

Design Criteria and Improvement Standards



NEVADA

Resolution No. 2011 R-073 Adopted September 1, 2011
Resolution No. 2007 R-100 Adopted November 01, 2007
Resolution No. 2007 R-014 Adopted June 7, 2007
Resolution No. 2001 R-080 Adopted September 6, 2001
Resolution No. 99R-024 Adopted March 4, 1999
Resolution No. 98R-084A Adopted September 17, 1998

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DOUGLAS COUNTY
DESIGN CRITERIA AND IMPROVEMENT STANDARDS

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Part I
Planning Design Criteria
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Division I
Introduction

1. PURPOSE AND APPLICABILITY

From the emerald beauty of Lake Tahoe, the snow capped Sierra Nevada Mountains, the green pastures of Carson Valley, and wild pinions of the Pine Nut Mountains, Douglas County is a unique rural Nevada community in transition. Over the last several years, our County has experienced significant residential and non-residential growth. In an effort to provide the property owners, designers and developers clear and concise development standards, the Douglas County Design Criteria and Improvement Standards (also referred to as the design manual) has been developed. The design criteria presented in this design manual is intended to assist the development community in understanding the County's requirements for quality commercial, industrial, institutional and residential development throughout the County and the Towns of Minden, Gardnerville, Genoa, and apply to the general improvement districts (reserved).

The objective of Part I, *Planning Design Criteria*, is to enhance and promote the aesthetic and economic viability of Douglas County and protect its historic and scenic attributes. The design manual also encourages the highest level of quality while also providing flexibility and uniqueness of individual projects. The manual provides design requirements and should be regarded as the standard for all development. The design manual will be used by the Community Development staff during project review; hence, projects are required to be in compliance with the spirit and intent of the manual.

The Planning Design Criteria is applicable to all Development and Land Division Applications for projects within Douglas County including the Towns of Minden, Gardnerville, Genoa, and the general improvement districts.

2. GOALS

The Planning Design Criteria attempts to achieve the following goals:

1. Promote and preserve the small town atmosphere and quality of Douglas County by providing human scale development and compatible architectural designs.
2. Encourage high quality architectural design, building material and aesthetically pleasing office, commercial, industrial, institutional and residential neighborhoods.
3. Mitigate detrimental impacts to the public health, safety and welfare by advocating high quality and functionality of site, lighting and landscape designs.
4. Promote designs that will provide safe and convenient vehicular, pedestrian and bicycle accessibility and circulation between and within developments.
5. Preserve natural features through restoration, maintenance and enhancement, and to discourage their removal.
6. Protect the scenic views of the Carson Valley, Sierra Nevada and Pine Nut Mountains, Lake Tahoe and Topaz Lake.

7. Provide harmony between existing and new developments by encouraging shared access, parking and compatible architectural designs.
8. Promote residential developments that create neighborhood identity and preserve the natural features and views of the Carson Valley and the mountains.
9. Prevent unsightly and disturbing impacts that may result from individual developments.
10. Provide comprehensive, consistent and clear design criteria for property owners, developers, designers and Community Development staff.



Division 2
Non-Residential

1. PURPOSE AND APPLICABILITY

The design criteria within this Division are intended as a reference to assist the designer in understanding the County's goals for commercial, industrial and institutional developments. Projects requiring design review from Douglas County are subject to the standards found within this Division.

The standards within this manual are complementary to the development regulations contained within the Douglas County Consolidated Development Code and are not intended to modify specific ordinance provisions. The Design Criteria and Improvement Standards will be used during the County's design review process of a project and are intended to provide explanation and illustration of desired design concepts.

This chapter is divided into the following sections:

- Section 2 - Site Layout
- Section 3 - Landscaping
- Section 4 - Building Design
- Section 5 - Signs
- Section 6 - Lighting
- Section 7 - Screening

2. SITE LAYOUT

Site layout involves the physical arrangement of buildings, driveways and drive aisles, parking spaces, loading/unloading areas, open space, and landscaping. The arrangement of these features directly affects the on-site circulation and movement of pedestrians and vehicles, functionality of the site with its surroundings. Just as importantly, site layout has a direct affect on the health, safety and welfare of its employees and patrons. Off-site impacts to existing infrastructure must also be accounted for and mitigated.

There are several integral parts that should be considered during the design of commercial, industrial and institutional sites. Therefore, the Site Layout guidelines are divided into the following subsections:

- 2.1 building arrangement and location
- 2.2 circulation and parking
- 2.3 vehicle access
- 2.4 pedestrian access
- 2.5 bicycle access

The design of each of these elements is dependent on the other. When designing a site, all parts must be considered and designed according to the standards provided in the chapter and in the Douglas County Consolidated Development Code.

2.1 Building Arrangement and Location

Arrangement and location of buildings often determines how the entire site will be laid out and function. The arrangement and location of a building or buildings can create pedestrian plazas, encourage pedestrian activity, provide convenient accessibility to land uses and establish themes (employee and picnic areas, benches, etc.). Likewise, effective building arrangement and location can mitigate unsightly activities of land uses that otherwise could be visible from streets and adjoining properties.

- 2.1.1 Commercial and institutional buildings shall be oriented with the primary entry and facade toward the street or the primary drive aisle.
- 2.1.2 In multi-building commercial and private recreational developments, the buildings shall be clustered creating pedestrian shopping plazas, corridors and open spaces. Where clustering is impractical, a visual link between the buildings shall be incorporated. This link can be accomplished by the use of an arcade system, trellises or other similar open structures. (see Figure 2.1)
- 2.1.3 Buildings shall be located in a manner that will compliment adjacent structures and properties. Sites should be developed in a coordinated manner to provide order and diversity, and avoid an "unplanned" development look.

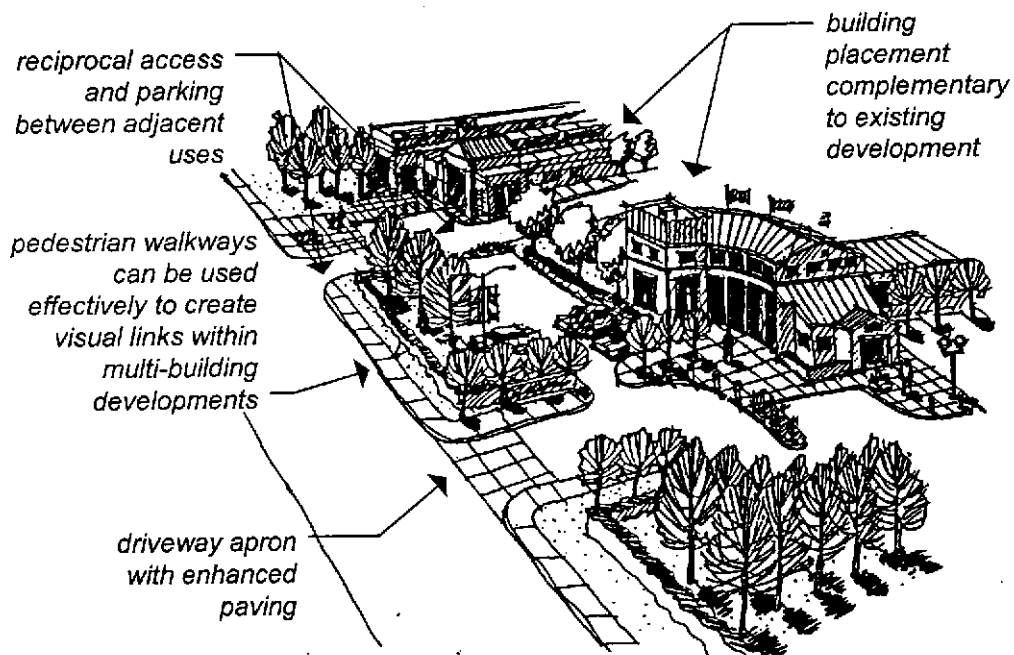


FIGURE 2.1

- 2.1.4 Loading areas or docks shall be located to the rear or the side of the building, away from public rights-of-way, and cannot interfere with the on-site circulation. The loading areas/docks shall be designed so their visibility is minimal by using features such as wing walls and landscaping. The location and orientation of the building must consider accessibility to the loading areas. (see Figure 2.2)
- 2.1.5 Automotive repair/service buildings or other uses which provide mechanical services should be arranged so that the bay entries/exits are not fronting a primary street. Fast food restaurants should be oriented so that the drive-thru window facade does not front the primary street.
- 2.1.6 The existing natural features on a site such as trees, sloughs, slopes and rock outcroppings are to be retained and incorporated (to the extent possible) into the site layout to create more interesting and unique designs that are integrated with the natural existing environment.

