Prologue

The City of Sun Clemente Design Guidelines are used to evaluate proposed development projects subject to Discretionary Design Review. They are recommended as desirable design principles for other projects in the city not subject to Design Review. All property owners, developers, and design professionals are encouraged to carefully review The Design Guidelines before commencing planning and design studies, and to consult with the City's Community Development staff should questions or the need for interpretation occur.

The City of San Clemente Design Guidelines are based on the following Goals for the city's future physical character:

1. Preserve and strengthen San Clemente’s unique atmosphere and historic identity as "The Spanish Village by the Sea."

2. Develop stronger relationships between Sun Clemente's neighborhoods.

3. Identify and preserve significant natural features and open spaces.

4. Maintain and strengthen San Clemente's tradition of high-quality public places.

5. Develop and improve the Del Mar Commercial District as the “Village” in San Clemente, a unique pedestrian-oriented business district.
I. Introduction

A. The Purpose of Design Review

Discretionary Design Review is one of several procedures used by the City to protect the public welfare and environment. The process is a comprehensive evaluation of those characteristics of a development which have an impact on neighboring properties and the community as a whole. Discretionary Design Review makes a careful examination of a project's quality of site planning, architecture, landscape design, and important details such as signage and lighting. The purpose is to insure that every new development will carefully consider the community context in which it takes place and make a conscientious effort to develop a compatible relationship to the natural setting, neighboring properties, and City Urban Design Goals.

B. Application

This booklet outlines Design Guidelines to be used for the following projects which are subject to Discretionary Design Review in the city:

- All projects located on a historically significant site.
- Applicable projects within 300 feet of a historically significant site.
- All commercial and industrial projects.
- All public institutions and public improvements.
- All new residential projects which include five or more units.
- All projects within the A-D, Architectural Design Overlay District (Pier Bowl Planning Area).

The Design Guidelines of this booklet apply to the previous categories of projects throughout the City, except Specific plan areas, which have their own Design Guidelines in the adopted Specific Plans.

Other development projects in the city that are technically exempt from these Guidelines, and are not within a Specific Plan area, are encouraged to follow the design principles contained in this booklet.
C. Use of the Design Guidelines

The Design Guidelines of this document are listed in a "tiered" organization and should be used in the following manner for projects subject to Discretionary Design Review:

1. First, consult Section II "General Design Guidelines" for all developments subject to Discretionary Design Review, regardless of use or location in the city.

2. Second, follow the Guidelines in Section III "Additional Guidelines for Development Types" that most closely correspond to the use of the project.

   In commercial or mixed-use projects, follow the guidelines for the type of commercial district the project is located in (Pedestrian, Mixed Pedestrian-Automobile, or Automobile-Oriented). Should a question regarding the use classification occur, consult with Department of Community Development staff.

3. If the project is located on a historically significant site, is within 300 feet of a historically significant site, and subject to Discretionary Design Review per Section 5.21 of the City Zoning Ordinance, or is located in one of the following special districts, Section IV "Additional Guidelines for Special Districts and Sites" should be followed:

   - The Del Mar Commercial District
   - El Camino Real
   - North Beach
   - The 'Pier Bowl"
   - "Spanish Colonial Revival" Districts

See Section IV for the boundaries of each of the above districts.
II. General Design Guidelines

This section of the Design Guidelines applies to all developments subject to Discretionary Design Review. The design elements of each project - site design, architecture, landscape architecture, signage, and parking design - should be complimentary and will be reviewed by the City on a comprehensive basis.
The quality of site design is an important part of a project's impact on the community. Projects should demonstrate sensitivity to the surrounding context and neighboring buildings.

1. Site Analysis

Every development proposal should include a thorough analysis of existing conditions on and adjacent to the site. A proper analysis includes a careful examination of a site's physical properties, amenities, special problems, and the neighboring environment. The analysis will assist the City in evaluating the proposed development's relationship to existing conditions, neighboring properties, and the community at large.

Although the steps in an analysis will vary with the unique situation of each site and project, the following information is normally needed and is further described in application forms:

- Basic Site Data: boundaries and dimensions; location of adjacent streets, sidewalks, and rights-of-way; location of setback lines and easements; existing structures and other built improvements.

- Existing Natural Features: location, size, and species of mature trees; topography, patterns of surface drainage; and other important features that are either amenities or potential hazards in development.

- Neighboring Environment: visual analysis of the site and project impacts; land use and site organization of neighboring properties; form and character of neighboring buildings; important site details on neighboring properties which can be seen from the street.

