vigorous ground covers, perennials, willows, and planters with low edges to facilitate plow access.



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THIS



NOT THIS

m. Gateways. Major entryways into towns and developments within the county should incorporate architectural and landscape elements to gracefully mark transitions and entrances.

Ridgeline Development

a. Natural ridgelines and mountain views should be preserved to the greatest extent possible. Structures should not be situated so they appear silhouetted against the sky from any street or view points.

b. Structures should not be located on or near visually prominent areas, exposed grassy hillsides, or ridgelines. Structures should be sited in the least visually prominent locations to prevent visual scarring.

b. There should be a vertical separation of at least 50 feet between

the top of the structure and the top of a ridge. If no other location is available, the structure should not stand greater than 16 feet above the highest point on the hilltop.

c. Buildings constructed on hillsides should step to follow the natural terrain. Level building pads on slopes are discouraged. Projects that significantly alter the natural slope can have a great visual impact and are not



Do this

recommended.

d. Manufactured slopes (cut and fill) are to appear natural, with varied contours and vegetation, avoiding sharp angles. The planting of native plants along manufactured slopes is also recommended to reduce runoff.

Solar exposure and orientation.

a. Building placement and landscaping should accommodate solar designs. Maintaining solar exposure to adjoining buildings and sites is essential. The objective is to create exterior spaces around buildings that will be used and easy to keep clear for access to buildings. In the winter, places that are mostly in shadow will be cold and unusable while places in sunlight will get used. Buildings, vegetation, and



Don't do this

CHAPTER TWO: SITE PLANNING & LANDSCAPE

land forms can cast shadows and block sunlight, and the color and choice of building surface can play an important role in reflecting sunlight into adjoining exterior spaces.

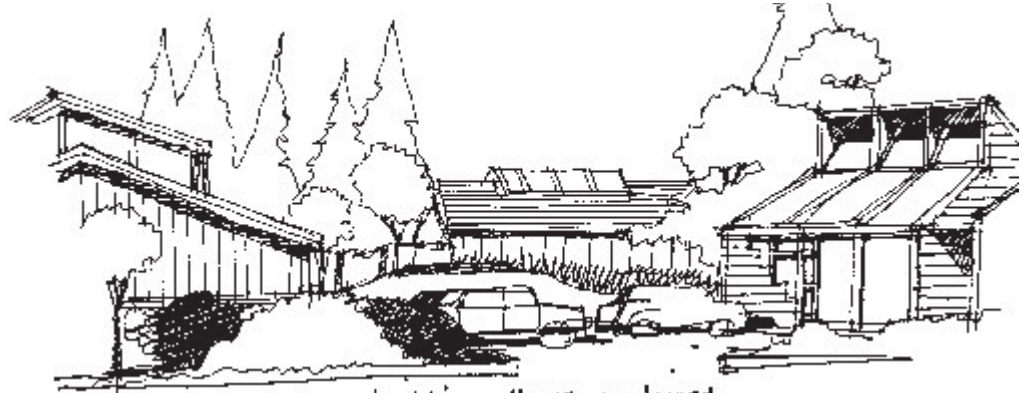
b. New structures should be oriented to maximize solar access opportunities to the greatest extent feasible.

c. Lot sizes/configurations should be planned to maximize the number of structures oriented so that the south wall and roof area face within 45 degrees of due south, while permitting the structures to receive cooling benefits from prevailing breezes and any existing or proposed shading.

d. Roof-mounted solar collectors should be placed in the most inconspicuous location without reducing the operating efficiency of the collectors. Wall-mounted and ground-mounted collectors should be screened from public view with material that is compatible with the building's architecture.

e. Roof-mounted collectors should be installed at the same angle or as close as possible to the pitch of the roof.

f. Appurtenant equipment, particularly



New building allows continued solar access to existing building

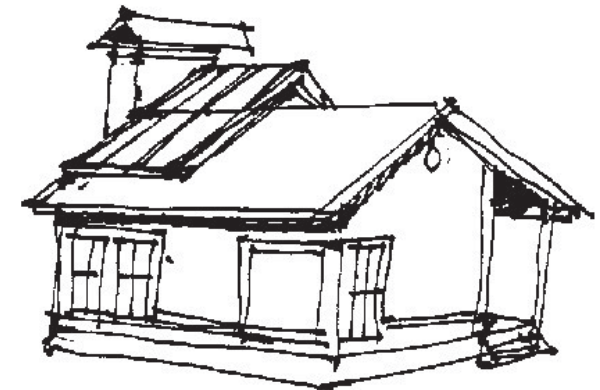
plumbing and related fixtures, should be installed in the attic or screened from public view.

g. Exterior surfaces of solar collectors and related equipment should have a matte finish and should be color coordinated to harmonize with roof materials and other dominate colors of the structure.

h. Skylights and solar panels should be installed as unobtrusively as possible. Skylights and solar panels should be designed to fit flush with the roof surface or up to a maximum of two feet above the surface of the roof. Reflective materials should not be used unless thoroughly shielded to prevent reflection onto adjoining or nearby properties.



Inappropriate



Appropriate

CHAPTER TWO: SITE PLANNING & LANDSCAPE

On-site lighting.

- a. Exterior lighting should be designed to be compatible with the architectural and landscape design of the project.
- b. An appropriate hierarchy of lighting fixtures/structures and intensity should be considered when designing the lighting for the various elements of a project (i.e., building and site entrances, walkways, parking areas, or other areas of the site).
- c. All lighting fixtures should be properly shielded to eliminate light and glare from impacting adjacent properties, and passing vehicles or pedestrians.
- d. The use of more short, low intensity fixtures is encouraged over the use of a few tall fixtures that illuminate large areas for parking and pedestrian areas.
- e. To lessen light pollution and highlight the county's brilliant night sky, light sources should be down-directed, shielded and as low to the ground as practical. The light source should not be visible off-site, either to neighbors or passing motorists.
- f. Use lighting only in areas where it is needed and provide only the

minimal amount of light necessary for the purpose. Use timers and motion detectors to activate light only when needed.

Screening.

- a. Screening is a technique used to protect and separate uses and site functions from one another for the purpose of decreasing adverse noise, wind, or visual impacts and to provide privacy. The need for screening should be considered early in the design process so that screening elements (e.g., walls, fences, berms, landscaping) can be effectively integrated into the overall project design and not added later as an afterthought.
- b. The method of screening should be compatible with the adjacent structure in terms of overall design, materials, and color.
- c. Where screening is required at the ground level, a combination of elements should be considered including solid masonry walls, wood fences, berms, and landscaping.

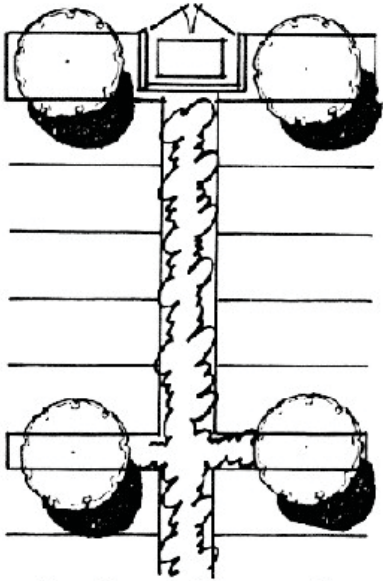


Screening conceals parking and service areas

Refuse, storage, and equipment

- a. Refuse containers, service areas, loading docks, and similar facilities should be located in areas out of view from the general public and so that their use does not interfere with on-site parking or circulation areas, and adjacent uses, especially residential uses. They should not block access to snow storage areas.
- b. Trash bins should be fully enclosed. Enclosures should be screened with landscaping on their most visible sides. Recommended locations include inside parking courts or at the end of parking bays. Locations should be conveniently accessible for trash collection and maintenance and should not block access driveway during loading operations.

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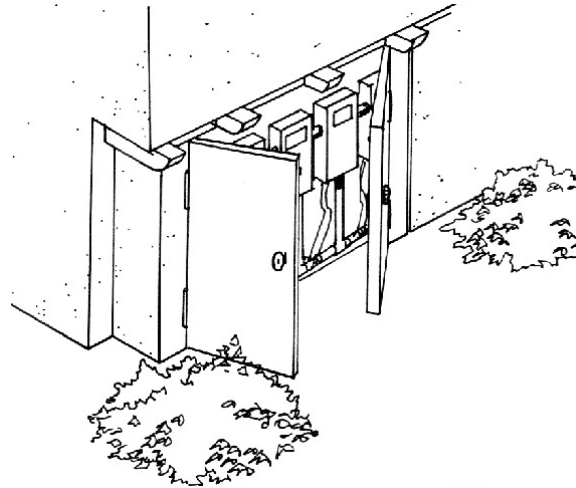


Trash enclosure at end of parking row

c. Trash storage areas that are visible from the upper stories of adjacent structures should have an opaque or semi-opaque horizontal cover/screen to mitigate unsightly views. The covering structure should be compatible with the site's architectural style.

d. All screening facilities should be of adequate size for their intended purpose without dominating the site, blocking sight distances, or creating unnecessary barriers.

e. Utility equipment (e.g., electric and



Equipment is screened from sight

gas meters, electrical panels, and junction boxes) should be located in a utility room within the structure or enclosed utility cabinets at the rear of the structure.

f. Mechanical equipment (e.g., compressors, air conditioners, pumps, heating and ventilating equipment, generators, solar collectors, satellite dishes, communications equipment) and any other type of mechanical equipment for the building should be concealed from view of public streets,

and neighboring properties. Utility meters and equipment should be placed in locations that are not exposed to view from the street. Screening devices should be compatible with the architecture and color of the adjacent structures.

g. Mechanical equipment should not be located on the roof of a structure unless the equipment can be hidden by building elements. If building parapets do not provide adequate screening, screening walls or enclosures installed as an integral part of the architectural design should be used.

PARKING

Applicability

These guidelines will be used during the land use permit process as additional project review criteria.



Keep mechanical equipment hidden on roof

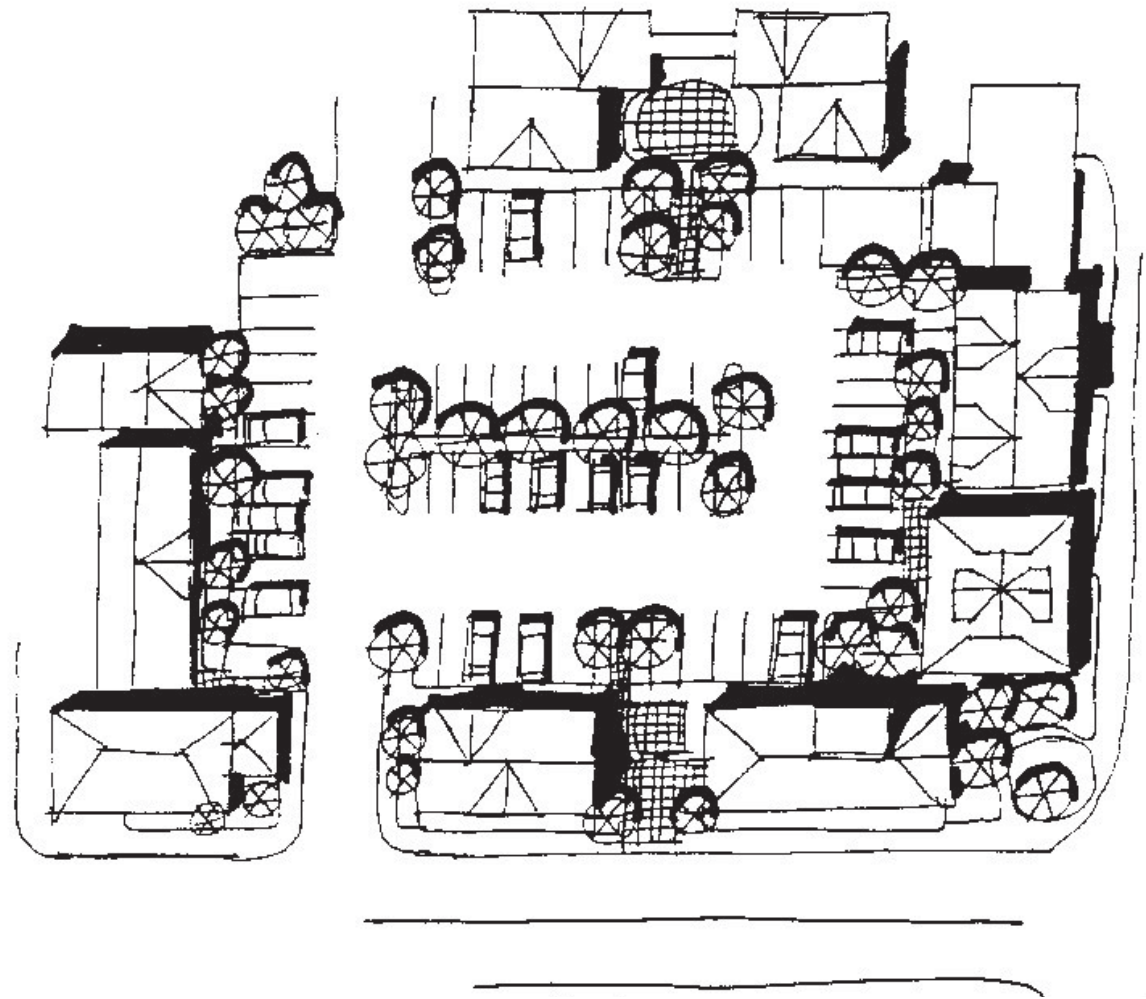
CHAPTER TWO: SITE PLANNING & LANDSCAPE

A. The provisions of this Chapter apply whenever access and/or parking are provided for a project regardless of whether the access or parking is required by the Development Code. Any addition, relocation, or construction requiring land use permit approval, should follow these guidelines where applicable.

