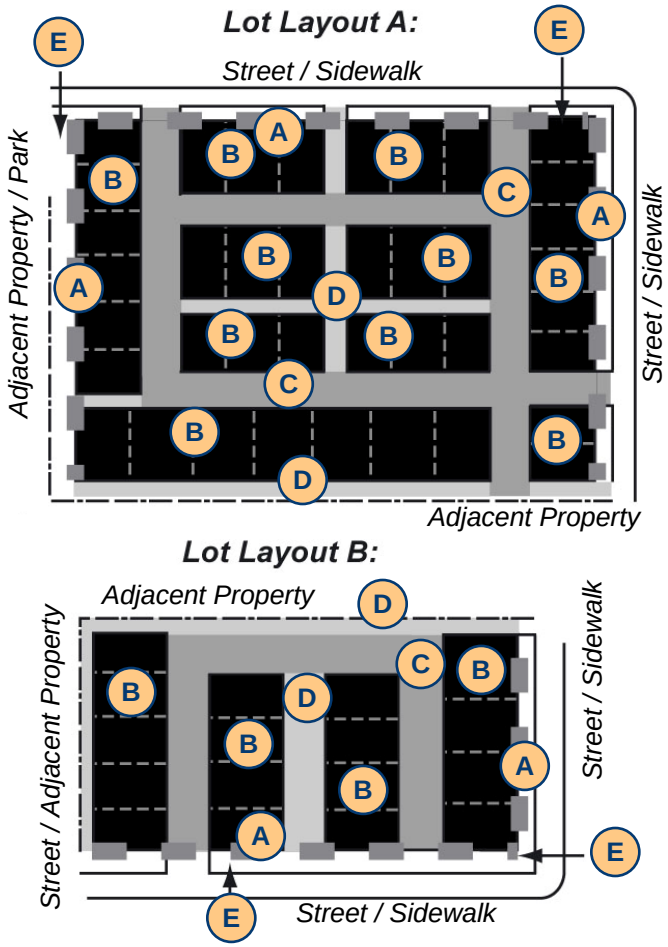
Townhouse Buildings

This section provides design guidelines for townhouse buildings. These buildings are planned for several areas east of East Street and south of Sixth Street.

This section includes guidelines for:

- Site Planning
- Building Form
- Roofs
- Building Facades
- Projecting Facade Elements
- Landscaping
- Fences and Walls
- Lighting
- Service Areas and Mechanical Equipment

Site Planning



A The front facade should be built within 10 to 20 feet of the front property line on an existing residential street and 5 to 15 feet of the front property line on all other streets. Front facades are defined as facades that face streets or public spaces (some buildings may have multiple front facades). Building entrances, porches, stoops, and upper floor balconies may be recessed into the facade.

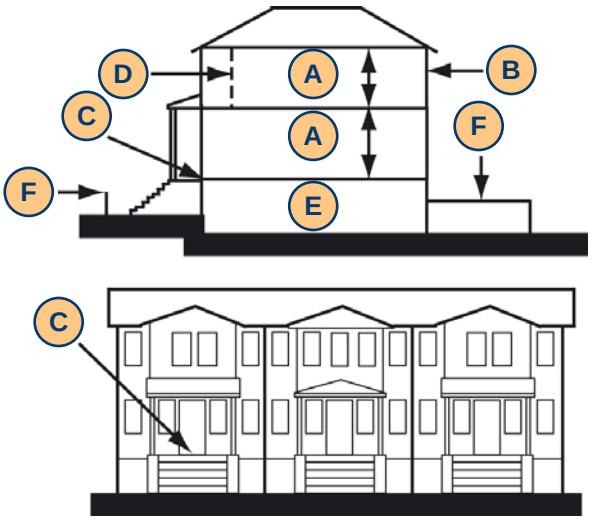
B Townhouse unit with tuck-under parking accessed from the rear alley.

C Alleys should range from 24 to 30 feet in width.