2. General Site Design Objectives

- Develop compatible relationships between the topography, building placement, and existing open spaces of neighboring properties.

- Respect the privacy, sun, and light exposure of neighboring properties.

- Provide a transition from existing to new development by careful placement and massing of buildings, well-designed planting patterns, and other appropriate means.

- Maintain public view corridors.
3. Preservation of Natural Features

- Development proposals should demonstrate an effort to retain significant existing natural features. Existing topography, drainage courses, vegetation, and public views should be included in the Analysis of Existing Conditions and incorporated, to the maximum extent feasible, into the future development of the site.

- Mature trees should be retained. This will require careful judgment weighing the value and hierarchy of all natural features, the size, and species of the tree, and the development program for the site.

- Preserve sensitive habitat areas.

4. Infrastructure

- Provide acceptable public facilities and services, including drainage, sewer, traffic, water, and public safety features.

- Minimize impacts of development on adjacent properties.

- Minimize potential surface drainage problems on neighboring properties, and provide adequate drainage on-site.

5. Circulation and Parking

- Provide a clear circulation plan for automobiles, pedestrians, and service vehicles.

- Minimize the number of driveway openings to public streets. (Building and Fire Codes need to be met.)

- On major arterials, provide access from side streets for corner properties and avoid driveway openings on the major street.

- Locate off-street parking and service areas to minimize visibility from the street.

- Use shared or joint use driveways between separate properties to minimize the number of curb cuts on public streets. (This does not apply to single-family residential development.)

6. Internal Site Design

- Landscape design should consider climatic conditions to provide shade from summer sun, natural ventilation, and other measures to maximize energy efficiency and human comfort.

- Provide pedestrian circulation, pedestrian amenities, and bicycle facilities in all site plan proposals.

- Organize buildings and open spaces to take advantage of the spaces between buildings as opportunities for outdoor activities, as transitions between indoors and outdoors, and as potential points of "focus" on the site.

- Use planting to define outdoor spaces, soften the impact of buildings, and parking areas, screen parking and service areas from public view and create visual linkages to neighboring development.
II. B. Relationship to Neighboring Development

All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood. A diligent effort should be made to orchestrate careful relationships between old and new.

1. General Principles

The degree to which neighboring sites and buildings should be considered in the design of a new project will depend upon the value, architectural quality, and estimated tenure of improvements on the neighboring property, as well as the particular requirements of the new project. While a firm rule for design is not possible, every proposal should demonstrate that it has considered the contextual influences of neighboring properties and has made a diligent effort to orchestrate careful relationships between old and new.

Drawings, models and other graphic communications presented to the City should show neighboring buildings and important features of adjacent sites. Existing features should be shown in sufficient detail to enable evaluation of the relationships of the proposed development to its context. Perspective views of the proposed project and its immediate neighbors, as seen from the street, sidewalk, or other public place, should also be provided.

2. Site Planning

- Respect the arrangement of buildings, open spaces, and landscape elements of adjacent sites. When possible, buildings and open spaces should be located for mutual advantage of sunlight, circulation, and preservation of public views.
- Whenever possible, link new commercial projects to adjacent projects to encourage internal circulation by pedestrians, bicycles and automobiles. This will reduce traffic loads on adjacent streets by reducing ingress and egress traffic. The method of linkage will depend on specific conditions of each site and project. The linkage could be as simple as a connecting sidewalk, or as extensive as shared driveways, access drives, and parking. When no development exists on the adjacent property, give consideration to its future disposition and how the two sites may develop future linkages.
- Property line walls should be considered during the design review process. Design plans should show a detail of the property line wall and how it corresponds with existing, adjacent building walls. All roof parapets, overhangs, etc., should be shown in project drawings.
3. Scale, Mass, and Form

Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood.

Efforts to coordinate the actual and apparent height of adjacent structures are encouraged. This is especially applicable where buildings are located very close to each other. It is often possible to adjust the height of a wall, cornice, or parapet line to match that of an adjacent building. Similar design linkages can be achieved to adjust apparent height by placing window lines, belt courses and other horizontal elements in a pattern that reflects the same elements on neighboring buildings.

Carefully design rear and side facades to be compatible with the principal facades of the building. All building elevations will be evaluated in City reviews.

4. Sites Adjacent to Historic Properties

Applicable projects within 300 feet of a historically significant site should refer to compatibility criteria listed in Section IV.F.
II.C. Architectural Character

All new development in San Clemente should build on the tradition of the City's "Spanish Colonial Revival" Architecture and emphasize the careful integration of buildings and landscape.