B. The following guidelines may be interpreted with some flexibility in their application to specific projects as not all design criteria may be workable/appropriate for each project. In some circumstances, a guideline may be relaxed in order to accomplish another, more important guideline. The overall objectives are to ensure that the intent and spirit of the design guidelines are followed and to attain the best possible design within reason.

General Parking Guidelines

A. Location of parking areas. Aside from concerns for traffic safety and efficiency, the appearance of parking lots, from the standpoint of their visual impact, is an important concern. Projects should be laid out so that parking lots are not the dominant feature of the development when



Several businesses share a parking lot that is shielded from the street

CHAPTER TWO: SITE PLANNING & LANDSCAPE

viewed from the street. Generally, it is not advisable to place the parking area along the front of the site because it creates a negative visual impact which detracts from the project's architectural image. Parking placed along the side or to the rear of a site, or within a complex of buildings, allows project architecture and the beauty of the landscaped open space to take precedence.

B. Limiting pavement. Paving areas of the site for parking and other vehicle use beyond the minimum necessary to comply with the requirements of this section is strongly discouraged. The County requires significant landscaping adjacent to the perimeter of the parking area and along the street frontage to soften the appearance of paved areas and to provide sufficient snow storage areas during the winter months.

Access and Circulation

A. Primary project entries should be designed as special statements reflective of the character of the project. The goal should be to establish a distinctive and inviting image for the project. Textured paving, flowering accents, low walls, shrubs, and the use

of specimen trees (36" box or larger) should be used to generate visual interest at entry points to commercial centers.

B. Entry drives on larger projects should include a minimum five foot wide landscaped median to separate incoming and out-going traffic.

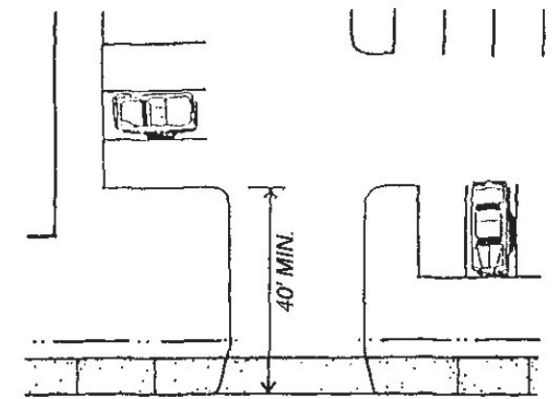
C. Driveways should be coordinated with existing or planned median openings. Driveways should also align with driveways on the opposite side of the roadway.

D. The first parking stall that is perpendicular to an entry driveway or the first aisle juncture that is perpendicular, should be a least 40 feet back from the curb to provide adequate vehicle queuing distance off the street. With larger centers, a longer setback distance may be required.

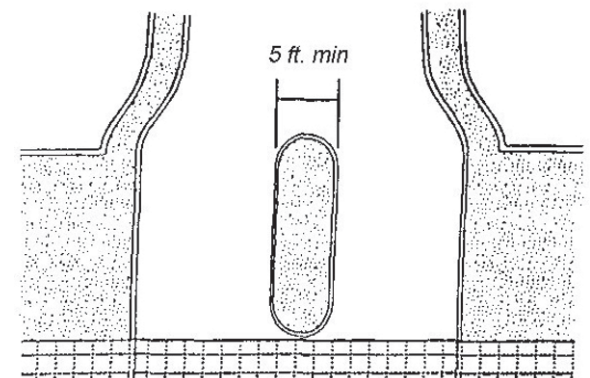
E. Non-residential projects are encouraged to provide cross-access to adjacent non-residential properties for convenience, safety and efficient circulation. A Mutual Access Agreement should be executed where cross access is provided. A shared parking reduction may be allowed.

Parking Lot Design

A. Parking lots should be designed with a hierarchy of circulation: major access drives with no parking; major circulation drives with little or no parking; and then parking aisles for direct access to parking spaces. Small projects may



Queuing area



Entry drives for large lots

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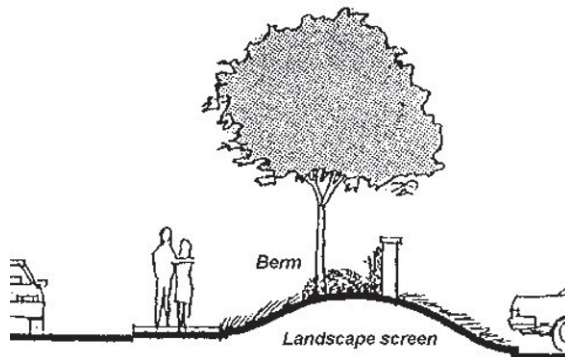
need to combine components of the hierarchy.

B. Proposed parking lots with compact spaces should be designed to disperse the compact spaces throughout the parking area.

C. Parking lots should include landscaping that accents the importance of the driveways from the street, frames major circulation aisles, and highlights pedestrian pathways.

D. Drop-off points (i.e. wider aisles) located near entrances to major buildings and plaza areas should be provided for large projects.

E. Parking areas should be separated from buildings by either a raised walkway or landscape strip at least four feet wide. Situations where parking aisles or spaces directly abut the



building are strongly discouraged.

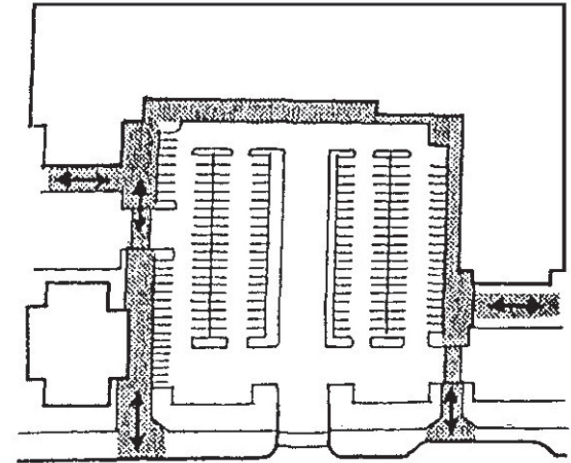
F. Intersections should be kept to a minimum and dead end aisles should be avoided unless absolutely necessary and then proper backup areas are required.

G. Parking lots should be broken up into segments or modules by means of intervening landscaping, access driveways, or structures to avoid large unbroken expanses of paved area.

H. Parking and circulation areas should be screened from public streets by combinations of low walls, berms, plant materials and changes in grade. The height of the screen should not cause visibility problems at entrances or along pedestrian ways.

Pedestrian Connections

A. Pedestrian and bicycle access should be designed to physically and visually link the site to the public sidewalk and bikeway system as an extension of the project's circulation system and to separate pedestrian and vehicular traffic. Also, provision should be made for direct pedestrian links between the project and adjoining projects and residential areas,



Parking lot design should include pedestrian connections from transit stops to storefronts and convenient access to adjacent buildings.

whenever appropriate.

B. Projects should include a system of pedestrian walkways that interconnect business entries with each other and with parking areas. Walkways should connect individual structures within a project directly without forcing pedestrians to mix with vehicular traffic.

C. Where pedestrians mix with traffic, parking lots should be designed so that pedestrians walk parallel to moving cars. This will minimize the need for pedestrians to cross parking aisles and landscape areas.

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D. Walkway layout should anticipate pedestrians' desired movements and should provide direct routes whenever feasible. Sidewalks should not be used for snow storage areas. Meandering sidewalks, while encouraged, should contain only shallow curves to avoid frustrating pedestrians with unnecessary detours.

E. Walkways should be well-marked by means of low-level directional signs, lighting, distinctive paving, and landscaping. Where feasible, trellises, arbors, arcades, or similar features should be used to cover walkways and provide clear identification of facilities. Where textured paving is used, it should not be so rough or irregular as to make walking difficult, snow and ice removal difficult, or discourage the use of baby strollers or wheelchairs.

LANDSCAPING

Applicability

This Chapter provides landscape design guidelines that are intended as a guide to assist property owners and project designers in understanding the County's goals for attaining high quality development that is sensitive to the

county's unique character and climate.

These guidelines will be used during the land use permit process as additional project review criteria.

A. The provisions of this section apply to all development projects providing required landscaping, unless otherwise specified. Any addition, relocation, or construction requiring land use permit approval should adhere to these guidelines where applicable or appropriate.

B. These landscape design guidelines may be interpreted with some flexibility in their application to specific projects as not all design criteria may be workable/appropriate for each project. The overall objectives are to ensure that the intent and spirit of the design guidelines are followed and to attain the best possible design within reason.

General Guidelines

A. Every effort should be made to avoid removal, change or landscaping which would cause death of existing trees or rare plant communities and wildlife habitats.

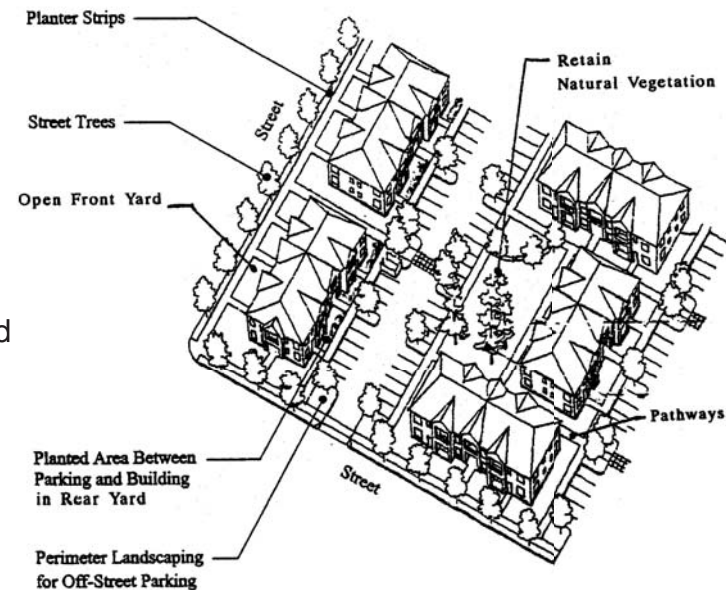
B. Landscape plans should recognize

the importance of water conservation, fire resistance and erosion control.

C. Fire safe landscaping is encouraged.

D. Landscaped areas should be planned as an integral part of the overall project and not simply located in "left over" areas of the site.

E. Landscaping should be used to help define outdoor spaces, soften a structure's appearance, and to screen parking, loading, storage, and equipment areas.



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F. Proposed landscaping should relate to the scale of the structures on the site and should be compatible with the location, character and scale of adjacent landscaping that complies with the provisions of this section.

G. Landscaping should not be used to screen or hide an otherwise unattractive structure or other elements of the project (e.g. trash enclosures) that might be more appropriately located on parts of the site where screening may not be necessary.

