

3. Color accents are encouraged which are darker or lighter to highlight the character of the structure.

4.3.4 RESIDENTIAL GUIDELINES

The purpose of this section is to supplement the minimum criteria found in Section 3, the Specific Plan Zoning Ordinance of this document. In addition to the Specific Plan criteria, all applicable County of Riverside requirements for the development of any part of this project must be satisfied with the responsibility being that of the merchant builder to conform and implement the County Standards.

The location and land uses within the Specific Plan area is based on a master planned community/neighborhood concept. This concept establishes neighborhoods that focus around a series of parks, connected by an interior community loop road which provides access to the various recreational opportunities of the community such as parks, schools, open space areas and hiking and equestrian trails, as well as the commercial areas.

a. Planning Standards

1. Residential units

- o A mixture of residential land uses, housing types and prices will be provided.
- o The residential land uses will be buffered from the following areas and differing land uses:
 - High volume traffic corridors
 - Schools
 - High density residential adjacent to low density residential uses
 - Commercial uses
- o The design of the single-family residential lots shall provide for rear yard privacy and security.
- o Residential cul-de-sacs shall be designed to front on neighborhood or community open space and trail systems wherever deemed feasible.
- o The use of energy efficient designs, utilizing the elements of passive solar

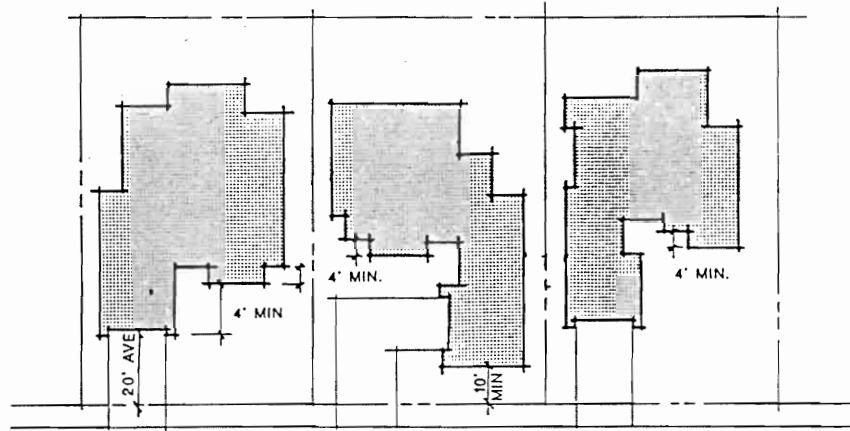
design shall be encouraged.

b. Design Guidelines

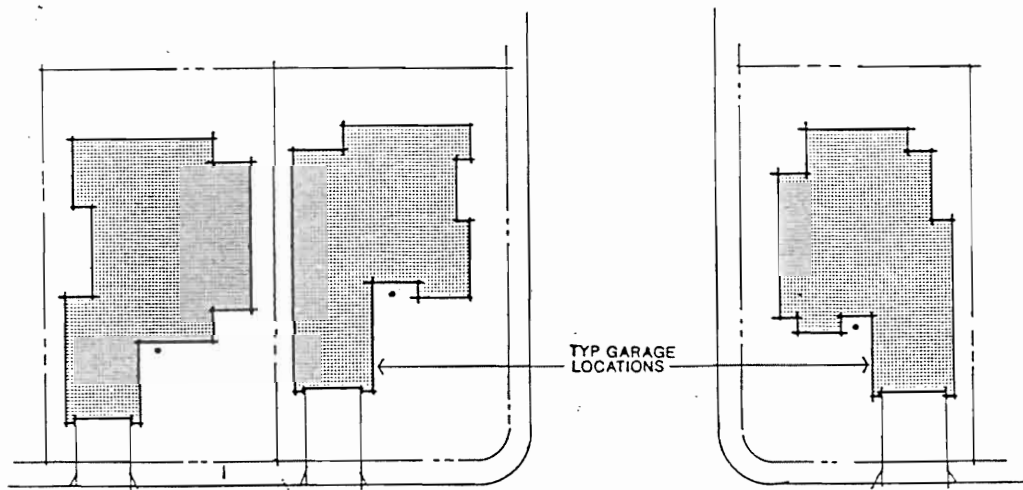
Single Family, Detached Units (see Figure 4.78 and 4.79)