The Design Guidelines for Architectural Character are described in three parts:

• First, the Application of the Guidelines is discussed.

• Second, the Basic Principles of the City's "Spanish Colonial Revival" architecture are defined.

• Third, general guidelines are given which are to be used for all architecture in the city, excluding industrial development.

Special Design Guidelines for "Spanish Colonial Revival" architecture are listed in Section IV.G. These additional Guidelines are to be used in the Del Mar Business District, North Beach, and "Pier Bowl" areas. See Section IV for the boundaries of each district.

1. Application

The Design Guidelines for Architectural Character recognize the importance of San Clemente's "Spanish Colonial Revival" tradition of architecture and landscape design.

The Guidelines also recognize that contemporary interpretation of the city's "Spanish Colonial Revival" architecture may be acceptable if the interpretation incorporates the basic principles of the "Spanish Colonial Revival" design vocabulary.

While this architectural vocabulary is valued and encouraged throughout the city, it is recognized that the vocabulary may not be appropriate to all locations.

There is opportunity for creativity and variety within the "Spanish Colonial Revival" tradition, achieved by the way basic elements are interpreted and the degree of contemporary or traditional values used.

The original architecture of San Clemente is expressive of the founder's vision of a "Spanish Village by the Sea" The historic image and identity of the community is reinforced through the design of buildings and gardens that reflect the traditions of California's Spanish Colonial revival.

The principles underlying this tradition are:

- The original buildings of San Clemente were carefully suited to their sites. Buildings were arranged to take advantage of topography, climate, and view, with exterior patios, arcades, courtyards, and balconies used for outdoor living.

- Palm trees, hedges, and other plantings work with the building walls to define exterior living spaces. The landscape character of outdoor spaces is an integral part of the architecture. A common pattern is the sequence of street, landscaped entry court, then building.

- The buildings' forms are one, two, and three stories with low pitched red tile hip, gable and shed roofs. The building forms often step to fit the topography.

- The building components are divided into parts scaled to human size.

- Ornament and sculptural detail are located where special emphasis is desired, such as at entrance and tiled patio areas.

- Whitewashed stucco walls give the buildings a luminous quality that enhances their relationship to exterior spaces. The walls, combined with the luxuriant plantings, radiate a friendly feeling.

Building Parts Scaled to Human Size

Avenida Del Mar Storefront
Plaza Bonita. El Camino Real.
Successful example of a courtyard used as focus for a commercial center.
3. General Guidelines for All Architecture
   Subject to Discretionary Design Review

a. Outdoor Spaces

Incorporate defined outdoor spaces into the buildings and site designs of all new development in the city. This is the most fundamental and important principle of the "Spanish Colonial Revival" tradition that can be used in all buildings, regardless of architectural style or type.

Outdoor spaces encouraged include courtyards, patios, plazas, covered walkways (arcades and colonnades), passages, gardens, trellised areas, verandas, balconies, roof terraces, and all other spaces that are enclosed or partly-enclosed.

b. Building Form and Massing

• Articulate new building forms and elevations to create interesting roof lines, and strong patterns of shade and shadow.

• Reduce the perceived height and bulk of large structures by dividing the building mass into smaller components.

Suggested methods of reducing the apparent height and bulk of larger buildings are illustrated. Although these methods are encouraged, other approaches that achieve the same objectives are acceptable.
• "Scale down" the street-facing facades of buildings more than two stories high in order to reduce apparent height. Achieve this by stepping back the third story at least 10 feet from the street-facing property be, or 5 feet from the building face, whichever stepback greater.

• Avoid long and unrelieved wall planes. As a general principle, relieve building surfaces with recesses that provide strong shadow and visual interest.

• Recesses may be used to define courtyards, entries or other outdoor spaces along the perimeter of a building.

• Projections may be used to emphasize important architectural elements such as entrances, bays, stair towers, balconies, and verandas.

• Architectural elements may be incorporated to break down the expansive mass of walls. Recessed balconies, porches, and loggias create a sense of depth in the building wall, contrasting surfaces exposed in sun with those in shadow.

• Varied roof heights are encouraged.

• Changes in roof orientation should be accompanied by plan offsets. Similarly, abrupt changes in adjacent heights require plan offsets to distinguish building forms.
c. Proportion and Scale

- Create a visual balance in the relation between dimensions of buildings, their parts, and the spaces between and around them.
- The idea of "visual balance" extends to the proportions of building walls in relation to the spaces they enclose, both exterior and interior.