H. Landscape design should accent the overall design theme through the use of structures, arbors, and trellises that are appropriate to the particular architectural theme of the project.

I. Landscape designs should generally use a three tier concept:

1. Hardy, low growing ground covers;
2. Medium height shrubs; and
3. Trees.

J. The following are common landscape design concepts that can be used throughout the project site to increase the visual and functional quality of the development:

1. Specimen trees (minimum 24 inch box) used in informal groupings or rows at major focal points (e.g. project entry, pedestrian plaza, etc.);

2. Use of flowering vines both on walls and arbors;

3. Use of pots, vases, wall or raised planters for accents in locations which otherwise would be difficult to provide in-ground landscaping;

4. Use of planting to soften hardscape and provide shadows/patterns against walls;

5. Use of distinctive plants and colors as focal points;

6. Use of berms, plantings, and low walls to screen parking areas while allowing views to larger structures beyond; and

7. Dense landscaping to screen unattractive views and features (e.g. storage areas, trash enclosures, highway structures, transformers and generators) and other project features that do not contribute to the enhancement of the surroundings.

L. Planters for trees should be located throughout parking areas. The

planters should have minimum interior dimensions of five feet by 16 feet, and be of sufficient size to accommodate tree growth.

M. Existing on-site vegetation should be retained whenever possible and new landscaping should respect and incorporate existing landscape elements.

N. Landscape areas should be provided in plazas, malls, and areas of frequent pedestrian use. Plazas and malls should be designed and planted to reflect an informal place suited to the pedestrian scale.

O. Landscape design should reflect a variety of deciduous and evergreen trees, shrubs, perennial and groundcovers. Plant materials should be selected for their structure, texture, color, ultimate growth characteristics, and sense of unity with their surroundings.

P. Lawn areas should be kept to a minimum in projects surrounded by native vegetation. The utilization of native drought tolerant grasses and vegetation should be used to help the project blend with the surrounding vegetation.

CHAPTER TWO: SITE PLANNING & LANDSCAPE

Q. Landscaping strips along walls separating non-residential land uses from residential land uses should be installed on the residential side of the wall, adjoining the property line.

Landscaping Along Streets

A. Whenever landscaping of the public right-of-ways required along street frontages, the project's on-site landscaping should be designed in coordination with the parkway landscaping to provide an integrated design concept.

B. Improvements in the public rights-of-way should include sidewalks and/or bicycle-pedestrian ways, trees, shrubs, and groundcover in compliance with County standards. Landscaping should not exceed a height of 30 inches near project entries so as not to obstruct traffic safety sight areas for vehicles and pedestrians.

Project Entry Landscaping

A. Entries to multi-tenant projects should be designed as special statements reflective of the character and scale of the project in order to establish identity for tenants, visitors, and patrons. Flowering

accent plantings and specimen trees should be used to reinforce the entry statement.

B. Textured paving treatments (i.e., interlocking pavers, stamped concrete, etc.) should be used at project entries. Textures should be selected which:

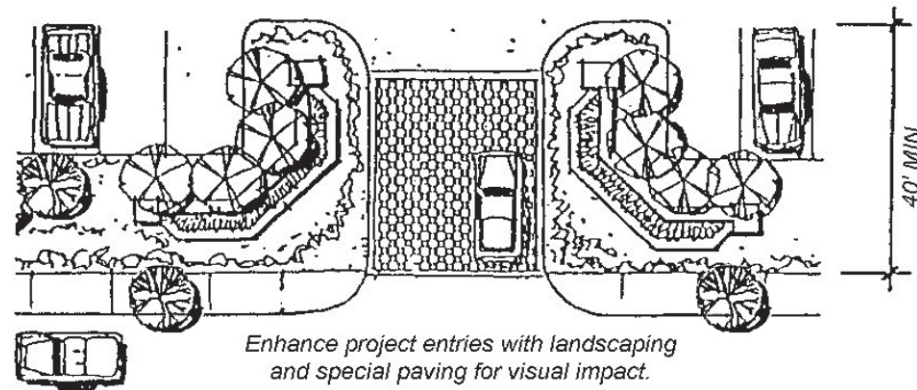
1. Give a feeling of transition between the sidewalk and the entry driveway;
2. Do not become slippery when wet; and
3. Are not so rough or irregular as to make walking difficult, discourage the use of baby strollers or wheelchairs, conflict with adjacent uses, or create noise.

C. Project identification signs are encouraged at entry drives.

Pedestrian Area Landscaping

A. Planting next to walkways, within plazas, and adjacent to other pedestrian spaces should include smaller species of shrubs and trees in keeping with the intent to maintain an intimate human scale in these areas.

B. Pedestrian spaces should be enhanced by planting accents including vines espaliered against wall surfaces, flower beds, window boxes, and hanging pots with flowers and vines.



CHAPTER TWO: SITE PLANNING & LANDSCAPE

Installation of Landscaping

A. All landscape materials should be installed in compliance with the county's landscaping installation specifications.

B. New trees should be planted so that they are separated from turf areas by three to five feet. This will prevent over-watering of the tree, surface rooting, crown-rot, and "girdling" of the tree trunk by maintenance equipment.

C. If trees are to be planted in a turf area, the following criteria should be followed:

1. Only deep-rooted tree species should be used;
2. Turf areas around trees should be graded so that water drains away from the tree; and
3. Turf irrigation should be directed away from the tree. The tree should be irrigated by a combined bubbler/deep water pipe fixture.

D. The spacing of trees and shrubs should be appropriate to the species used. The plant materials should be spaced so that they do not interfere with the adequate

lighting of the premises or restrict access to emergency apparatus. Proper spacing should also ensure unobstructed access for vehicles and pedestrians and provide clear vision of intersections.

E. Plant material should conform to the following spacing criteria:

1. A minimum of 25 feet from the property corner at a street intersection to the center of the first tree or large shrub;
2. A minimum of 15 feet between the center of trees and large shrubs to light standards and fire hydrants; and
3. A minimum of 10 feet between the center of trees and large shrubs and the edge of a driveway.

F. Tree grates should be installed around trunks where trees are planted within sidewalks or other paved pedestrian areas.

G. Deciduous trees should predominate along south and west building exposures.

Recommended Plant Materials

The following list is to provide

homeowners, landscape architects, designers, contractors, and developers with a palette of plant materials suitable for use in Mono County. Due to the wide array of micro-climates, soil types, and weather extremes (both temperature and snow) it is difficult to derive an extensive plant list. Prior to specifying plant materials, research should be conducted to determine water requirements, soil needs, hardiness, and ultimate growth in Mono County.

When selecting other species for hardiness, Mono County may be considered U.S.D.A. Zone 5 or 6, although some Zone 7 species survive in protected locations.

Plant List

Compiled by:

Karen Ferrell-Ingram, native plant propagator, Sherryl Taylor, Garden Club of America / Partners for Plants, Elizabeth Tenney, Master Gardener, University of Nevada-Reno

These plants will minimize garden maintenance, water use and fire danger, and provide a beautiful home landscape that complements the scenic surroundings of the Eastern Sierra.

CHAPTER TWO: SITE PLANNING & LANDSCAPE

LARGE TREES

(Large – over 40') (N): Native Plant

COMMON HACKBERRY

(*Celtis occidentalis*)

WHITE ASH

(*Fraxinus americana*)

HONEY LOCUST

(*Gleditsia triacanthos inermis*)

KENTUCKY COFFEE TREE

(*Gymnocladus dioica*)

AMERICAN SWEETGUM

(*Liquidambar styraciflua*)

SIBERIAN CRABAPPLE

(*Malus baccata*)

COLORADO SPRUCE

(*Picea pungens*)

LOGEPOLE PINE

(*Pinus contorta*)

(N)

JEFFREY PINE

(*Pinus jeffreyi*)

(N)

JAPANESE BLACK PINE

(*Pinus thunbergiana*)

WESTERN COTTONWOOD

(*Populus fremontii*) - male trees only

(N)

EUROPEAN BIRD CHERRY

(*Prunus padus* 'Plena')

RED OAK

(*Quercus rubra*)

SILVER LINDEN

(*Tilia tomentosa*)

MEDIUM TREES

(Medium – 20' to 40')

WESTERN WATER BIRCH

(*Betula occidentalis*)

(N)

WESTERN HACKBERRY

(*Celtis reticulata*)

(N)

GREEN ASH

(*Fraxinus pennsylvanica*)

JAPANESE CRABAPPLE

(*Malus floribunda*)

BECHTEL CRABAPPLE

(*Malus ioensis plena*)

QUAKING ASPEN

(*Populus tremuloides*)

(N)

MOUNTAIN ASH

(*Sorbus aucuparia*)

SMALL TREES

(Small - about 20')

AMUR MAPLE

(*Acer ginnala*)

MOUNTAIN MAPLE

(*Acer glabrum*)

(N)

COCKSPUR HAWTHORN

(*Crataegus crus-galli*)

DESERT OLIVE

(*Forestiera neomexicana*)

(N)

SCHEIDECKER CRABAPPLE

(*Malus scheideckeri*)

BRISTLECONE PINE

(*Pinus aristata*)

(N)

PINON PINE

(*Pinus monophylla*)

(N)

FLOWERING PEAR

(*Pyrus calleryana*)

SMOOTH SUMAC

(*Rhus glabra*)

3-LEAFED SUMAC

(*Rhus trilobata*)

(N)

HIGH SHRUBS

(High – over 6')

MOUNTAIN MAPLE

(*Acer glabrum*)

(N)

SHADBUSH, SERVICE BERRY

(*Amelanchier laevis*)

SHADBUSH

(*Amelanchier alnifolia*)

(N)

SHADBUSH

(*Amelanchier utahensis*)

(N)

CHOKEBERRY

(*Aronia melanocarpa*)

BUTTERFLY BUSH

(*Buddleia davidii*)

SIBERIAN PEA-SHRUB

(*Caragana arborescens*)

MOUNTAIN MAHOGANY

(*Cercocarpus ledifolius*)

(N)

FERNBUSH

(*Chamaebatiaria millifolium*)

(N)

SIBERIAN DOGWOOD

(*Cornus alba* 'Sibirica')

CREEK DOGWOOD

(*Cornus sericea*)

(N)

REDTWIG DOGWOOD

(*Cornus stolonifera*)

(N)

WINGED EUONYMUS, BURNING BUSH

(*Euonymus alatus*)

FORSYTHIA

(*Forsythia* 'Beatrix Farrand')

WITCH HAZEL

(*Hamamelis*)

PFITZER JUNIPER

(*Juniperus chinensis* 'Pfitzeriana')

CHAPTER TWO: SITE PLANNING & LANDSCAPE

HIGH SHRUBS CONTD.

