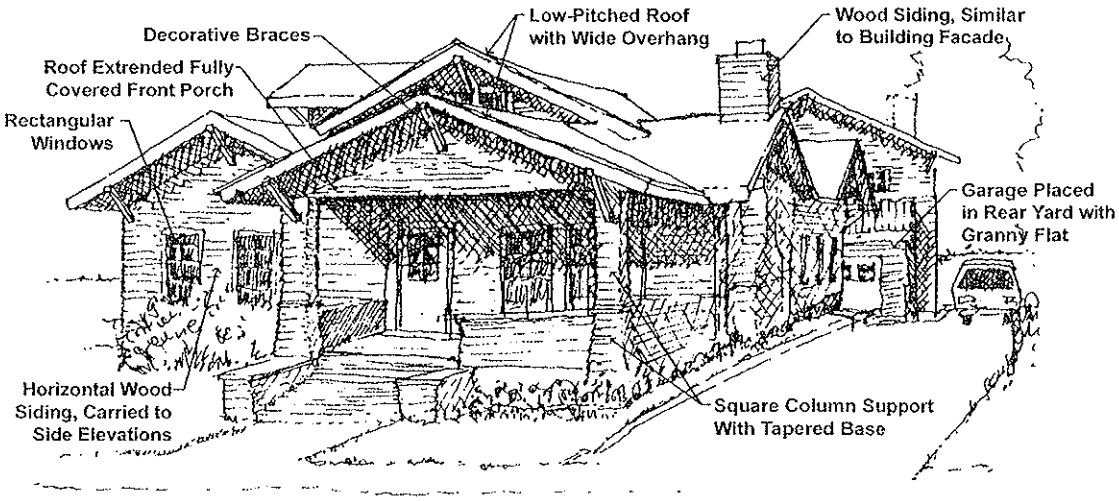
# CITY OF TEHACHAPI

# RESIDENTIAL

# ARCHITECTURAL

# DESIGN

# GUIDELINES





**Administered by:**

**City of Tehachapi**
**115 South Robinson Street**
**Tehachapi, CA 93561**

**Telephone:** (661) 822-2200
**Facsimile:** (661) 822-8532
**Email:** djames@tehachapicityhall.com

# TABLE OF CONTENTS


INTRODUCTION..... 1

R-1 SINGLE FAMILY RESIDENTIAL..... 2

Building Form, Mass And Scale..... 2

Exterior Materials..... 3

Roof Forms And Materials..... 3-4

Windows..... 4-5

Garage..... 5-6

Individual Lot Features/Landscape Details/Sidewalks..... 6

Fences..... 7

Mechanical Equipment/Antennas /Satellite Dish..... 7-8

R-2 MEDIUM DENSITY RESIDENTIAL..... 9

Building Form, Mass And Scale..... 10

Exterior Materials..... 11-12

Roof Forms And Materials..... 12-13

Windows..... 13-14

Garage..... 14-15

Individual Lot Features/Landscape Details/Sidewalks..... 15-16

Fences..... 16-17

Mechanical Equipment/Antennas /Satellite Dish..... 17

R-2 And R-3 HIGH DENSITY MULTI-FAMILY..... 18

Building Form, Mass And Scale..... 18

Exterior Materials..... 19

Roof Forms And Materials..... 19-20

Windows..... 20

Landscape Details/Sidewalks/Open Space..... 20

# ARCHITECTURAL
# DESIGN GUIDELINES
# CITY OF TEHACHAPI

INTRODUCTION:

The architectural design guidelines are intended to promote quality residential neighborhoods within the City of Tehachapi. The guidelines are divided into three (3) subcategories corresponding to conventional single family detached products developed in the R-1 (low density) zoning district, small lot single family detached products developed in the R-2 (medium density) zoning district, and multi-family projects developed in the R-2 (medium density) and R-3 (high density) zoning districts.

Enforcement of the design guidelines to the R-1, R-2, and R-3 zoning districts will create a desirable living environment and enhance the long-term value of the project and the community as a whole. The design guidelines will be applied City wide with the exception of the Downtown Master Plan area, which contains its own design guidelines relative to commercial and residential developments.

The architectural elements are defined as appropriate, inappropriate and encouraged as determined by the Community Development Director. The guidelines include both text and illustrations to convey the intent of the guidelines. Review of the architectural elements will apply to all proposals within the R-1, R-2 and R-3 districts to ensure that each proposal conforms to the design guidelines. All proposals must be in compliance with both the City's zoning ordinance and design guidelines. The design guidelines are intended to provide a quality control mechanism and are not intended to limit design creativity and/or encourage replication in design from one project to the next. Depending upon the type of project, the review and approval of architectural renderings by the Community Development Department will be achieved either in conjunction with the approval of the project or prior to the issuance of a building permit.

## DESIGN GUIDELINES
## R-1 SINGLE FAMILY RESIDENTIAL

The R-1 (low density single family Residential) zoning district guidelines are not intended to promote a particular architectural theme per-se. The thrust of the R-1 component of the guidelines is to provide a quality control mechanism towards insuring long-term project quality and viability.

### BUILDING FORM, MASS AND SCALE

*APPROPRIATE*

- Projections, recesses and/or overhangs to provide relief from long straight walls shall be required on all sides of the residential structure.
- Variation in ridgeline height and alignment.
- Floor plans shall provide usable outdoor areas such as patios and recessed entries.
- Second story elements shall be placed a minimum of five feet (5') behind the first story facade.
- A building floor plan and elevations may be repeatedly used if placed a minimum of four houses apart when located on the same side of the street.

*INAPPROPRIATE*

- Large expanse of plain, straight wall planes not otherwise articulated by form, fenestration or materials.