D Pedestrian access zone: Walkways with landscaping should be provided where the fronts of two rows of units face each other. Walkways should be at least 5 feet wide and pedestrian access zones should be at least 20 feet wide.

E The building should be setback at least 10 feet from existing residential streets and 5 feet from all other streets and adjacent properties. This area should be landscaped and may have paved pedestrian walkways (for setbacks at least 10 feet wide).

Building Form



A Ceiling heights should range between 8 and 12 feet tall.

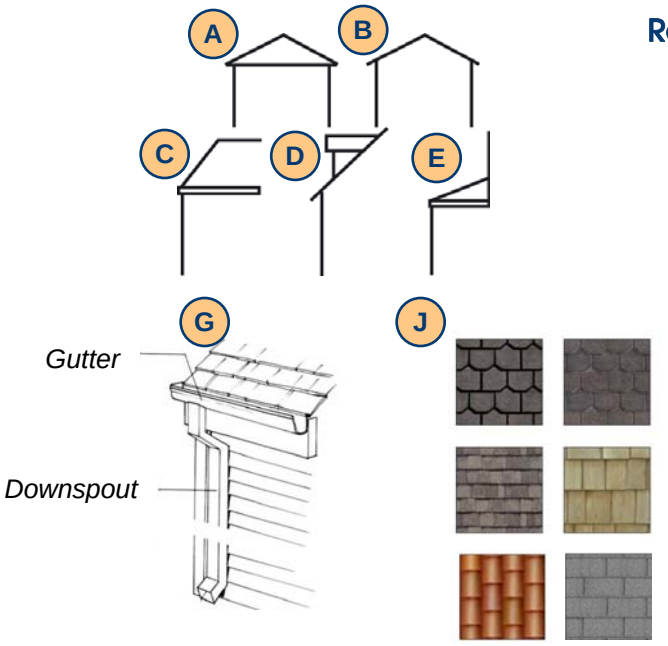
B Buildings should range between 2 and 3 floors (including the garage level).

C At street fronting entrances and entrances along the pedestrian access zone, the elevation of the ground floor should be 36 to 72 inches above the adjacent sidewalk or walkway.

D Stepbacks from the front facade are appropriate for upper floors.

E A garage level for parking is allowed beneath the ground level of the building.

F Fences and walls (excluding retaining walls) should be a maximum of 3 feet tall. Rear and side yard fences and walls (excluding retaining walls) should be a maximum of 6 feet tall. Fence and wall posts should be 4 to 6 inches taller than the fence or wall.



Roofs

The following types of roofs are encouraged:

A. Hip roof

B. Gabled roof

C. Full mansard roof

D. Dormers

E. Shed roof (only where building stepbacks occur)

F. Roofing forms, slopes, details, materials, and overall design should be compatible with the overall style and character of the structure.

G. All roofs should include gutters/downspouts that:
- Drain directly into a cistern, landscaped area, or storm drain system.
- Match the trim or body color of the facade.
- Are inconspicuously located.

H. Roof overhangs should not extend over a neighboring parcel or more than 3 feet from the facade.

I. Vent pipes that are visible from streets, sidewalks, plazas, courtyards, and pedestrian walkways should be painted to match the color of the roof to make them less conspicuous.

J. Appropriate types of roof materials that are encouraged on buildings include:
- Asphalt, slate, or fiber cement shingles
- Clay or concrete tile roofs
- Composite roofing materials made of recycled natural fiber and recycled plastic
- Tar, gravel, composition, or elastomeric materials (concealed by a parapet/cornice)

Building Facades | *General*

A. A cap, such as a roof overhang, should define the top of the facade.

B. Upper floor facade.

C. Ground floor facade.

D. 15 to 50 percent of each ground and upper floor facade that fronts a street, park, plaza, or on-site courtyard should be occupied by windows.

E. One entrance should be provided per unit on the front facade.

F. Each unit should be differentiated from adjacent units by having different design, materials, or color applications. Each unit should have a compatible design, color scheme, and palette of materials with adjacent units.