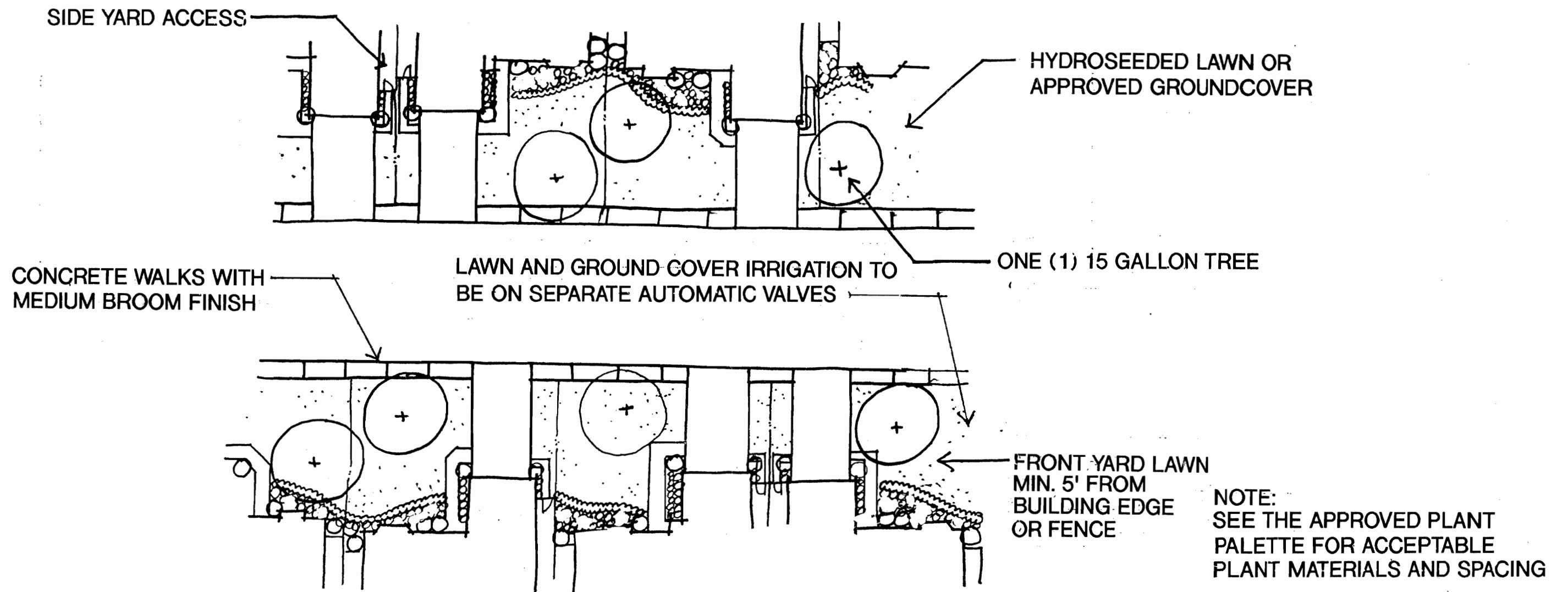
- o The formation of cul-de-sac streets with a maximum length of 1320 linear feet. The use of curvilinear streets may be implemented on long stretches.
- o To enhance the streetscape, by providing visual interest along the street lines, variances of a minimum four (4) feet may be allowed for the front setbacks of both the garage and living space of adjacent buildings. The average setbacks of twenty (20) feet will be encouraged except for dwelling units with side entry garages.
- o Buildings on corner lots shall not have the garage located adjacent on the side street.
- o Lot widths on streets with cul-de-sacs, knuckles and curvilinear streets will be determined by measuring from the R.O.W. as delineated in Section 3 - Specific Plan Zoning Ordinances.
- o Front yard landscaping will have the following features:
 - side yard access
 - concrete walks with medium broom finish
 - hydroseeded lawn or approved ground cover
 - one (1) fifteen gallon tree
 - front yard lawn a minimum of 5' from building edge or fence
 - lawn and ground cover irrigation to be on separate automatic valves
- o If the unit mix will permit, one-story floor plans should be paired together on interior lot situations and located on corners to take advantage of their low mass effect.

