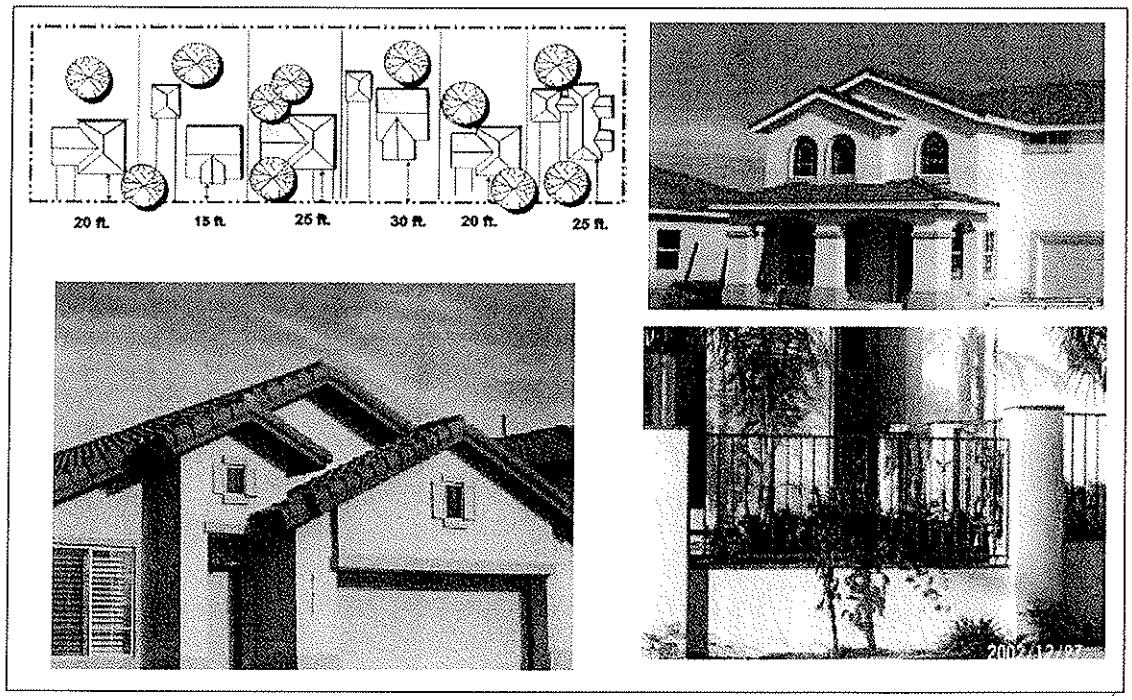
COUNTYWIDE DESIGN STANDARDS & GUIDELINES



COUNTY OF RIVERSIDE

Adopted: January 13, 2004

COUNTY OF RIVERSIDE

ADOPTED BY
RIVERSIDE COUNTY BOARD OF SUPERVISORS
ON JANUARY 13, 2004

These Standards are based upon and include provisions from the following:

Standards for the Third and Fifth Supervisorial District as
ADOPTED BY
RIVERSIDE COUNTY BOARD OF SUPERVISORS
ON JULY 17, 2001
and
Standards for the Second Supervisorial District

ADOPTED BY RIVERSIDE COUNTY BOARD OF
SUPERVISORS ON SEPTEMBER 15, 1998
REVISED OCTOBER 23, 1998
REVISED AUGUST 27, 2002
REVISED OCTOBER 8, 2002
and
Draft Design Standards for the Fourth Supervisorial District

TABLE OF CONTENTS

I. INTRODUCTION

A. Design Strategies 2
B. Planning Objectives 3
C. Applicability 3
D. Exceptions 4

II. RESIDENTIAL

A. Design Style 5
B. Articulation of Building Facades 6
C. Varied Roof Planes 7
D. 360 - Degree Architecture 8
E. Streetscape Design
1. Building Heights/Rooflines - Minimum No. of Single-Story Units 9
2. Multiple Floor Plans and Elevations 9
3. Variable Front Yard Setbacks 10
4. Colors and Materials 10
F. Garage Location and Design 11
G. Walls and Fencing 12
H. Lighting 14
I. General Site Plan Requirements 14
J. Mailbox Design 15
K. Residential Design Features 15
L. Residential Lot Design
1. Schedule of Design Standards 16
2. Minimum Lot Size 17
3. Maximum Lot Coverage 17
4. Minimum Spacing Between Structures 17
5. Minimum Net Usable Area 18
M. Watercourses and Drainage 18
N. Recreational Vehicle Parking 18

III. RESIDENTIAL STREET DESIGN

A. Street Pattern:Curvilinear and Grid Street Design 19
B. Street Width Reductions 19
C. Minimum Street, Median, Reverse Frontages, and Parkway Widths 20
D. Bus and Transit-Related Facilities 20

IV. LANDSCAPE DESIGN STANDARDS

A. Neighborhood Entry Statements 21
B. Corner Cutbacks or Cutoffs 22
C. Landscaped Medians 22
D. Reverse Frontage Treatments 22
E. Yard Landscaping Requirements 24

Multi-Family Residential, Commercial, Industrial , Wireless Communications and Auto Sales Standards and Guidelines are to be provided in separate documents

List of Exhibits

APPENDIX A

Exhibit A: Meandering Sidewalk
Exhibit B: Entry Monument and Landscaping
Exhibit C: Entry Median Landscaping and Concrete Stamping
Exhibit D: Landscaped Berms
Exhibit E: Reverse Frontage Treatments
Exhibit F: General Local Street
Exhibit G: Collector Streets
Exhibit H: Secondary Highway
Exhibit I: Major Highway
Exhibit J: Commercial Arterial Highway
Exhibit K: Residential Arterial Highway
Exhibit L: Commercial (Urban) Arterial Highway
Exhibit M: Residential (Urban) Arterial Highway

APPENDIX B

Additional Photographic Examples

Building Articulation
Front Porch Treatments
Landscape Buffers, Mini-Parks, and Paseos
Walls and Fences
Garage Door Treatments

Riverside County Design Standards & Guidelines

I. INTRODUCTION

The physical character of our communities cannot be divorced from the values they respect. Sooner or later, these values manifest themselves in how our development decisions are made and how those decisions shape our communities. Where our values and actions are synchronized, our communities prosper; where they are in conflict, so are the communities.
(Riverside County Integrated Plan (RCIP), 2002)

Riverside County, like a quilt, is a composite of differing lifestyles connected together through common strands. The RCIP and subsequent General Plan are designed to ensure that the quilt retains its core identity by guiding future growth that respects the diversity of the region, shapes and configures development in relation to the land it occupies and ensures that its various parts relate to its whole. This unity of form also promotes innovative development that actively accommodates a balance of housing, employment, and service opportunities for the citizenry.

The Countywide Design Standards and Guidelines for the County of Riverside (hereinafter "Guidelines") are for the use of those property owners and design professionals submitting development applications to the County of Riverside Planning Department. The following design guidelines and standards have been developed by the County of Riverside with assistance of representatives from several of the municipalities in the County. In addition, it is intended that this document will provide the baseline criteria, in which to measure and to evaluate justifications for potential density bonuses under the RCIP Incentives Program. Where certain standards apply specifically to one Supervisorial District, that notation appears in the document.

This document includes both design "standards" and design "guidelines". Design standards are considered mandatory requirements and usually include the term "shall". Standards are often quantitative or have performance criteria that can be measured. Design guidelines are more generalized statements, alternatives or illustrations of what is expected and encouraged. In this sense, the "guidelines" may offer ways to meet a certain "standard". The degree to which the design guidelines are met is subject to a finding or determination made by the County. Variations to either the design standards or guidelines may be considered by the Planning Commission or Board of Supervisors in the review of any project.

A. Design Strategies

To successfully shape the County's future, piecemeal regulations must be replaced by overall strategies, guidelines and standards that maintain base values and promote connectivity. Design strategies have been developed to provide for the continuous evolution of urban and rural form consistent with the sense of knowing where one is, the enjoyment in moving through urban/rural environments and providing the opportunity to experience physical and visual variety and diversity throughout the County. Enhancing community edges, landmarks, districts, nodes and paths can strengthen the physical and visual experiences creating this composite image of Riverside County. Design strategies include:

- Recognizing each community in the County as an identifiable and unique place
- Defining corridors that, on the one hand link communities, but on the other create distinctive edges that separate and protect each community's qualities and character
- Promoting interesting juxtapositions that contrast boundaries between distinctly different characteristics of existing neighborhoods
- Identifying and protecting commonly used view points, view paths, natural panoramas and views of major community landmarks
- Protecting, repairing, restoring and interconnecting natural watercourses and associated riparian habitat which serve as a unifying element
- Planning and designing streets and thoroughfares which are visually integrated into the landscape by promoting a distinct sense of district, neighborhood and place
- Preserving natural and built landmarks which create a special or unique community flavor
- Protecting and preserving buildings, structures and established public places which are historically and culturally significant to local communities and County institutions
- Planning and designing new neighborhoods in ways that make them visually distinctive / identifiable and please the senses

In an attempt to advance quality and visually distinctive development responsive to the natural and built environment of Riverside County, the Board of Supervisors has adopted these Residential Design Standards & Guidelines. These standards and guidelines have been crafted to assist those individuals submitting development applications to better understand the design context from which the County will evaluate project submittals.

The Planning Commission or the Board of Supervisors may consider variations to the design standards as part of their hearing process. Staff may modify design guidelines during the project review process if alternatives meet the intent or context of the adopted guidelines. However, changes to the guidelines will be noted as part of staff reports to the Hearing Officer, Planning Commission or Board of Supervisors.

B. Planning Objectives

Based on the Design Strategies outlined in the RCIP and Riverside County General Plan, it is the County's desire to advance several specific development goals including:

- Ensure that new homes are constructed in neighborhoods that are interesting and varied in

appearance

- Utilizing building materials and enhanced landscaping to promote a look of quality, both at the time of initial occupancy, as well as in future years
- Encouraging efficient use of land while creating high quality communities that will maintain their economic values and long-term desirability as places to live and work
- Incorporating conveniently located and accessible neighborhood parks, trails, and open space
- Providing functional public access to recreational opportunities in relation to the overall open space system

C. Applicability

Provisions of the Riverside County Residential Design Standards & Guidelines supplement the minimum specifications for land development in Riverside County Ordinance No. 348, and will be incorporated by reference in all applicable development Conditions of Approval. The Standards & Guidelines pertain to the following types of projects located within the County:

- The "Residential Standards" in this document are required for any residential subdivision with a minimum lot size of one-half acre or less, and is located in the following residential zoning categories: R-1, R-1A, R-2, R-2A, R-3, R-3A, R-4 and R-6 and the following General Plan Land Use Designations: Low Density Residential (0.5 acre minimum), Medium Density Residential (2-5 dwelling units per acre), Medium High Density Residential (5-8 dwelling units per acre), High Density Residential (8-14 dwelling units per acre), Very High Density Residential (14-20 dwelling units per acre), Highest Density Residential (20+ dwelling units per acre).
- Where a residential lot is smaller than 7,200 square feet, the Standards & Guidelines related to unit location, setbacks, % of lot coverage and street frontage may be waived if the project applicants demonstrate that they have addressed the Planning Objectives in Paragraph B as well as providing a sense of privacy and personal space for each residential unit.
- The Residential Design Standards & Guidelines will be evaluated for effectiveness and revised as appropriate in conjunction with the pending update of the Riverside County Ordinance 348

D. Exceptions

The County Design Standards & Guidelines shall apply to all applicable development projects unless:

- Other standards have been imposed upon an individual development project by the Planning Commission and/or the Board of Supervisors
- Other standards have been adopted by the Board of Supervisors relative to a particular designated area of a District (e.g., Community Plans / Specific Plans)
- Physical constraints of an individual site make the application of a particular standard or guideline impractical

Commercial / Industrial Design Standards & Guidelines

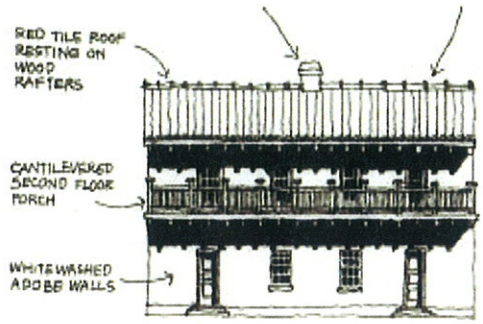
Design Standards & Guidelines for Commercial/Industrial development and Multiple-Family Residential are currently being drafted and will be published in separate documents.