BEAUTY BUSH
(*Kolkwitzia amabilis*)
HEDGE CRABAPPLE
(*Malus pumila* 'Centurion')
BAYBERRY
(*Myrica pennsylvanica*)
WESTERN SAND CHERRY
(*Prunus besseyi*)
BITTERCHERRY
(*Prunus emarginata*) (N)
WESTERN CHOKECHERRY
(*Prunus virginiana demissa*) (N)
TALLHEDGE BUCKTHORN
(*Rhamnus frangula* 'Columnaris')
STAGHORN SUMAC
(*Rhus typhina*)
BLUE ELDERBERRY
(*Sambucus caerulea*, *S. glauca*) (N)
SILVER BUFFALO BERRY
(*Shepherdia argentea*) (N)
COMMON LILAC
(*Syringa vulgaris*)
VIBURNUM
(*Viburnum lantana*, *V. dentatum*)

LOW SHRUBS

(Low – under 6')
BEARBERRY, KINNIKINNICK
(*Arctostaphylos uva-ursi*)
SOUTHERNWOOD, OLD MAN
(*Artemisia abrotanum*)
GREAT BASIN SAGEBRUSH
(*Artemisia tridentata*)
JAPANESE BARBERRY
(*Berberis thunbergii*)

DESERT CEANOTHUS
(*Ceanothus greggi*) (N)
SPREADING COTONEASTER
(*Cotoneaster divaricatus*)
SULFUR BUCKWHEAT
(*Eriogonum umbellatum*) (N)
DWARF WINGED EUONYMUS
(*Euonymus alatus*)
WINTERCREEPER
(*Euonymus fortunei*)
APACHE PLUME
(*Fallugia paradoxa*)
ARMSTRONG JUNIPER
(*Juniperus chinensis* 'Armstrongii')
SAN JOSE JUNIPER
(*Juniperus chinensis* 'San Jose')
MUGHO PINE
(*Pinus mugo mughus*)
SHRUBBY POTENTILLA
(*Potentilla fruticosa*) (N)
ANTELOPE BITTERBRUSH
(*Purshia tridentata*) (N)
FRAGRANT SUMAC
(*Rhus aromatica*) (N)
GOLDEN CURRANT
(*Ribes aureum*)
WAX CURRANT
(*Ribes cereum*) (N)
COYOTE WILLOW
(*Salix exigua*) (N)
PURPLE SAGE
(*Salvia dorrii*) (N)
SPIRAEA
(*Spiraea billiardii*)
MOUNTAIN SNOWBERRY
(*Symphoricarpos rotundifolius*) (N)

DWARF EURO. CRANBERRY BUSH
(*Viburnum opulus* 'Nana')

GROUND COVERS

BEARBERRY, KINNIKINNICK
(*Arctostaphylos uva-ursi*)
SERBIAN BELLFLOWER
(*Campanula poscharskyana*)
SNOW-IN-SUMMER
(*Cerastium tomentosum*)
PURPLE-LEAF WINTER CREEPER
(*Euonymus fortunei* 'Colorata')
SWEET WOODRUFF
(*Galium odoratum*)
DAYLILY
(*Hemerocallis*)
CINQUEFOIL, spring
(*Potentilla tabernaemontanii*)
CREEPING JUNIPER
(*Juniperus horizontalis*)
TAM JUNIPER (N) (*Juniperus*
sabina 'Tamariscifolia') VIRGINIA
CREEPER
(*Parthenocissus*)
MOSS PINK
(*Phlox subulata*)
STONECROP
(*Sedum*, spp.)
WOOLLY THYME
(*Thymus pseudolanuginosus*)
WOOLLY SPEEDWELL
(*Veronica incana*)

CHAPTER TWO: SITE PLANNING & LANDSCAPE

GRASSES

INDIAN RICE GRASS (<i>Achnatherum hymenoides</i>)	(N)
NEEDLEGRASS (<i>Achnatherum spp.</i>)	(N)
NEEDLE AND THREAD GRASS (<i>Hesperostipa comata</i>)	(N)
GREAT BASIN WILD RYE (<i>Leymus cinereus</i>)	(N)
CREEPING WILD RYE (<i>Leymus triticoides</i>)	(N)
ALKALI SACATON (<i>Sporobolus airoides</i>)	(N)

PERENNIALS

YARROW (<i>Achillea</i>)	(N)
HUMMINGBIRD MINT (<i>Agastache cana</i>)	
COLUMBINE (<i>Aquilegia</i>)	(N)
ARTEMISIA (<i>Artemisia</i>)	
DUSTY MILLER (<i>Centaurea cineraria</i>)	
CLEMATIS (<i>Clematis ligusticifolia</i>)	(N)
VIRGIN'S BOWER (<i>Clematis montana</i>)	
COREOPSIS (<i>Coreopsis grandiflora, C.lanceolata</i>)	
SWEET WILLIAM, PINKS (<i>Dianthus</i>)	
BUCKWHEAT (<i>Eriogonum spp.</i>)	(N)
CALIFORNIA POPPY	

(<i>Eschscholzia californica</i>)	(N)
DAYLILY (<i>Heimerocallis</i>)	
HYSSOP (<i>Hyssopus officinalis</i>)	
GILIA, STAR OR SCARLET (<i>Ipomopsis aggregata</i>)	
LUPINE (<i>Lupinus spp.</i>)	(N)
LAVENDER (<i>Lavendula spp.</i>)	
BLUE FLAX (<i>Linum lewisii</i>)	
BEE BALM (<i>Monarda didyma</i>)	
CATMINT (<i>Nepeta x faassenii</i>)	
EVENING PRIMROSE (<i>Oenothera caespitosa</i>)	(N)
HERBACEOUS PEONY (<i>Paeonia</i>)	
ORIENTAL POPPY (<i>Papaver orientale</i>)	
PENSTEMON (<i>Penstemon spp.</i>)	(N)
PHLOX (<i>Phlox paniculata, P.suffruticosa</i>)	
RUSSIAN SAGE (<i>Perovskia atriplicifolia</i>)	(N)
BETHLEHEM SAGE (<i>Pulmonaria saccharata</i>)	
BLUE SALVIA (<i>Salvia spp.</i>)	
APRICOT GLOBEMALLOW (<i>Sphaeralcea ambigua</i>)	(N)
LAMB'S EAR	

(<i>Stachys lanata</i>)	
PRINCE'S PLUME (<i>Stanleya pinnata</i>)	(N)
MEADOW RUE (<i>Thalictrum</i>)	
SPEEDWELL (<i>Veronica, spp.</i>)	

PLANT SOURCES

Bishop Nursery, Bishop (760) 873-7515

California Native Plant Society -
Bristlecone Chapter Fall Plant Sale
For INFORMATION: (760) 387-2913

Dry Creek Garden Co., 7250 S. Virginia,
Reno (775) 851-0353

High Country Gardens
www.highcountrygardens.com
(1-800-925-9387)

Mammoth Lakes Nursery, Mammoth Lakes
(760) 934-6012

Pleasant Gardens Nursery, Mammoth
Lakes (760) 924-8981

Sage Hill Nursery, Crowley Lake
(760) 935-9110

Sierra Gardens Nursery, Bishop
(760) 873-3459

CHAPTER TWO: SITE PLANNING & LANDSCAPE

GRADING AND DRAINAGE

General Guidelines

Site development in the county may require cutting new roads, driveways and foundations into relatively steep slopes. While basic engineering concerns are major issues in these cases, the visual impacts of the cuts that result are as well. To the greatest extent possible, cutting-and-filling of sloping areas should be avoided; but where it must occur, the visual impacts should be minimized. Grading practices should minimize the distortion of the natural topography and enhance the project's aesthetics.

Use earth berms, natural rock or natural stone retaining walls to minimize visual impacts of cuts. Hedges and fences may also be appropriate in some locations.

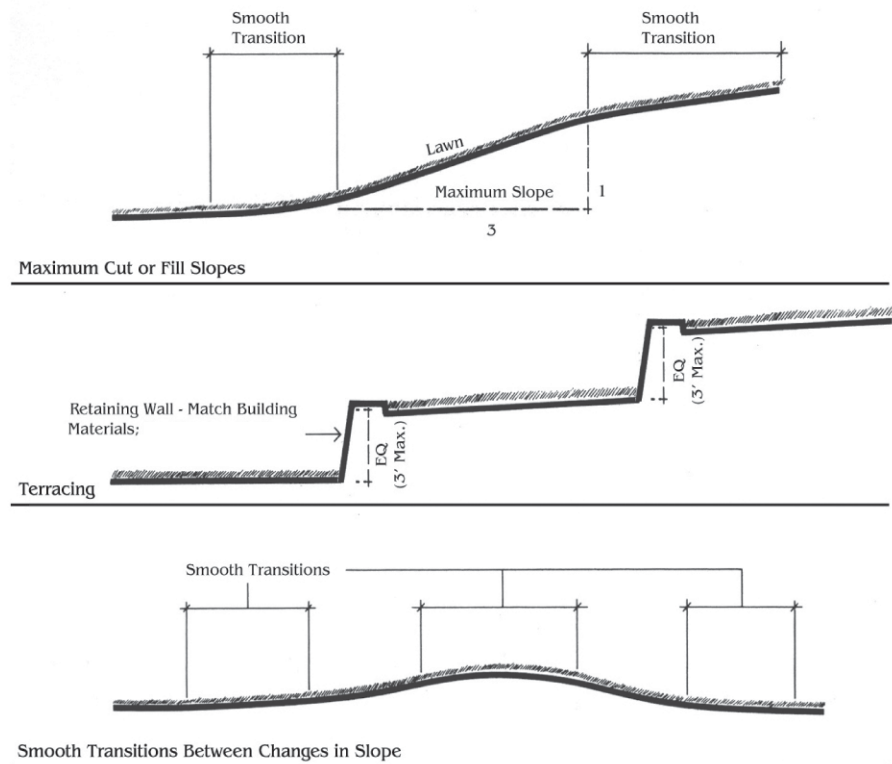
Erosion and Sedimentation

a. Grading should be kept to a minimum and should be performed in a way that respects significant natural features and visually blends with existing land forms. Grading should be done in such a manner as to eliminate flat planes and sharp

angles of intersection with the natural terrain. Slopes should be rounded and contoured to blend with existing topography, especially at tops of cuts and base of fills. Use transition slopes of 3:1 or shallower to blend cuts and fills with natural contours to create rounded transitions.

b. Avoid creating large graded terraces

at mid-slope areas for building pads. Terracing, if any, should be designed with small incremental steps, avoiding wide step terracing and large areas of flat pads. New building sites should be graded such that they appear to emerge from the slope. Building sites should be graded to form a compatible attachment of the structure with the existing landscape.



Site grading

CHAPTER TWO: SITE PLANNING & LANDSCAPE

A. Grading operations should be planned and implemented to efficiently control erosion and sedimentation.

B. All site disturbances should be revegetated with plants and landscaping which are in harmony with the surrounding environment (drought resistant indigenous plants are encouraged).

C. Soil stabilizing practices should be used where necessary to control erosion and for successful plant establishment. Irrigation may be used when necessary to establish vegetation.

D. Projects requiring a Grading Permit should prepare a plan for the protection, conservation, and future use of naturally occurring soils that are suitable as a plant growth medium. The plan should ensure that stockpiled soils and graded materials are protected from contamination, chemical and physical degradation, and erosion throughout all stages of the project life.

Perimeter Grades

Perimeter grades should not exceed 6" differential between adjacent properties unless grade change is accommodated

within a landscaped area, subject to a 3:1 maximum slope or retaining wall, as appropriate.

Berms, Channels, and Swales

Berms, channels, and swales should:

- Be shaped to appear as an integral part of the graded or paved landscape.
- Have smooth transitions between changes in slopes, and
- Be designed so as to appear as a natural part of the site's grading.

Runoff

- Impervious surfaces should be minimized to reduce stormwater runoff
- Stormwater runoff should not drain across adjacent properties except when utilizing shared bioswales.

Slopes and Retaining Walls

- Landscapes should incorporate smooth transitions between changes in slope.
- The maximum slope for a landscaped area should be 3:1 if the area is planted with a ground cover and 4:1 if planted with lawn.

Grass-lined swales should be a minimum one foot wide at bottom and one foot deep with a maximum slope of 5 percent.



Swale

- Where space constraints exist, terracing with retaining walls is allowed.
- Retaining walls should not exceed 3 feet in height. For grade changes that exceed 3 feet, walls should be stepped in equal increments with 3 foot-wide planted terraces in between.
- Retaining walls should be constructed of a durable material compatible with the architecture.
- Landscaping of retaining walls is encouraged.

FENCES AND WALLS

Fence and Wall Design

A. The design of fences and walls should harmonize with the site and with the buildings in both scale and materials. The placement of walls and fences should respect existing land forms and follow existing contours and

CHAPTER TWO: SITE PLANNING & LANDSCAPE

fit into existing land masses rather than arbitrarily following site boundary lines. Fencing should not dominate the buildings or the landscape. Planting may often be integrated with fencing schemes to soften the visual impact. If the ground slopes, the fence should be stepped.

B. The design of each project should consider issues of icing and snow shedding and how these conditions may effect the placement of fences and walls. Fences and walls should be placed far enough from structures where snow shedding is likely to occur so that the fence or wall is not damaged by falling snow and so that snow and ice do not build up against them and possibly close off access through required yard areas.

C. The design of fences and walls should facilitate the migration and movement of wildlife, with particular attention given to deer migration routes and protection from highway traffic.

D. Fencing materials should be compatible with the materials and color of surrounding buildings. A simple wall of native rock is preferred. A dry stack design is appropriate. Alternative

materials may be considered, but they should convey the general scale, texture and character of rock walls. Appropriate materials include: stone, brick, and cast stone. Chain link, plywood, chain and bollard, and slump block fencing are generally undesirable, and their usage should only be considered on a case by case basis.