Within each single family planning area, 20% of the homes on each street shall have varied setbacks of both the garage and living space of adjacent buildings minimum of four (4) feet to provide visual interest along the street scene. The average setbacks are to be twenty (20) feet.



Buildings on corner lots shall not have the garage located adjacent to the side street.





SINGLE-FAMILY DETACHED TYPICAL FRONT YARDS
RIO VISTA *FIRST CITY*

ILLUSTRATIVE REPRESENTATION ONLY; SUBJECT TO MODIFICATION IN FINAL DESIGN

FIGURE 4.79



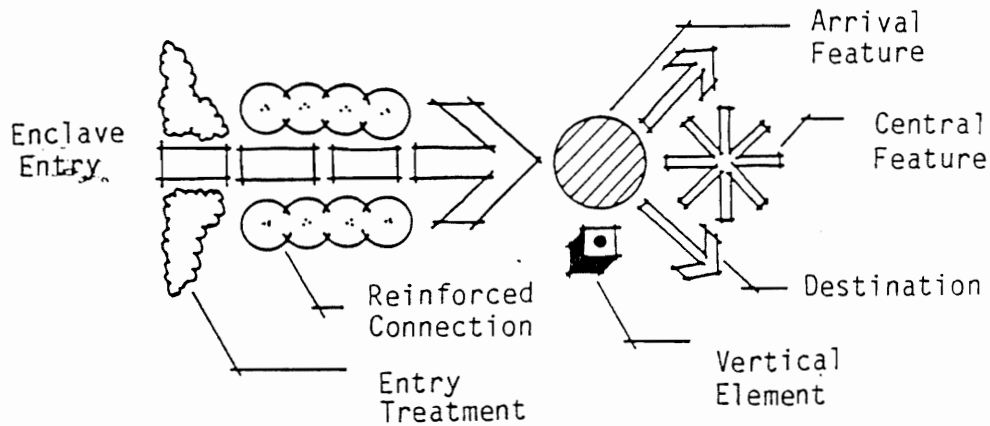
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Single Family, Attached Units (see Figures 4.80 to 4.84)

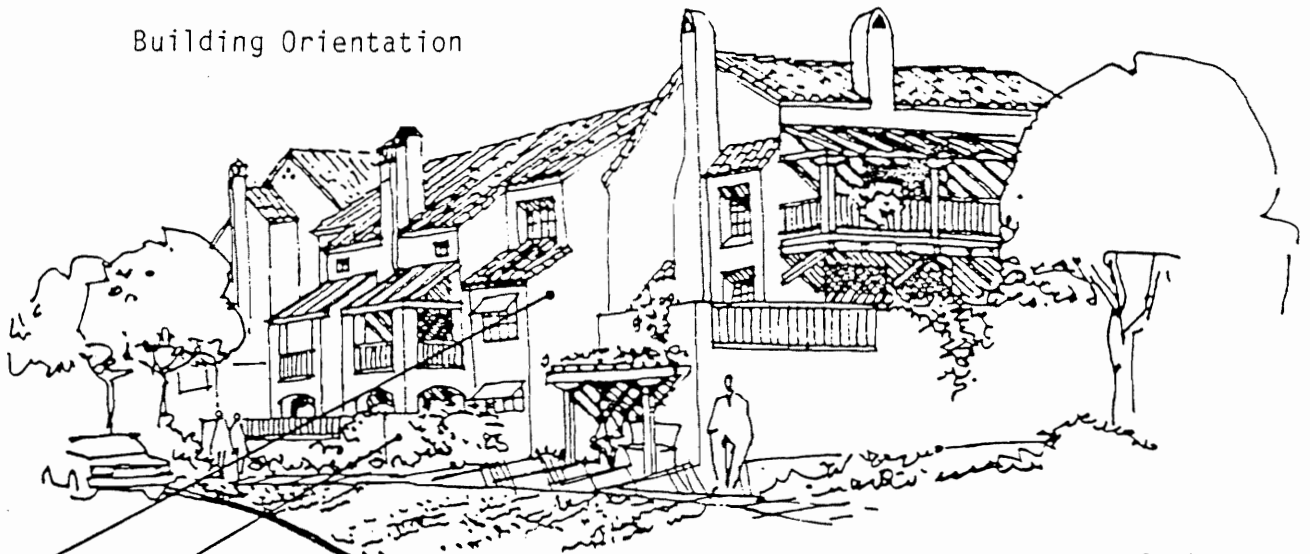
- o The primary entry and arrival shall be developed for each residential enclave, consisting of an enhanced entry statement, a direct drive connection to an arrival feature, an enhanced arrival feature and a central feature, containing a recreation complex.
- o The primary entry shall be identified with enhanced landscape area. Monument wall treatment and special paving is encouraged. Individual project identification signage, except in the case of apartment complexes shall be temporary.
- o The primary or direct entrance drive shall not have garage doors fronting on it.
- o The entry feature should be improved with a drop off zone or entrance plaza adjacent to the recreation facility or other open space feature. The use of special paving and accent landscaping shall be utilized to establish an identity node for the area.