The proportions of all building parts are carefully related to the mass of the building. Window openings, arcades and colonnades are sized in relation to each building part.

- Building proportions with a horizontal emphasis are generally desired, except in the use of accent tower elements. Avoid vertical proportions that exaggerate building height.
- Vary the spacing of building elements in facades.

Proportion and scale are important in the design of arches and columns. Give careful attention to the ratio of height to width of arches. Arcades should have sufficient wall thickness to emphasize strength and balance.

- The area of solid building wall should be greater than the total area of door and window openings in the wall, except at shopfront locations.

The relation between the height of a column and its mass or thickness should be visually consistent with the weight of the overhead structure it supports.

- Theme towers may be permitted, where appropriate, as an architectural element.
d. Building Materials, Color, and Texture

(1) The following materials are encouraged:

- Ground Surfaces:
  - Concrete, tile, or masonry surfaces of integral earth tone colors.

- Building or Garden Walls:
  - White, off white or light earth tone cement plaster/stucco finishes.
  - Concrete finishes of off white or light earth tone integral color.
  - Whitewashed brick or adobe.

- Roofs:
  - Barrel Type Mission Tile, natural red clay or earth tone color.
  - Concrete tiles in red clay or earth tone colors.
  - Exposed wood structural members, dark-stained to contrast the building walls.
  - Tiled decks and low walls or open railings when used for outdoor living spaces.

- Balconies:
  - Painted or stained finishes.
  - Wrought iron/decorative metal.
  - Wood.

- Doors, Shutters and Trim:
  - Painted finishes in colors that harmonize with wall materials. In some cases, contrast may be appropriate.

- Windows:
  - Wood framed.
  - Non-corrosive metal finish.

- Awnings

(2) The following materials should not be used:

- Building Walls:
  - Reflective glass.
  - Large dark building walls or surfaces.
  - Dark glass, unless deeply recessed.
  - Large areas of glass, unless located at pedestrian levels for storefronts.
  - Glass Curtain Walls.
  - Synthetic materials made to resemble masonry.
  - High contrast color glazed masonry or tile except in small areas of detail.

- Roofs:
  - Metals Roofs, reflective or colored.
  - High contrast color glazed roofing tiles.
  - Large areas of built up or membrane roofing when located in areas that can be viewed from above.
  - Wood shingle and shake roofs.

- Metals:
  - Unfinished aluminum.
e. Signage

- Carefully integrate signage with the design concept of the building and site. Signage should be consistent with the architectural character of the building.

- The City of San Clemente Sign Design Guidelines and Section 5.21 of the City of Sun Clemente Zoning Ordinance should be reviewed for specific sign design criteria.

![Signage Integrated with Architecture](image-url)
II.D. Landscape Character

San Clemente's landscape tradition was established as an integral part of the city's Mediterranean architecture and community design concept. The vision of the city's Founder, Ole Hanson, emphasized protecting the natural topography and canyon vegetation, creating beautiful streetscapes and public places with generous planting of trees and shrubs, and creating lush gardens and courtyards within private houses and commercial buildings. The tradition can best be seen on streets such as Esplanade, at the Beach Club grounds, in commercial buildings such as the Hotel San Clemente courtyard, and in the many private gardens of the city's historic houses.

The tropical Spanish colonial landscape, as it was interpreted in Southern California, was given definition in the 1920's and 1930's. Small outdoor spaces were filled with tropical plants such as bird of paradise, hibiscus, and various lilies. Citrus trees and palms were planted in courtyards and yards. Flowering vines clung to stucco walls and ivy geraniums cascaded from window boxes. Broad lawns were planted in front of public buildings and residences.

All of these plantings were watered by a significantly higher water supply than we will have in the future. The lush character of the early gardens can be interpreted with drought tolerant plantings used in profusion. For example, fruitless olive trees can replace citrus in courtyards. Lawn areas should be planted with discretion. Lawns can be replaced with drought tolerant ground covers and shrubs. Flowering vines such as bougainvillea use minimal water and soften stucco walls or wood trellises. The effect of the lush landscape can be achieved without significant water use.