Building Facades | *Articulation*

A

A Facades that front a street, pedestrian access zone, public space, on-site courtyard, or alley, should be articulated to improve the quality of the design. Appropriate methods of articulation include, but are not limited to:

- Changing the direction of the wall plane by adding a building wing.
- Increasing the number of window openings on the facade.
- Balancing the window openings on the facade to avoid large blank walls surfaces.
- Using more than one material, texture, or color to break up the mass of the facade.
- Stepping back upper stories.
- Adding projecting facade elements, such as a porch, bay windows, or balconies.
- Utilizing appropriate architectural details.
- Providing overhanging roof eaves that create depth and cast shadows.
- Providing horizontal expression lines to break up large wall surfaces.

Building Facades | *Colors*

A

Examples of appropriate building colors.

Example of inappropriate building colors.

A Muted and soft colors are encouraged. Extensively bold, bright, fluorescent, and neon colors should be avoided. If used, extensively bold, bright, fluorescent, and neon colors should only be used as accent colors on window and door frames, building trim, and details.

B. Color applications on a facade should generally be limited to one or two main colors and two to three accent colors that compliment the main color(s) of the structure.

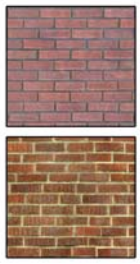
C. Painted building surfaces should have a matte finish. Trim work may have a glossy finish.

D. The natural colors of brick and stone material should be maintained. These materials should not be painted or glazed.

Building Facades | *Materials*

A

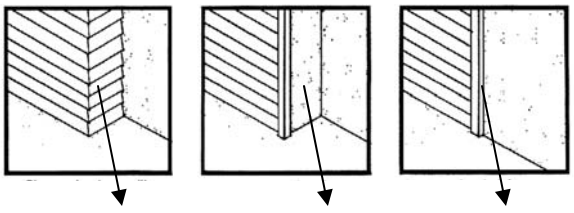
G



Encouraged

Discouraged

D



Preferred *Discouraged* *Acceptable (expansion joint)*

E

Examples of appropriate building materials.

A Front facades are defined as facades that face streets or public spaces (some buildings may have multiple front facades). Side and rear facades should be designed with similar architectural elements, materials, and colors as the front facade. However, the design of side and rear facades may be simpler, more casual, and more utilitarian in nature.

B. Materials should be complementary to one another and appropriate for the architectural style or theme of the building.

C. The number of building materials used on a facade should be generally limited to no more than 3 different materials (excluding windows).

D Changes in material should generally occur when there is a change in the plane of the facade. The change in material should occur on inside corners of the building. If a change is proposed along the line of a single plane, a pronounced expansion joint should be used to define a clear separation.

E Appropriate traditional building materials that are encouraged on facades include:

- Brick (in an unglazed finish and earth tone)
- Painted or stained lap horizontal siding and vertical board and batten wood siding
- Poured in place concrete
- Fiber cement
- Finished and painted wood trim
- Wood, aluminum, copper, steel, and vinyl clad wood frames for windows and doors
- Wood doors
- Plaster or stucco
- Natural stone (at building bases/columns)

F. Inappropriate building materials that should be discouraged on facades include:

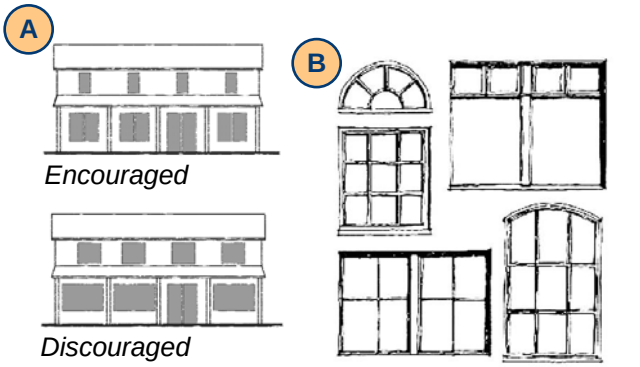
- Plywood
- Hardboard
- Unfinished lumber
- Aluminum, textured T-11, or corrugated fiberglass, sheet metal, or tin siding