Arrival Sequence

A perceivable entry and arrival sequence should be developed for each enclave, clarifying product identity and internal organization. The generic elements to be emphasized include:



Building Orientation



Landscape Parkway

Community Street

Patio walls and fences reinforce circulation paths along parkway and define outdoor living spaces

Vary story height to increase perceived space at parkway and reduce scale at pedestrian trails

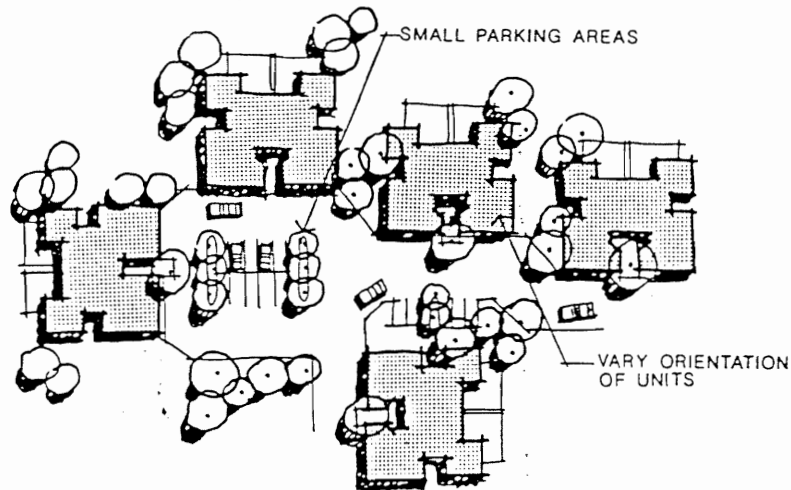
MULTI-FAMILY DESIGN

FIGURE 4.80

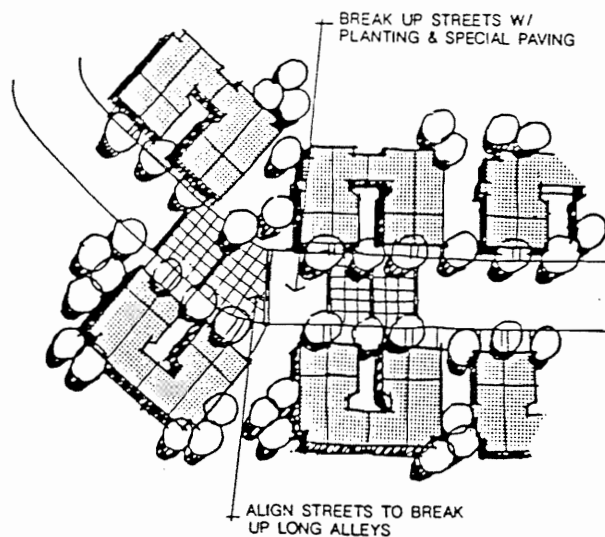


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Encourage clusters of buildings around smaller parking areas and discourage rows of buildings. Vary setbacks of buildings to create visual interest along street scene. Orient buildings to streets and walkways wherever practical.