II. RESIDENTIAL

A. Design Style

A design style or a common palette of architectural features is encouraged for each neighborhood or community usually through a planned development, Specific Plan or the Incentive Program. A design style is not required; however, consistency in the design features and use of materials is encouraged.

Craftsman Style



Monterrey Style

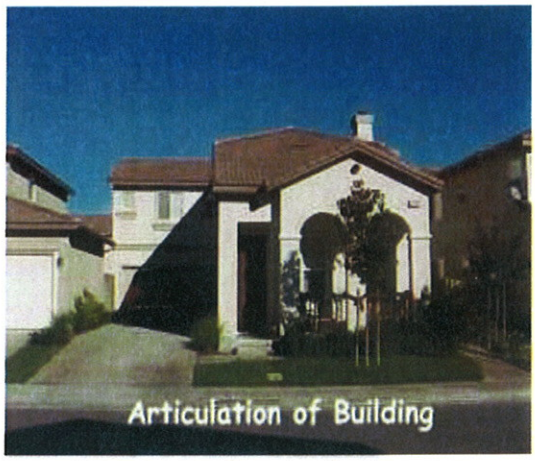
Queen Anne Style

B. Articulation of Building Facades

Long unarticulated building facades shall be avoided by incorporating varying setbacks of the building footprint in a varied fashion along the residential street. Projecting architectural features such as bowed or bay windows, columns, offset roof planes, and similar features should be used to create both vertical and horizontal articulation on the building elevations. These design elements shall also be included on the rear facades and sides of homes which are adjacent to or visible from streets or open spaces. Houses shall be arranged in a manner that creates a harmonious, varied appearance of building heights and setbacks.

Special design features, such as covered front porches, garage placement to rear of a lot, use of multiple floor plans, window and door articulation, extended overhangs and building edge treatments (such as arbors, awnings or trellises) are encouraged. Windows should be framed with compatible materials to create well-defined "edge" treatments and be designed to provide distinctive shadows on the building facades.. These design features may be accomplished in a manner similar to the following photographic examples.

Recessed Windows



Entry Features, porch and setback garage

Front Porch with Offsetting Planes

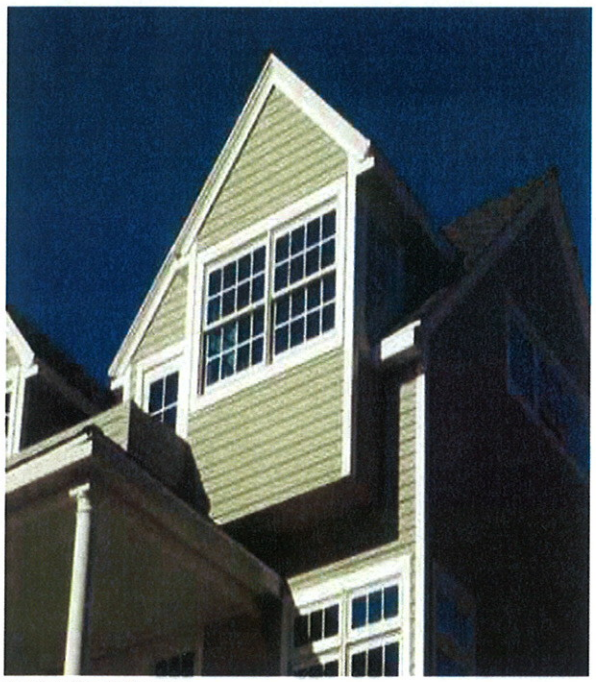
Bow or Bay Windows

C. Varied Roof Planes

Roof articulation may be achieved by changes in plane or by the use of traditional roof forms such as gables, hips, and dormers. A-frame type roofs, and mansard roofs are discouraged unless a part of a coordinated design theme style .

Flat Roof/Contemporary Style

Multiple Gables



Varied Roof Forms

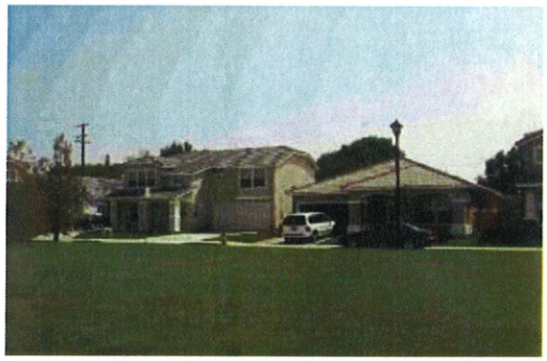
D. 360 Degree Architecture

Architectural design treatments such as building offsets, recessed windows, trellises, overhangs, or other features shall occur on those facades of the residence that are visible from streets or open spaces.

E. Streetscape Design

1 Varied Building Heights/Rooflines - Minimum Number of Single Story Units

Houses and garages shall be arranged in a manner that creates a harmonious, varied appearance of building heights. All projects of ten or more residential lots should include at least one single-story floor plan. In the Fourth District, single-story homes should be located on the perimeter of the development area.



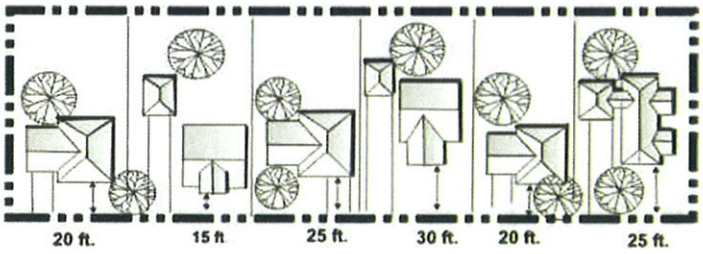
2. Multiple Floor Plans and Elevations

Floor Plans. At a minimum there should be three different floor plans for tract maps with 50 or less units. Reverse floor plans are not included as different floor plan. For tract maps with from 51 to 99 units, there shall be at least four different floor plans. Tract maps with 100 units or more shall provide five different floor plans and an additional floor plan for every 100 dwelling units above 100 units. For development projects that are to constructed in phases, a phasing plan shall be submitted to assure that the requirements for the number of floor plans is being met.

Elevations. Each floor plan shall have at least three distinct elevations. One elevation shall not be repeated more than each fourth house. Please note that adding or deleting false shutters, or similar types of minimal elevation changes will not suffice as one of the required distinct elevations.

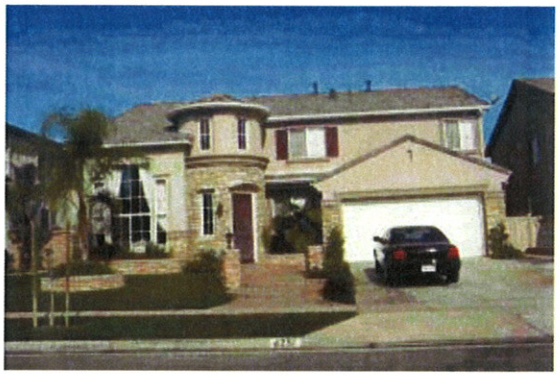
3. Variable Front Yard Setbacks

Homes and garages shall be placed at varying distances from the street and have varying entry locations. Front yard setbacks shall average 20 feet and may be varied by up to 25%, in increments of any size. The minimum front yard setback shall not be less than 15 feet.



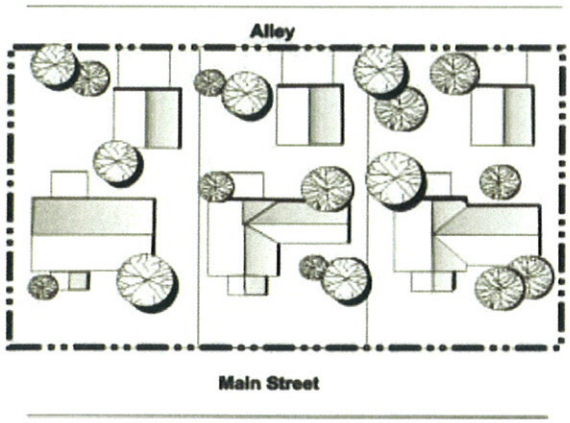
4. Colors and Materials

The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.



F. Garage Location and Design

The visual impact of garages should be reduced by the use of additional setback from the curb face where garage doors must face the street or by the use of side-facing or rear garages (including detached garages) where possible. Residential plans that feature attached garage designs whose entries are from the side ("side-loaded garages") are also encouraged. Where more than two garage doors face the street, the third garage door should have an increased setback or offset. Setbacks for the side-loaded garages shall be consistent with those specified in Ordinance 348. Garage access from an alley is also encouraged. All new residences with garages shall be provided with roll-up (i.e. on tracks) garage doors (either sectional wood or steel). At least 25% of the garage doors in any project should have windows. Building and lot layouts shall conform to Riverside County standards regarding minimum garage setbacks from access streets, minimum yard requirements, and maximum height. Detached garages located at the rear of the property, and "drive through"or "tandem" garages are also encouraged.



Garages with Alley Access

Side-facing Garage Door

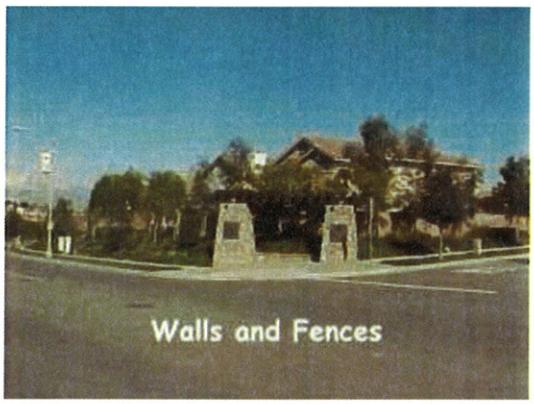
Offset Garage Doors

Decorative Garage Doors with windows

G. Walls and Fencing. Walls and Fencing shall be designed in accordance with the following standards:

- Front yard return walls shall be constructed of masonry (slump stone or material of similar appearance, maintenance, and structural durability) and shall be a minimum of five feet in height.

- Side yard gates are required on one side of front yard, and shall be constructed of wrought iron, wood, vinyl or tubular steel. Side and rear yard fencing shall be masonry, slump stone or other material of similar appearance, maintenance, and structural durability. Chain link fencing is not permitted. All construction must be of good quality and sufficient durability with an approved stain and/or sealant to minimize water staining. (Applicants shall provide specifications which shall be approved by the Planning Department).



- All new residences constructed on lots of less than 20,000 square feet shall include rear and side yard fencing constructed of masonry block which is a minimum of five (5) feet in height. The maximum height of walls or fencing shall be six (6) feet in height. In the desert areas, block walls are discouraged on the perimeter in favor of increased setbacks with extensive drought tolerant landscaping, berms and fencing such as split rails.

- Except for the desert areas, all lots having rear and/or side yards facing local streets or otherwise open to public view shall have fences or walls constructed of decorative block, stucco, or other attractive and durable material.

- Corner lots shall be constructed with wrap-around decorative block wall returns. (Note: exceptions for the desert area discussed above.)

- Side yard gates are required on one side of the home and shall be constructed of powder - coated wrought iron or tubular steel.

- Wrought iron or tubular steel fence sections may be included within tracts where view opportunities and/or terrain warrant its use. Where privacy of views is not an issue, tubular steel or wrought iron sections should be constructed in perimeter walls in order to take advantage of casual view opportunities

- Wrought iron, tubular steel, wood, vinyl, or chain link fences or gates are allowed where a residence is being constructed on a lot of at least 20,000 square feet.

- Wood fencing, where permitted, shall be constructed with galvanized steel posts set in concrete to a minimum depth of 24 inches with domed caps. Wood fencing or other like-material walls are not permitted along reverse frontage areas.

- Community perimeter or theme walls shall be solid walls located where view opportunities are not available. Plain concrete block walls are not permitted along reverse frontage areas. Brick, slump stone, tile, textured concrete, stucco on masonry or steel framing or other material walls which require little or no maintenance are required. Use of ivy or other vegetative material to soften and punctuate the appearance of walls and reduce the likelihood of graffiti is strongly encouraged. The use of capping in conjunction with other vertical design elements to temper the top line of the wall is also encouraged.

- Swimming pool fencing shall meet all County safety provisions of the Building Code. Fences around swimming pools shall have an outside surface free of provisions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five to climb.