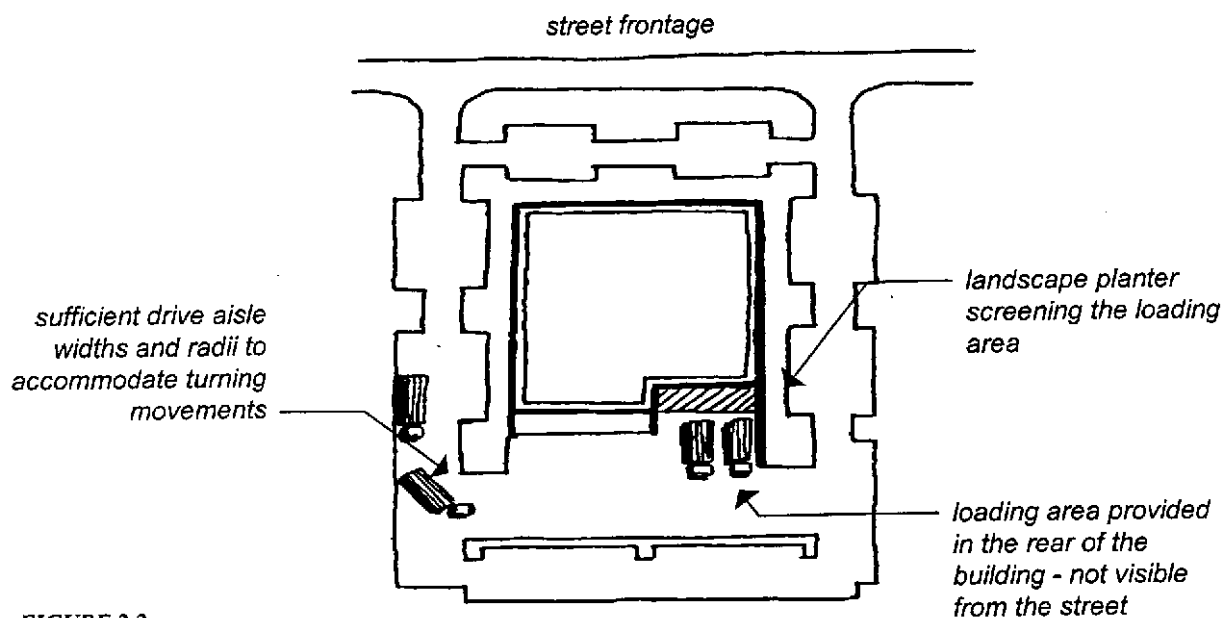


FIGURE 2.2

- 2.1.7 The building location and orientation must consider sun and wind exposures, minimizing noise levels and impacts to safety and privacy. Pedestrian plazas, open space areas, and walkways should be located on the south or the west sides of the building(s) so that maximum sun exposure is provided during winter months. Deciduous trees can be used to effectively provide shade in the summer months. Buildings should be located so that screening from wind is provided. Typical wind direction in the Carson Valley and Lake Tahoe is primarily from the west, northwest and southwest.

- 2.1.8 Building setbacks shall be consistent with the provisions of the Douglas County Consolidated Development Code. Consideration should be given to any future expansion by providing adequate area to meet development code requirements and compliance with the guidelines set forth by this manual.
- 2.1.9 Detached storage buildings and storage areas shall be located in the rear of the site. The storage areas and materials shall be properly screened by the use of fences (chainlink fences must be slatted), landscaping, decorative walls or other similar opaque screening fixtures.
- 2.1.10 Buildings must be arranged or designed so that they do not create a "blind corner" and/or impair visibility. Specific consideration and design alternatives must be evaluated for corner lots and instances where there are existing and adjoining driveways. (see Figure 2.3)

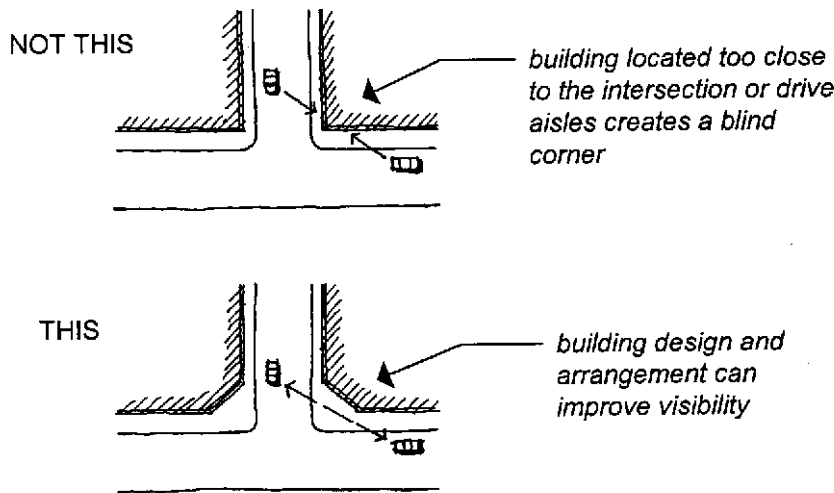


FIGURE 2.3

2.2 Circulation and Parking

Circulation is the pattern of movement of pedestrians, vehicles and bicyclists on the site. Circulation patterns are critical in terms of public health, safety and convenience. Off-street parking is required by the Douglas County Consolidated Development Code and each project is expected to accommodate its customers' and employees' parking needs.

- 2.2.1 The on-site circulation must be logical and provide convenient, safe and direct flow of pedestrians and vehicles.
- 2.2.2 All parking areas, driveways, parking aisles and sidewalks shall be graded, drained and paved in accordance with the development code and Part II of this manual.
- 2.2.3 Parking lots serving commercial and institutional projects which accommodate more than 25 spaces shall be divided into a series of connected smaller lots. Providing landscaping which

offsets portions of the parking lot or locating parking areas on more than one side of a building are effective means by which visual impacts of large parking lots can be mitigated. (see Figure 2.4)

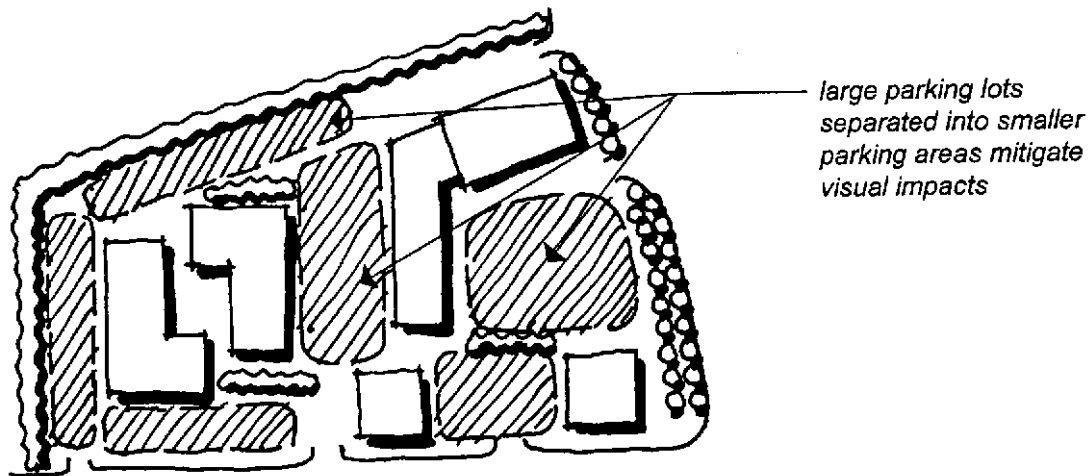


FIGURE 2.4

- 2.2.4 Parking aisles shall be arranged to direct pedestrians parallel to moving cars thereby minimizing the need for pedestrians to cross parking aisles and landscape areas. As an alternative, separated pedestrian walkways should be incorporated in the parking lot design. (see Figure 2.5)
- 2.2.5 Whenever parking areas/drive aisles are connected to adjacent sites, the circulation must provide for similar direction of travel (both vehicular and pedestrian) and parking stalls to reduce conflict at points of connection.
- 2.2.6 In large developments/shopping centers located along streets with high volume of vehicular traffic, frontage/local roads and shared access are recommended and may be required.
- 2.2.7 In cases where one-way traffic aisles are provided, one-way traffic signs shall be clearly posted and one-way arrows shall be painted and maintained within the drive aisle.
- 2.2.8 The turning radii for drive aisles and loading areas shall meet the AASHTO standards for turning movements.
- 2.2.9 Parking spaces abutting structures must be separated by a 6 foot wide sidewalk or landscape planter.
- 2.2.10 Parking stalls shall be located so that vehicles do not back-up into primary ingress driveways. The first parking stall parallel to a driveway shall be separated by a landscape planter a minimum of 20-feet in width, one car length. (see Figure 2.6)