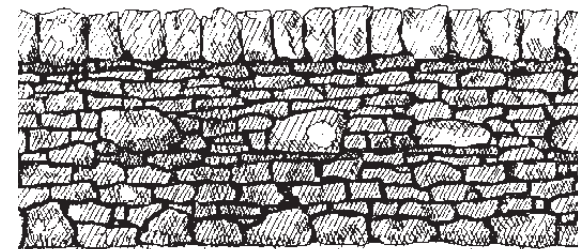
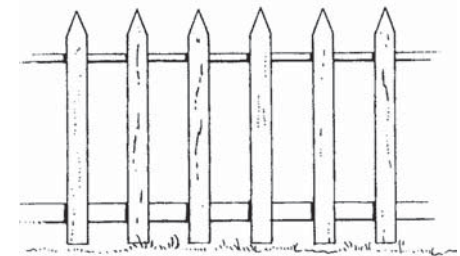
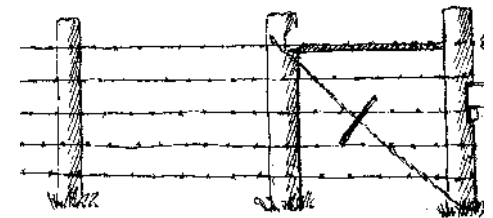
E. View obscuring fences should not be permitted. Traditional rural design of “stock” (wood and wire) fences are encouraged.

F. Fencing along property lines, roadways, horse corrals and any other fencing outside building envelopes shall not obstruct open grassland views through and behind the fences, and should not arbitrarily bisect open meadows or grassy areas.

G. Traditional Agricultural fence materials and color should be used and be shown on the site plan.

H. Fences and fence posts in rural areas should be a color to blend into the natural landscape.

I. Fences may not be appropriate in areas where sage grouse nest or have leks, since raptors often use fence posts to search for their prey.



Examples of Fences and Walls

CHAPTER THREE: ARCHITECTURE

GENERAL BUILDING DESIGN GUIDELINES

1. Architectural style. As Mono County continues to develop, there is concern that the county will lose its uniqueness and will be overcome by “franchise” architectural design solutions that do not “fit” into the traditional Mono County environment. It is this local context, therefore, that derives the architectural style appropriate to Mono County’s environment.

It is not the intent of these guidelines to develop a detailed or exhaustive study or apply a singular design solution to all development types, but rather to work toward a common material vocabulary and set of character defining elements that may be used to direct new development. Just as the original buildings in Mono County were not dictated by rigid rules and regulations, it is vital that the design and form of new structures respond to locally available materials and climate, rather than a tightly defined style. The examples provided are not intended to be copied, but are provided as examples of how the desired style might be implemented.

a. Appropriate styles.

New buildings should be “good neighbors” and contribute to the quality and character of their architectural context. Their forms, proportions, rhythms, materials, colors and architectural motifs should be suggested by adjacent buildings. Some of the architectural styles and motifs that may be appropriate include:

- **Block.** Simple box or rectangular-shaped facade, flat roof, simple detail in period style, first floor commercial frontage, with or without overhead canopy, wood frame or wood frame with masonry.
- **Cottage.** Same as above except with peaked roof and residential style details, most often wood frame with wood exterior.
- **Log Cabin/Timber Frame.** Simple rectangle utilizing lumber often joined together without the use of nails
- **Craftsman.** One or one and a half stories with a low-pitched roof, wide eaves with exposed roof rafters, decorative braces, and built-ins.
- **Grand Hotel.** Large, usually masonry

over wood frame, simple yet elegant details, neo-classical style, and generally two-to-three stories in height.

b. Desirable character elements.

New projects should incorporate some of the following elements:

- Wood or brick exterior cladding;
- Exposed wooden structural elements;
- One- and two-story elements in a single structure;
- Massive/exaggerated structural carrying elements;
- Fieldstone and river cobble bulkheads/foundations/walls;
- Standing-seam metal roofs/treated wood shake/thick composition shingles;
- River cobble chimney elements and other details;
- Gable-roofed entryways with exposed braces;
- Earth tone colors; and
- Multi-light windows and doors.

CHAPTER THREE: ARCHITECTURE

c. Discouraged styles.

Historical or period design motifs that have a strong connection or association with other regions and no historical or climatic connection with Mono County may not be appropriate. Some examples include:

- Design that is corporate-brand inspired
- Generic development that could be anywhere – such as what one might see in a typical shopping center

d. Roof forms and colors.

Roof shape, surface materials, colors, mechanical equipment and other penthouse functions should all be integrated into the overall building design. Roof terraces and gardens are encouraged.

- Roof forms should be designed to be



Breaking up building mass

compatible with the irregular forms of the surrounding natural features of the site. Long, linear, unbroken roof lines are discouraged.

- Hip, gable or shed roof forms are encouraged. Combinations of these roof types are also acceptable.
- Avoid the extensive use of flat roofs, steeply pitched A-frame roofs, or mansard “eyebrow” type roofs.
- In rural and agricultural areas, select non-reflective roofs in dark muted shades that match the darkest color in the surrounding landscape to enhance building design and create a harmonious balance with the natural setting.
- Reflective, light or brightly toned roofs are discouraged.

e. Multi-tenant structures. Multi-tenant structures should emphasize



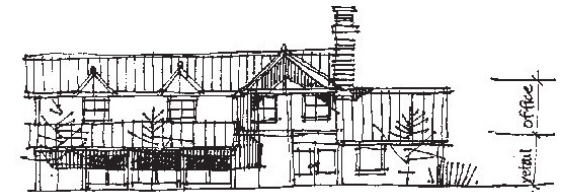
Context compatibility

the individuality of units by variations in rooflines and wall planes. Larger building masses should be broken up into smaller units using both horizontal and vertical wall articulation.

f. Residential compatibility.

New buildings along the edge of a commercial district should step down to a height and scale similar to the abutting residential structures. This step-down in size and scale can help minimize shading of adjacent residential structures during winter months and create a smooth transition between the two districts.

g. Compatibility with context. New buildings should be in proportion to surrounding buildings, except in those cases where current buildings are oversized. New buildings should also be properly proportioned to the pedestrian realm. Harmony in mass, lines, and materials is important but



Facade design

CHAPTER THREE: ARCHITECTURE

monotony should be avoided. No single building should exceed 40,000 square feet. Buildings should be designed so that adverse impacts on adjacent buildings and properties are minimized. Loss of natural lighting, shade trees, noise pollution, and exhaust fumes and heat from venting should be addressed during project review, and all possible efforts should be made to avoid these effects.

h. Facade design. Building facades should be designed to provide visual interest and relief. Continuous street facades, as near the street as possible with predominantly retail uses at grade and office/professional uses above, are encouraged. Buildings should not be overpowering or monotonous. A change in the planes of walls or variety in the roof form provides diversity and visual interest.

i. Facade elements. Building facade elements (e.g., windows, doors, and eaves) should be in proportion and relate to one another. Window openings should reflect a distinction between uses that occur within the building. Typically ground floor windows will be larger than those found on upper levels. Careful consideration

should be given to the ratio of solid wall area to window area. Window selection and placement should avoid the extremes of the monotony of many identical windows or the confusion of overly varying windows. Treatments that will obscure the visual distinction between windows and walls should not be approved.

j. Windows, doors. Windows and doors should be of a simple uncluttered design. Windows with vertical proportions, as typically seen on Mono County's older buildings, are often appropriate for contemporary structures. Most importantly, the proportion of the windows should complement the proportions of the building. Raw aluminum windows and door frames, reflective glass, and tinted windows should be avoided

k. Decorative windows. Decorative windows should be used in limited quantities. Window shapes other than flush-mounted rectangles, (e.g., round, oval, arched, spherical, and bays) should be used sparingly as accents to avoid creating overly busy facades.

l. Doors. Doors should be located in a manner that complements the design

of the building as well as serving their intended function. Excessive numbers of exterior doorways may give a building a dormitory-like character. The use of common entry ways in protected locations may also contribute to energy efficiency. Where possible, doors should open onto exterior areas that receive direct sunlight. Snow should not shed onto entrances.

m. Wall features. Wall design features should not be overly decorative; however, blank side and end walls should be avoided. Continuity of design should continue around all visible sides of the building. The use of ornamental detailing should be limited and in keeping with community contexts. While detailing is often required to make a building look good, the overuse of it will detract from the composition as a whole. Likewise, the use of detailing which is not in context with its architectural style will detract from the overall appearance of the building.

n. Balconies, porches and decks. Balconies, porches, and decks, like other wall features, should be simply designed. The use of long, vertical or horizontal balconies or horizontal bands of balconies is discouraged.

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Balusters and railings should be designed in a simple and straight-forward manner. The mass of the balusters and the railing should be a substantial visual element of the building's design. Ornate balusters and railings, (e.g., Swiss or historic motifs) should be avoided. Balconies should be designed to prevent snow accumulation, interior leaks, and icicle buildup. They should be located so that neither snow nor ice falling on or from them can endanger passersby.

Avoid using down slope decks or decks elevated on poles that make buildings seem more massive when viewed from downhill lots. Where decks are proposed, the underpinning should be screened, concealed with landscaping or cantilevered from the building. Screening below decks should be fire resistant.

2. Roofs and rooflines.

a. Roof materials should be selected to “fit” within their setting. The following roofing materials are considered appropriate:

- Slate;
- Standing seam metal roof in dark

earth tone colors, treated with a matte, non-reflective finish;

- Thick or dimensional asphalt shingle;
- Flat concrete tiles/shingles in dark earth tone colors;
- Vegetation (e.g. “green roofs”);
- Corrugated metal with rough or rusted/rustic finish;
- Copper or terne metal, and
- Integrated solar panel roofing.

The following roofing materials are discouraged:

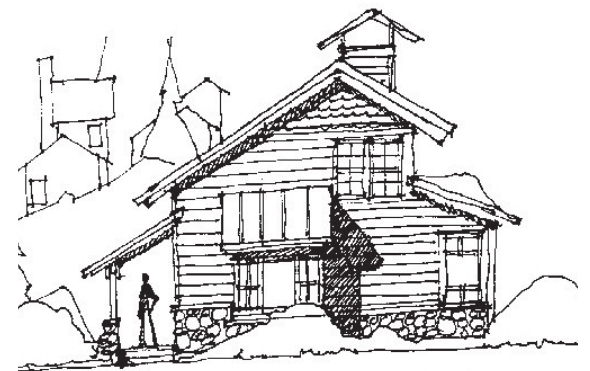
- Untreated, unpainted aluminum or metal;
- Brightly colored materials;
- Spanish tile;
- White rock/gravel; and
- Corrugated metal with smooth or shiny finish.
- Wood shake (due to fire hazard)

b. Roofs, overhangs, and balconies should be designed to avoid the destructive effects of snow and

ice falling onto other buildings, pedestrians, cars, powerlines, and landscaping.

c. Roof design contributes strongly to the image of a structure as having quality and permanence. Structures with full-pitched roofs project a more small-town image and reinforce the pedestrian orientation that is encouraged in Mono County. Therefore, new freestanding structures should incorporate full-pitched roofs whenever possible. Structures with flat roofs and parapets often appear unfinished and less permanent and are therefore discouraged.

d. Gable, hip, or shed-type roofs are encouraged. For larger structures,



Roof design for snow shedding

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consider multi-planed pitched roofs to avoid large expanses of monotonous single-planed roofs.

e. For flat planes, green roofs or roof gardens that reduce stormwater runoff and improve energy efficiency are encouraged. Otherwise, flat portions (i.e., equipment wells) should be relatively small and not visible from streets or other areas where the public has access. Flat roofs may be considered for larger structures when it is determined that a project's overall design is amenable to flat roofs and is otherwise consistent with the objectives of these guidelines.

f. When flat roofs are used without vegetation, there should be a screening parapet topped with a coping, cornice, or, if determined appropriate to the project's style, a modified mansard. Mansards should maintain the same roof pitch as surrounding structures and should be both high and deep enough to create the illusion of being a true roof.

g. Roof design should anticipate snow-shedding areas. Roof pitches should be designed so that falling snow or ice will not threaten human safety or

property. Walkways, entries, decks, or landscaping should not be located where they will be damaged by falling snow. Whether the roofing material and pitch will hold or release snow should be considered. If buildings are spaced too close together, snow sliding off the roof may damage adjacent structures. Building designers should familiarize themselves with problems common to the mountain environment, (e.g., ice damming, roof loading, and snow accumulation against walls).

h. Roof architectural features should be used sparingly. The location of roof architectural elements is critical to avoid an over decorated, visually confusing appearance. Dormers are placed at the roof eave or within the field of the roof. Dormers should have the following shapes: shed dormer, gable dormer, and hip dormer. Swoop dormers should not be permitted. In general, roof ornaments (e.g., finials, scroll work on the ridge or on barge boards or on eave boards, and decorative turrets) are discouraged. Snow diverters and retainers may be necessary installations on the roofs. They should be handled as an integral part of the roof shape.

i. Careful consideration should be given to views of roof tops from other hillside locations, adjacent roads and other properties.