H. Lighting

Outdoor lighting, other than street lighting, shall be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets. Street lighting standards are addressed by other County Regulations. Ordinance No. 655 (45 miles from Mt. Palomar) lighting requirements shall be observed were applicable. Illuminated street address lighting fixtures shall be installed on the front yard side of each dwelling to facilitate location of the street address numbers for safety and public convenience and to compensate for dark sky lighting considerations. "Night skies" provisions such as lower lighting levels, backlit addresses and street signs, and other indirect lighting methods shall be required in the desert areas and Mt. Palomar District

I. General Site Plan Requirements

Building and lot layouts shall conform to Riverside County standards regarding minimum garage setbacks from access streets, minimum yard requirements, maximum height requirements, and other county standards, unless specific variances are granted.

The following information shall be submitted with the building permits application and as a part of the Final Site Plan of Development

- building footprints for each lot which identify the model number of the home shall be included on the tract map;
- front, rear, and side elevations of all facades of all models to be constructed within the tract shall be included on separate sheets;
- front, rear, and side yard setbacks of all homes shall be shown on the tract map
- typical landscape plans for each model (including all plant names/varieties and container sizes)
- landscape plans for reverse frontages and neighborhood entry statements and medians (including all plant names/varieties and container sizes).
- Material and color sample boards shall be provided.

J. Mailbox Design

Installation of cast iron, cast aluminum, brick, or slump stone-encased curbside mailboxes are encouraged. Each mailbox installation shall conform to current United States Postal Service

K. Residential Design Features

1. All new residences should have at least one clean-burning fireplace. Fireplaces in the living room or family room areas are required in Supervisorial District Two.

2. Provision for solar heating/cooling equipment or other energy conservation or saving equipment is encouraged. As required in Ordinance 460, subdivision layout and design shall address future passive or natural heating and cooling opportunities. Attention to the extreme heat conditions in the summer shall be viewed as a significant element in project review. Homes and buildings should be oriented to receive the greatest amount of afternoon shade or other protection from the sun. Lot size and configuration should consider future orientation of a structure to take advantage of shade and prevailing winds.

3. In the desert regions evaporative ("swamp") coolers are required as well as refrigerated air conditioners. Solar heating and saline swimming pools are encouraged in the desert areas.

L. Residential Lot Design

All Schedule "A" residential tracts within the Districts shall be designed consistent with the following design standards.

1. Schedule of Design Standards

Description	For lots 7200 square feet or greater	For lots less than 7200 square feet
Minimum net usable area (See section L (5) below)	6500 sq. ft.	Not less than 85% of total area
Minimum lot widths (frontage) Variation of lot width is encouraged	65 ft. An average of seventy (70 feet) or wider of road frontage, as measured at the property line.(The average excludes lots fronting on cul-de-sacs or street knuckles)	50 ft. A minimum of fifty (50) percent of the lots within each tract should have fifty-five (55) feet or wider of road frontage, as measured at the property line.
Lot width at frontage on cul-de-sac lots or street knuckle [1]	The minimum lot frontage on a knuckle or a cul-de-sac shall be 40 feet measured along the property line unless otherwise specified in the development standards of the zoning classification.	The minimum lot frontage on a knuckle or a cul-de-sac shall be 40 feet measured along the property line unless otherwise specified in the development standards of the zoning classification.
Minimum front yard setback for side-loaded garages	15 ft.	10 ft.
Recommended minimum depth of rear yards	20 ft.	15 ft.
Spacing between Structures [3]	10 ft.	10 ft.

Notes to Schedule of Design Standards

(1) The For purposes of satisfying the minimum frontage requirement, corner lots with angle cuts shall be measured at their rear property line.

(2) Planned Residential Development or Specific Plan or the Incentives Program provisions allow for smaller setbacks on a case by case basis, with minimum spacing determined by UBC requirements.

(3) Yard encroachments permitted under Ordinance No. 348 may interrupt this spacing. However, on lots less than 7,200 square feet, such encroachment into the side yard may occur in only one side yard, and the side yard into which the gate opens must remain a minimum of five feet in width.

(4) A patio and patio cover may extend into a rear yard by right up to 10 feet (no Planning permit required, only Building and Safety Department permit.) For all lots, swimming pools and swimming pool equipment may extend into the backyard, with a setback adjustment, to within five feet of the property line.

2. Minimum Lot size

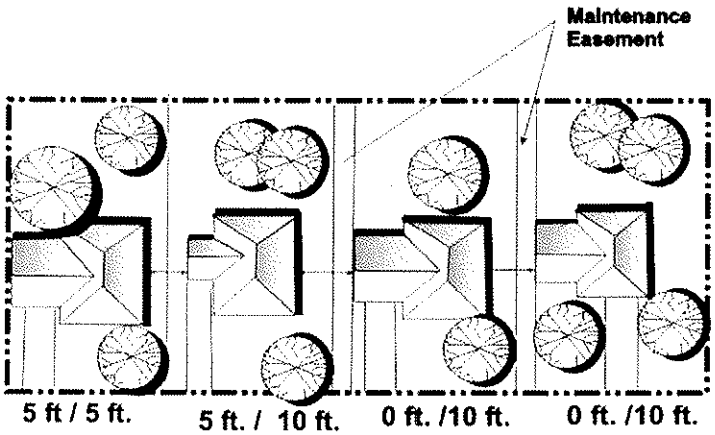
The minimum residential lot size within a Schedule "A" housing tract should be no smaller than 7,200 square feet. Reductions in the lot size may be permitted only through a discretionary review process. Projects located within a Specific Plan or Planned Residential Development or participating in the Incentives Program may have reduced lot areas based upon the quality of the design and the provision of additional open space areas, parks or other exceptional public improvements or amenities. The lot area should not be less than 5,000 square feet for a detached single-family residential unit in the (2-5 du/acre) Medium Density Residential designation. For developments in the Medium High Density designation (5-8 du/acre) and the High Density designation (8-14 du/acre), the minimum lot size will be determined through the discretionary review process and will be based upon the types of housing products proposed, and the specific amenities to be provided.

3. Maximum Lot Coverage

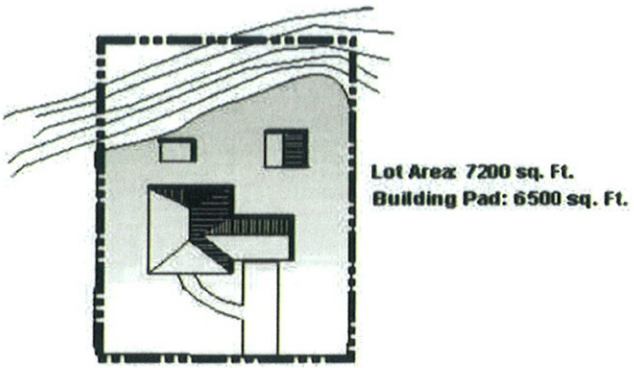
No residential lot within a Schedule "A" housing tract should have a lot coverage of greater than 50% (including the garage).

4. Minimum Spacing Between Structures

Side yards should be varied to add interest and usable space, however, the minimum spacing between two structures shall be ten feet. In the case of zero lot line developments, a three (3) foot maintenance easement shall be provided.



5. Minimum Net Usable Area



Minimum Level Building Area

For projects with lots of 7200 square feet or greater, the minimum net usable area for development should be 6,500 square foot pads or twenty foot level rear yards. Side yards shall be a minimum of five feet level on one side with no encroachments and the opposite side yard shall be a minimum of five feet with limited encroachments (three feet clear). Usable areas of less than 6500 square feet may be permitted through a specific plan, planned development application or through the Incentives Program. For lots with steep topography, the minimum net usable area shall be determined by the Planning Director based upon the site constraints analysis in order to minimize disturbance to the sloped areas. The site design should minimize cut and fill as much as possible.

M. Watercourses and Drainage

The planning and design of residential communities should protect the natural land forms watercourses and drainage patterns of the site. Consideration should be given to linear parks and enhancement of the edges along watercourses and drainage ways. Efforts should be made to protect and preserve the natural vegetation along watercourses and to re-vegetate degraded areas.

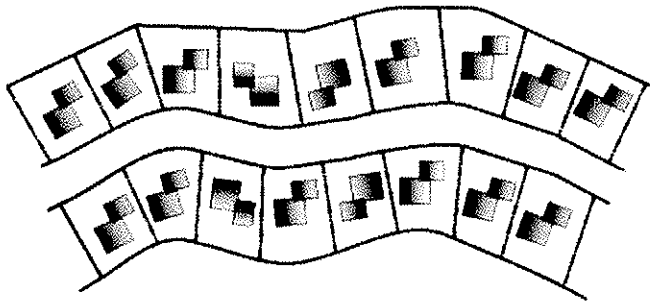
N. Recreational Vehicle Parking

1. No recreational vehicle shall be stored in the front yard, or on the driveway in the front of any residential structure.

2. The storage of boats, camper trailers, or other watercraft or non-commercial vehicle may be permitted in the side yard so long as it is located behind an opaque wall, fence or gate. A paved parking surface is required.

III. RESIDENTIAL STREET DESIGN

Residential streets shall be designed with the goal of facilitating the desired general residential design concepts. The following elements shall be used to accomplish this goal:



Curvilinear Streets add interest to the Streetscape

A. Street Pattern - Curvilinear and Grid Street Design.

The design of the overall street pattern should present a variety of streetscapes, offer various driving and pedestrian experiences, clearly distinguish between streets of varying purposes and carrying capacities and ensure safe, walkable local neighborhoods. Curvilinear streets offer an ever-changing scene while straight streets offer concentrated focus and landmark/vista opportunities. Either may be permissible. Grids, particularly with short, walkable blocks are encouraged as are traffic calming features associated with neighborhood streets such as chicanes, chokers or bulbs, T-intersections, diverters and round-a-bouts. To the extent possible, direct connections with adjoining properties and projects are encouraged to alleviate congestion on arterials and secondary highways. All applicants are requested to consult with Transportation and Planning Staff concerning an acceptable street design concept. Examples of acceptable designs are available upon request. Projects are encouraged to be designed with efficient street circulation patterns that provide visual interest and creativity to the subdivision design.

B. Street Width Reductions

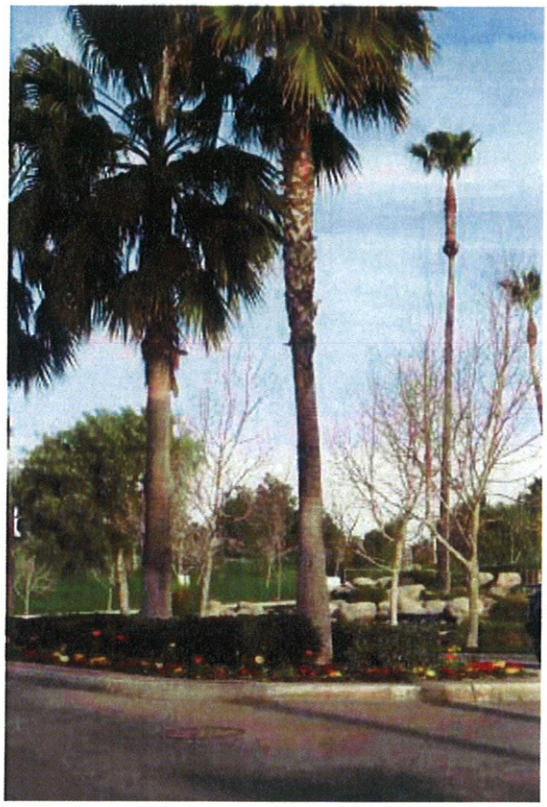
The County General Plan and ordinances provide for local roads (36-foot wide within a 56-foot right- of- way) which may serve to reduce speeds in residential areas and encourage pedestrian use, while providing for emergency vehicular access.

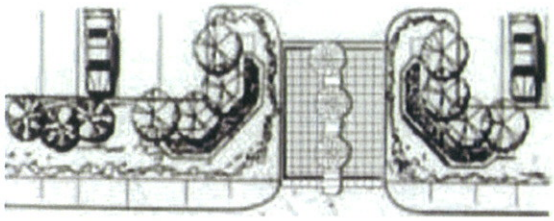
Within planned private communities, a further reduction in local street width may be appropriate, subject to the review and approval of the Transportation Department. In these instances, the private streets should have parking restrictions in place and enforced by a Home Owner's Association to assure that proper access for emergency vehicles is maintained at all times.