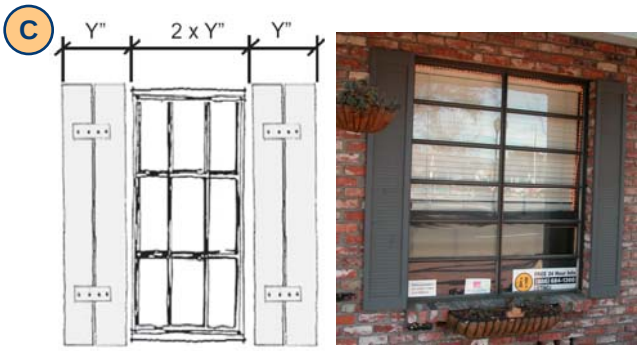
G If used, bricks should be unglazed, earth tone, and in a horizontal orientation.

H. If used, brick and stone veneer should be mortared to give the appearance that they have a structural function.

I. Brick and stone materials should wrap around corners to give an appearance of structural function and minimize a veneer appearance.

Building Facades | *Windows*





Example of appropriate (left) and inappropriate (right) window shutter proportions.

A. Window openings should have a vertical orientation and proportion. If the window opening has a square or horizontal orientation, windows and windowpanes should have a vertical orientation.

B. Basic and simple window shapes are encouraged.

C. If used, window and door shutters should have a width that would enclose the entire window or door opening when the shutters are closed.

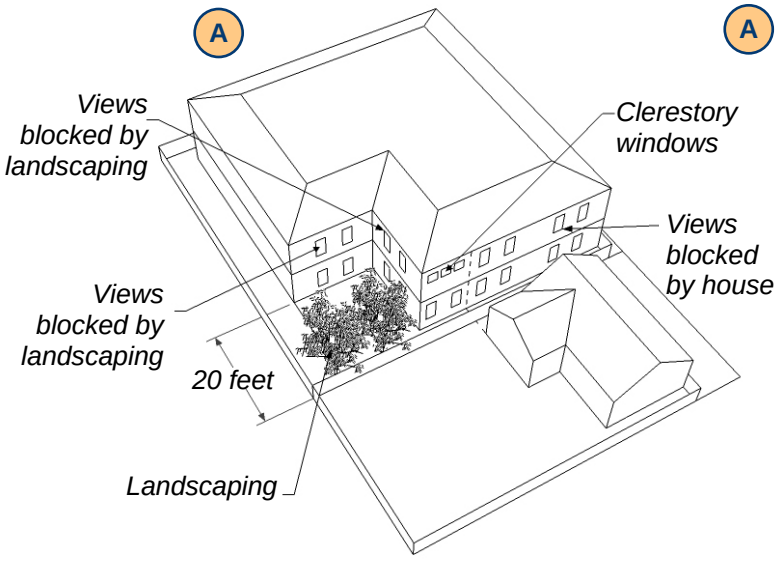
D. Windows should be recessed into the wall surface to help articulate the facade and to create interesting shadow patterns.

E. Windows that open and close should be used to encourage natural ventilation of the building and less dependence on energy to ventilate, heat, and cool the structure.

F. Mirror and tinted glass is strongly discouraged.

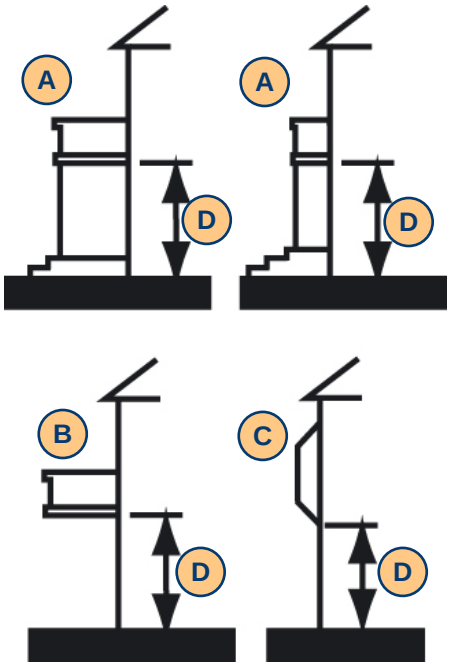
G. Doors with windows are strongly encouraged.