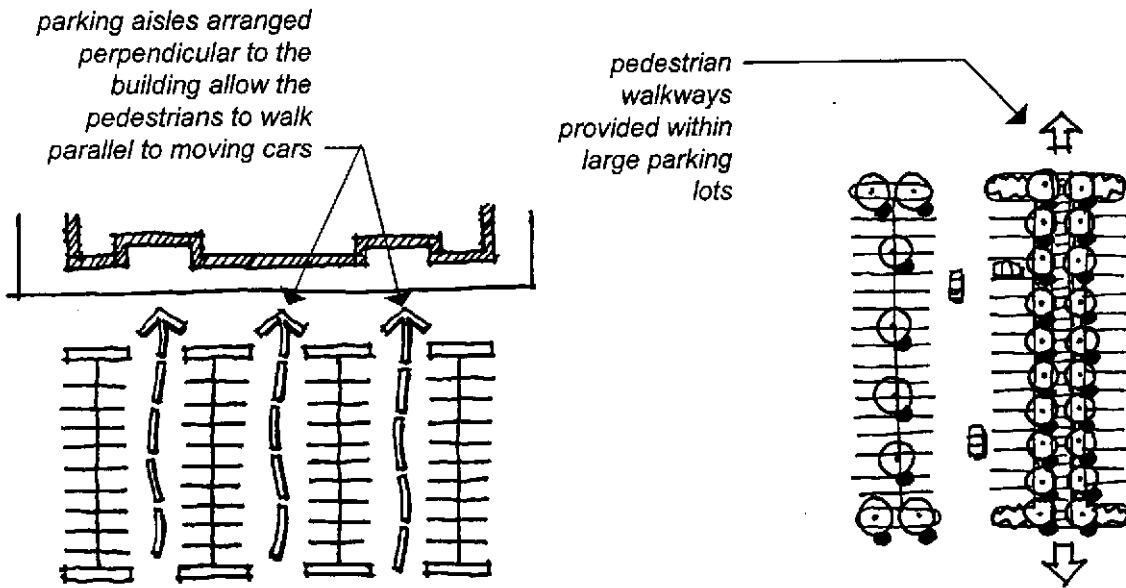


FIGURE 2.5

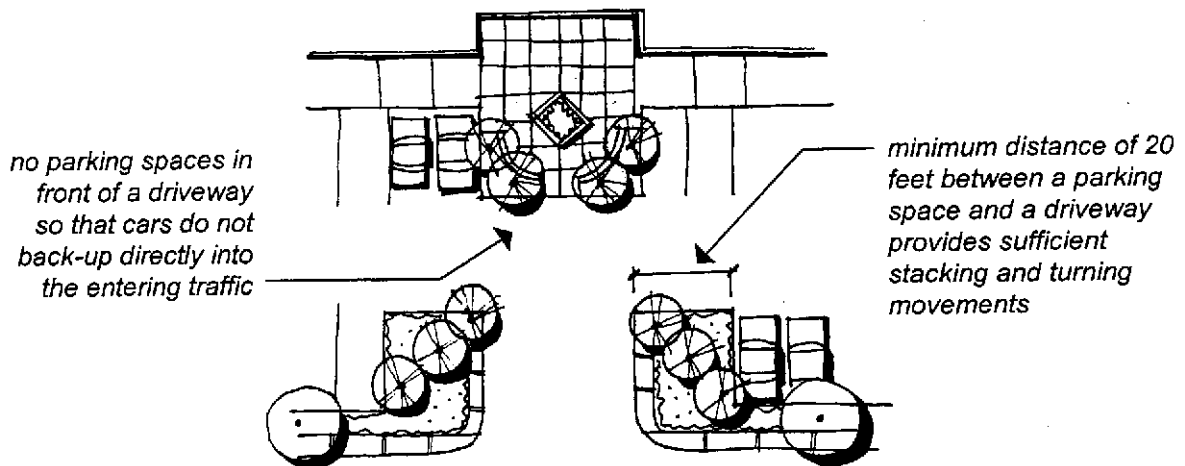


FIGURE 2.6

2.2.11 Loading/unloading areas shall be clearly identified by installing no parking signs and/or striping of the space. The areas must be located in the rear or the sides of the building and shielded so that they are not visible from the street. The size and number of the loading/unloading areas must be consistent with the requirements of the Development Code.

- 2.2.12 Parking areas abutting properties residentially used or designated shall be separated by a landscape planter a minimum of 10-feet in width and a 6-foot high masonry wall.
- 2.2.13 All parking and drive aisles shall be designed to provide sufficient emergency vehicle access and maneuverability.

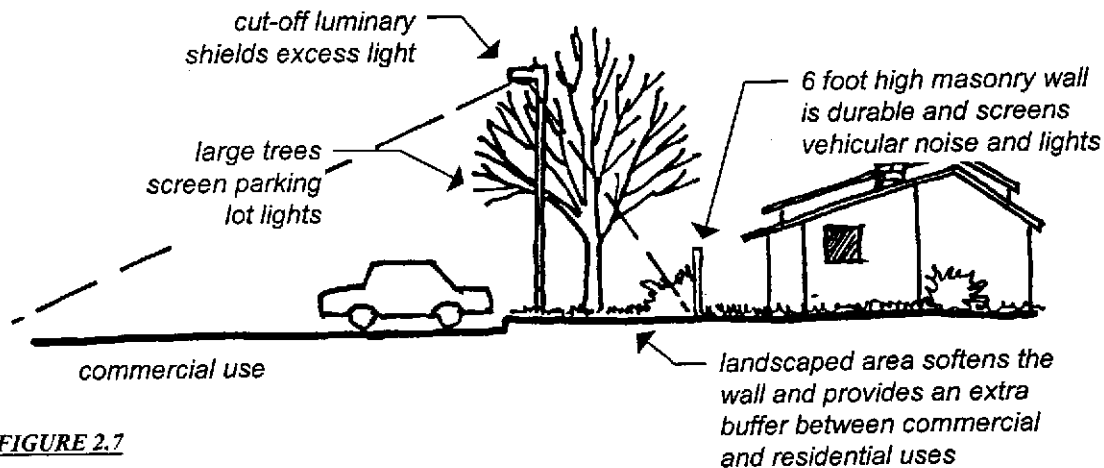


FIGURE 2.7

- 2.2.14 All parking shall comply with the most current Americans with Disabilities Act (ADA) standards and regulations.
- 2.2.15 Establishments that typically require or generate frequent passenger loading and unloading shall provide specifically designated loading/unloading stopping bays. Direct ingress and egress should be provided so that vehicles are not directed into the on-site drive aisles.

2.3 Parking Structures

- 2.3.1 The exterior surface materials of the parking structure must be compatible and complementary to the main structure.
- 2.3.2 The exterior facade must be articulated by the use of complimentary colors, stepping of floors, arrangement of facade elements and/or alternating building material is highly desirable.
- 2.3.3 Solid screening elements shall be provided on each floor of the parking structure to sufficiently screen parked vehicles. Ground floor screening elements shall include landscape planters.
- 2.3.4 A minimum 5-foot wide landscape planter area shall be provided between the structure and a road, sidewalk or internal drive aisle. The planter shall include live plant material including but not limited to shrubs, trees and vines.

- 2.3.5 The location of entrance and exit driveways shall be located/designed so that the impacts to vehicular and pedestrian traffic are minimized to the extent possible. Exit driveway(s) shall be designed so that "blind corners" are avoided.
- 2.3.6 All lighting fixtures shall be completely recessed and low-intensity.
- 2.3.7 Sidewalks must be provided along the full length of the building featuring customer entrances and along any facade facing public parking areas.

2.4 Vehicular Access

- 2.4.1 Access points shall be kept to a minimum. However, the number and location of driveway curbs must be adequate to allow efficient traffic flow. Joint access between adjacent sites shall be utilized whenever possible to reduce traffic hazards and necessary curb cuts.
- 2.4.2 Driveways are to be designed and located to meet the AASHTO standards for turning movements.
- 2.4.3 The spacing between driveways and intersection corner clearance shall be consistent with the standards provided in Part II of this manual.
- 2.4.4 Commercial developments within the Towns of Minden and Gardnerville, and throughout the Carson Valley shall use interlocking pavers, stones or other similar treatments to denote driveway approaches to a minimum depth of 10 feet. (see Figure 2.8)

2.5 Pedestrian Access

- 2.5.1 All sidewalks shall be constructed of portland cement concrete or other similar concrete material.
- 2.5.2 Separate vehicular and pedestrian systems shall be provided. Pedestrian linkages between uses within development, surrounding developments and trails/bikeways shall be provided and emphasized, including distinct pedestrian access from parking areas to the building. Walkways should include enhanced paving, (i.e. pavers, stamped concrete) trellis structures or enhanced landscaping treatments. A continuous and direct sidewalk shall be provided from the street to the on-site sidewalk. (see Figure 2.8)
- 2.5.3 Sidewalks must be provided along the full length of the building featuring customer entrances and along any facade facing public parking areas.
- 2.5.4 On-site sidewalks must be a minimum of 4-feet in width. When parking stalls directly abut a sidewalk, the sidewalk shall be a minimum of 6-feet in width. If exterior stairways are used with the stairway landing on the sidewalk, the sidewalk shall be a minimum of 6-feet in width.
- 2.5.5 All pedestrian areas shall comply with the most current Americans with Disabilities Act (ADA) standards and regulations. Particular attention shall be given to ramps, accessible paths of travel, level landings and hand rails.