IV. LANDSCAPE DESIGN STANDARDS

A. Neighborhood Entry Statements

Any Schedule A Subdivision with 50 lots or greater shall have entry statements that create a distinctive image of a particular residential development. This entry feature should be designed to assist passing motorists to easily identify the development, and should complement the overall appearance of the greater community of which it is a part. Exhibit "C" provides an illustrative example of an entry monument and landscaping. All intersections of General Plan roads classified as Secondary Highway or higher shall have tract entrance designations. A tract entrance designation shall consist of a neighborhood identification sign on a decorative wall or monument, with at least a twelve foot depth of landscaping (measured from the right-of-way line) surrounding the wall or monument (Exhibit "B"). No element of the tract entrance designation shall be placed within the public right-of-way. The developer shall create private party maintenance arrangements for these elements at the time the project is built.





B. Corner Cutbacks or Cutoffs.

Corner cutbacks or cutoffs shall be included at all intersections of General Plan roads classified as Secondary Highway or higher with all designated tract entrances. A minimum curb radius of 35 feet shall be provided at these intersections (Exhibit C).

C. Landscaped Medians

Where required, landscaped street medians shall be constructed for the following road classifications within the Districts, consistent with the following Exhibits:

Exhibit "J"	**Commercial Arterial Highway**
Exhibit "K"	**Residential Arterial Highway**
Exhibit "L"	**Commercial Urban Arterial Highway**
Exhibit "M"	**Residential Urban Arterial Highway**

Similarly, at all designated residential tract entrances from roadways classified as Secondary Highways or higher, a landscaped entry median shall be installed. Decorative trees, shrubs and drought tolerant landscaping planted in medians should be clustered in random patterns rather than planted in evenly-spaced locations. Other acceptable median treatments include stamped concrete or river rock between landscaped areas

D. Reverse Frontage Treatments

Where reverse frontage occurs on Schedule "A" residential streets, the following guidelines shall apply:

(1) The reverse frontage is defined as the parkway and sidewalk widths combined. Wider reverse frontage treatments should be employed on General Plan roadways with eighty-eight feet of right-of-way or more or where design considerations would make them appropriate (e.g., where project amenities like bike or jogging paths are included).

(2) Meandering walks should be constructed to provide a random influence to the rigid geometry of the adjoining street scene. Adequate parkway widths are required to assure that the

sidewalks create unique landscaping opportunities and do not take on a cramped, arbitrary appearance. Meandering walks which are designed to make use of existing mature trees or other natural aspects, e.g., large boulders, are encouraged.

(3) Meandering sidewalks are encouraged and should be incorporated at the Specific Plan Map/Tentative Tract Map stage of project development. When a meandering sidewalk is appropriate along a particular reverse frontage, it shall be constructed consistent with the standards and examples shown in Exhibit A and Exhibit E.

(4) Equestrian or hiking trails and bikeways and other recreational facilities shall be integrated into such treatments wherever required by current adopted local and regional trails system plans.

(5) The location of lakes, parks, and other open space assets adjacent to major roads and other community entry points is encouraged to enhance community appearance and identity.

(6) Reverse frontage treatments shall be maintained by a property owners' association or other maintenance entity, approved by the County, which insures maintenance in perpetuity.

(7) Community perimeter (or theme) walls shall be solid walls located where view opportunities are not available. Plain concrete block walls are not permitted along reverse frontage areas. Wood fencing or other like-material walls are not permitted along reverse frontage areas. Brick, slump stone, tile, textured concrete or other material walls which require little or no maintenance are required. Use of ivy or other vegetative material to soften and punctuate the appearance of walls and reduce the likelihood of graffiti is strongly encouraged. The use of capping in conjunction with other vertical design elements to temper the top line of the wall is also encouraged.

(8) Where privacy of views is not an issue, powder-coated tubular steel or wrought iron sections

may be constructed in perimeter walls in order to take advantage of casual view opportunities. A combination of a two- foot to three-foot high solid wall base with a wrought iron or tubular steel fence section between solid pilasters is a recommended design alternative.

(9) The typical maximum height of walls or fencing shall be six feet. Note that a greater height for perimeter walls may be required where noise mitigation or other special circumstances would dictate.

(10) Recreational amenities should be encouraged as a part of reverse frontage treatments:

(11) For a maximum effect, landscaping within the reverse frontage treatments shall be designed to have a "stepped-up" appearance, with low flowering ground cover nearest the curb, progressing to low and/or medium height plants or shrubs, and on to randomly clustered street trees near the perimeter wall of the tract. Plants shall be selected from the applicable Water District's approved list.

E. Yard Landscaping Requirements

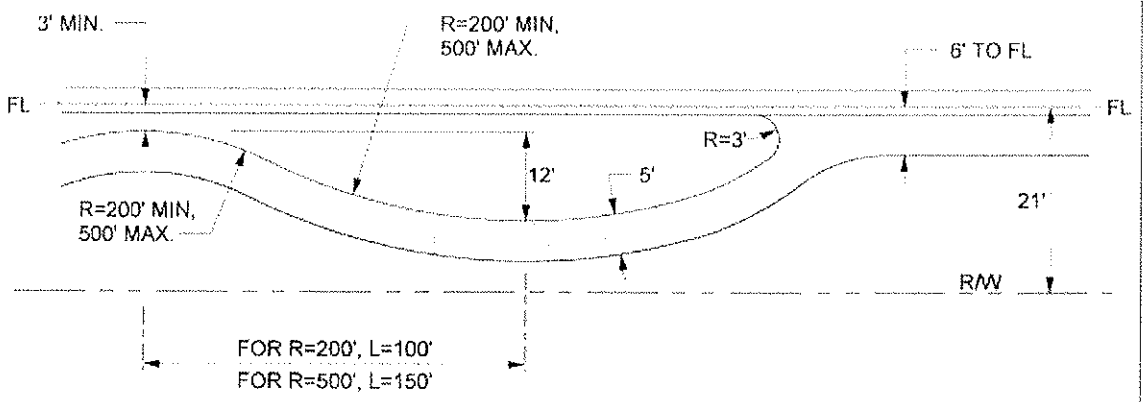
All new residences shall be provided with front yard landscaping and an automatic irrigation system. Drought tolerant landscape materials should be used as much as possible, especially in the desert areas. Landscaping shall be provided as follows:

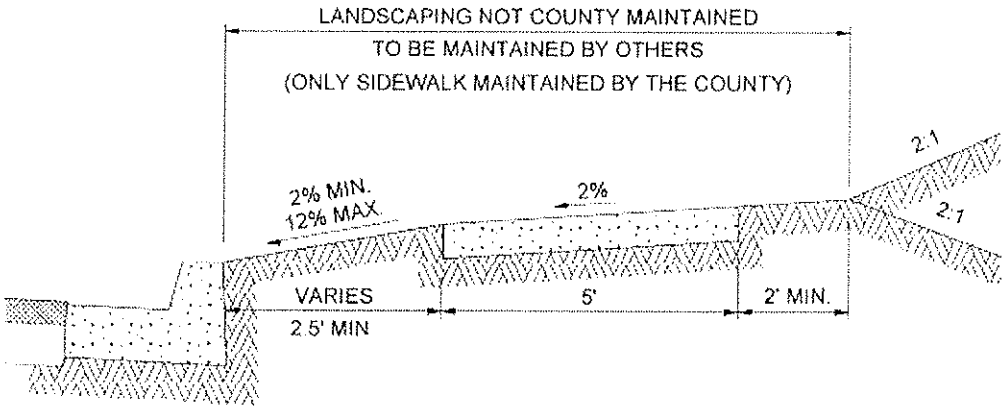
- A minimum of six, five gallon shrubs, one 24" box tree (minimum 2" caliper), and one 15 gallon or larger tree (minimum 1" caliper) shall be planted along the front of all homes (garage and side yard gate areas are excluded).
- Creative project design uses of hardscape, decorative gravels, placement of landscaping for afternoon shade and water efficient irrigation systems are encouraged.
- Landscaping should also consider the often high wind conditions of many portions of the county, providing hedges and windbreaks where appropriate, such as in common areas, and the strong securing of recently planted trees.
- Street parkways and common lots, such as retention basins, shall be provided with landscaping consisting of decorative gravels, living ground covers, shrubs and some trees
- Additional street facing common landscape planters should be encouraged in subdivision design for bikeways, recreational trails, neighborhood entry statements and noise buffering.
- An appropriate maintenance entity shall be required for landscaping installed outside of the street right-of-way.
- Location of landscaping shall be in accordance with applicable County Ordinances.
- Drought tolerant landscape materials shall be provided in accordance with Ordinance 348.

APPENDIX A

Exhibit A: Meandering Sidewalk
Exhibit B: Entry Monument and Landscaping
Exhibit C: Entry Median Landscaping and Concrete Stamping
Exhibit D: Landscaped Berms
Exhibit E: Reverse Frontage Treatments
Exhibit F: General Local Street
Exhibit G: Collector Streets
Exhibit H: Secondary Highway
Exhibit I: Major Highway
Exhibit J: Commercial Arterial Highway
Exhibit K: Residential Arterial Highway
Exhibit L: Commercial (Urban) Arterial Highway
Exhibit M: Residential (Urban) Arterial Highway

Exhibit A





NOTES:

1. RADII FOR CURVED SIDEWALK SHALL VARY BETWEEN 200' AND 500' AT FRONT OF SIDEWALK
2. SIDEWALK SHALL BE A MINIMUM OF 6' IN WIDTH ADJACENT TO CURB.
3. SIDEWALK SHALL BE 3' AWAY FROM CURB FACE EXCEPT AT CURB RETURNS AND BUS STOPS.
4. SIDEWALK LAYOUT ON PLANS IS CONCEPTUAL ONLY. APPROVAL OF THE FINAL SIDEWALK LAYOUT SHALL BE MADE IN THE FIELD AND ADJUSTED AS NECESSARY TO MEET FIELD CONDITIONS AS APPROVED BY THE INSPECTOR PRIOR TO FINAL CONSTRUCTION.