Landscape guidelines in this section are discussed for two primary areas of use:

Street Trees in public rights-of-way, and Site Spaces within private properties and public places.
Appendix A at the end of this document provides recommended plant species for use in the city. The plant lists include:

- Street trees - for view corridor and nonview corridor streets.
- Trees for general site conditions – evergreen, deciduous and flowering.
- Trees for small site spaces such as courtyards, terraces, and tight yard areas.
- Trees for parking lots - canopies and perimeters.
- Trees for difficult sites such as school yards.
- Trees for high fire hazard areas.
- Trees for coastal slopes and inland manufactured slopes.
- Shrubs for a variety of uses.

### 1. Street Trees

The Founder's vision of "buildings within a landscape" is reinforced by ample planting of street trees in all districts of the city. A wide variety of trees will create a rich plant palette typical of a community garden setting.

Many streets already have dominant tree species planted in rights-of-way. If the existing tree species are well suited to the site, subject to the discretion of the City, the species may be continued in new development.

### a. Commercial and Mixed-Use Streets

All commercial areas will benefit from street trees. Trees provide shade, a softening of buildings, and aesthetic contributions of beauty, form, and color. Height and density of leaf canopy are important considerations within commercial districts. Pedestrians should be able to walk freely among street tree plantings.

### b. Industrial Area Streets

Street trees in industrial areas can screen building walls, parking and storage areas, and other undesirable views. The form of the trees selected for these purposes is very important. Large trees with broad canopies are best to screen blank walls.

### c. Residential Streets

Trees in residential neighborhoods should be chosen primarily for their form. Aesthetic characteristics such as texture of leaves, flowering habits, and color of foliage are important considerations. Existing skeet tree patterns should be continued in new development. Where no patterns exist, the dominant trees of the area should be repeated along the street.

### d. Street Tree Selection

- Refer to Appendix A and the City's Landscape Plan for Scenic Highways for recommended street trees to be used in the city's public right-of-way spaces.
- Select trees from the lists after considering whether or not the location is a View Corridor area, and if there is a predominant street tree species in evidence on the block of the new development.
- All street tree selections are subject to City approval.
- Significant public view corridors should be preserved.
- Street trees should be installed with all new development, planted at rhythmic intervals of approximately 30 feet, except where driveway or utility locations prohibit. Trees should be a minimum 24 inch box size. Special consideration for smaller initial plant size may be given for fast growing species. In the case of Palms, they should be at least 10 feet high. Existing street trees that are retained may substitute for the skeet tree requirement.
The City's Parks and Recreation Department has plans for a comprehensive street tree inventory and planting plan. When this project is completed, a list of City endorsed tree selections will be available and will substitute for the street tree selections of Appendix A.

Specific trees should be used on the following streets:

**El Camino Real**: Washingtonia robusta, 30 feet on center, both sides of the street.

**West El Portal and El Prado, Avenida Aragon, Calle Puente, and Avenida del Poniente** (facing Max Berg Park): Cupaniopsis anacardioioides and Washingtonia robusta, planted along with the Cupaniopsis.

**Camino Estrella**: Phoenix canariensis.

**Camino de Los Mares** (outside the Forster Ranch Specific Ranch Area): Medians - Phoenix canariensis or Arecastrum romanzoffica Parkways - Podocarpus gracilior.

**Avenida Del Mar**: Cupaniopsis anacardio. Metrosideros excelsus, accent tree.

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*cent tree.*

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*Calle Prontera*
2. Site Spaces

Courtyards are located within sites, either behind garden walls or between buildings. Courtyards should be pleasant pedestrian oriented spaces with opportunities for outdoor activities.

Trees may be planted within courtyards to create shade and define spaces. Perimeter plants may be used with lush plant foliage to soften the union between paving and buildings. Where it is not possible to plant trees, trellises and arbors should be used to provide shade and pedestrian scale. Site walls may have blooming vines covering elevations. Courtyard fountains with seating areas nearby are encouraged.

Paving within courtyards that reflects the "Spanish Colonial Revival" tradition is encouraged. Tile pavers are typical of San Clemente's earliest paving patterns and may be incorporated either as trim for concrete slabs or used to pave entire surfaces.

Site walls and planters should blend with the development's architecture so they appear to be extensions of the buildings. The materials used on the face of buildings may be used to face courtyard walls.
II.E. Parking Facilities

1. Location

Guidelines for the location of off-street parking facilities are described in Section III according to each Development Type.

2. Access

- Limit curb cuts for driveways opening to public streets. Locate access driveways for corner properties with more than one street frontage on the street with the least traffic volume, as determined by the City Engineer.

