

- i) The siting and design of structures and landscaping should be sensitive to the modified terrain so as not to dominate the landform as seen from lower elevations.

2. Architectural Qualities and Concepts

The architectural character of the I-15 Corridor Specific Plan will not focus on any particular architectural theme or style. Rather than restricting architectural style, these guidelines will define the character and quality of the community of projects in the I-15 Corridor Specific Plan. These guidelines provide a conceptual reference for architectural continuity and visual cohesiveness. As such, this section should not be interpreted to require a stringent compliance to any particular style of architecture.

The following architectural design guidelines provide direction for the exterior architecture of future residential and non-residential structures in the I-15 Corridor Specific Plan. The following guidelines describe four characteristics of structural architecture, as well as recommendations for signage, lighting and equipment screening. These guidelines are not intended to be all-inclusive and variations from specified elements or materials are permitted. Listed features and elements are considered appropriate or acceptable but not necessarily required.

a. Sensitivity

The architectural styles and treatments selected for projects within the I-15 Corridor Specific Plan should exhibit the following characteristics of sensitivity:

- Creates a complementary relationship with adjacent projects;
- Creates architectural continuity for projects within the I-15 Corridor Specific Plan;
- Authentically replicates selected styles;
- Projects structural integrity;
- Develops a compatible relationship between projects/buildings and open space or recreation areas;
- Presents an appropriate orientation toward adjacent land uses; and
- Affect an aesthetically pleasant profile for the I-15 Corridor.

b. Effect

The architectural styles and treatments selected for projects within the I-15 Corridor Specific Plan should create the following effects:

- Establishes and enhances overall character;
- Emphasizes proper land use relationships;
- Avoids visual repetition;
- Creates a desirable visual environment;
- Authentic renditions of selected styles;
- Creates vitality through interaction of styles; and
- Maintains continuity through the use of similar architectural elements.

c. Features

The architectural styles and treatments selected for projects within the I-15 Corridor should utilize the following features:

- Articulated facades;
- Variated color palettes with coordinated;
- Low plate lines;
- Hip roofs;
- Large overhangs;
- Changing roof plans;
- Horizontal elements;
- Recessed entries;
- Side lit doors;
- Greenhouses;
- Shutters;
- Awnings;
- Columns;
- Balconies;
- Broad porches;
- Greenhouses;
- Extensive windows;
- Bay/oriel windows; and
- Paned doors.

d. Materials

- Stucco and plaster;
- Wood and dimensioned timber;
- Board on board;
- Stone or rock;
- Brick;
- Wood shingles;
- Roof tile;
- Slate;
- Metal-seamed roof panels:
 - Facia;
- Metal or wood window dividers;
- Metal or wood railings;
- Clear/beveled/etched/frosted/tinted or reflective glass;
- Glass block;
- Pre-cast concrete;
- Sandblasted concrete; and
- Split-faced block.

e. Signage

- 1) The design of identification, for sale, lease or rent and directional signs including the location, materials, colors, copy and the method of signing, size, and construction shall be approved by the County in accordance with the existing Sign Ordinance, except as noted herein.
- 2) Identification signs are restricted to advertising only the person or company located on the lot. Moving or flashing signs are prohibited. Internally lit signs are preferred.
- 3) All ground signs shall not be located closer than five feet to any property line.
- 4) All monument signs shall not exceed a height of 10 feet measured vertically from the base at ground level to the apex of the sign.
- 5) The area of each directional sign may not exceed four square feet. Maximum height shall be four feet. The sign shall be used for directional purposes only.
- 6) Signs should be used for the purpose of identification and direction. The design of permitted signs should be architecturally integrated with the building design.

f. Lighting

- 1) The design of light fixtures and their structural support shall be architecturally compatible with the surrounding buildings.
- 2) Light standards shall not exceed 20 feet in height and in no case shall they exceed the height of the buildings on-site.
- 3) All parking lot and driveway lighting should provide uniform illumination. Accent illumination is recommended at key points such as entrances, exits, loading zones, and drives.
- 4) Lighting should be shielded and situated so as to not cause glare or excessive light spillage on neighboring sites.

g. Equipment Screening (commercial uses only)

- 1) All roof and ground-mounted equipment shall be screened from public view on all sides.
- 2) All screening shall be architecturally integrated with the building design and a roof parapet wall shall be used to screen roof-mounted equipment. Roof equipment screening where building overviews occur from adjacent streets and the freeway shall incorporate visual enclosure of equipment.