COUNTYWIDE DESIGN GUIDELINES

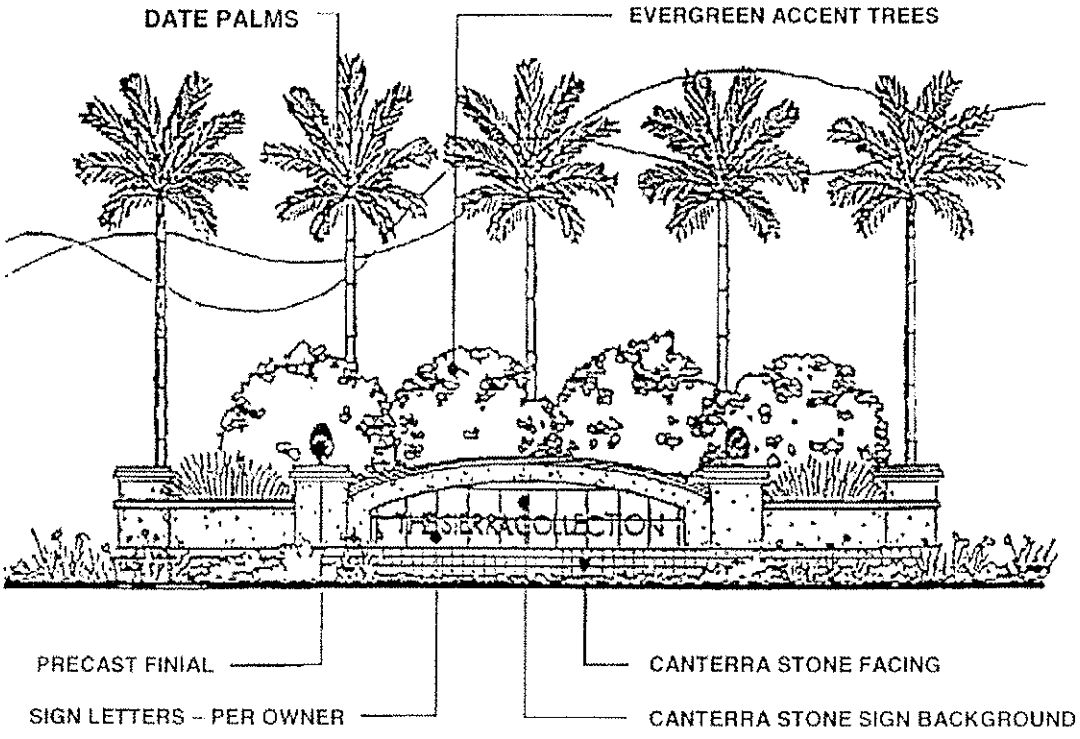
COUNTY OF RIVERSIDE

MEANDERING SIDEWALK

1-29-04

Exhibit B

ENTRY MONUMENT AND LANDSCAPING

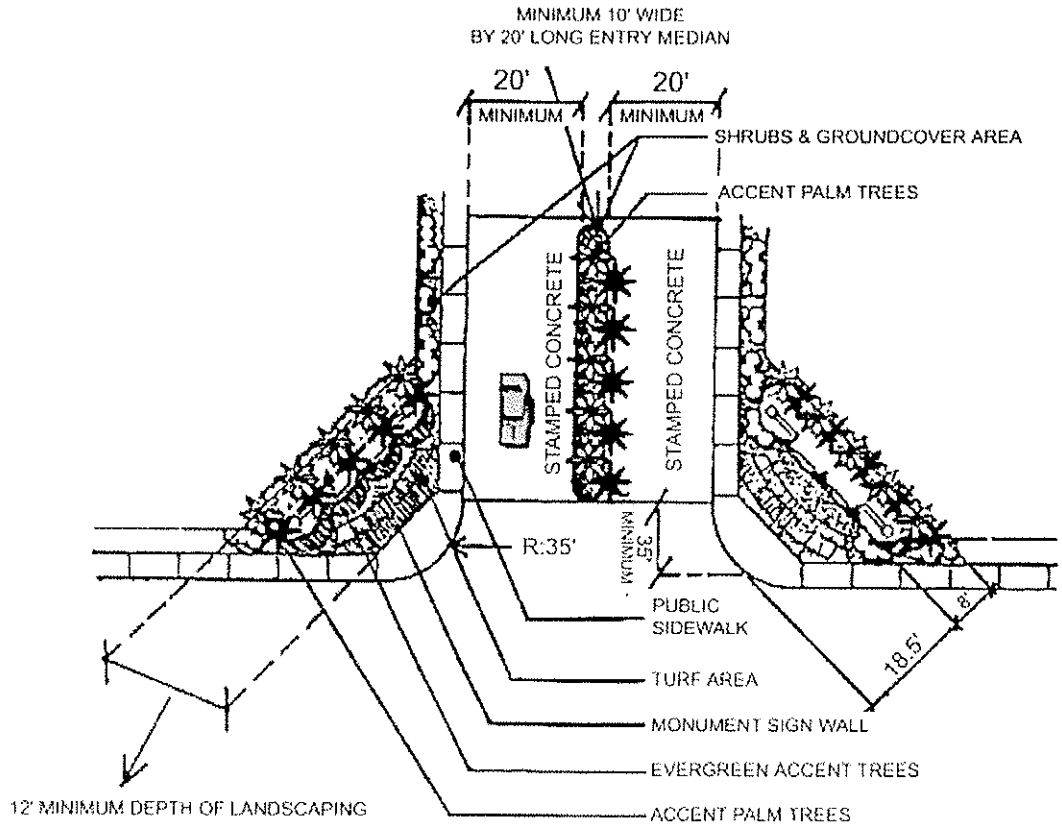


UPLIGHTING OF LANDSCAPING AND SIGN IS REQUIRED

COUNTYWIDE DESIGN GUIDELINES	COUNTY OF RIVERSIDE
	ENTRY MONUMENT AND LANDSCAPING

Exhibit C

ENTRY MEDIAN LANDSCAPING & CONCRETE STAMPING



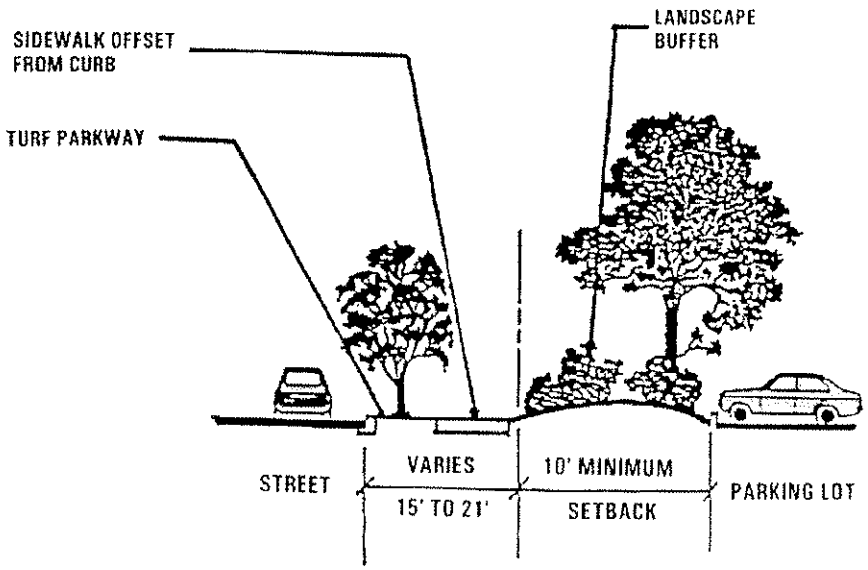
THE CROSS-SECTIONAL R.O.W. AT THE ENTRY TO THE TRACT WILL BE WIDER THAN STANDARD.

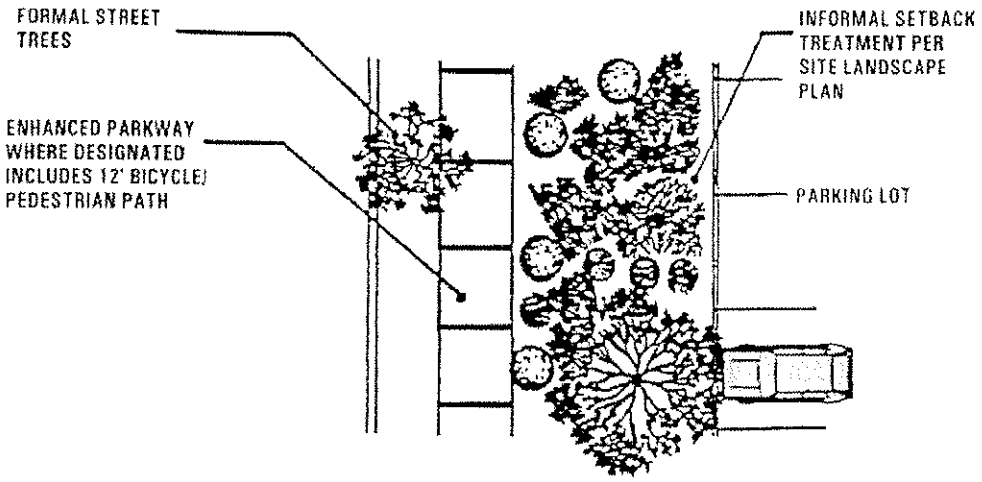
THE ENTRY R.O.W. SHALL TRANSITION TO THE STANDARD R.O.W. PRIOR TO THE FIRST INTERSECTING STREET WITHIN THE TRACT.

COUNTYWIDE DESIGN GUIDELINES	COUNTY OF RIVERSIDE
	ENTRY MEDIAN LANDSCAPING AND CONCRETE STAMPING

Exhibit D

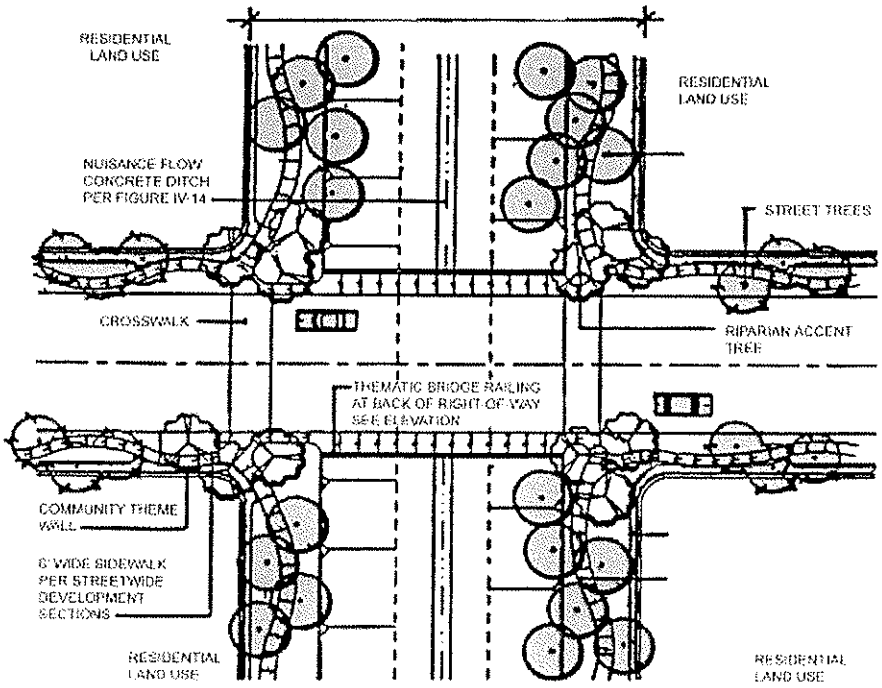
LANDSCAPED BERMS





COUNTYWIDE DESIGN GUIDELINES	COUNTY OF RIVERSIDE
	LANDSCAPED BERMS

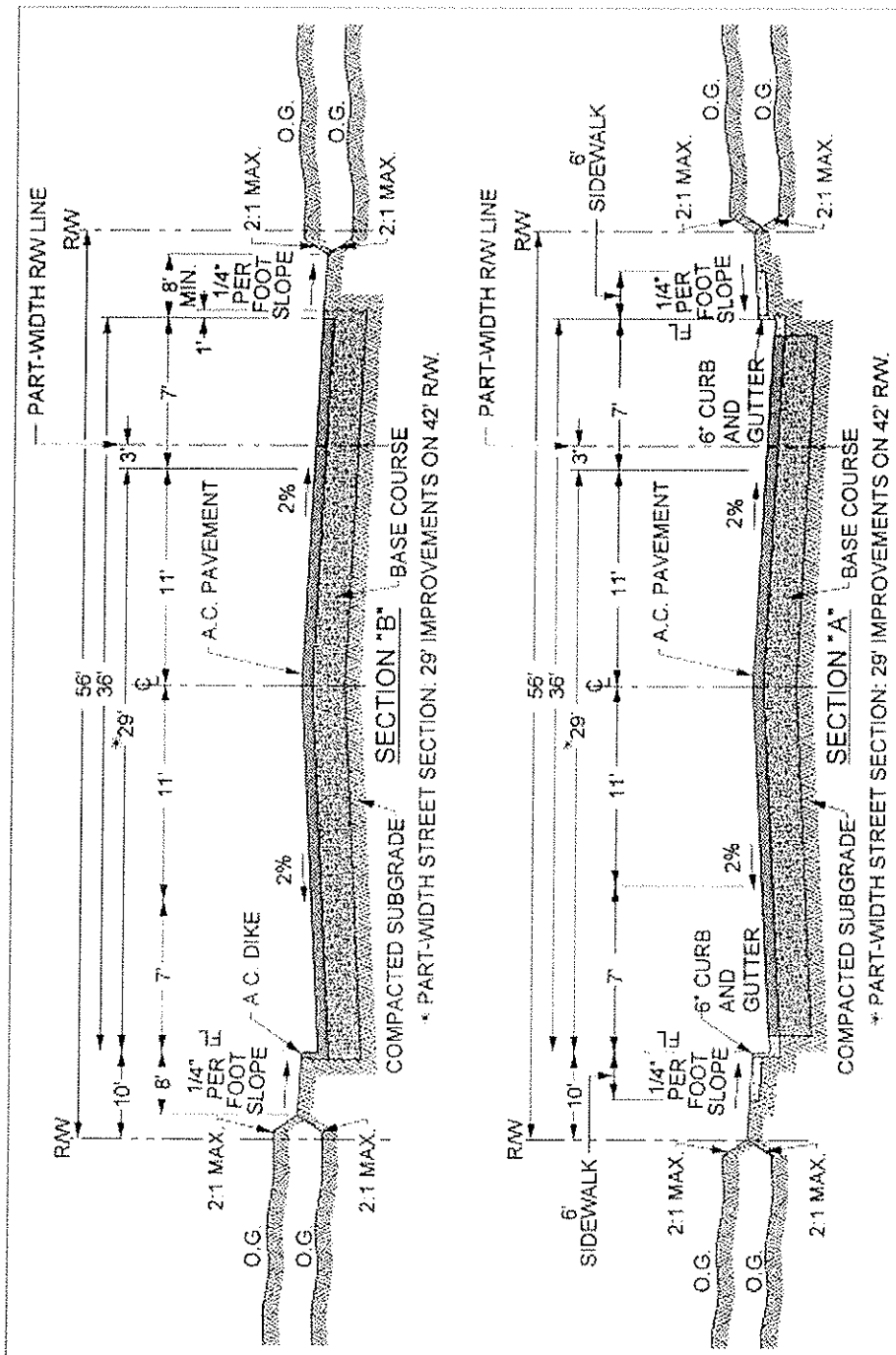
Exhibit E



EXAMPLE OF DESIGN ADJACENT TO EASTVALE DRAINAGE PLAN FLOOD CHANNELS.