2.5.6 Hotel, resort and institutional uses which have frequent loading and unloading of passengers are to provide a porte-cochere or other similar feature at the passenger loading/unloading area.

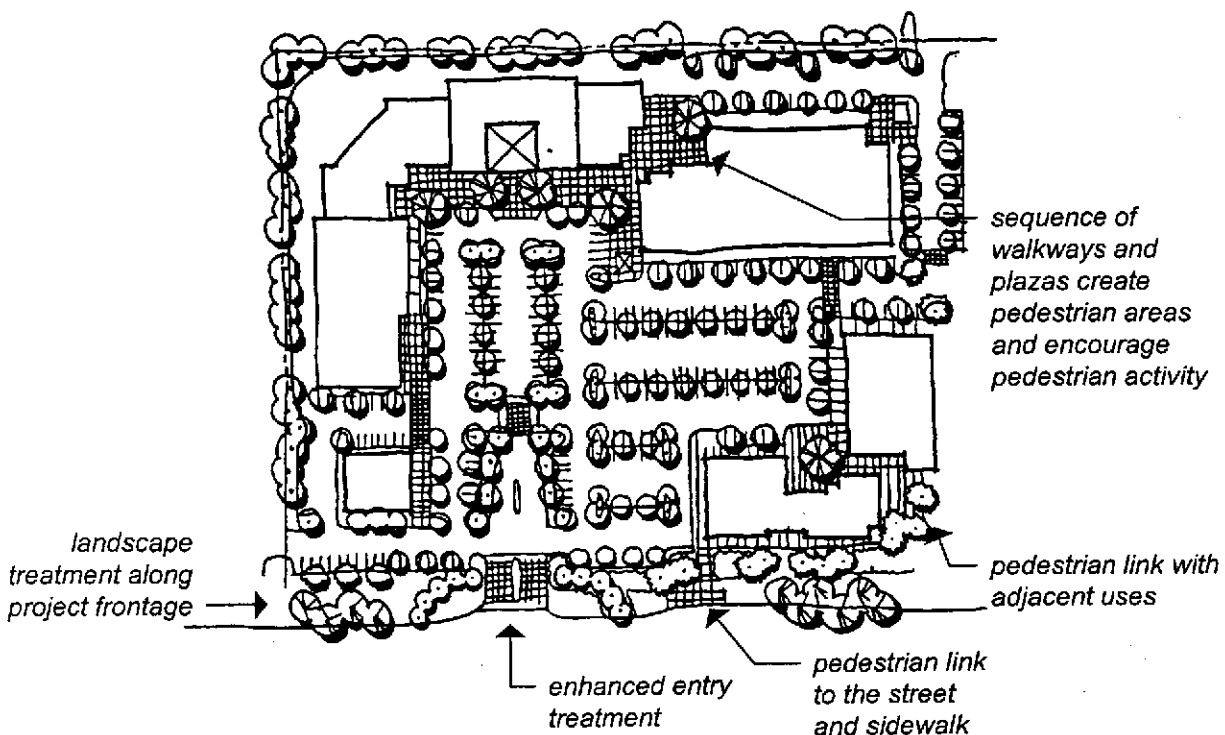


FIGURE 2.8

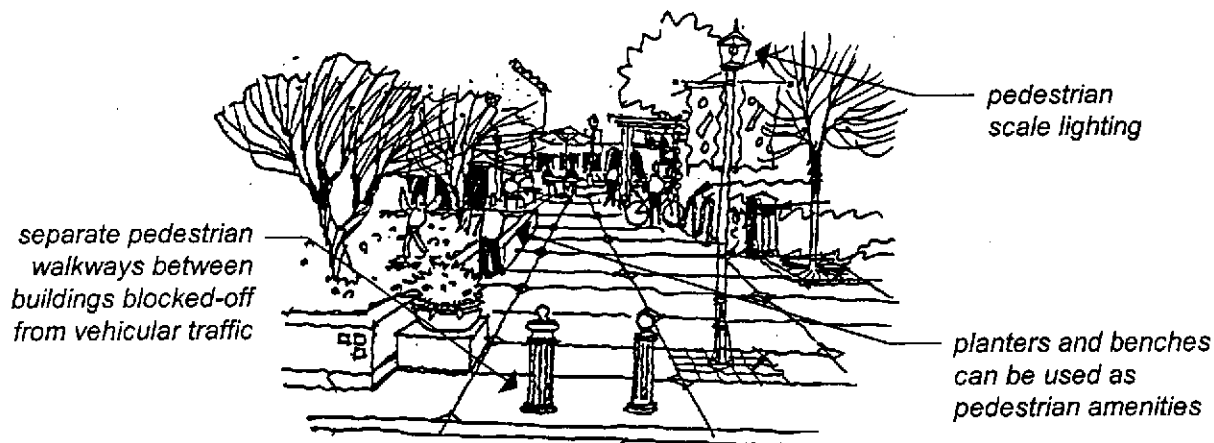


FIGURE 2.9

2.6 Bicycle Access

- 2.6.1 When required by the development code, bicycle racks shall be installed close to building entrance(s). Within multi-building projects, the racks shall be placed so that they are convenient to all buildings/entrances. (see Figure 2.10)

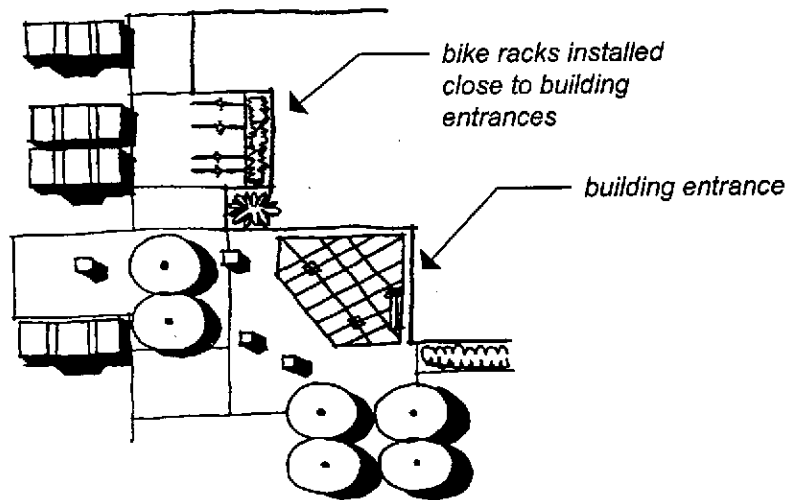
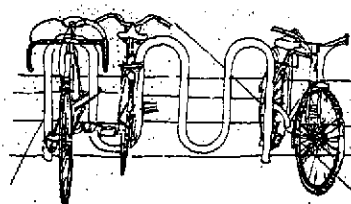


FIGURE 2.10

- 2.6.2 Bicycle racks shall be aesthetically treated. Such treatments can include inverted "U" shaped bollards, metal piping ribbons, planters, etc. All racks shall be permanently affixed and not obtrusive to pedestrian and vehicular circulation. (see Figure 2.11)
- 2.6.3 Bicycle linkages to any adjacent bikeways and/or routes shall be provided.



treated bicycle racks

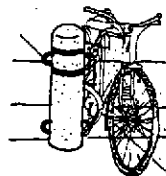


FIGURE .11

2.7 Open Space Areas

Some uses such as schools, day care centers and residential care facilities integrate private open space areas into the project design. For the purpose of this section, open space areas typically serve as playgrounds, picnic areas, greenways and pedestrian walkways.

- 2.7.1 High intensity open spaces such as playgrounds, picnic areas, etc. that generally generate noise levels above the normal levels associated with the surrounding neighborhood, should be located so that they are not directly adjacent to noise sensitive uses such as adjoining residences.
- 2.7.2 Low intensity open spaces such as greenways, pedestrian paths, etc. should be located around the perimeter of the site. This can serve as a buffer to the adjacent properties, particularly residential, as well as assist the project in meeting the required on-site landscaping.
- 2.7.3 Whenever possible, open space areas should be located on the south and/or the west sides of the building and site. This allows the areas to receive maximum sunlight which accelerates melting of snow and ice. Deciduous trees are to be used to provide shade in summer months.
- 2.7.4 The location of the open space areas should give consideration to the wind exposure. If necessary appropriate screening features such as walls, landscaping, trellises, etc. should be incorporated into the project design.

2.8 Snow Storage

- 2.8.1 Each development, particularly in the Lake Tahoe portion of the County shall provide an area for snow storage. The snow storage area(s) should be unobstructed by buildings so that the snow can receive direct sunlight to accelerate the snow melt.
- 2.8.2 Parking spaces, driveways, drive aisles or sidewalks cannot be used for snow storage.