*ENCOURAGED*

- Single story residences should be located on corner lots or, alternatively, the single story elements of a two-story structure should be orientated towards the street.
- Floor plans offering a fourth bedroom/office option are encouraged.

## EXTERIOR MATERIALS

*APPROPRIATE*

- Facades on homes shall consist of stucco, plasterboard (wood) or adobe. A minimum ten percent (10%) of the front facade shall incorporate the use of masonry, bricks, stone, tile or other decorative material.

- Where materials such as masonry, bricks, stone or tile are applied to a front or rear facade, those materials shall be carried over and wrap around the side elevations by a minimum of five feet (5').

- Residential structures shall exemplify architectural details on all sides of the home.

- Chimney exterior shall be wood framed with cultured stone, fiber cement siding, brick or stucco. (Typically the same material used on the building facade is used for the chimney.)

- Spark arrestor shall be painted or screened in keeping with the exterior of the structure.

- Gutters and downspouts shall be included in the design of the structure.

*INAPPROPRIATE*

- Heavy textured stucco, such as Spanish lace, swirl or heavy trowel.

- T1-11 is an inappropriate siding material. The vertical siding material would require constant upkeep and maintenance given the Tehachapi climate and altitude.

- Unless otherwise approved by the Community Development Department, vinyl, metal and aluminum sidings are not appropriate exterior materials.

*ENCOURAGED*

- Requiring or regulating exterior color of single-family structures is not the intent of the design guidelines. The City would encourage the use of light colors with darker or lighter accents highlighting the character of the structure. Contrast in color is encouraged on balcony and porch rails, window shutters, window trim and structural trim.

## ROOF FORMS AND MATERIALS

*APPROPRIATE*

- Roof material shall consist of a minimum thirty-year, high definition composite shingle or clay tile of earth tone colors.

- Roof pitch shall be consistent with the UBC requirements for single-family residential units and maintain a minimum pitch of six inches (6") per running

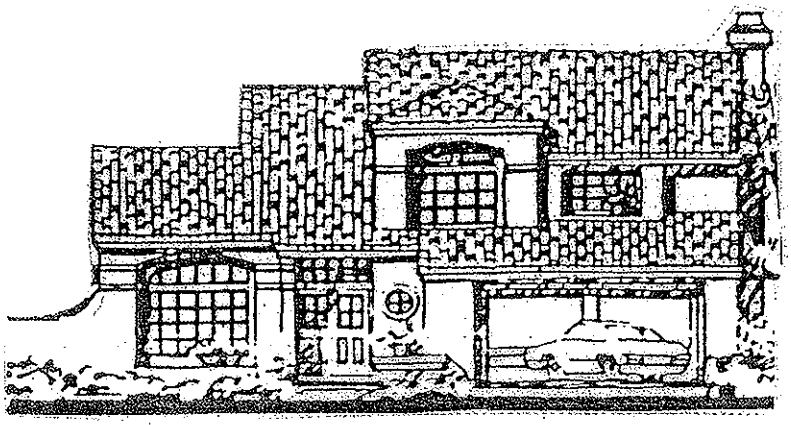
foot. (Covered patios and porches are excluded from this minimum roof pitch requirement.)

*INAPPROPRIATE*

- Geometric shape, A-frame and low gable roofs.
- Aluminum and metal roofs.
- Brightly colored clay or concrete tile such as blue.

*ENCOURAGED*

- A range of roof forms and pitches should be utilized within a subdivision to add visual interest to the streetscape.



**WINDOWS**

*APPROPRIATE*

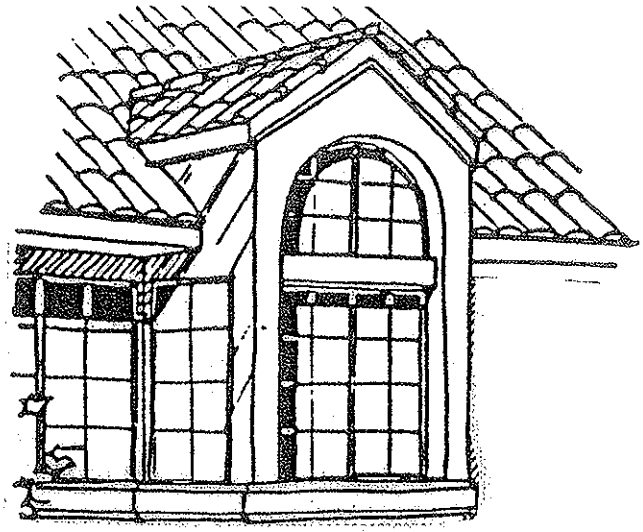
- Windows on all facades shall demonstrate architectural treatment through the use of, but not limited to, colored wood trim or wood shutters.
- Bay windows, dormer windows and roof windows.
- Rectangular and arched windows.

*INAPPROPRIATE*

- Exclusive use of conventional aluminum frame windows without architectural treatment.
- Metal awnings.

*ENCOURAGED*

- Consideration in placement, size and style of windows on a residential structure is encouraged.



**GARAGE**

*APPROPRIATE*

- Three (3) car garages shall have staggered garage doors to break up the appearance of a long straight wall or have a varied roof pitch over the garage.

- Garage doors shall roll up and provide fenestration through the use of windows or panels. (Wooden or metal are acceptable.)

*INAPPROPRIATE*

- Corrugated metal doors.

- Large expanse of driveway beyond the minimum required for garage access is inappropriate.