COUNTYWIDE DESIGN GUIDELINES	COUNTY OF RIVERSIDE
	REVERSE FRONTAGE TREATMENTS

Exhibit F



NOTE:

1. COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOIL TEST.
2. MINIMUM PAVING THICKNESS PER SPECIFICATIONS SECTION 8.07 OF ORDINANCE 461.
3. SEE STANDARD NO. 212 OF ORDINANCE 461 FOR A.C. DIKE DETAIL.
4. ALL CURB AND GUTTER TO BE TYPE "A-6" (STANDARD NO. 200 OF ORDINANCE 461).
5. WHEN JOINING AN EXISTING LOCAL STREET THAT IS 36'/60' OR 40'/60', NEW STREET MUST MATCH EXISTING CURB AND R/W.

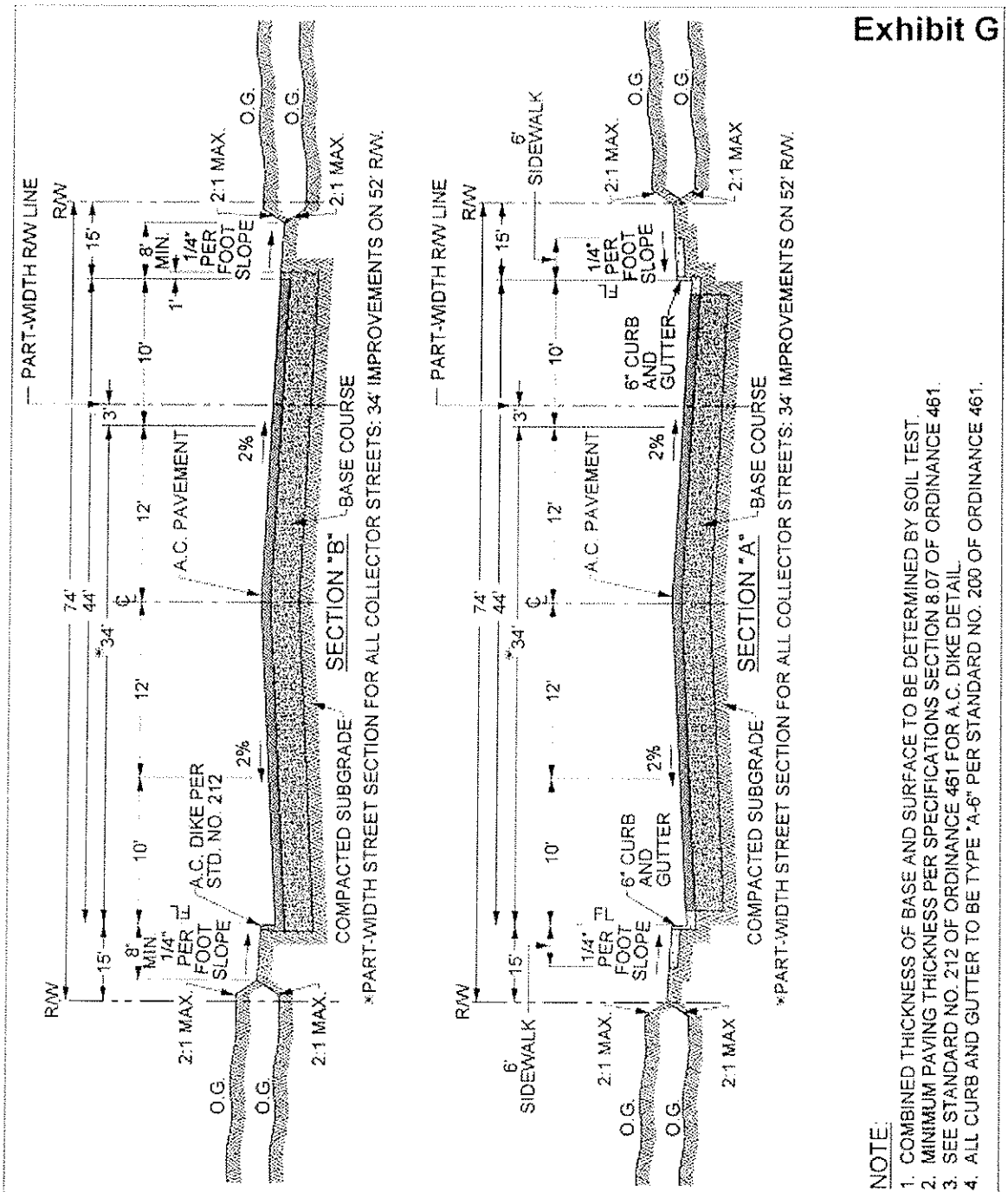
COUNTY OF RIVERSIDE

COUNTYWIDE DESIGN GUIDELINES

LOCAL STREET

1-29-04

Exhibit G



NOTE:
1. COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOIL TEST.
2. MINIMUM PAVING THICKNESS PER SPECIFICATIONS SECTION 8.07 OF ORDINANCE 461.
3. SEE STANDARD NO. 212 OF ORDINANCE 461 FOR A.C. DIKE DETAIL.
4. ALL CURB AND GUTTER TO BE TYPE "A-6" PER STANDARD NO. 200 OF ORDINANCE 461.

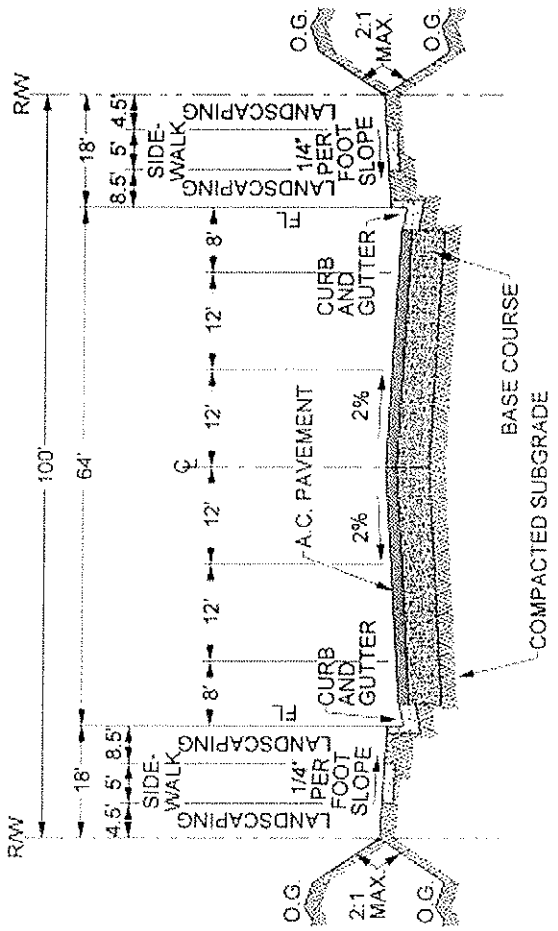
COUNTY OF RIVERSIDE

COUNTYWIDE DESIGN GUIDELINES

COLLECTOR STREET

1-29-04

Exhibit H



NOTE:
1. COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOIL TEST.
2. MINIMUM PAVING THICKNESS PER SPECIFICATIONS SECTION 8.07 OF ORDINANCE 461

COUNTY OF RIVERSIDE

COUNTYWIDE DESIGN GUIDELINES

SECONDARY HIGHWAY

1-29-04

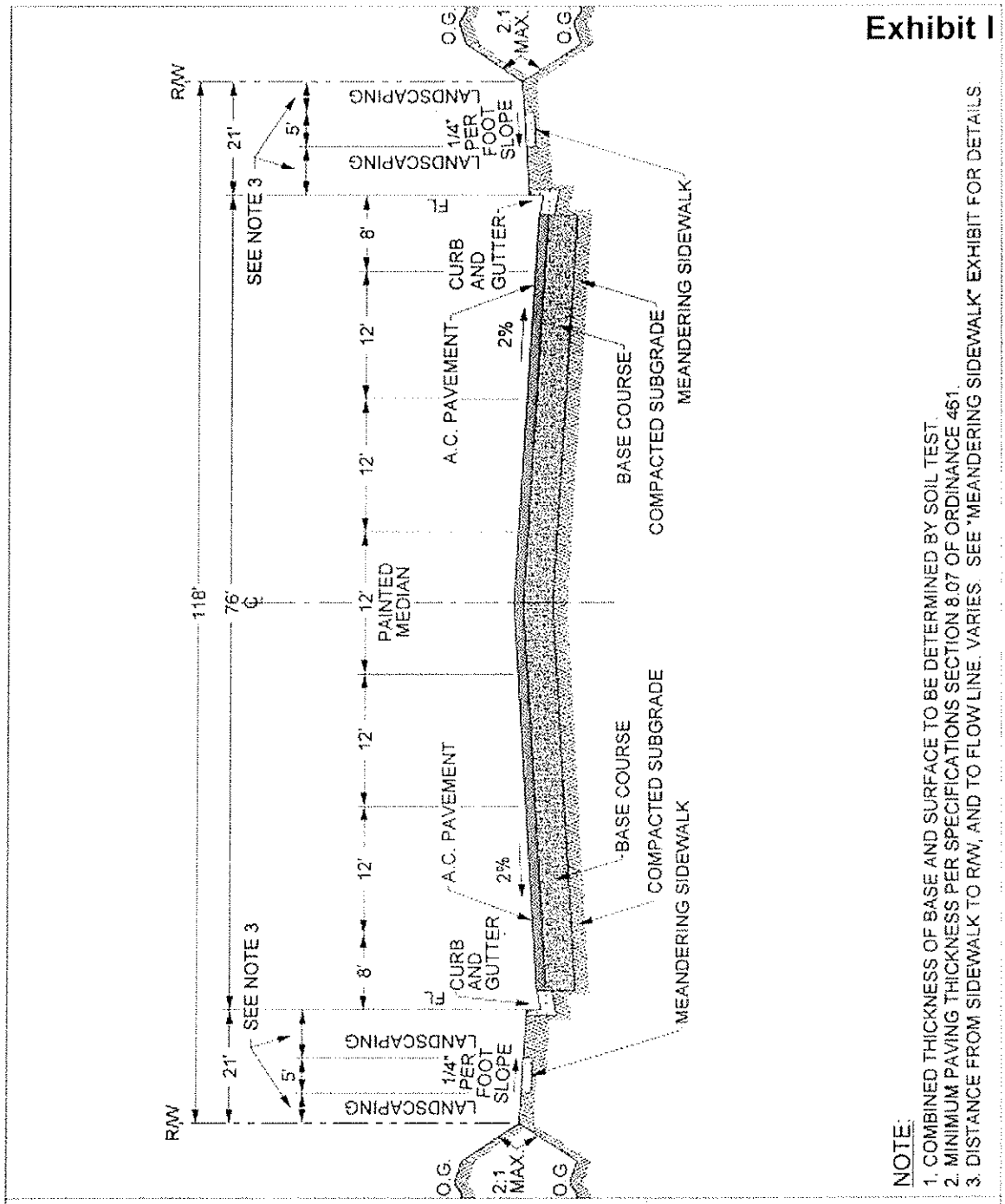


Exhibit I
R/W
118'
21'
5'
LANDSCAPING
1/4" PER FOOT SLOPE
SEE NOTE 3
76'
℄
8'
12'
CURB AND GUTTER
A.C. PAVEMENT
2%
PAINTED MEDIAN
BASE COURSE
COMPACTED SUBGRADE
MEANDERING SIDEWALK
O.G
2:1 MAX.
NOTE:
1. COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOIL TEST.
2. MINIMUM PAVING THICKNESS PER SPECIFICATIONS SECTION 8.07 OF ORDINANCE 461.
3. DISTANCE FROM SIDEWALK TO R/W, AND TO FLOW LINE, VARIES. SEE "MEANDERING SIDEWALK" EXHIBIT FOR DETAILS
COUNTY OF RIVERSIDE
COUNTYWIDE DESIGN GUIDELINES
MAJOR HIGHWAY
1-29-04