3. LANDSCAPING

Landscaping is a major factor in the image of an area. Plants can perform a number of functions to enhance the site. Landscaping can be used to screen unattractive views, create distinguished entryways and exits, create pedestrian/employee spaces, reduce heat and glare, mitigate soil erosion, provide buffering between incompatible land uses, soften architectural lines and mitigate noise.

3.1 General

- 3.1.1 Plants used in project landscaping shall be appropriate for the climate and consistent with the recommended plant list in Appendix B.
- 3.1.2 The landscape design shall be consistent with Title 20 requirements. Each site shall incorporate at least the minimum percentage of landscaping required by Title 20. Alternative means of

meeting this requirement including planter boxes, trellises, landscaping walls and hardscape may be considered.

- 3.1.3 Existing trees and natural features are to be preserved and incorporated into the landscaping plan to the extent feasible. Natural areas are not to be disturbed during grading and construction activity.
- 3.1.4 Landscaping is to be used to define specific areas within a development site such as entrances to sites, buildings, defining edges of various land uses, providing transition between neighboring properties and provide screening for loading areas and mechanical equipment.
- 3.1.5 Plants should be in scale with adjacent structures and to be of appropriate size to accomplish intended purposes.
- 3.1.6 Landscaping shall be perpetually maintained with prompt removal and replacement of dead and diseased plants.
- 3.1.7 Deciduous trees must be used for street trees, parking lot areas and within planter areas that are designated to provide shade. Evergreen trees are primarily intended to be used for screening and winter color.

3.2 Site Perimeter Landscaping

- 3.2.1 Unless adjacent sites are integrated (shared parking, access, drive aisles, etc.) or no building setback is provided, perimeter landscaping is required along all property lines of the project site. The landscape planter along the interior property lines shall be a minimum of 6-feet in width or 8-feet when a 2-foot parking space overhang is provided. Where projects are adjacent to residential uses, the landscape planter is to be increased to a minimum width of 10 feet.
- 3.2.2 Parking areas abutting a public street and/or sidewalk shall provide a linear landscape planter a minimum of 10-feet in width. In addition to the general requirements, the planter shall include a combination of berming, solid masonry wall (a minimum of 36-inches in height), dense hedge and include street trees, planted on average every 40 lineal feet of street frontage. (see Figure 2.12 and 2.13)

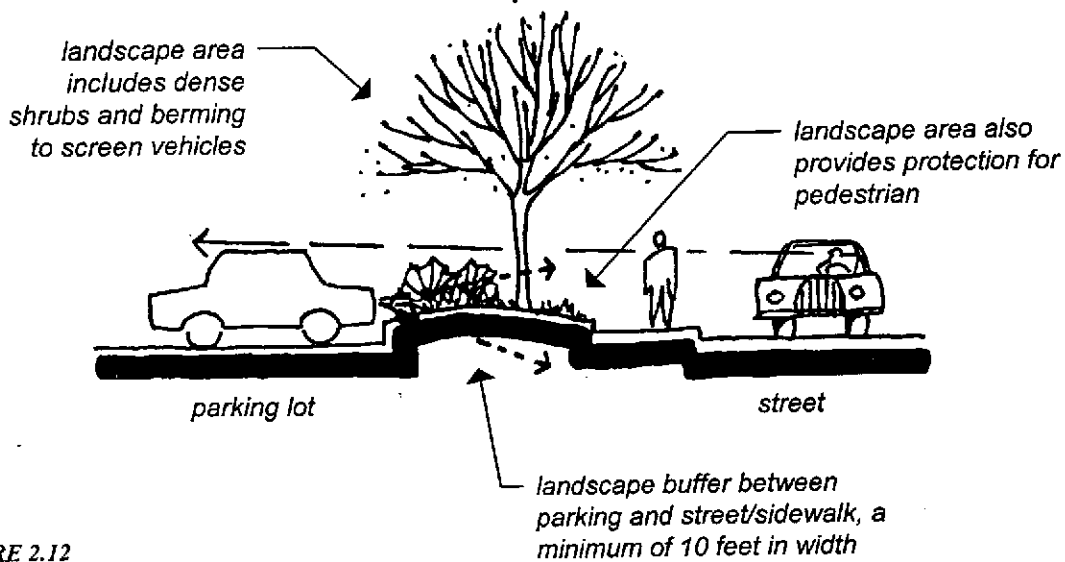


FIGURE 2.12

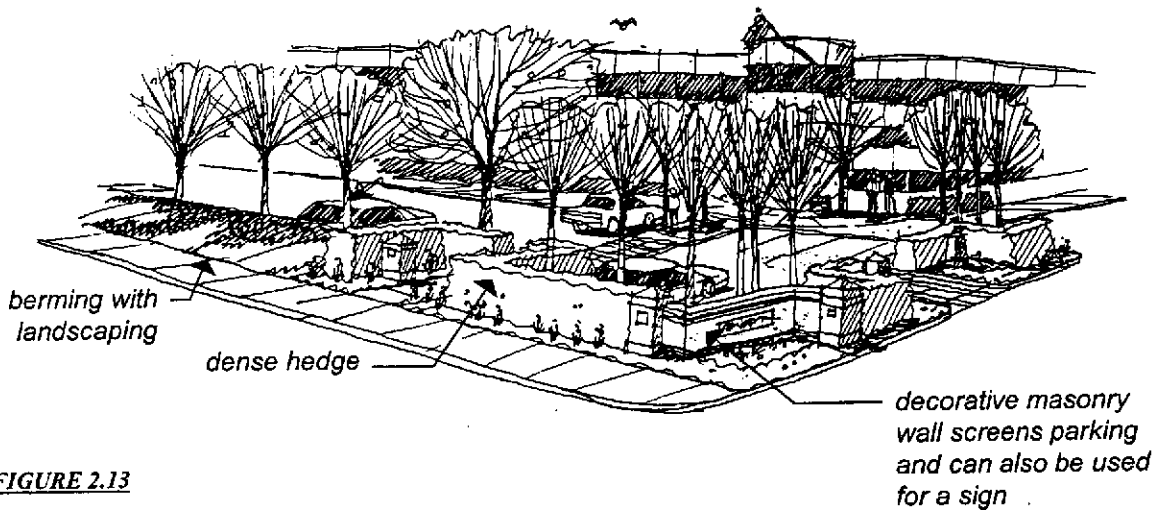


FIGURE 2.13

- 3.2.3 In addition to the general landscape requirements, the perimeter landscaping along the interior property lines shall be separated from adjacent properties by the use of a concrete curb or a redwood header board (minimum 2 inches thick) or other similar materials which can effectively separate ground cover materials.
- 3.2.4 Perimeter landscaping along interior property lines shall include deciduous and/or evergreen trees, shrubs, perennials or annuals.

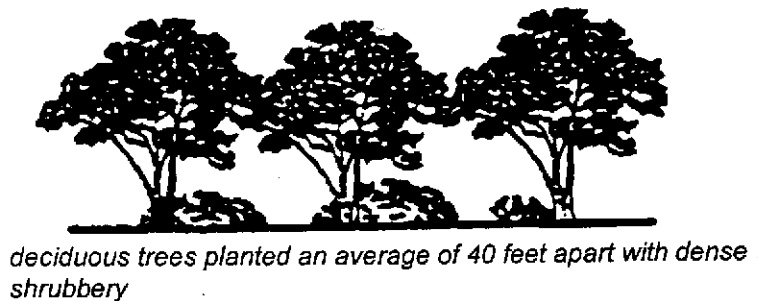


FIGURE 2.14

3.3 Retention/Detention Basin Landscaping

- 3.3.1 If the project proposes to utilize on-site retention/detention basin, the basin shall be landscaped. The landscaping shall include non-buoyant landscape materials such as turf, cobble rock and low spreading ground cover shrubs. The use of buoyant material such as walk-on bark and mulch is not permitted. The landscaping shall be irrigated in accordance with Title 20.
- 3.3.2 The landscape design shall provide adequate access for maintenance of the basin.
- 3.3.3 Basins facing public rights-of-way shall be fenced utilizing decorative wrought iron or comparable low/no maintenance material.

4. BUILDING DESIGN

Building design is an integral part of development of any size. The building sets the tone of a project and is a direct portrayal of community character. Through various building designs and architectural styles, desired tones and themes can be achieved. When designing a building, consideration must be given as to what and to whom the building is intended, for and if the building design can be used in by a different tenant in the future. The architecture should be compatible with the surrounding buildings, uses and community as a whole.