Building Facades | *Clerestory Windows*



A. The upper floors of side and rear facades that directly overlook a rear yard on a neighboring residential lot should be designed with clerestory window openings. This will help preserve the privacy of the adjacent rear yard. Regular window openings are appropriate on these upper floor facades if the facade is setback from the property line of the adjacent yard by at least 20 horizontal feet and if mature trees, fencing, and landscaping are used to obscure views into the rear yard.

Projecting Facade Elements | *General*



A Porches and stoops should not extend more than 6 feet from the facade and should not encroach into the setback. Stairs leading up to the porch or stoop may extend to the front property line.

B Balconies and decks should not project more than 3 feet from the facade.

C Bay windows should not project more than 3 feet from the facade.

D A minimum clearance of 8 feet (measured from the porch, stoop, or walkway to the bottom of the projecting facade element) should be provided above porches, stoops, and walkways.

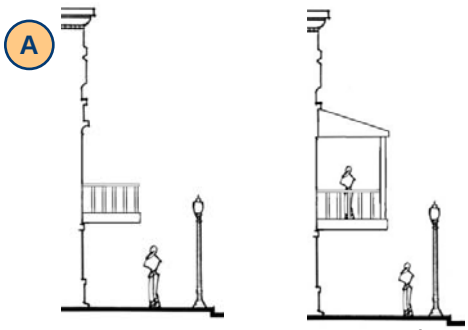
E. External chimneys, external staircases to upper floors, and garage doors are strongly discouraged on the front facade. External chimneys should not extend more than 2 feet from the side or rear facade.

Projecting Facade Elements | *Balconies*

A Balconies may be open or covered with a roof.

B. Balconies should be designed with materials, colors, and details that are compatible with the style of the building and the materials used on the facade. The balcony should not have a tacked-on appearance or look like it was an addition or afterthought.

C. The distance between roof-supporting columns, piers, or posts on balconies should not exceed their height.



Open

Covered (roof)

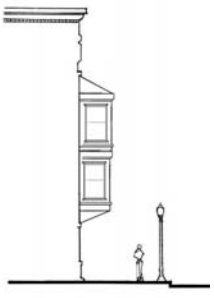
Projecting Facade Elements | *Bay Windows*

A. Bay windows should not exceed 8 feet in length.

B. Bay windows should be designed with materials, colors, and details that are compatible with the style of the building and the materials on the facade.

C. If more than one bay window is provided on a facade, at least 4 feet of horizontal separation should occur between the two bay windows.

D. Windows should be provided on all sides of the bay window. Windows should have a vertical orientation and proportion.



Example of an appropriate bay window.

Projecting Facade Elements | *Porches and Stoops*

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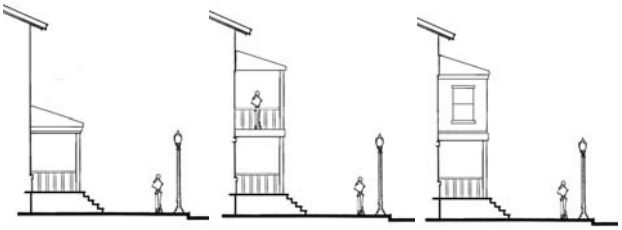


Covered (roof) *Covered (upper balcony)* *Covered (enclosed habitable space)*

Examples of appropriate front porches (left) and stoops (right).

A Front porches should be covered with a roof, a balcony, or an enclosed habitable space. An enclosed habitable space should not occur within the setback area.

B. Front porches should not be enclosed by permanent or temporary walls, windows, window screens, or plastic or fabric materials.