3. Equipment screening.

a. All roof equipment should be properly screened from public view. Screening should be an integral part of the roof design and not appear as a "tacked-on" afterthought. For flat roofs, a screen enclosure behind the parapet wall may be used if it is made to appear as an integral part of the structure's design. Ground or interior-mounted mechanical equipment (with appropriate screening) is encouraged as an alternative to roof-mounting.

b. Roof penetrations (e.g., plumbing and exhaust vents and air conditioning units) should be grouped together to minimize their visual impact. The roof design should help to screen or camouflage rooftop protrusions.

4. Parapets.

a. Parapet walls should be treated as an integral part of the structure's design. They should receive architectural detailing consistent with

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the rest of the facade and should not appear as unrelated elements intended only to screen the roof behind.

b. If a mansard roof is incorporated into a parapet's design, the design should carefully consider any visible structural elements needed to support the roof and provide appropriate screening.

5. Entries.

a. Entries should be protected from the elements and should create a focal point for the building.

b. Wall recesses, roof overhangs, canopies, arches, signs, and similar architectural features should be integral elements of the building's design calling attention to the importance of the entry.

6. Additions to existing structures.

a. Building additions should follow the same general scale, proportion, massing, and detailing as the original structure and should not be a stark contrast.

b. The design of a new addition should incorporate the main characteristics of the existing structure. This may

include: the extension of architectural lines from the existing structure to the addition; repetition of bay, window, and entrance spacing; use of harmonizing colors and materials; and the inclusion of similar architectural details (e.g., window/door trim, lighting fixtures, stone/brick decoration).

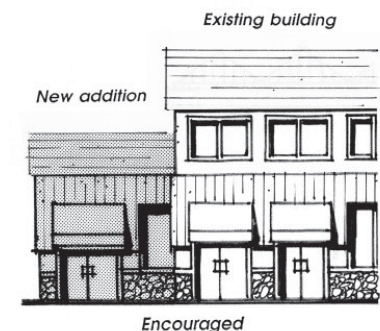
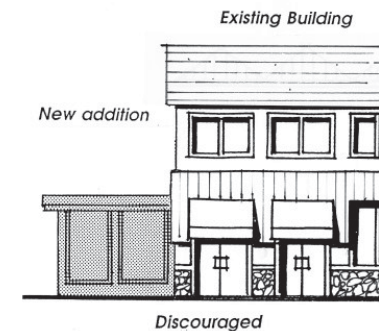
8. Building materials.

a. Building materials should be high quality, long-lasting, durable materials that are appropriate to the county's harsh climate.

b. Artificial or decorative facade treatments, where one or more unrelated materials appear to be simply applied to the surface of a building rather than an integral part of its design, should be avoided. Materials should be used honestly. Artificial products that attempt to imitate real materials (for example, wood, stone, brick, etc.) are discouraged.

c. The composition of materials should avoid creating the impression of thinness and artificiality. Veneers should turn corners, avoiding exposed edges.

d. Natural building materials (e.g., wood, stone, and brick) that blend with the natural surroundings should be used. Other materials should be reviewed on a case-by-case basis. Buildings should minimize the use of large expanses of reflective glazing, aluminum panels, and other materials not normally found in the mountain/high desert environment. Synthetic materials that attempt to simulate the textures or patterns of other materials (e.g., vinyl siding that attempts to



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simulate the pattern of wood grain) should not be used.

e. Highly reflective surfaces should be avoided. Large panels of glass or plastic should be designed to minimize reflected sunlight. Where a design includes large panels of glass, a no reflective glazing should be used to minimize off site glare impacts. Mirrored, highly reflective glass or curved “bubbles” are discouraged. Large glass areas should be shaded with wide overhangs or porches to eliminate solar glare and maintain dark surfaces.

9. Colors.

a. Outside communities, colors should be compatible with the existing colors of the surrounding area but need not duplicate existing colors. In general, walls that match and blend with the darkest color in the surrounding landscape create a structure that appears to be in harmony with the landscape.

b. The use of muted tones for the structure’s base color is recommended. Color should not be used as an attention getting device.

b. Accent colors should be used carefully and be complementary to the base color or a variation of its hue, either weaker or stronger.

c. The transition between base and accent colors should relate to changes in building materials or the change of building surface planes. Colors should generally not meet or change without some physical change or definition to the surface plane.

d. Colors appropriate to Mono County include:

- Dark greens of forests;
- Grey-brown of mountains;
- Tan of field grasses and fallen pine needles;
- Greys of granite rock; and
- Red-brown of brick.

e. Exterior wall colors should harmonize with the site and surrounding buildings. On exterior walls the predominant tone should tend toward earthy hues, whether in the natural patina or weathered color of the wall surface itself or the color of the paint, stain, or other coating. Accent

colors on the wall surfaces can enliven buildings. In most cases, only one or two accent colors should be used in addition to the base color. Harshly contrasting color combinations should be avoided. Brilliant, luminescent, or day-glow colors should not be approved.

10. Subdivisions. Subdivisions of commercial, industrial, and multi-family residential properties should be designed to allow coordinated development of the parcels, facilitate shared parking and common driveways, reduce encroachments onto public and private streets, and promote pedestrian activity.

a. Agricultural lands, natural environmental resources and rural vistas should be identified and preserved.

b. Property boundaries for proposed parcels should be designed with particular consideration given to natural topography, natural drainage courses, vegetation, ridgelines, valleys and meadows. This standard is intended to prevent property line fencing from arbitrarily bisecting open meadows or grassy areas.

CHAPTER THREE: ARCHITECTURE

c. Location of lot lines must consider the integrity of existing land uses, buildings, roads, septic leach fields, drainage and utility connections.

d. Building envelopes should be sited away from unstable or hazardous portions of the property.

e. Dedication of land for agricultural/ open space, parks, schools and pedestrian / equestrian access use may be required.

f. The design of subdivisions should provide for passive or natural heating and cooling opportunities for future residences.

g. All major site improvements including, but not limited to roads, utilities, drainage and grading, must be designed and constructed in accordance with the standards required by Mono County Code and all improvements as required by the approval of a Tentative Map.

h. Site grading must be held to a minimum by designing lots and development to fit on the natural landforms.

11. Metal buildings, manufactured housing and cargo containers. All metal buildings (including, but not limited to, manufactured housing, cargo containers, quonset huts, and off-the-shelf storage units) should be designed to have architectural interest and articulation as is encouraged with conventionally built structures. Stock, “off-the-shelf” metal buildings are discouraged as either main or accessory structures.

a. Metal buildings should employ a variety of building forms, shapes, colors, materials and other architectural treatments to add visual interest and variety to the building. Architectural treatments should emphasize the primary entrance to the building.

b. Once sold for any use other than as a transportable container, cargo containers are considered buildings and should be located in areas where they are visually compatible with surrounding uses.

c. In addition to architectural metal panels (for example, corten steel), exterior surfaces should include either stucco, plaster, glass, awnings, stone, brick, or decorative masonry.

d. Metal buildings and cargo containers should be held to the same standards as other architectural structures and painted to reduce glare and blend in with the surrounding landscape.

e. A concrete foundation is required for all metal buildings and cargo containers installed permanently on site.

f. Metal buildings and cargo containers should be subject to providing frame building siding material and appropriate roofing material to create the appearance of a normal wood frame building.

g. Landscaping should be encouraged around the perimeter of all metal buildings and cargo containers to soften their appearance.

h. Exterior surfaces that have the potential of being contacted by vehicles or machinery should be protected by the use of landscaped areas, raised concrete curbs, and/or traffic barriers.

CHAPTER FOUR: SPECIFIC LAND USES

The guidelines in this Section address design issues related to specific types of development which, by their nature, can present problematic design issues. These guidelines are intended to help improve the overall design quality of each specific use and to emphasize the unique characteristics of each use. These guidelines should be used in conjunction with the more general guidelines in the previous Section.

TELECOMMUNICATIONS FACILITIES.

Mono County encourages the siting, design, and construction of telecommunications facilities which minimize adverse visual impacts. The following strategies are designed to create responsible local control over telecommunications facilities.

1. Site organization.

a. All applicants for building permits to construct a telecommunications facility or antenna should submit visual impact demonstrations using photo simulations of the proposed facility as it would be seen from residential areas, public rights of way, and public parks

and other sites as deemed appropriate by the Planning Division.

b. Towers and antennae may be approved on or near communities and designated scenic highway corridors by use permit and only if so concealed as to be substantially invisible. The views of, and vistas from, communities and corridors should not be impaired or diminished by the placement of cell phone towers and antennae.

c. Applicants are encouraged to use topography to allow for lower tower heights, but to avoid creating silhouettes against the skyline.

d. No new telecommunications facility should exceed 60 feet in height.

e. Telecommunications facilities should simulate objects that typically occur in landscapes similar to the proposed location (except billboards, electrical transmission, or telecommunications towers). Examples include hay barns, agricultural water towers, and trees.

f. Telecommunications facilities located atop or within existing buildings or structures may result in an overall increase in height of the structure of no

more than ten percent of the structure's height without the facility or the maximum height allowed in the zoning district in which the structure is located, whichever is less.

g. In all applications for construction of a new facility, the applicant should prove by substantial evidence that a bona fide need exists for the facility and that no reasonable combination of locations, techniques, or technologies will obviate the need. The applicant must further prove that it has made all reasonable efforts to procure antenna space on existing facilities and that the cost of co-location exceeds the cost of a new facility by at least fifty percent.

h. All applicants should include a map of alternative sites (including Federal property) that have been investigated, as well as reasons why those sites could not be used.

i. If additional towers/facilities are associated with the proposed facility, the applicant must provide visuals/mapping of the entire system in Mono County, not just the single tower, as part of a comprehensive visual assessment/mitigation approach.

CHAPTER FOUR: SPECIFIC LAND USES

Planning Commission clarification 2015,
j. To help mitigate visual conflicts,

* No new tower should be constructed without a setback from the tower's base of at least 1.5 times the tower height to a public or private road and at least 2.5 times the tower height to the nearest property line.

k. No equipment shed for a telecommunications facility should exceed 750 square feet in area nor 12 feet in height. All such sheds should be painted dark colors to blend with the surroundings and screened with vegetation or other aesthetically pleasing materials. Furthermore, all such sheds should be secured with approved fencing and a locked gate.

l. The owner of a facility should establish a \$10,000 cash security fund or provide the County with an irrevocable letter of credit in the same amount to secure the cost of removing an antenna, antenna array, or tower that has been abandoned. In the event of a transfer of ownership, the seller will be responsible for notifying the buyer of this requirement and for notifying the County of the transfer.

DRIVE-THROUGH BUSINESSES.

The major design issues related to these types of establishments are efficient and well-organized vehicular access and on-site circulation, while adequately buffering adjacent uses.

1. Site organization.

a. The primary presence along the major street frontage should be the building, not the menu board, drive-through aisle, or parking lot.

b. Drive-through aisles should provide adequate on-site queuing distance to accommodate five cars before the first stopping point (e.g. menu board). No portion of the queuing aisle should also serve as a parking aisle.

c. Drive-through aisles should have a minimum width of 14 feet and a minimum 25-foot interior radius for any curve.

d. Pedestrian walkways should not intersect the drive-through drive aisle, but where they cannot be avoided, they should have minimum 15-foot clear visibility, and they should be emphasized by enriched paving.

e. Whenever physically possible, the main structure should be sited so as to maximize the distance for vehicle queuing while screening the drive-through operations located on the back side of the structure.

f. Menu board speakers should be located so as to protect adjoining residential areas from excessive noise.