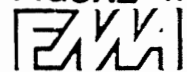
Avoid long alleys or streets without planting and uninterrupted parking garages. Encourage planting areas and special paving to provide relief.



MULTI-FAMILY DESIGN

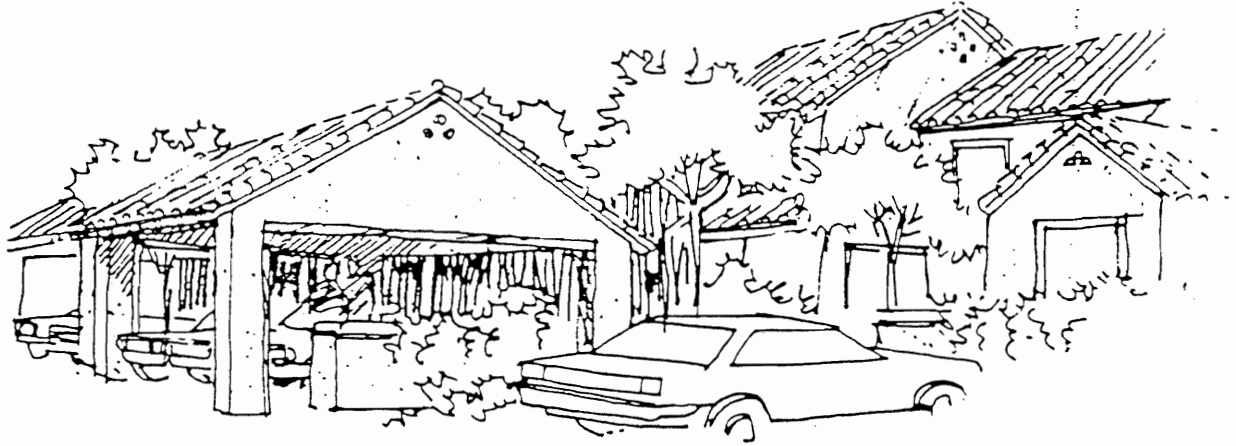
RIO VISTA **FIRST CITY**

FIGURE 4.81



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- Freestanding carports shall incorporate the same design elements as the dwelling units



- Mail box structures should utilize the community and architectural theme and be located for least visual impact.



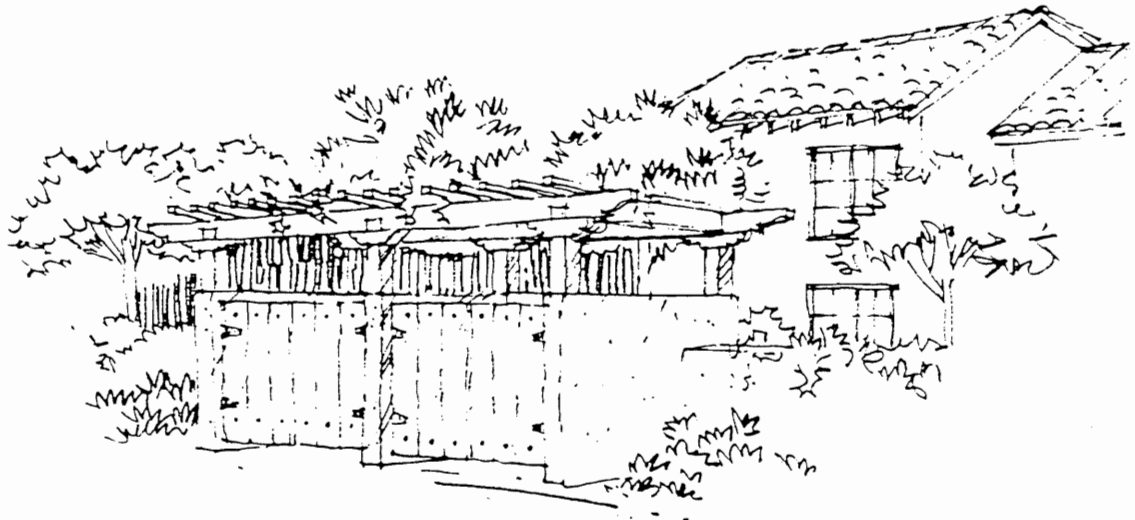
**SINGLE FAMILY AND
MULTI FAMILY DESIGN
RIO VISTA *FirstCity***