4.1 General

- 4.1.1 Buildings and additions to existing buildings are to be designed to compliment rather than dominate their surroundings. They must be compatible with the surrounding buildings and should incorporate similar architectural elements or facades. (see Figure 2.15)

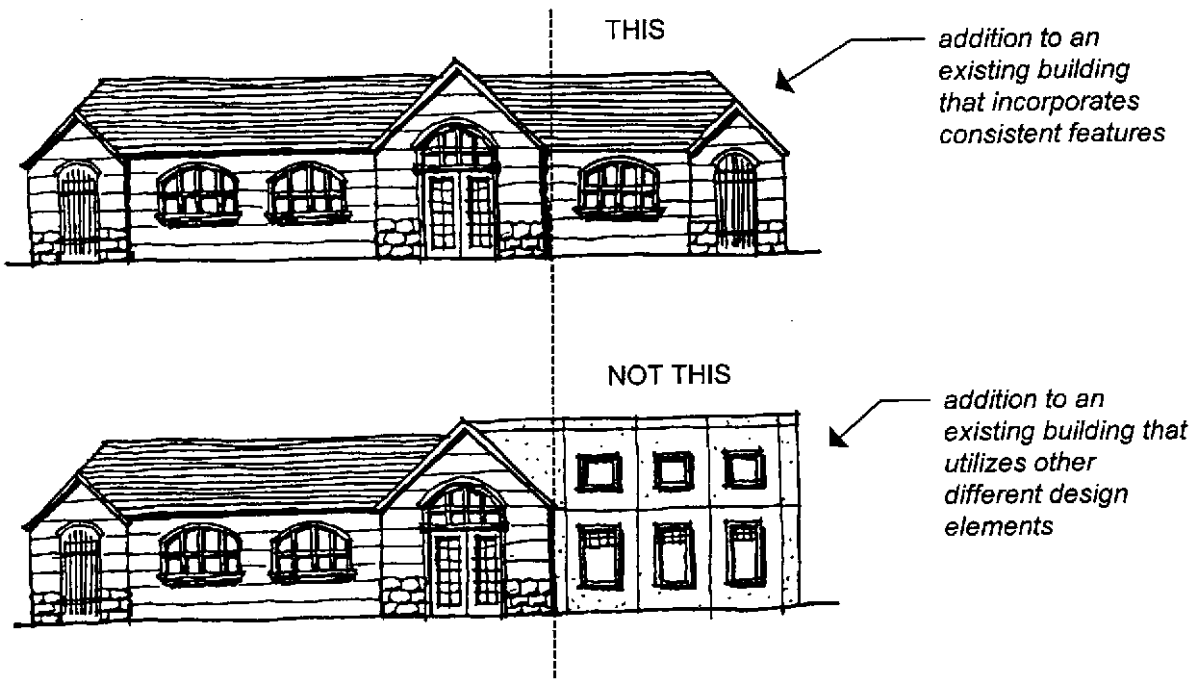


FIGURE 2.15

- 4.1.2 Predominant exterior building materials must be of superior quality. Exterior walls shall include one or more of the following materials: stucco, brick, wood, native stones or tinted/textured masonry units. Smooth-faced concrete block or fabricated metal panels are prohibited as the predominant building material.
- 4.1.3 Building height shall be consistent with the Development Code within the respective zoning district and be in scale with the adjoining uses (particularly residential).
- 4.1.5 The use of standardized “corporate” architectural designs associated with chain or franchise buildings (prevalent with restaurants, service stations and retail stores) is strongly discouraged and alternative designs consistent with this design manual may be required.
- 4.1.4 Hotel, resort or institutional uses which propose a passenger loading and unloading area, a porte-cochere, or other similar feature should be provided and may be required. The design of an attached or detached porte-cochere must contain the same architectural features and building materials as the primary building.

4.2 Commercial and Institutional Building Elevations

- 4.2.1 Commercial and institutional buildings are to be designed on a "human scale" by using architectural enhancements. Such features should include windows, awnings, arcades, provide plazas and courtyards, and/or roof overhangs. (see Figure 2.16)
- 4.2.2 Commercial and institutional buildings of "box like" appearance are not acceptable. The exterior walls shall be varied in depth and/or direction. Wall planes are not to run in one continuous direction for more than 30 feet without an offset. Facades greater than 100 feet in length must incorporate recesses (a minimum of 3 feet deep) and projections (minimum 3 feet out) a minimum of 20% the length of the facade. The projections or recesses must be a minimum width of 5 feet. (see Figure 2.16 and 2.17)

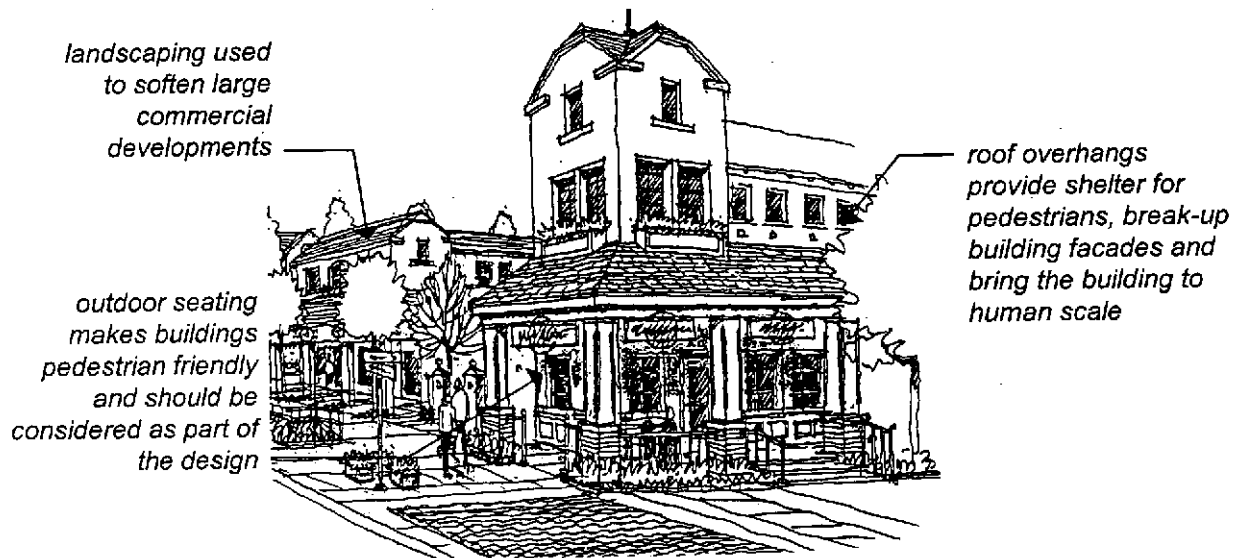


FIGURE 2.16

- 4.2.3 Varying portions of a building facade, particularly blank walls without windows or varying building materials, shall be articulated by the use of color, arrangement of facade elements, and/or change in material. These elements/materials shall include but are not limited to false windows, awnings, parapet eaves, trellises, arcades, siding, stone, or brick. (see Figures 2.18 and 2.19)