- Access for service vehicles, trash collection, and storage areas should be located on alleys where alleys exist. When no alley exists, the access should be located on the street with the least traffic volume.

3. Parking Lot Perimeters

- Visually screen off-street parking lots from street view by planting or a combination of planting and low walls or earth berms.

A continuous screen at least 30 inches high should be formed by a solid wall or planting. If a wall is used to create the screen, it should not be greater than 42 inches high if located within the front yard setback. If shrubs are used, the shrubs should be a minimum of 30 inches in height after two years growth. Space shrubs in massed plantings so that branches intertwine. Solid walls used for screening should be accompanied by a minimum 5-foot wide landscaped edge between the property line and the wall, facing the street.

- Planted perimeter areas should be 10 feet deep along public streets and 5 feet deep along interior property lines. At least one tree (minimum 24-inch box size) should be provided for each 300 square feet of perimeter area between the property line edge and the parking lot.

- Parking lots should be set back at least 5 feet from the face of a building. The 5-foot area between the parking lot and building should be fully landscaped, unless used as a pedestrian walkway.
4. Internal Parking Lot Planting

- Internal planting within parking lots should provide tree canopies that soften the visual impact of the lot and provide relief from heat build-up. If palm trees are used to landscape parking lots, other tree species with large canopies should also be used.

For all parking lots greater than 5,000 square feet, an internal area of at least 10 percent of the total parking area should be planted with a combination of trees and shrubs. Tree spacing should be such that every designated parking space is within 30 feet of the trunk of a tree (minimum 24-inch box size). Landscaped fingers and/or "planted breaks" may be used. This Guideline does not apply to industrial projects. (See Section In. C for industrial project guidelines.)

5. Parking Structures

- Structured parking is encouraged. If not feasible in the immediate development program for the site, consideration should be given to a longer term master plan for the site that would eventually convert surface parking areas to structured parking.

- Minimize the visual impact of parking structures by locating them at the rear or interior portions of the property when possible.

- Parking structures which must be located on public street frontages should:
  --- Minimize the street frontage of the structure by placing its short dimension along the street edge when possible.
  --- Develop activities such as shops, offices or other commercial space along the ground level of street frontage.
  --- When this is not possible, provide
II.F. Building: Equipment and Services

Locate and design building equipment to minimize visual impact on public streets and neighboring properties.

- Trash containers and outdoor storage areas should be screened from public streets, pedestrian areas and neighboring properties. The screen for the trash containers should be designed to be compatible with the architectural character of the development and be of durable materials.

- When feasible in larger commercial developments, separate service and loading areas from main circulation and parking areas.

- Locate utility meters in screened areas.

- Mechanical equipment, solar collectors, satellite dishes, communication devices, and other equipment should be concealed from view of public streets, adjacent properties, and pedestrian areas.

- Roof plans should designate equipment zones on roof tops. View shed analysis should be provided where appropriate.

- Roof-mounted equipment should be screened from view from adjacent streets, properties, and pedestrian areas. Give special attention to buildings whose roofs are viewed from higher elevations. Integrate the rooftop equipment into the design of the roof. It is often possible to create a "hell" within the structure so that the equipment is surrounded by pitched roof forms.

- Roof-mounted equipment should be painted so as to minimize its visibility.

- Skylights should blend with roofing material colors. Top or exterior lens colors should not contrast with roof colors.

- Ground utilities such as transformers, fuse boxes, telephone equipment, gas meters, water meters, landscape irrigation controls, stand pipes, fire sprinkler connectors and other elements should not be located within the front yard building setback area and should be screened with a minimum 3 feet of planting and/or a low decorative wall.

- Trash enclosures should not be located within the front yard building setback. They should coordinate with the buildings in color, design, and material, and should be completely enclosed by a permanent structure. The structure's doors should not open into the required driveway aisle.

- Where possible, utilities and trash enclosures should be grouped together.

- Where solar panels are attached to buildings, they should be integrated into the architectural design of the building. Solar panels which are not attached to buildings should be integrated into the landscape design by using berms, natural slopes, or similar devices. Where solar panels cannot be integrated into the landscape design they should be screened from view with fences and/or planting. All plumbing and storage tanks associated with solar panels should be concealed from view.
• Consider the following elements when designing screening devices (rooftop and ground level):

  - Architectural screens should be an extension of the development's architectural character.

  - Screen was should be constructed for low maintenance and durable materials which are consistent with the building's architecture.

  - Landscaping should be used in conjunction with building materials to compliment ground level screening devices.