FIGURE 4.82



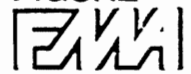
FLORES MARTINEZ ASSOCIATES

- Trash receptacle enclosures shall be a wall six feet (6') high with wall finish and doors compatible to the architecture.

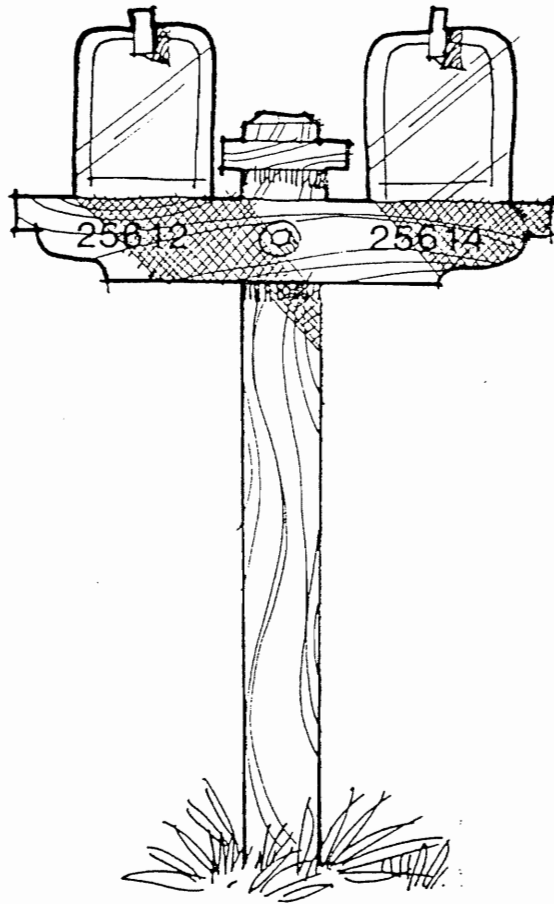


MULTI-FAMILY DESIGN
RIO VISTA **FirstCity**

FIGURE 4.83



FLORAN MARTINEZ ASSOCIATES



SINGLE FAMILY
TYPICAL MAILBOX DETAIL
RIO VISTA **FirstCity**

FIGURE 4.84



FLOREAN MARTINEZ ASSOCIATES

- o The recreation complex, or other focal open space feature, shall be located on the view axis from the primary entry.
- o In keeping with the project theme and goals, buildings should be oriented to the streets and walkways wherever possible.
- o Building entries and walkway connections should be kept off of streets.
- o Long stretches of any single element, including open parking, building mass or carports are not allowed along community streets.
- o Freestanding carports shall incorporate the same design elements as the dwelling units, when attached to a dwelling or located adjacent to a dwelling entry. Similar wall materials and finish with compatible roof forms are required. End wall conditions that are visually prominent need special attention.
- o Trash receptacle enclosures shall consist of a wall six feet (6') high. Wall finish and doors shall be compatible to the architecture.
- o Mail box structures should utilize the community and architectural theme and be located for the least visual impact (see Figure 4.84).

4.3.5 COMMUNITY FACILITIES AND USES

a. **Planning Standards**

The Rio Vista Specific Plan delineates a number of community facilities and uses to be included within the development. These facilities will be designed within the adopted Mission theme of the project and will be implemented based on the standards established for the overall project and the individual planning areas.

b. **Design Guidelines**

- o Schools and parks shall be encouraged to