*ENCOURAGED*

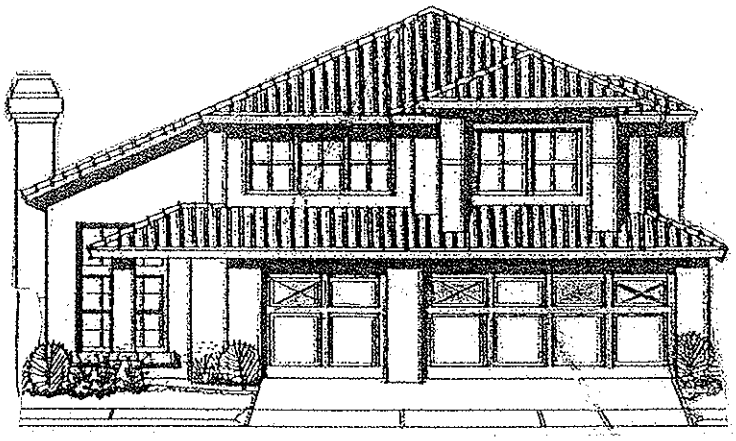
- Moldings and overhangs are encouraged.

- Varied placement of the garage is encouraged. Placement of an attached garage may include the following:

  - The garage and residential structure may be set back at an equal distance from the front property line.

  - The garage may be placed a minimum thirty feet (30') behind the front facade of the structure accessed by an elongated driveway.

- The garage door may face the side property line.



## INDIVIDUAL LOT FEATURES / LANDSCAPE DETAILS / SIDEWALKS

*APPROPRIATE*

- A minimum three foot (3') entry sidewalk shall connect the front entrance of the residence with the sidewalk adjacent to the street.

- A five foot (5') landscape parkway planted with a canopy tree in addition to low shrubs or grass shall be located between the curb face and the sidewalk.

- All lots shall be landscaped within the front setback area and an automatic irrigation system installed by the developer.

- A minimum 15-gallon size tree shall be planted in the front yards of each residential lot.

- It is the responsibility of the property owner to maintain front yard landscaping and replace if landscaping is no longer thriving.

*INAPPROPRIATE*

- Large expanse of driveway width beyond the minimum required for garage access is discouraged.

*ENCOURAGED*

- Lots having level, usable and functional areas are encouraged.

- Landscaping on either side of the driveway where the opportunity exists is encouraged.

## FENCES

*APPROPRIATE*

- Six foot (6') wooden fence, block wall, or wrought iron fence material with decorative pilasters located on the rear and side property lines outside of the front yard setback area.

- Four foot (4') wooden fence or wrought iron fence material with decorative pilasters within the front setback area.

- Lots that side onto a street shall install a block wall, wrought iron material or combination thereof for side yard fencing. If the project incorporates a community theme wall the side yard fencing material shall be consistent with perimeter fencing material design.

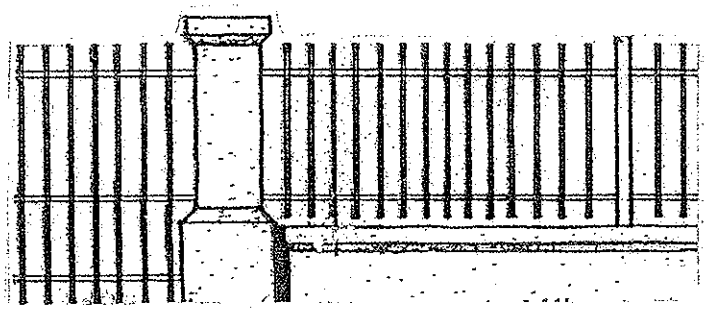
*INAPPROPRIATE*

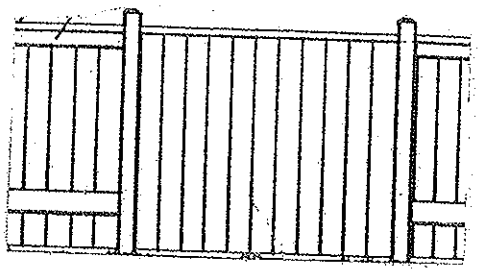
- Chain-link fence material.

- Side yard wood fences along street orientated side yards.

*ENCOURAGED*

- The use of landscaping on a property in terms of providing privacy is encouraged.





## MECHANICAL EQUIPMENT / ANTENNAS / SATELLITE DISHES

*APPROPRIATE*

- Air conditioning units, heating equipment, soft water tanks, water meters, gas meters and electric meters shall be screened from public view.

- Satellite dishes shall not be placed on the front facade of the building.

*INAPPROPRIATE*

- Roof mounted cooling and heating units are prohibited.

- Roof mounted antennas are prohibited.

*ENCOURAGED*

- Heating and air conditioning units should be placed beyond the front setback area, preferably in the side or rear yard.

In addition to the Residential Architectural Design Guidelines, all property development standards in Section 18.18.050 of the City's Zoning Ordinance shall apply.