C. The spacing of supporting columns, piers, or posts on should not exceed their height.

D. The raised platform of a front porch (not including stairways) should be at least 50 square feet in size with no dimension less than 6 feet in length.

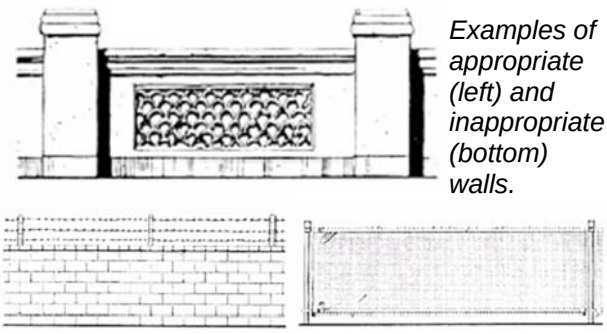
E. The raised platform of a stoop (not including stairways) should be at least 16 square feet in size with no dimension less than 4 feet in length.

F. The design of the front porch and stoop, including materials, colors, and details should be compatible with the overall style and form of the building. The front porch or stoop should not have a tacked-on appearance or look like it was an addition or afterthought.

G. The stairs of a porch or stoop should be boxed or framed. Floating stairways should be avoided.

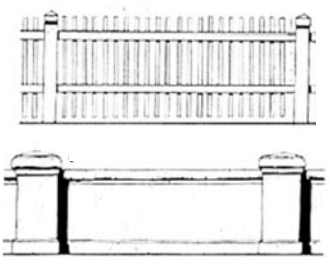
Fences and Walls

A



Examples of appropriate (left) and inappropriate (bottom) walls.

G



Examples of walls with high transparency (top) and low transparency (bottom).

A Fences and walls should be compatible with the architecture of the building on the site.

B. Pergolas and entrance arbors are allowed on fences/walls, but should not exceed 8 feet in height.

C. Fences and walls should be articulated by having regularly spaced posts, changing the height, and using different building materials at the base, posts, or the cap of the fence/wall.

D. Flat walls, chain link fences, and barbed wire fences are strongly discouraged.

E. Fences and walls should be made from:
- Wood
- Natural stone or brick (unpainted)
- Wrought iron
- Concrete masonry
- Other similar materials

F. Fences and walls (excluding those made with stone or brick) should be painted to match or compliment the color of the building.

G If provided, fences along streets and public spaces should not be more than 3 feet tall and should be at least 50 percent transparent. Retaining walls for terraces are appropriate within the setback.

Landscaping

Examples of appropriate landscaping.

A. The following areas should be landscaped and regularly maintained to be free of weeds, overgrown vegetation, and litter:
   - Common outdoor areas within any development.

B. New trees should have a caliper size of 3 inches measured 12 inches from the ground. If the species is not available in this size, a caliper of 2-½ inches measured 12 inches from the ground may be acceptable.

C. In order to provide adequate pedestrian clearance, trees should be pruned regularly so that there is at least 8 feet of vertical clearance between the lowest branches of the tree and the grade of the adjacent sidewalk or walkway. They should also be pruned to maintain the health, vigor, and natural shape of the tree, and to maintain vehicular clearance and sight lines.

D. Landscaping should be maintained in a healthy and attractive state and be watered, weeded, generally maintained, and replaced (if necessary) by the property owner/manager.

E. Landscaped areas should be irrigated with automatic drip/bubbler irrigation systems that do not spray water outside the planting area.

F. Trees that provide a canopy of shade in the summer and that do not drop heavy cones, sap, fruit, and seedlings are encouraged along sidewalks, walkways, and common areas.

G. Trees should have an adequately sized planting area based on the amount of room needed for tree roots. Root barriers and root/tree guards are encouraged for trees are planted near sidewalks and walkways.

H. Flowerpots and planter boxes are encouraged to add color and variety to the landscape. These should be located on overhangs, columns or posts, balconies, and below windows. Flowerpots and planter boxes should be compatible with the architecture style of the building.