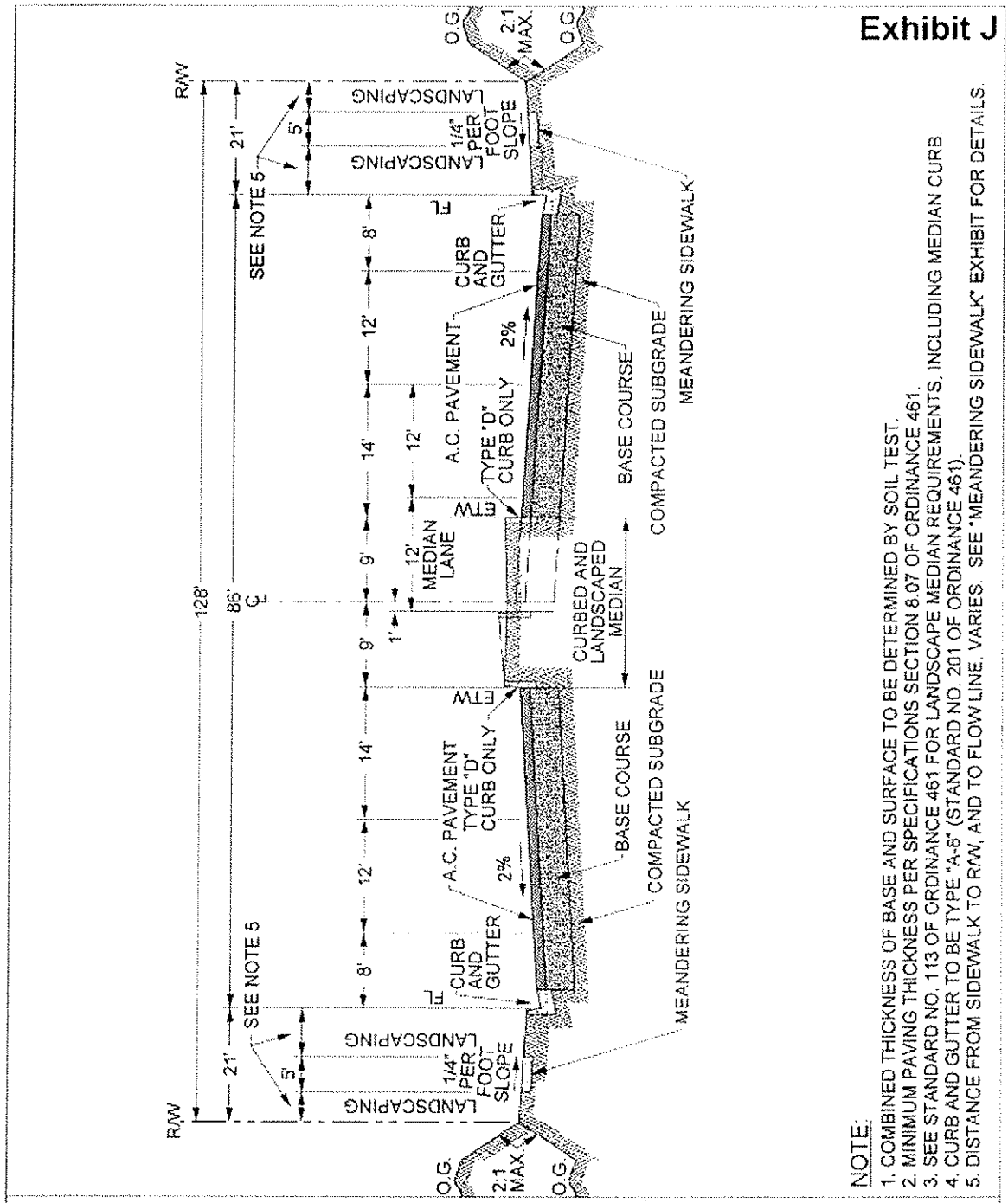


Exhibit J
R/W
128'
86'
21'
5'
SEE NOTE 5
LANDSCAPING
1/4" PER FOOT SLOPE
8'
12'
14'
9'
1'
12'
MEDIAN LANE
CURB AND GUTTER
FL
A.C. PAVEMENT
TYPE "D" CURB ONLY
2%
ETW
CURBED AND LANDSCAPED MEDIAN
BASE COURSE
COMPACTED SUBGRADE
MEANDERING SIDEWALK
O.G.
2:1 MAX.
NOTE:
1. COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOIL TEST.
2. MINIMUM PAVING THICKNESS PER SPECIFICATIONS SECTION 8.07 OF ORDINANCE 461.
3. SEE STANDARD NO. 113 OF ORDINANCE 461 FOR LANDSCAPE MEDIAN REQUIREMENTS, INCLUDING MEDIAN CURB.
4. CURB AND GUTTER TO BE TYPE "A-8" (STANDARD NO. 201 OF ORDINANCE 461).
5. DISTANCE FROM SIDEWALK TO R/W, AND TO FLOW LINE, VARIES. SEE "MEANDERING SIDEWALK" EXHIBIT FOR DETAILS.
COUNTY OF RIVERSIDE
COUNTYWIDE DESIGN GUIDELINES
ARTERIAL HIGHWAY
1-29-04

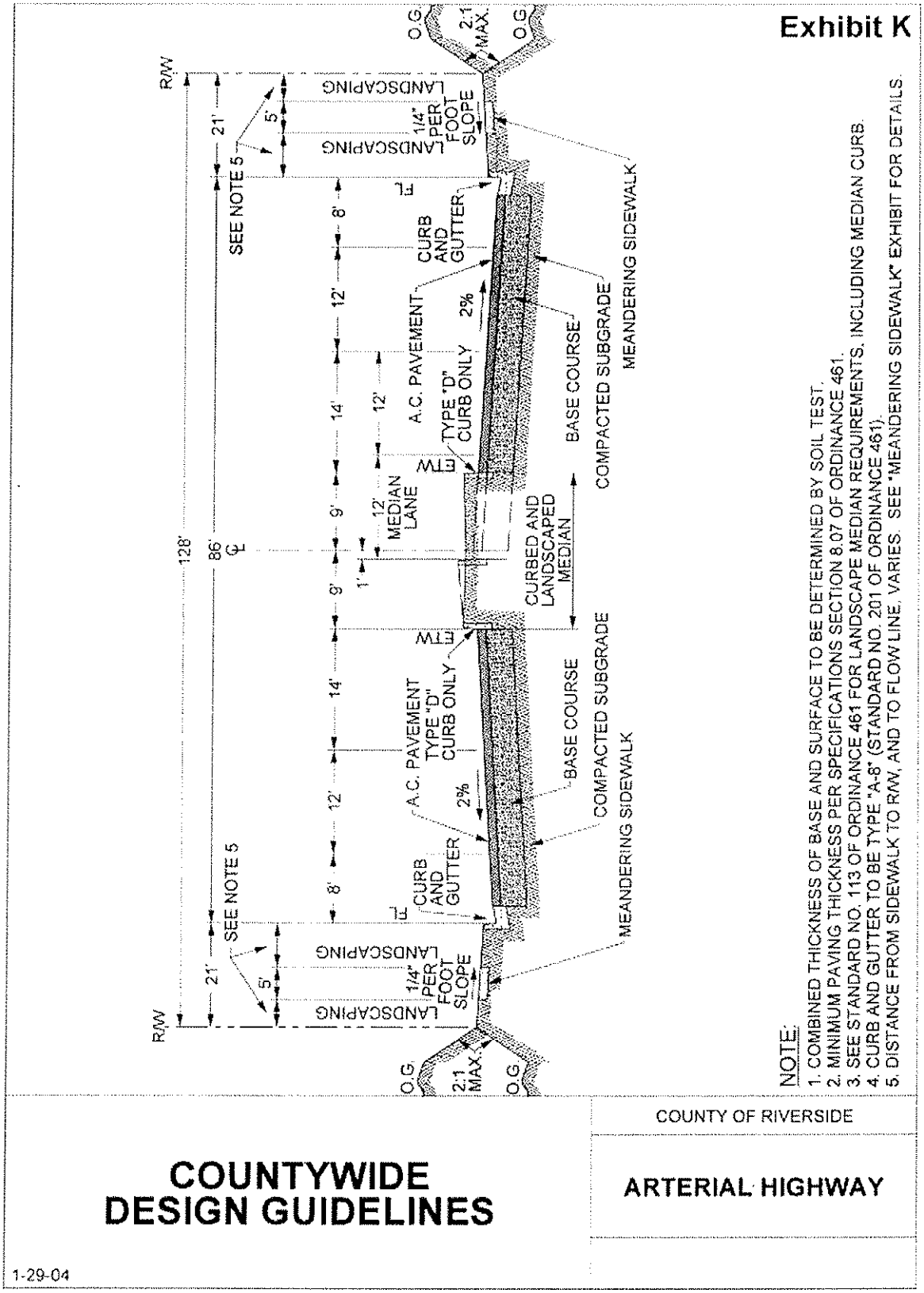


Exhibit K
R/W
128'
86'
21'
5'
SEE NOTE 5
LANDSCAPING
1/4" PER FOOT SLOPE
O.G
2:1 MAX.
8'
12'
14'
9'
1'
CURB AND GUTTER
A.C. PAVEMENT
TYPE "D" CURB ONLY
2%
MEDIAN LANE
ETW
CURBED AND LANDSCAPED MEDIAN
BASE COURSE
COMPACTED SUBGRADE
MEANDERING SIDEWALK
NOTE:
1. COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOIL TEST.
2. MINIMUM PAVING THICKNESS PER SPECIFICATIONS SECTION 8.07 OF ORDINANCE 461.
3. SEE STANDARD NO. 113 OF ORDINANCE 461 FOR LANDSCAPE MEDIAN REQUIREMENTS, INCLUDING MEDIAN CURB.
4. CURB AND GUTTER TO BE TYPE "A-8" (STANDARD NO. 201 OF ORDINANCE 461).
5. DISTANCE FROM SIDEWALK TO R/W, AND TO FLOWLINE, VARIES. SEE "MEANDERING SIDEWALK" EXHIBIT FOR DETAILS.
COUNTY OF RIVERSIDE
COUNTYWIDE DESIGN GUIDELINES
ARTERIAL HIGHWAY
1-29-04