## DESIGN GUIDELINES
## R-2 (Medium Density Residential)

The R-2 zoning district is typically associated with projects that can be characterized as multiple family type developments which include apartments, townhomes and condominiums. However, higher density single-family detached projects are allowed in the R-2 zoning district. Single-family detached products constructed within the R-2 zoning district typically produce a higher density than a conventional single-family residential subdivision developed in the R-1 zoning district. Lot sizes in R-2 single-family residential subdivisions typically range in size from 5,000 square feet to 6,000 square feet. However, projects with a senior overlay may have lots as small as 4,000 square feet. R-2 single-family residential subdivisions will typically result in a higher density project than single family detached projects. The trade-off from the City's perspective is that R-2 developments are required to adhere to more detailed and stringent design criteria which includes not only the architectural elements but also the structure sited on the individual lots. To this end R-2 single-family residential subdivisions shall achieve a neo-traditional appearance that includes craftsman, shingle, bungalow or prairie style architectural treatments. This type of development is reminiscent of the early neighborhoods that were developed in Tehachapi and that are still evident today. In this regard the houses shall have simple clean lines and typically be low in height. Front porches are common architectural elements within the craftsman vocabulary, which add additional appeal to the neighborhood. Additionally, single-family detached structures within the R-2 district shall be placed closer to the street than structures within a conventional R-1 zoning district. Residential structures within the R-2 zoning district shall not be "garage dominated" in their design. Alternatively, garages shall be situated at the rear of the property accessed by either an elongated driveway or an alleyway. In terms of case processing R-2 single-family detached subdivisions are required to be developed in the context of a Planned Residential Developments (PRD). In this regard an application for development is required to committee for a particular product up front to be approved in conjunction with the subdivision. PRD details typically include, but are not limited to, architectural elements, floor plans and elevations, colors and materials. This processing requirement is in contrast to a conventional R-1 subdivision in which the architectural elements and details can be deferred until the building permit stage.

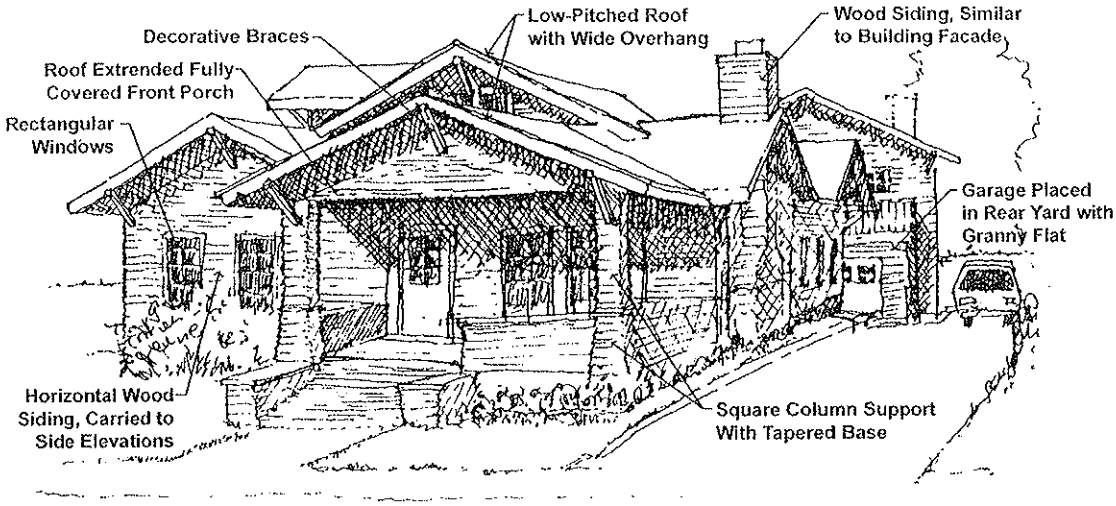



Figure 1

The following requirements and standards shall apply to all single-family detached dwelling units within the R-2 (medium density) zoning districts:

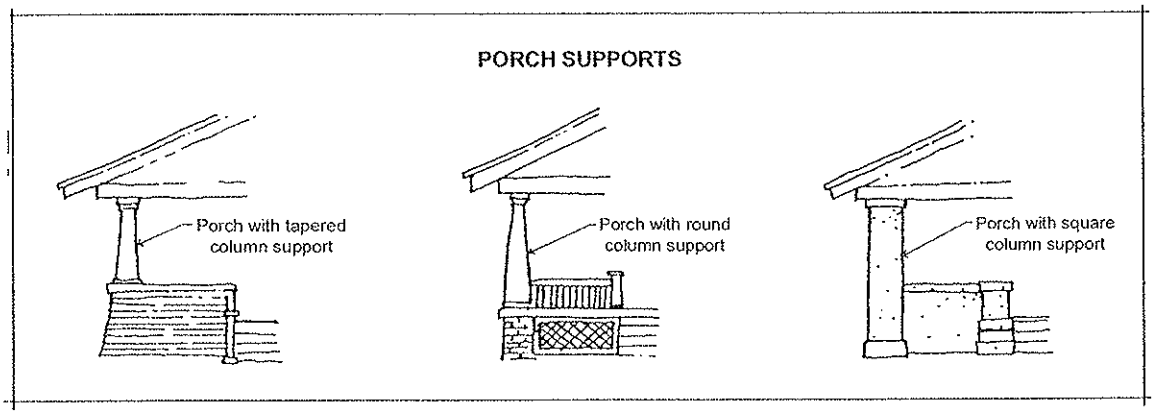
## BUILDING FORM, MASS AND SCALE

*APPROPRIATE*

- The front facade of a second story shall be recessed a minimum five feet (5') from the first story. (*Refer to Figure 1*)

- Front porches shall be incorporated into the design of the structure.

- Columns; square, tapered, rounded.




*INAPPROPRIATE*

- Large expanse of plain, straight wall planes not otherwise articulated by form, fenestration or materials.

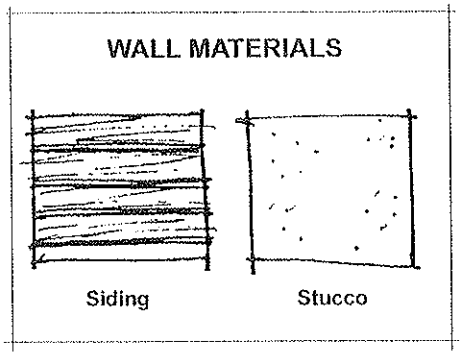
*ENCOURAGED*

- Detailed entryways are encouraged in the design of the structure.