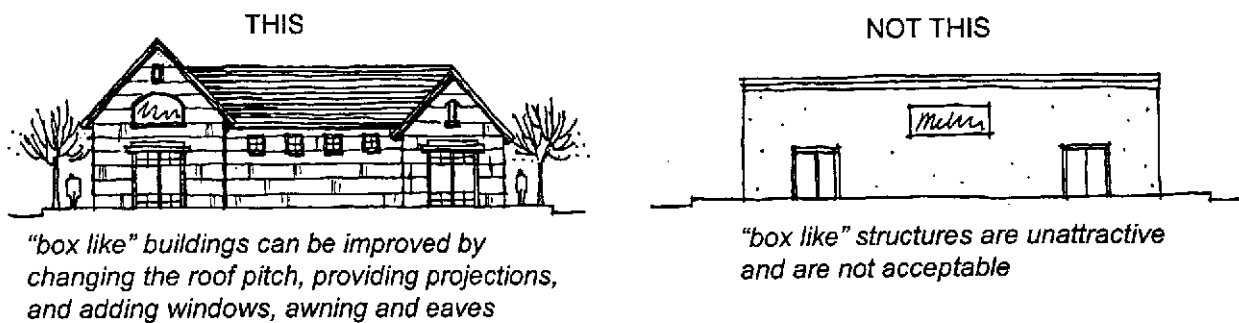


FIGURE 2.17

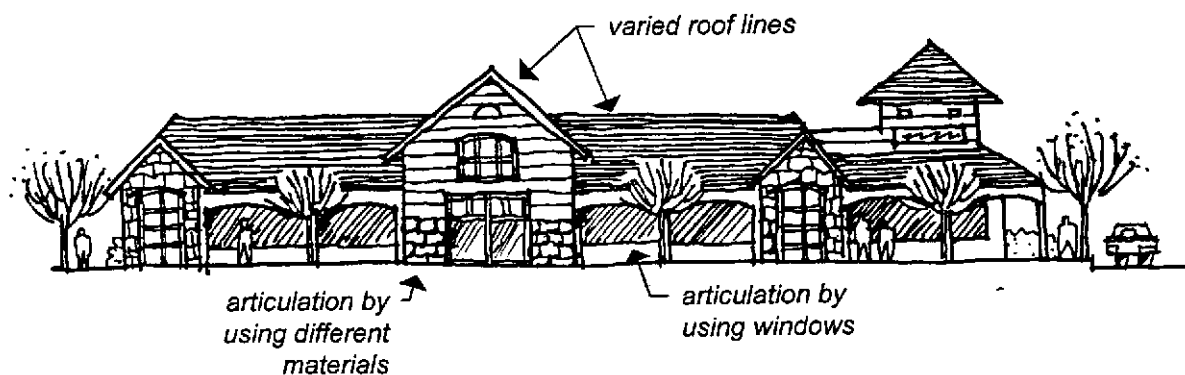


FIGURE 2.18

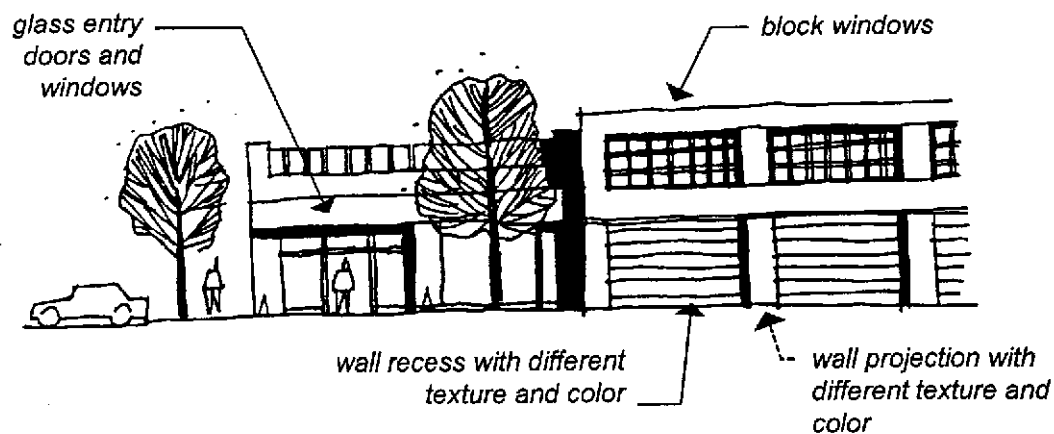


FIGURE 2.19

- 4.2.4 Awnings, parapet eaves or other similar decorative features shall provide a minimum vertical clearance of 8-feet.
- 4.2.5 Aluminum window frames are to be painted/anodized to match the overall color scheme of the building.
- 4.2.6 Commercial or institutional metal buildings are not acceptable.

4.3 Industrial Building Elevations

- 4.3.1 Industrial buildings shall be articulated by the use of varying colors, materials and textures. Features such as windows, decorative/false windows, recessed windows, building projections or recesses, and entryway treatments are to be incorporated in the building elevation(s) which face a parking lot or a street.
- 4.3.2 Industrial metal buildings are permitted provided that any facade, visible from a street, is improved to include at least one of the following, but not limited to: wood or vinyl siding, stucco, brick or stone treatment. Windows shall have a minimum 4 inch trim or decorative window shutters.

4.4 Roofs

- 4.4.1 The roof line of any commercial and private recreational building shall not run in a continuous plane for more than 50 feet without offsetting or jogging the roof plane. Roofs must have at least one of the following features around the entire building: 1) stepping parapet roofs concealing flat roofs, 2) overhanging eaves, and/or 3) sloped roof. (see Figure 2.18)
- 4.4.2 Height of the building should be varied so that distinctive roof lines are created.
- 4.4.3 Buildings utilizing any roof-top equipment (including satellite dishes) shall provide parapet walls and/or drop wells to screen the equipment from all sides of the building. The texture and color of the features shall be consistent with the texture and color of the building and shall not be of "picket fence" type screening. (see Figure 2.19)
- 4.4.4 Reflective, untreated metal roofs are prohibited. All exposed metal surfaces shall be painted in a flat, non-glossy paint to complement or match the color of the exterior roof building material.

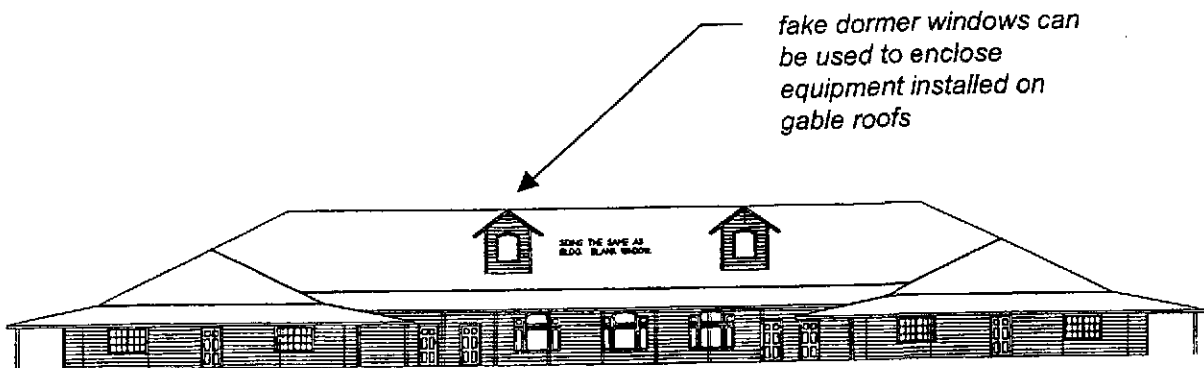
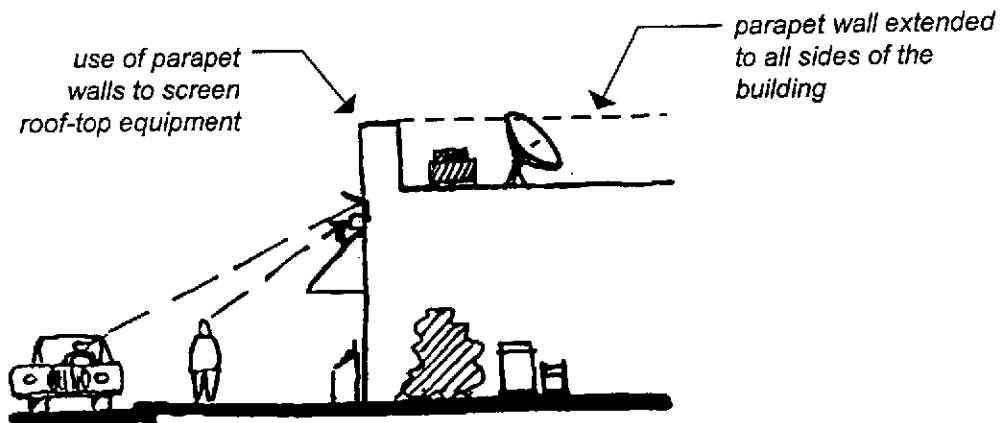


FIGURE 2.20

4.5 Multi-Building/Tenant Developments

- 4.5.1 Architectural consistency of all buildings shall be maintained. Buildings shall have consistent color schemes and wall textures, roofs, roof slopes, awning, arcades and other similar architectural features. (see Figure 2.21)
- 4.5.2 Smaller retail stores that are part of a multi-tenant commercial building shall have display windows and separate entrances. The principal building must have a clearly defined, visible customer entrance features such as but not limited to canopies, arcades, arches, wing walls and planters. (see Figure 2.22)