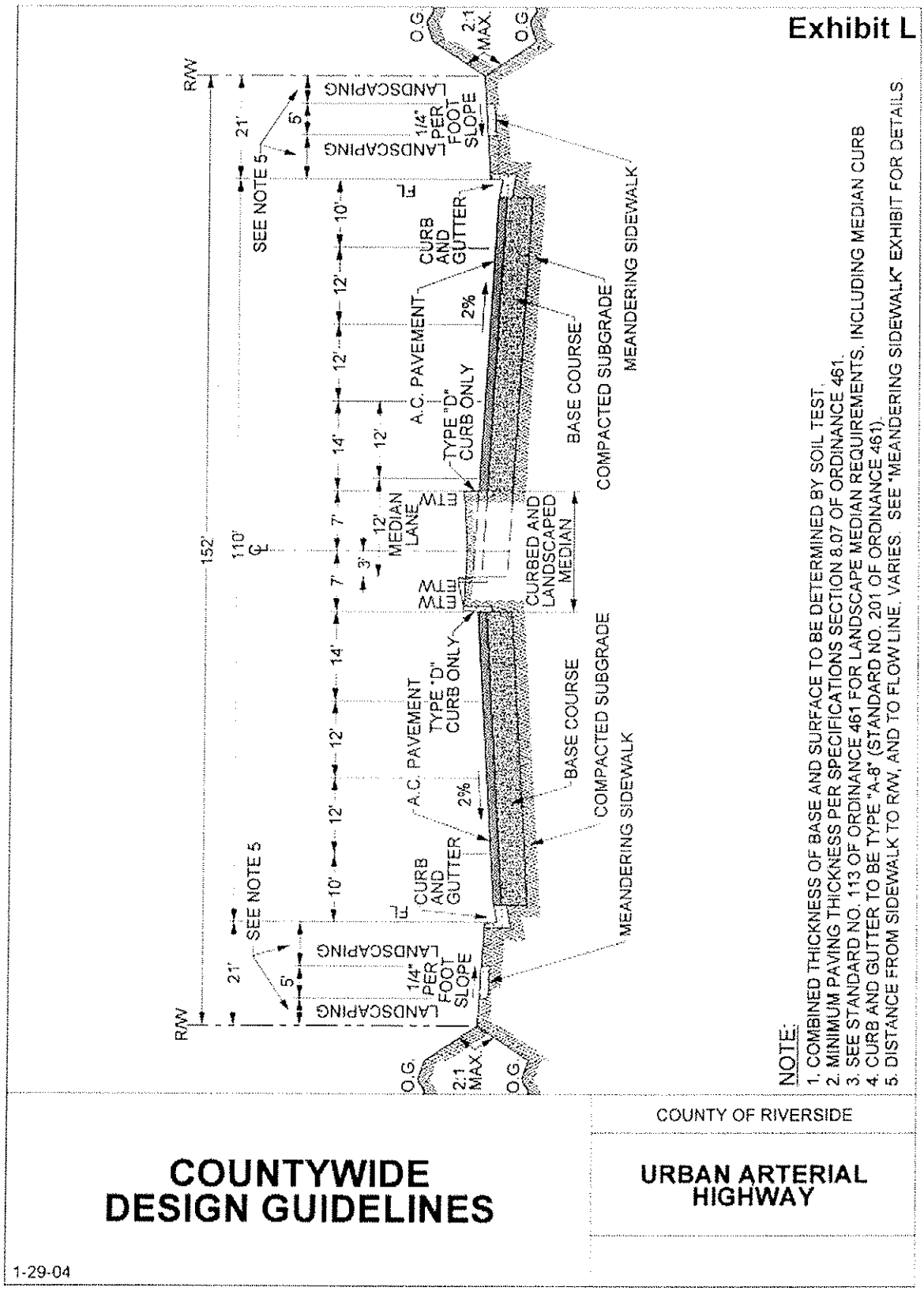


Exhibit L
R/W
152'
110'
℄
21'
5'
SEE NOTE 5
LANDSCAPING
1/4" PER FOOT SLOPE
10'
12'
14'
7'
3'
12' MEDIAN LANE
TWLTL
CURB AND GUTTER
A.C. PAVEMENT
TYPE "D" CURB ONLY
2%
BASE COURSE
COMPACTED SUBGRADE
MEANDERING SIDEWALK
CURBED AND LANDSCAPED MEDIAN
O.G.
2:1 MAX.
NOTE:
1. COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOIL TEST.
2. MINIMUM PAVING THICKNESS PER SPECIFICATIONS SECTION 8.07 OF ORDINANCE 461.
3. SEE STANDARD NO. 113 OF ORDINANCE 461 FOR LANDSCAPE MEDIAN REQUIREMENTS, INCLUDING MEDIAN CURB
4. CURB AND GUTTER TO BE TYPE "A-8" (STANDARD NO. 201 OF ORDINANCE 461).
5. DISTANCE FROM SIDEWALK TO R/W, AND TO FLOWLINE, VARIES. SEE "MEANDERING SIDEWALK" EXHIBIT FOR DETAILS.
COUNTY OF RIVERSIDE
COUNTYWIDE DESIGN GUIDELINES
URBAN ARTERIAL HIGHWAY
1-29-04

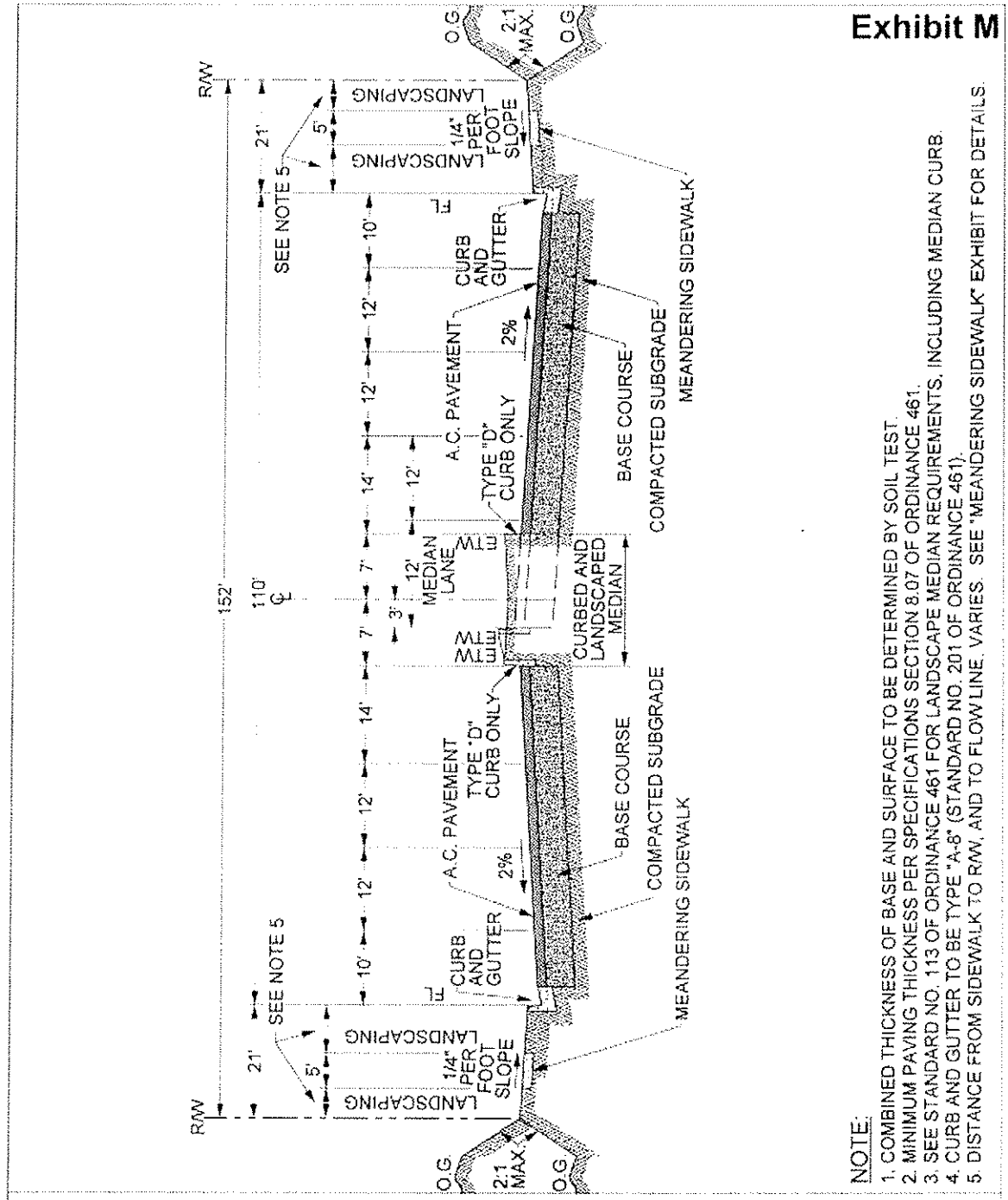


Exhibit M
R/W
152'
110'
℄
21'
5'
SEE NOTE 5
LANDSCAPING
1/4" PER FOOT SLOPE
10'
12'
14'
7'
3'
12' MEDIAN LANE
TW
CURB AND GUTTER
A.C. PAVEMENT
TYPE "D" CURB ONLY
2%
BASE COURSE
COMPACTED SUBGRADE
MEANDERING SIDEWALK
CURBED AND LANDSCAPED MEDIAN
O.G
2:1 MAX.
NOTE:
1. COMBINED THICKNESS OF BASE AND SURFACE TO BE DETERMINED BY SOIL TEST.
2. MINIMUM PAVING THICKNESS PER SPECIFICATIONS SECTION 8.07 OF ORDINANCE 461.
3. SEE STANDARD NO. 113 OF ORDINANCE 461 FOR LANDSCAPE MEDIAN REQUIREMENTS, INCLUDING MEDIAN CURB.
4. CURB AND GUTTER TO BE TYPE "A-8" (STANDARD NO. 201 OF ORDINANCE 461).
5. DISTANCE FROM SIDEWALK TO R/W, AND TO FLOWLINE, VARIES. SEE "MEANDERING SIDEWALK" EXHIBIT FOR DETAILS.
COUNTY OF RIVERSIDE
COUNTYWIDE DESIGN GUIDELINES
URBAN ARTERIAL HIGHWAY
1-29-04

Appendix B

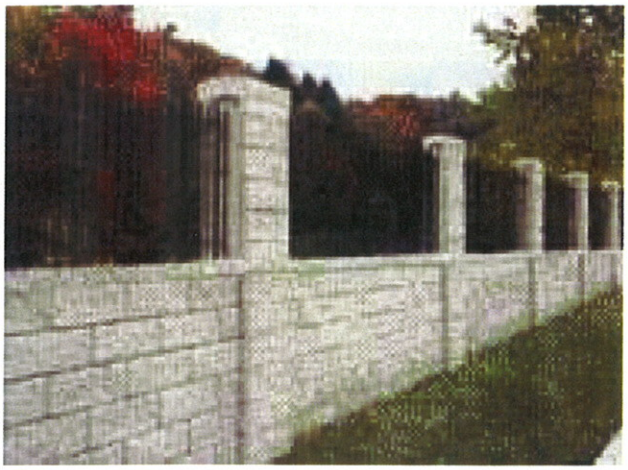
ADDITIONAL PHOTOGRAPHIC EXAMPLES

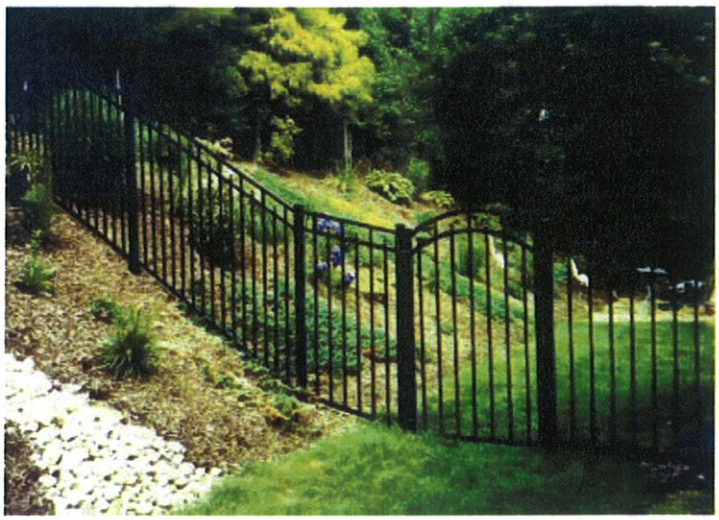
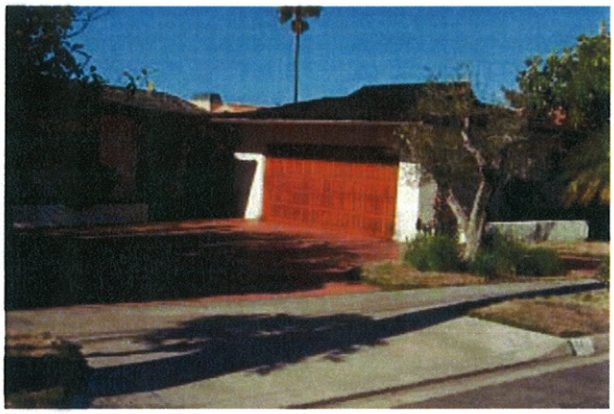
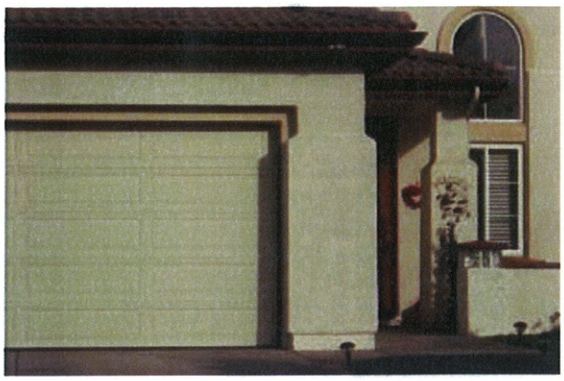
Building Articulation

Front Porch Treatments

Examples of Landscape Buffers, Mini-Parks, and Paseos

Walls and Fences





Garage Door Treatments