## EXTERIOR MATERIALS

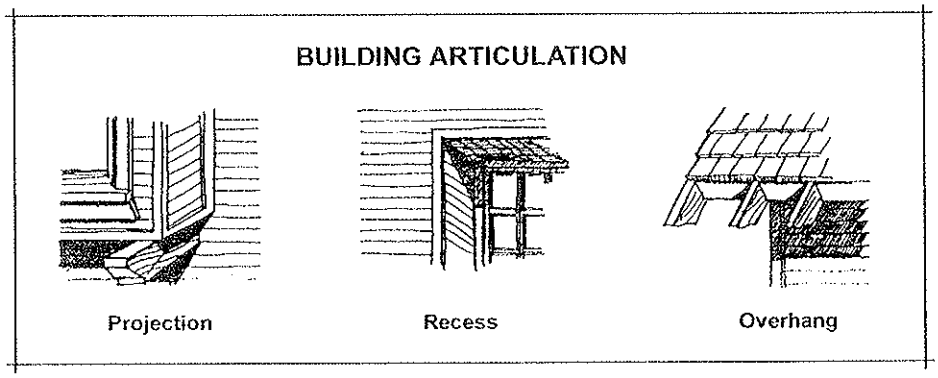
*APPROPRIATE*

- Facades on homes shall consist of stucco, horizontal wood siding with stone or brick base.




- Where architectural materials such as masonry, bricks, stone or tile are applied to a front or rear facade, those materials shall be carried over to the side elevations by a minimum of five feet (5'). (*Refer to Figure 1*)

- Residential structures shall exhibit quality architectural details on all sides of the home.




- Chimney exterior shall be wood framed with cultured stone, fiber cement siding, brick or stucco. (*Typically the same material used on the building facade is used for the chimney, refer to Figure 1*)

- The spark arrestor shall be painted or screened in keeping with the exterior of the building.

- Gutters and downspouts for control of roof water shall be included in the design of the structure.

*INAPPROPRIATE*

- Heavy textured stucco, such as Spanish lace, swirl or heavy trowel.

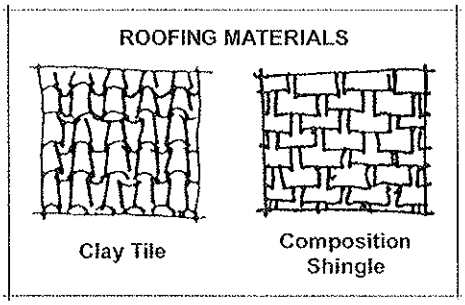
- T1-11 is not a recommended siding material. The vertical siding material would require constant upkeep and maintenance given the Tehachapi climate and altitude.

- Vinyl, metal and aluminum sidings are not appropriate exterior materials.

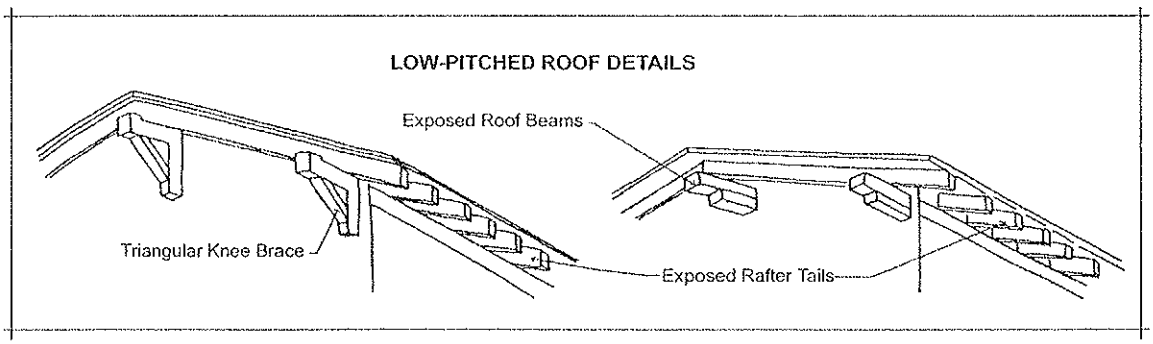
## ROOF FORMS AND MATERIALS

*APPROPRIATE*

- Roof material shall consist of a minimum thirty-year, high definition composite shingle or clay tile.

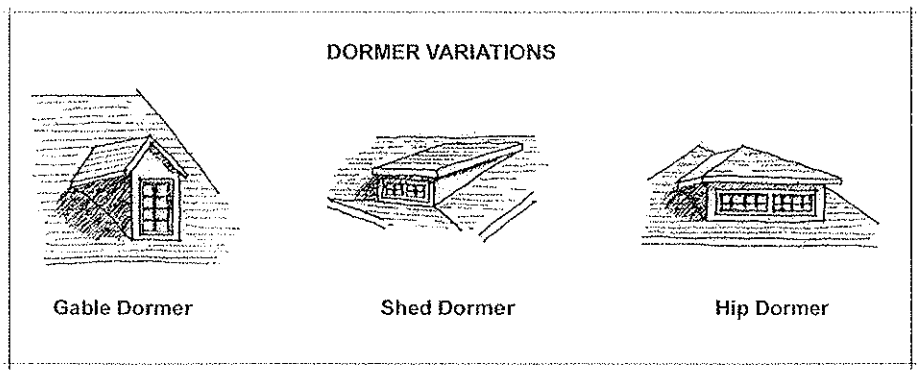



- Low-pitched roofs with wide eave overhangs, exposed rafters.




- Front porches shall be partially or fully covered. (*Refer to Figure 1*)

- Gable dormers.