2. Building design.

All building elevations, whether they function as the front, side, or rear of the building should be architecturally detailed to avoid the appearance of the "back of the building." Buildings should contribute a positive presence to the street scene.

HOTELS AND MOTELS.

Hotels and motels are quasi-residential uses and should be designated and sited to minimize the effect of noise from Mono County's arterial streets. Although they are quasi-residential, the scale of, and activities associated with hotels and motels often make them problematic neighbors for adjacent properties. Because hotel and motel architecture is often thematic, presenting a strong temptation to

CHAPTER FOUR: SPECIFIC LAND USES

over design the building front and to neglect the other sides, it is important to remember that all sides of a building should be stylistically consistent.

1. Site organization.

a. The primary presence along the major street frontage should be the building and driveway approach, not the parking lot.

b. Only a few (no more than 5) short-term parking spaces should be provided near the office for check-ins.

c. Exterior corridors on multi-level buildings are discouraged and should not be located near residential uses.

d. Delivery and loading areas should not be located near residential uses.

e. Mechanical equipment, including swimming pool equipment, should be located away from main areas.

f. Avoid locating driveway, garage ramps, or loading and service areas where they interfere with the flow of pedestrian movement or impact the

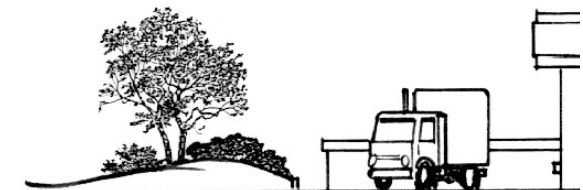
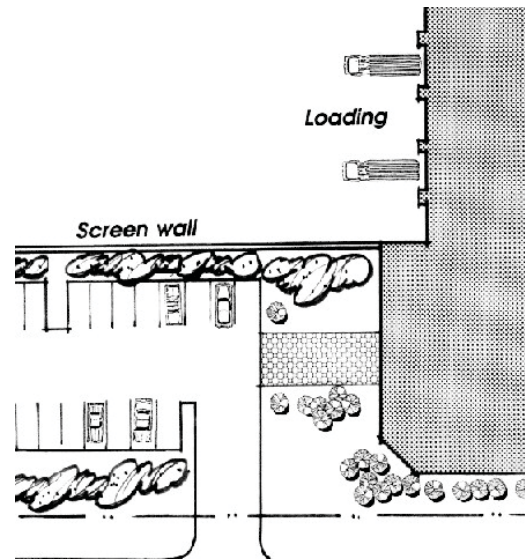
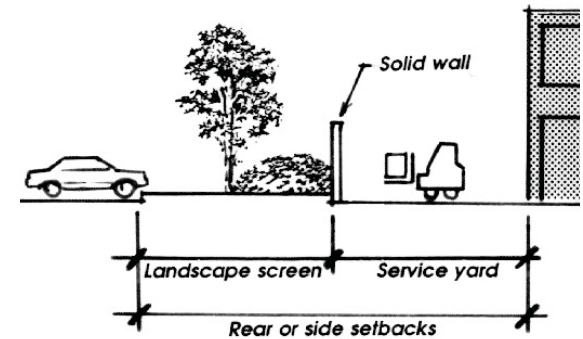
privacy of guest rooms.

g. Utilize parking lots and open spaces on the site to help buffer the hotel/motel from any adjacent incompatible uses.

2. Building design.

a. Noise attenuation techniques should be included in the design of buildings near major noise generators (e.g., major streets or U.S. 395).

b. Air conditioning and heating units should not be visible from public streets. Avoid exterior units for each room.



Wall, landscaping and berms screen industrial buildings and storage



Landscape berm/buffer

CHAPTER FOUR: SPECIFIC LAND USES

c. For structures over two stories, guest rooms should be accessible from hallways within the hotel. Room entrances that are directly adjacent to parking lots or exterior walkways are discouraged.

INDUSTRIAL/BUSINESS PARK USES.

Industrial buildings are typically large utilitarian structures with little or no architectural interest. The following guidelines are intended to ensure attractive, well-designed structures while recognizing their basic industrial nature. Proper site planning and screening of work and storage areas are promoted over architectural design themes. The guidelines are intended to protect adjacent uses from objectionable views, excessive noise, and similar impacts that are typically associated with industrial uses.

1. General design objectives.

- a. A variety of building and parking setbacks should be provided to avoid long monotonous building facades and to create diversity within the project.
- b. Buildings should be located on “landscape islands,” which may be

formally planted or set in a natural open space environment. The main entrance of the building should not directly abut the paved parking area. A minimum five-to seven-foot landscape strip should be provided between parking areas and the portions of the buildings where parking is provided.

c. Building setbacks should be provided proportionate to the scale of the structure and in consideration of existing adjacent development. Larger structures require more setback area for a balance of scale and so as not to impose on neighboring uses.

d. Structures should be placed to create opportunities for plazas, courts, or gardens. Setback areas should be considered for use as open space for patio areas.

e. The main elements of sound business park/industrial site design include the following:

- (1) Easily identifiable site access;
- (2) Service areas located at the sides and rear of buildings;
- (3) Convenient access, visitor parking and on-site circulation;

(4) Screening of outdoor storage, work areas, and equipment;

(5) Emphasis on the main building entry and landscaping;

(6) Placement of buildings to provide plazas and courtyards; and

(7) Landscaped open space.

2. Parking and circulation.

a. Parking lots should not be the dominant visual elements of the site. Large expansive paved areas located between the street and the building are to be avoided in favor of smaller multiple lots separated by landscaping and buildings. Parking should be located to the sides and rear of buildings whenever possible.

b. Site access and internal circulation should be designed in a straight forward manner which emphasizes safety and efficiency. The circulation system should be designed to reduce conflicts between vehicular and pedestrian traffic. Truck maneuvering areas should be separated from parking areas.

c. Entrances and exits to and from parking and loading facilities should

CHAPTER FOUR: SPECIFIC LAND USES

be clearly marked with appropriate directional signage where multiple access points are provided.

d. Parking lots adjacent to and visible from public streets must be adequately screened from view through the use of low screen walls, changes in elevation, landscaping or combinations thereof.

3. Loading facilities.

a. To alleviate the unsightly appearance of loading facilities for industrial uses, these areas should not be located at the front of buildings where it is difficult to adequately screen them from view. Loading facilities are more appropriate at the rear of the building where special screening may not be required.

b. When it is not possible to locate loading facilities at the rear of the building because of circumstances unique to the site, loading docks and doors may be located at the side of the building but must be screened from view by a combination of screen walls, ornamental landscaping and/or portions of the building. Gates should be located so as not to allow views from the public right-of-way into loading areas.

c. Backing from the public street onto the site for loading causes unsafe truck

maneuvering and should not be utilized except at the ends of industrial cul-de-sacs where each circumstance will be considered on a case-by-case basis.

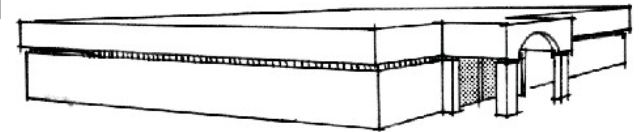
4. Landscaping.

a. Landscaping should be used to define entrances to buildings and parking lots, define the edges of various land uses, provide transition between neighboring properties (buffering), and provide screening for outdoor storage, loading, and equipment areas.

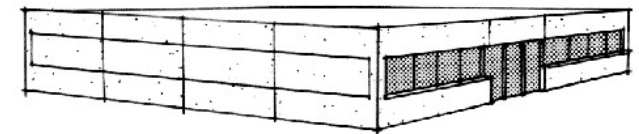
b. Landscaping around the entire base of buildings is recommended to soften the edge between the parking lot and the structure. Landscaping should be accented at building entrances to provide focus.

c. Earth berms can be used at the edge of the building in conjunction with landscaping to reduce the apparent height of the structure, especially along street frontages.

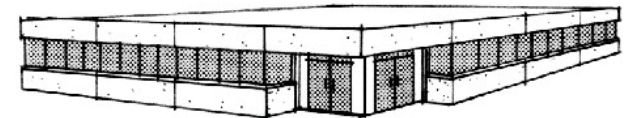
d. Development in areas with native vegetation or located within foothill, riparian, viewshed, or other unique natural environments should use landscape designs and materials



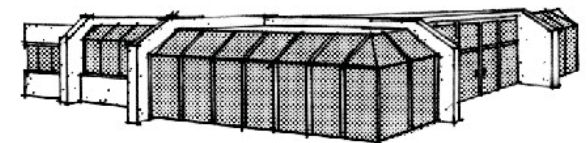
Entry projection and indentation color bands



Vertical seams, window glazing bands and textured walls



Window glazing, color bands, textured walls and entry indentation



Mix of complimentary materials, varied wall planes, increased window areas, and some textured walls

CHAPTER FOUR: SPECIFIC LAND USES

that are compatible with the existing vegetation.

5. Walls and fences.

a. If walls are not required for a specific screening, agricultural or security purpose they should not be used. Where they are required, they should be kept as low as possible while still performing their screening and security functions.

b. Where walls are used at property frontages, or screen walls are used to conceal storage and equipment areas, they should be designed to blend with the site's architecture. Landscaping should be used in combination with walls, especially along the street frontage.

c. Long expanses of fence or wall surfaces along the street frontage should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided along the wall at minimum intervals of 40 feet.

d. When security fencing is required across a property frontage, it should be

a combination of solid pillars, or short solid wall segments, and wrought iron grill work.

6. Screening.

a. Exterior storage and loading areas should be confined to portions of the site least visible to public view where screening may not be required.

b. Where screening is required, a combination of elements should be used including solid masonry walls, berms, and landscaping. Vinyl-coated chain link fencing with wood, vinyl plastic, or metal slatting is an acceptable screening material only for areas not visible from a public street or parking lot.

c. All equipment, whether on the roof, side of building, or ground, should be properly screened in compliance with 18.30.110 (Screening).

7. Architectural design guidelines.

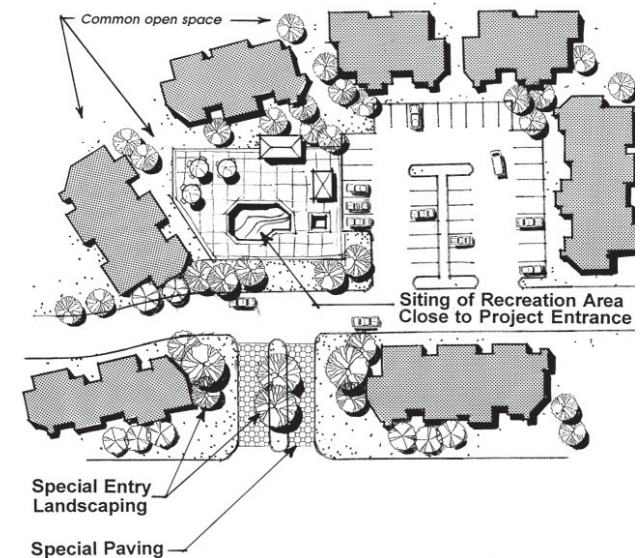
a. **Architectural style.** The architectural style of buildings in the business park/industrial category should incorporate clean simple lines. Buildings should project an image

of high quality through the use of appropriate durable materials and well landscaped settings

b. Expression of structure.

As a category of structure type, typically bland industrial buildings often present unattractive, unadorned, "box-like" forms. A variety of design techniques should be used to help overcome this situation and to direct development into a cohesive design statement.

(1) Long, "unarticulated" facades should be avoided. Facades with varied front setbacks and recessed entries are strongly encouraged.



CHAPTER FOUR: SPECIFIC LAND USES

(2) Avoid blank front and side wall elevations on street frontages.

(3) Entries to structures should portray a quality office appearance while being architecturally tied into the overall building composition and scale.

(4) Alteration of colors and textures should be used to produce diversity and enhance architectural forms.

(5) A compatible variety of siding materials (i.e., metal, masonry, concrete texturing, cement or plaster) should be used to produce effects of texture and relief that provide architectural interest.

c. Undesirable elements. Design elements which are undesirable and should be avoided include:

(1) Large blank, unarticulated wall surfaces;

(2) Exposed, untreated precision block walls;

(3) False fronts;

(4) “Stuck on” mansard roofs;

(5) Materials with high maintenance (e.g., stained wood, shingles or light gauge metal siding);

(6) Mirror window glazing;

(7) Loading doors facing the street.

