

CITY OF RANCHO CORDOVA

DESIGN GUIDELINES

PROVISIONS FOR A QUALITY COMMUNITY

SEPTEMBER 6, 2005



ADOPTED

CITY COUNCIL:

Ken Cooley, Mayor
Robert McGarvey, Vice Mayor
Linda Budge, Council Member
David Sander, Council Member
Dan Skoglund, Council Member

PLANNING COMMISSION:

Art Smith, Chairman
Ernest Vance, Vice Chairman
Therese Burke
Troy Konarski
Tom Moe
Ray Savorn
Tom Wentz

CITY MANAGER:

Ted Gaebler

PLANNING DIRECTOR:

Paul Junker

CONSULTANT DESIGN TEAM:

Pacific Municipal Consultants



CHAPTER 1

INTRODUCTION

PURPOSE, INTENT, AND APPLICABILITY 1:1

ORGANIZATION AND USE 1:2

BUILDING A CITY THROUGH COMMUNITY DESIGN 1:6

CHAPTER 2

COMMUNITY DESIGN

PURPOSE..... 2:1

ORGANIZATION 2:2

APPLICABILITY AND USE TYPES 2:2

SITE DESIGN..... 2:3

- Sense of Place and Community Identity 2:4
- Connectivity and Circulation 2:8
- Connectivity and Circulation > Vehicular 2:12
- Connectivity and Circulation > Pedestrian 2:16
- Connectivity and Circulation > Bicycle 2:20
- Connectivity and Circulation > Transit 2:22
- Connectivity and Circulation > Between Uses 2:26
- Connectivity and Circulation > Open Spaces and Trails 2:28





TABLE OF CONTENTS

- Building Placement and Orientation2:32
- Public Spaces and Pedestrian Amenities2:36
- Parks and Open Spaces2:40
- Landscaping2:42
- Streetscape.....2:46
- Parking2:50
- Screening and Service Areas2:54
- Safescape2:58
- Sustainable Development > Urban Runoff2:60
- Sustainable Development > Solar Access, Energy Efficiency, and Green Buildings.....2:62
- Sustainable Development > Natural Features of the Environment2:64
- Art in Public Places2:66
- Lighting2:68
- Signs.....2:72
- ARCHITECTURE2:74**
- Massing, Scale, and Form2:76
- Style and Design Details2:80
- Building Material and Colors2:84
- Compatibility.....2:88





CHAPTER 3

COMMERCIAL AND COMMERCIAL MIXED USE

PURPOSE 3:1

ORGANIZATION 3:1

APPLICABILITY AND USE TYPES 3:2

- Commercial and Commercial Mixed Use 3:3
- Village Center Mixed Use 3:4
- Local Town Center Mixed Use 3:5
- Regional Town Center Mixed Use 3:6
- Transit-Oriented Town Center Mixed Use 3:7

SITE DESIGN 3:8

- Circulation 3:10
- Public Spaces and Pedestrian Amenities 3:14
- Building Placement and Orientation 3:18

ARCHITECTURE 3:22

- Massing, Scale, and Form 3:24
- Style and Design Details 3:26
- Style and Design Details > Commercial Facades 3:28





CHAPTER 4 OFFICE AND OFFICE MIXED USE

PURPOSE..... 4:1

ORGANIZATION 4:1

APPLICABILITY AND USE TYPES 4:2

SITE DESIGN..... 4:3

- Circulation..... 4:4
- Public Spaces and Pedestrian Amenities 4:8
- Building Placement and Orientation 4:10
- Parking..... 4:12

ARCHITECTURE 4:14

- Style and Design Details 4:16

CHAPTER 5 RESIDENTIAL

PURPOSE..... 5:1

ORGANIZATION 5:1

APPLICABILITY AND USE TYPES 5:2

- Single Family Detached 5:3
- Single Family Attached 5:4
- Multi-Family..... 5:6
- Residential Mixed-Use..... 5:8





SITE DESIGN..... 5:9

- Circulation..... 5:10
- Building Placement and Orientation > Streetscape Variety..... 5:14
- Building Placement and Orientation > Orientation of Homes on Lots 5:18
- Public Space/Pedestrian Amenities 5:22
- Parking..... 5:26
- Garage Placement and Design..... 5:30

ARCHITECTURE 5:34

- Massing, Scale, and Form..... 5:36
- Style and Design Details 5:40
- Style and Design Details > Facades 5:42
- Style and Design Details > Entries..... 5:46

CHAPTER 6 COMMUNITY FACILITIES

PURPOSE 6:1

ORGANIZATION 6:2

APPLICABILITY AND USE TYPES..... 6:2

- Local Focus Community Facility..... 6:3
- Regional Focus Community Facility..... 6:4
- Joint Use Facilities..... 6:5





TABLE OF CONTENTS

SITE DESIGN..... 6:6

- Circulation..... 6:8
- Public Spaces/Pedestrian Amenities 6:12
- Parking 6:14
- Landscaping 6:16
- Minimizing Negative Visual Impacts of Community Infrastructure 6:18

ARCHITECTURE 6:20

- Style and Design Details > Entries..... 6:22

CHAPTER 7 INDUSTRIAL

PURPOSE 7:1

ORGANIZATION 7:1

APPLICABILITY AND USE TYPES 7:1

- Light Industrial Development 7:2
- Heavy Industrial Development..... 7:3

SITE DESIGN..... 7:4

- Circulation..... 7:6
- Building Placement and Orientation 7:8
- Public Spaces and Pedestrian Amenities 7:10
- Landscaping 7:12





ARCHITECTURE 7:14

- Style and Design Details 7:16

APPENDIX A GLOSSARY OF TERMS

APPENDIX B CHECKLISTS

- A. CHECKLIST FOR ALL PROJECT TYPES
- B. CHECKLISTS FOR COMMERCIAL AND COMMERCIAL MIXED USE PROJECTS
- C. CHECKLISTS FOR OFFICE AND OFFICE MIXED USE PROJECTS
- D. CHECKLISTS FOR SINGLE-FAMILY DETACHED RESIDENTIAL PROJECTS
- E. CHECKLISTS FOR SINGLE-FAMILY ATTACHED RESIDENTIAL PROJECTS
- F. CHECKLISTS FOR MULTI-FAMILY RESIDENTIAL PROJECTS
- G. CHECKLISTS FOR RESIDENTIAL MIXED USE PROJECTS
- H. CHECKLISTS FOR COMMUNITY FACILITY PROJECTS
- I. CHECKLISTS FOR INDUSTRIAL PROJECTS





APPENDIX C

STREET FURNITURE DESIGN CONCEPTS

STREET FURNITURE DESIGN CONCEPTS..... C:1

- **Benches and Seating** C:2
- **Street Lamps**..... C:4
- **Directory Signs** C:6
- **Clock Tower** C:7
- **Trash Containers** C:8
- **Trees and Tree Wells** C:9
- **Planters** C:10
- **Fountains**..... C:11
- **Bus Stop** C:12