*INAPPROPRIATE*

- Geometric shapes and A-frames.
- Aluminum and metal roofs.

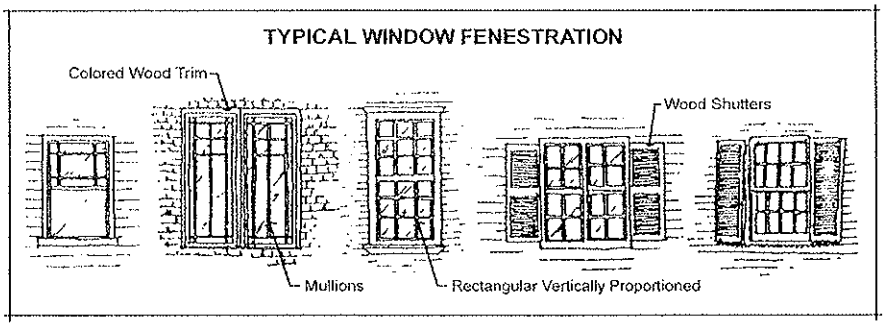
*ENCOURAGED*

- Roof extended porches are encouraged. (*Refer to Figure 1*)
- Inset dormers.
- Exposed roof rafters.
- Decorative beams or braces under gable roof ends.

## WINDOWS

*APPROPRIATE*

- Windows on all facades shall demonstrate architectural treatment through the use of, but not limited to, colored wood trim or colored wood shutters.




- Dormer windows and roof windows.
- Rectangular and arched windows.
- Vertically proportioned windows.

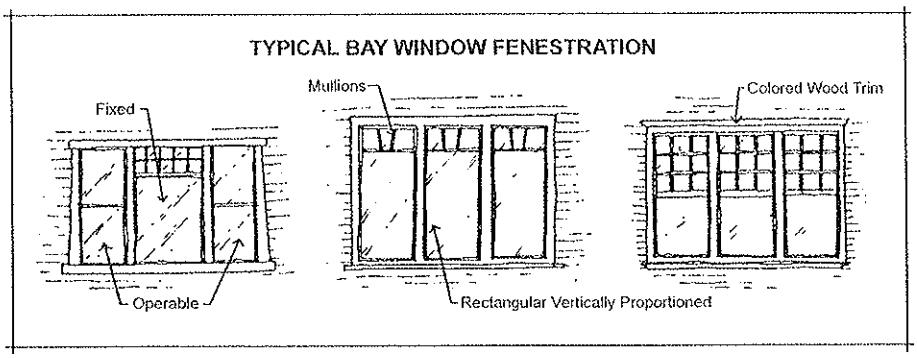
*INAPPROPRIATE*

- Exclusive use of conventional aluminum frame windows without architectural treatment.
- Metal awnings.

*ENCOURAGED*

- Bay windows and garden windows add projections and fenestration to the structure.

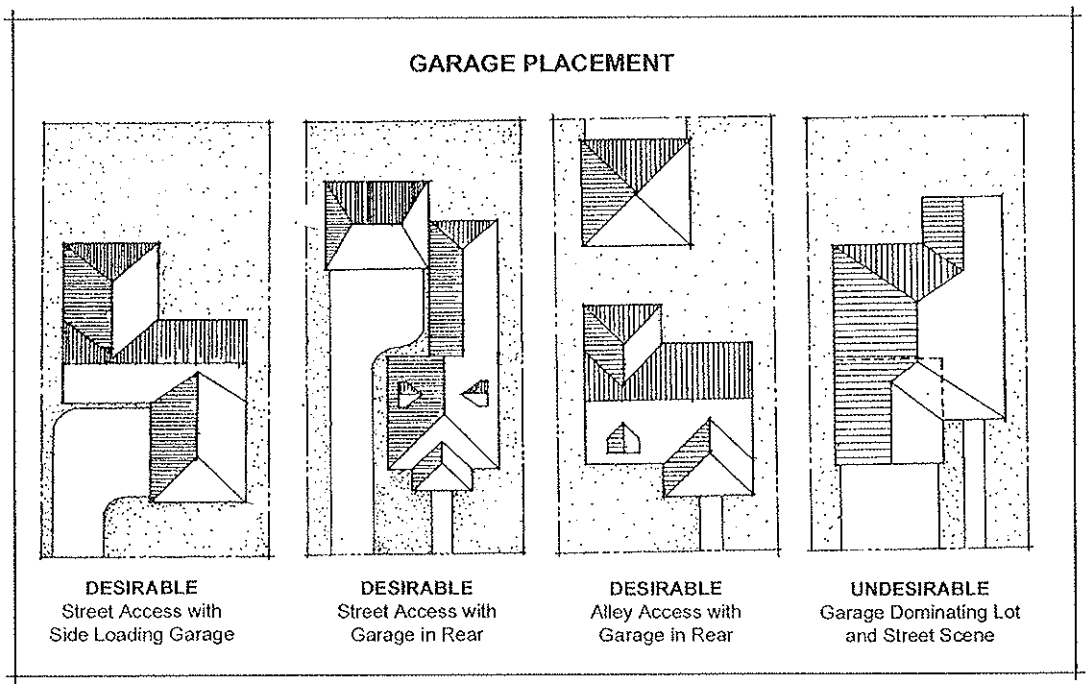
- Three (3) sectional windows on the front facade are encouraged (typically an opener window on either side of a larger fixed window.)