I. Indigenous or drought-tolerant landscaping that can grow in the microclimate of Downtown Hollister is strongly encouraged. Plants and trees should be adaptable to the site's microclimate, soil, and orientation/aspect.

J. The amount of space dedicated to lawns should be minimized to reduce water demand and the use of fertilizers. Lawns should only be used in areas that are intended for relaxation or play.

K. Plants and trees should be grouped based on the water demands of the species. Dividing the plants into low, medium, and high water use zones will help to prevent over watering.

Lighting

A

Examples of desirable nighttime lighting.

A Areas used by pedestrians should be illuminated at night to insure safety. Such areas include:
- Sidewalks, walkways, and plazas
- Unit entrances
- Garbage disposal areas.
- Alleys
- Other areas routinely used by pedestrians

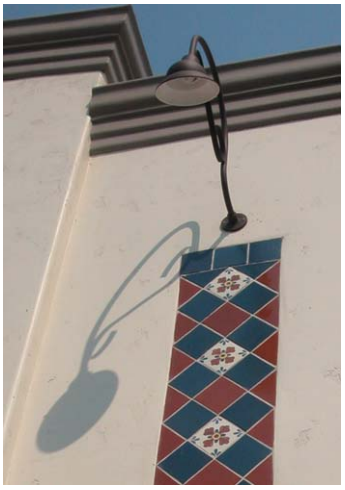
B. Site, building, and sign lighting should be located and directed to light the intended area of illumination and to prevent off-site glare impacts on adjacent buildings or properties.

C. Lighting should be provided at regular intervals to prevent the creation of light and dark pockets. Dark pockets can create uncomfortable areas for pedestrians and provide opportunities for criminals to hide in dark shadows. Light pockets can create a "fish bowl" affect and limit the ability to see outside of the light pocket.

D. Buildings and sites should not be over-lit to maintain a desirable nighttime ambience.

E Lighting poles and fixtures should have a decorative/ornamental design that complements the structures on the site.

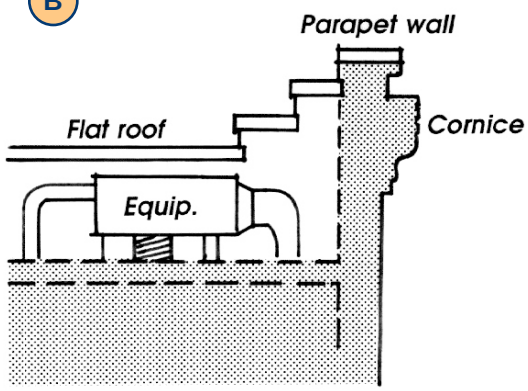
E



Examples of decorative lighting poles and fixtures.

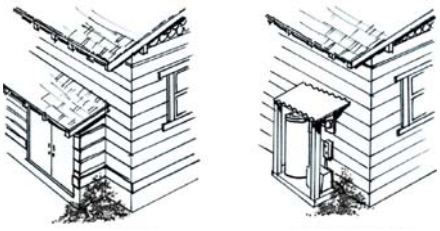
Service Areas and Mechanical Equipment

B



Roof top Screening

C



Examples of appropriate (left) and inappropriate (right) methods of screening.

A. Trash disposal areas should be located in garages of individual units. Trash receptacles would be placed in alleys on garbage pick-up days for removal trucks to access.

B The following should be screened from public views from streets, pedestrian walkways, sidewalks, plazas, courtyards and public spaces:

- Electric and water utility meters
- Power transformers and sectors
- Heating/ventilation/cooling equipment
- Irrigation and pool pumps
- Satellite dishes (wider than 18 inches)
- Antennas
- Rooftop mechanical equipment
- Other mechanical equipment

C Appropriate methods of screening include fencing, landscaping, roof parapets, and equipment enclosures. The design of screening devices should be compatible with the main structure and conform to other sections of this Code. Noise levels of mechanical equipment should be minimized.

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