MULTI-FAMILY RESIDENTIAL.

The densities of multi-family housing tend to create large parking areas, less private open space than is found in single family areas, and long box-like structures. Parking facilities can dominate the site if not properly designed, and open spaces may be relegated to left over areas not related to the structures or the people who live there. Residential developments with unarticulated walls and roofs surrounded by parking lots and rows of carports along public streets are examples of practices that should be avoided.

1. Site organization.

a. The clustering of units should be a consistent site planning element. Projects containing more than 10 dwelling units should be broken up into groups of structures that are appropriate in scale and compatible with the neighborhood.

b. Buildings should be oriented in random positions to avoid instances where living spaces of one structure

face the living spaces of another and significantly reduce indoor privacy.

2. Building design.

a. There is no specific architectural “style” proposed for multi-family/cluster residential structures. The primary focus should be on constructing a high quality residential environment. The criteria presented here strives for this “quality” through descriptions and examples of appropriate building materials and architectural expression.

b. Separations, changes in plane and height, and the inclusion of elements including balconies, porches, arcades, dormers, and cross gables mitigate the barracks-like quality of flat walls and roofs of excessive length. Secondary hipped or gabled roofs covering the entire mass of a building are preferable to mansard roofs or pitched roof segments applied at the structures edge. Structures containing three or more attached dwellings in a row should incorporate at least one of the following:

- For each dwelling unit, at least one architectural projection not less than two feet from the wall plane and not less than four feet wide should be

CHAPTER FOUR: SPECIFIC LAND USES

provided. Projections should extend the full height of single story structures, at least one-half the height of a two-story building, and two-thirds the height of a three story building; or

- A change in wall plane of at least three feet for at least 12 feet for each two units should be provided.

c. Because multi-family residential projects are usually taller than one story, their bulk can impose on surrounding uses. The scale of these projects should be considered within the context of their surroundings. Structures with greater height may require additional setbacks so as not to dominate the character of the neighborhood. Large projects should be broken up into groups of structures. The use of single “megastructures” is to be avoided.

d. The use of balconies, porches, and patios is encouraged for both practical and aesthetic values. These elements should be integrated into structures to break up large wall masses, offset floor setbacks, and add human scale to structures. Design should be simple and straight forward.

e. The use of long, monotonous access

balconies and corridors which provide access to five or more units should be avoided. Instead, access points to units should be clustered in groups of four or less. The use of distinctive architectural elements and materials to denote prominent entrances is encouraged.

f. Simple, clean, bold projections of stairways are encouraged to complement the architectural massing and form of the structure. Thin-looking, open metal, prefabricated stairs are discouraged.

g. Support structures (e.g. laundry facilities, recreation buildings, and sales/lease offices) should be consistent with the architectural design of the rest of the complex.

3. Parking and circulation.

a. Project entry areas should provide the resident and visitor with an overview of the project. They should provide an open window with landscaping, recreational facilities, and project directories. Special attention should be given to hardscape and landscape treatments to enhance the overall image of the project.

b. The principal vehicular access

should be through an entry drive rather than a parking drive. Colored, textured paving treatment at entry drives is encouraged.

c. There are generally three means of accommodating parking: parking driveways, parking courts, and garages within residential buildings. Projects with either long, monotonous parking drives or large, undivided parking lots are not desired. If parking within residential structures is not provided, dispersed parking courts are the desired alternative.

d. Parking areas should be visible from the residential units which use them to the greatest degree possible.

e. A parking court should not consist of more than two double-loaded parking aisles (bays) adjacent to each other. The length of a parking court should not exceed 14 stalls.

f. Parking courts should be separated from each other by dwelling units or by a landscaped buffer not less than 30 feet wide. Each 10 spaces of parking, whether, in garages, carports, or open parking areas, should be separated from additional spaces by a landscaped bulb not less than 10

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feet wide. Architectural elements (e.g. trellises, porches, or stairways) may extend into these landscaped bulbs.

g. Planting shade trees in the landscaped areas of parking lots is encouraged.

g. Parking areas tucked under residential structures should be enclosed behind garage doors. Garages with parking aprons less than 20 feet in length should be equipped with automatic door openers and roll-up doors.

h. Where carports are utilized, they must follow the same spacing criteria as parking courts. Carports may be incorporated, with patio walls or used to define public and private open space, but incorporating carports into exterior project walls adjacent to streets is strongly discouraged. The ends of each cluster of carports should be concealed with low walls and landscaping.

i. Carport and detached garages should be designed as an integral part of the overall project. They should be similar in materials, color, and detail to the principal structures. Due to snow loads, carports should not utilize flat

roofs. Prefabricated metal carports are strongly discouraged.

4. Open space areas.

a. The design and orientation of open space areas should take advantage of available sunlight and should be sheltered from the noise and traffic of adjacent streets or other incompatible uses.

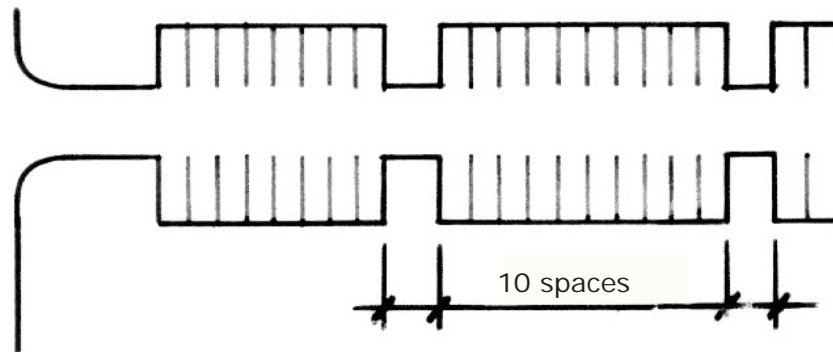
b. Common open spaces should be conveniently located for the majority of units. Children's play areas should be visible from as many units as possible. In complexes with more than 40 two-bedroom units, several play areas should be provided throughout the complex.

COMMERCIAL CENTERS.

Commercial centers are typified by the grocery store/drug store anchor with a series of smaller shops. They may also have one or more freestanding building sites. Because they are usually located in or next to residential areas, the major design issue is the interface between the center's service activities and adjacent residences.

New commercial uses should serve the local community, such as grocery stores, cafes, deli, post office, local retail stores, low-intensity offices, and family style sit-down restaurants.

1. Site organization. Buildings should



Use a 12" wide landscape bulb for each 10 spaces

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have a strong spatial and functional relationship to each other.

a. Shopping centers should be divided into multiple buildings, and buildings should be clustered to achieve a “village” scale. This creates opportunities for plazas and pedestrian areas while preventing long “barracks-like” rows of buildings.

b. Shopping centers should be designed to locate a minimum of 50 percent of the total building frontage (including pad buildings) at the front setback line. This siting, together with substantial landscaping treatment, reinforces and strengthens the overall streetscape, and helps to screen off-street parking areas.

c. The location of open space areas should be accessible from the majority of structures, and should be oriented to take advantage of solar access.

d. Loading facilities should not be located at the front of buildings where they will be difficult to adequately screen from view. These facilities are more appropriate at the rear of the site where special screening may not be required.

2. Building design.

a. An “extruded” appearance should be avoided in the design of long linear buildings. Where long buildings are unavoidable, their linearity should be mitigated by changes in building height, wall plane, spatial volumes, and by varied use of window areas, arcades, materials, and roof elements.

b. Buildings adjacent to and visible from residential properties should be stylistically consistent with the more public portions of the buildings. Building scale should be decreased adjacent to residential uses by reducing wall height, articulating wall and roof planes, generating strong shadows, and by employing architectural decoration and full roofs.

c. Large blank building walls and loading areas that disrupt the continuity of pedestrian-oriented shops should be avoided.

OFFICE BUILDINGS.

Office buildings have functional characteristics that result in physical forms different from other development: (1) their intensity of use is lower, (2) buildings are typically “live” on all four

sides, (3) office activities are not limited to the first floor, (4) building perimeters have fewer entries and windows and thus have more opportunity for landscaping, and (5) the occupation of office buildings is more predictable.

Because of their use patterns, there are more opportunities to locate office buildings toward the street with parking behind or to the side. This arrangement is strongly encouraged even where the existing pattern is not an established one.

1. Site organization.

a. Buildings should be placed at the minimum required front setback with parking located at the rear of the site or at the side of the building.

b. Multi-story buildings should not be placed adjacent to the private open space of residential units.

c. A series of smaller office buildings linked by a plaza system is encouraged over a single large structure.

d. Buildings should have their primary entry from the public street with secondary entries from on-site pedestrian paths or parking areas.

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2. Building design.

- a. Long unadorned wall planes should be avoided. As a general principle, building surfaces over two stories high or 100 feet in length should be relieved with a change of wall plane that provides strong shadow and visual interest.
- b. The ground floor of larger office buildings should include elements of pedestrian interest including retail businesses and food services where pedestrian traffic is high and these uses are allowed.
- c. Clear glass (88 percent light transmission) should be used for ground floor windows where pedestrians are present and there is a potential for retail businesses, food services, or other service occupancies.
- d. Building entries should be prominent and should afford a “sense of entry” for the structure. Entries should be protected from inclement weather.

OUTDOOR RETAIL SALES.

The design issues associated with outdoor retail sales areas are quality of fencing material, internal organization,

and lack of quality paving materials.

1. Site organization.

- a. The outdoor retail sales area should be located to the side or rear of the primary commercial structure. Outdoor retail facilities should not be located in front of the primary commercial structure.
- b. Whenever possible, do not place outdoor retail sales areas within prominent view of public streets.

2. Screening/security.

- a. Chain-link fences are strongly discouraged as screening and security devices.
- b. Barbed wire or razor wire is discouraged.
- c. For permanent outdoor retail sales areas, appropriate fencing materials include:
 - Wrought iron pickets.
 - Wood pickets.

3. Paving. Paving material should be permanent. Gravel or decomposed granite may be used under special or

temporary circumstances only. Straw or other nonsoil-binding materials may be used for very short (one- to two-week) durations.

SERVICE STATIONS AND CAR WASHES.

Service stations and car washes are intensive uses that are characterized by large areas of paving which permit vehicles to maneuver freely and have the potential to create significant adverse impacts for adjoining streets and properties. Service stations, in particular, have historically enjoyed several points of access from adjacent streets to maximize maneuvering flexibility for vehicles. When weighed against the safety risk inherent in multiple driveways and the negative environmental and visual impacts of large areas of asphalt, fully flexible circulation clearly can no longer be accommodated. Driveway cuts need to be limited, circulation needs to be channeled, and paved areas reduced.

1. Site organization.

- a. Structures on the site should be spatially related; buildings should be organized into a simple cluster.

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b. The site should be designed to accommodate all legitimate, anticipated circulation patterns, but those patterns should be defined by reduced areas of paving and well-placed landscaped areas. Driveway cuts should be limited to one, occasionally two per street.

c. Service bays should not face residential properties and should avoid facing any major commercial thoroughfare.

2. Building design.

a. All structures on the site (including kiosks, car wash buildings, gas pump columns, etc.) should be architecturally consistent with the main structure.

b. All building elevations facing public streets, whether these elevations function as the front, side, or rear of the building should be architecturally detailed to avoid the appearance of the “back of the building.” Buildings should provide a positive presence to the street scene.

c. Building materials should have the appearance of substance and permanency. Lightweight metal or other temporary-appearing structures are not appropriate.

3. Special requirements.

a. Car wash facilities should include appropriate noise control measures to reduce machinery and blower noise levels.

b. Areas should be provided on self-service station sites to allow patrons to service their vehicles with water and air. These facilities should be located where they do not obstruct the circulation patterns of the site.

c. On automatic car wash sites, facilities should be provided for vacuuming of vehicles and for drying of vehicles upon exiting the car wash building. These areas should be carefully located to avoid obstructing legitimate circulation.

d. Each pump island should generally include stacking for a minimum two vehicles (40 feet) on site so that driveways or the street are not utilized for waiting customers.

e. Truck circulation patterns and positions for tank filling should not conflict with customer circulation patterns or cause a potential for stacking overflow onto a street.