## GARAGE

*APPROPRIATE*

- Garage structures shall be placed in the rear yard accessed from the street by an elongated driveway or accessed from an alley. (*Refer to Figure 1*)

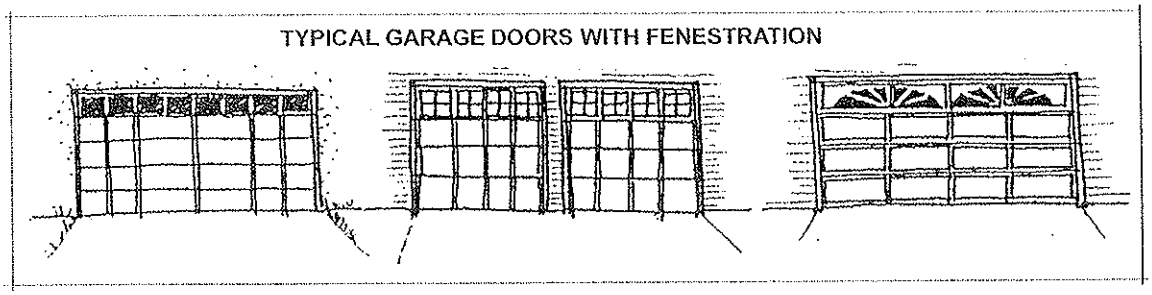



- The garage structure shall be constructed out of the same exterior material as the primary residence. (*Refer to Figure 1*)

- Garage structure shall maintain a minimum three foot (3') rear and five foot (5') side setback.

- Attached garages shall be placed a minimum forty feet (40') behind the front facade of the house.

- Garage doors shall roll up and provide fenestration through the use of windows or panels. (Wooden or metal are acceptable.)




*INAPPROPRIATE*

- Corrugated metal doors.

- Large expanse of driveway width beyond the minimum required for garage access is discouraged.

*ENCOURAGED*

- Architectural features such as moldings and overhangs are encouraged.

- Granny flats above the garage structure are encouraged. (*Refer to Figure 1*)

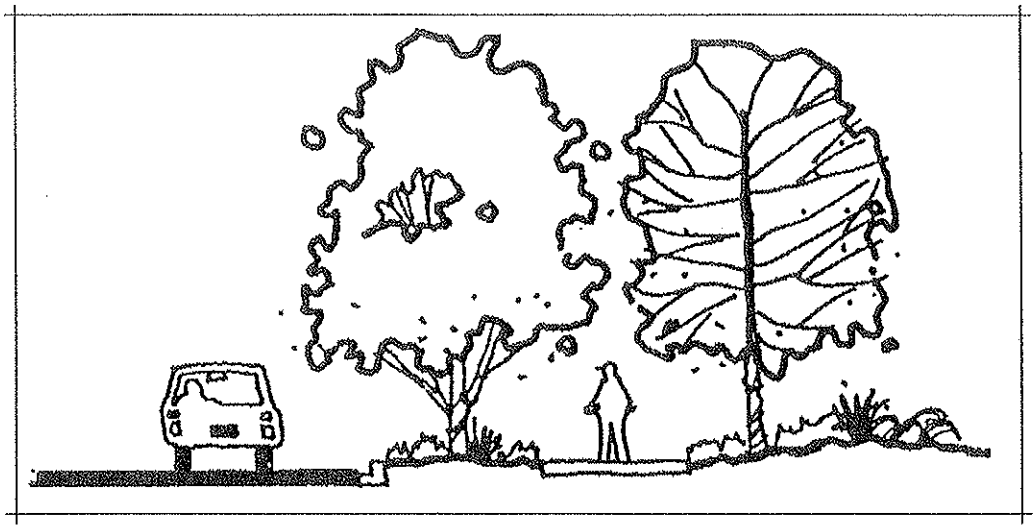
## INDIVIDUAL LOT FEATURES / LANDSCAPE DETAILS / SIDEWALKS

*APPROPRIATE*

- Reduction in standard twenty foot (20') front setback requirement to minimum ten foot (10') requirement.

- A minimum three foot (3') entry sidewalk shall connect the front entrance of the residence with the sidewalk adjacent to the street.

- A five foot (5') landscape parkway planted with a canopy tree in addition to low shrubs or grass shall be located between the curb face and the sidewalk.



- Non-meandering sidewalks

- All lots shall be landscaped within the front setback area with turf and an automatic irrigation system installed by the developer.

- A minimum 15-gallon size tree shall be planted in the front yards of each residential lot.

- It is the responsibility of the property owner to maintain front yard landscaping and replace if landscaping is no longer thriving.

*INAPPROPRIATE*

- Large expanse of driveway width beyond the minimum required for garage access is discouraged.

*ENCOURAGED*

- Landscaping on either side of the elongated driveway is encouraged.

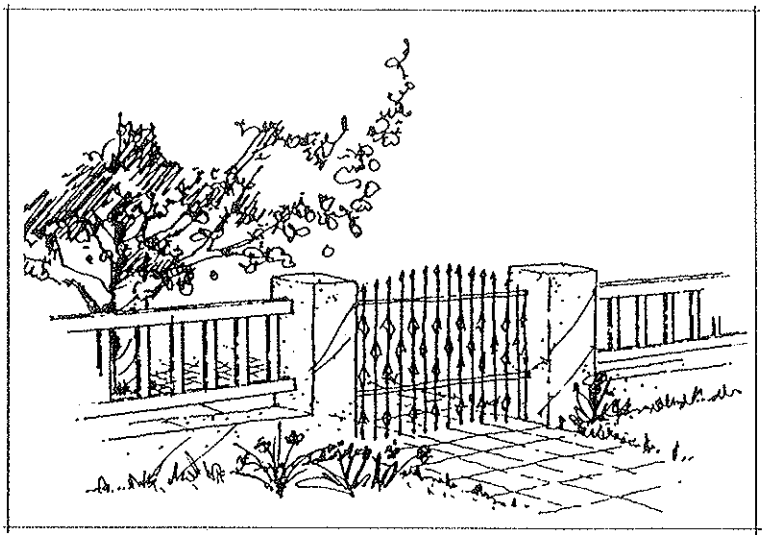
## FENCES

*APPROPRIATE*

- Six foot (6') wooden fence, block wall or wrought iron fence material with decorative pilasters located on the rear and side property lines outside of the front yard setback area.

- Four foot (4') wooden fence or wrought iron fence material with decorative pilasters within the front setback area.

- Lots that side onto a street shall install block wall, wrought iron material or some combination of the two. If the project included a perimeter community theme wall the side yard fencing material shall be consistent with the perimeter fencing material design.



*INAPPROPRIATE*

- Chain-link fence material.

*ENCOURAGED*

- The use of landscaping on a property in terms of providing privacy is encouraged.

**MECHANICAL EQUIPMENT / ANTENNAS / SATELLITE DISH**

*APPROPRIATE*

- Air conditioning units, heating equipment, soft water tanks, water meters, gas meters and electric meters shall be screened from public view.

*INAPPROPRIATE*

- Roof mounted cooling and heating units are prohibited.

*ENCOURAGED*

- Heating and air conditioning units should be placed beyond the front setback area, preferably in the side or rear yard.

In addition to the design guidelines, all property development standards in Section 18.20.050 of the City's Zoning Ordinance shall apply.

## DESIGN GUIDELINES
## MULTI – FAMILY
## R-2 (MEDIUM DENSITY RESIDENTIAL)
## AND
## R-3 (HIGH DENSITY RESIDENTIAL)

Multi–family developments within the R-2 and R-3 residential zoning districts provide an alternative housing opportunity that is typically driven by either affordability and/or lifestyle. Multi-family developments include apartments, condominiums, patio homes and townhomes. The intent of the multi-family design guidelines is to encourage developers into designing structures that will be integrated into the surrounding neighborhoods. Each building shall be architectually interesting with similar materials and design as required in the single-family structures component of the guidelines and in keeping with a human scale.

The following requirements and standards shall apply to multi-family projects within the R-2 and R-3 zoning districts.

### BUILDING FORM, MASS AND SCALE

*APPROPRIATE*

- Varied height of the structure.
- Varied building setbacks to provide usable common space.
- Architectural design elements shall be incorporated into all sides of the building(s).
- Building(s) shall be designed to minimize noise impacts through architectural features, building materials, ventilation and/or landscape material.
- Each multi-family unit shall be designed to include a private area such as patio or balcony space.

*INAPPROPRIATE*

- Large expanse of plain, straight wall planes not otherwise articulated by form, fenestration or materials.
- Multi-family structures on parcels adjacent to single-family residential properties shall not have second story balconies, decks or windows directed into single-family windows or rear yards.

*ENCOURAGED*

- Attention to entryways is encouraged in the design of the structure.

## EXTERIOR MATERIALS

*APPROPRIATE*

- Facades shall consist of stucco, horizontal wood siding with stone or brick base.

- Where materials such as masonry, bricks, stone, or tile are applied to a front or rear facade, those materials shall be carried over to the side elevations by a minimum of five feet (5').

- Multi-family structures shall exhibit quality architectural details on all sides of the building(s).

- Chimney exterior shall be wood framed with cultured stone, fiber cement siding, brick or stucco. (Typically the same material used on the building facade is used for the chimney.) The spark arrestor shall be painted or screened in keeping with the exterior of the building.

- Gutters and downspouts shall be included in the design of the structure(s).

*INAPPROPRIATE*

- Heavy textured stucco, such as Spanish lace, swirl or heavy trowel.

- T1-11 is not a recommended siding material. The vertical siding material would require constant upkeep and maintenance given the Tehachapi climate and altitude.

- Vinyl, metal and aluminum sidings are not appropriate exterior materials.

*ENCOURAGED*

- Requiring or regulating exterior color of single-family structures is not the intent of the design guidelines. The City would encourage the use of light colors with darker or lighter accents highlighting the character of the structure. Contrast in color is encouraged on balcony and porch rails, window shutters, window trim, and structural trim.

## ROOF FORMS AND MATERIALS

*APPROPRIATE*

- Roof material shall consist of a minimum thirty-year, high definition composite shingle or clay tile.

- Non-reflective roof material shall be used.

*INAPPROPRIATE*

- Blue Brightly colored clay or concrete tile such as blue.

- Aluminum and metal roofs.

*ENCOURAGED*

- A range of roof pitches should be used in the design of the building(s).

## WINDOWS

*APPROPRIATE*

- Windows on all facades shall demonstrate architectural treatment through the use of, but not limited to, colored wood trim or wood shutters.

- Bay windows, dormer windows.

*INAPPROPRIATE*

- Exclusive use of conventional aluminum frame windows without architectural treatment.

- Metal awnings

*ENCOURAGED*

- Consideration in placement, size and style of windows on a multi-family structure is encouraged.

## LANDSCAPE DETAILS / SIDEWALKS / OPEN SPACE

*APPROPRIATE*

- A buffer zone of landscaping shall be required when an R-3 multi-family property is adjacent to an R-1-8 property.

- Open space shall be landscaped with appropriate ground cover and an automatic irrigation system installed by the developer.

- It is the responsibility of the property owner to maintain landscaping and replace if landscaping is no longer thriving.

*INAPPROPRIATE*

- Over-emphasis of xeriscaping.

*ENCOURAGED*

- Consideration should be given to provide a safe play area for children.

In addition to the design guidelines, all property development standards in Section 18.22.050 of the City's Zoning Ordinance shall apply.