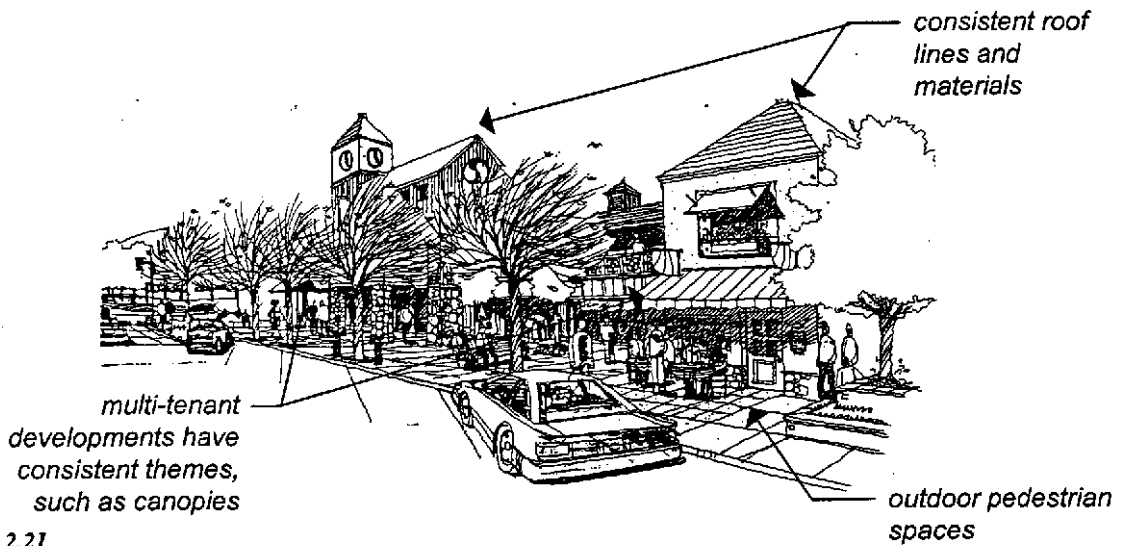


FIGURE 2.21

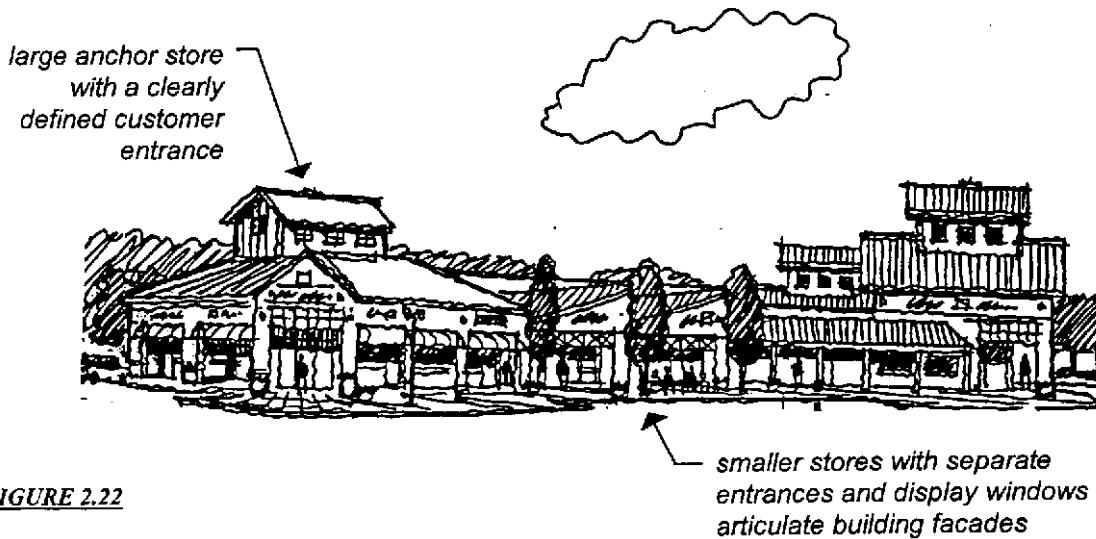


FIGURE 2.22

5. SIGNS

A sign's basic function is to communicate a message to the viewer and to serve as the primary advertisement of the location of the business. A sign must be unobtrusive and convey its message clearly. Signs should be designed to compliment the building, site and the surrounding area. All signs must be consistent with the Consolidated Development Code.

5.1 General

- 5.1.1 Every project should be designed with a master sign plan. Provisions for sign placement, sign scale in relationship to the building and sign readability are to be considered in the design. (see Figure 2.23)
- 5.1.2 In multi-building/tenant complexes all signs shall have a consistent theme through the use of compatible colors, materials, shapes, sizes and types of signs. A master sign plan standardizing the signs shall be provided as part of the development proposal. (see Figure 2.24)
- 5.1.3 Signs are to be designed and located to be compatible with the size, shape, color, texture and lighting of the surrounding signs except when signs are non-conforming. Signs are not to compete visually with other signs. (see Figure 2.25)

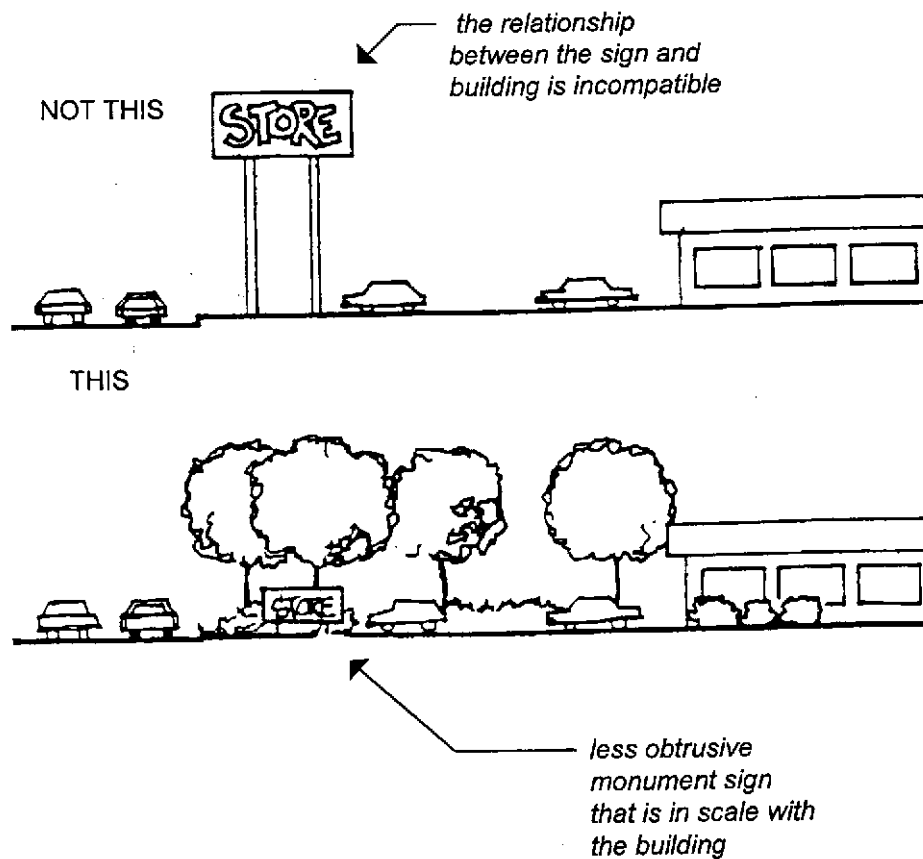
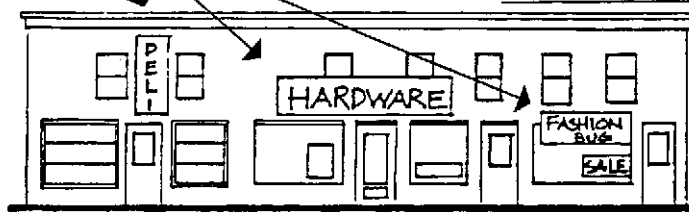


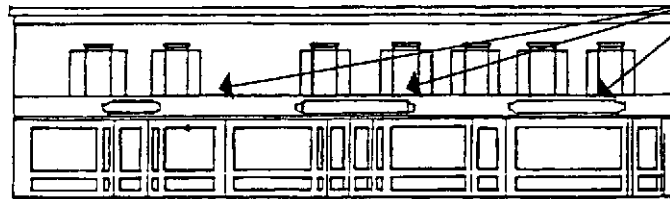
FIGURE 2.23

one building with
different sign
sizes and shapes
is to be avoided



NOT THIS

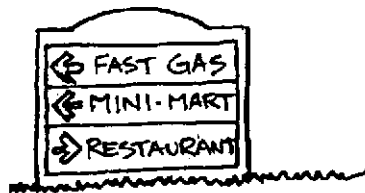
THIS



one building with
consistent sign
theme can be
achieved with a
sign plan

FIGURE 2.24

THIS



uses and tenants
illustrated on one sign

NOT THIS



a clutter of signs not
permitted

FIGURE 2.25

- 5.1.4 Wall signs must be integrated into the building and site design and not appear to be added as an afterthought.
- 5.1.5 Designs should be simple and easy to read with the number of lettering styles and amount of copy kept to a minimum, preferably giving only the name of the business.
- 5.1.6 Monument signs shall be designed so that they compliment the architecture of the building/complex. The design of the monument should not be the main focus of the site, but

rather blend-in with the site and should contain only the name of the center/business, or major anchor. Monument signs which display multiple tenants within a center are discouraged.

- 5.1.7 Monument signs shall be located so that they do not create blind corners, interfere with circulation, parking or traffic safety.
- 5.1.8 Monument signs shall include the street number for the site. Street numbers shall be clearly visible from the street frontage during day and night.
- 5.1.9 Monument signs should be at eye level of passing motorists.

6. LIGHTING

Outside lighting, if designed appropriately, increases the operation efficiency of a site, provides security, enhances the aesthetics of the site and the architectural qualities of the structure while reducing visual impacts to adjacent properties and County residents as a whole. Site lighting should consider the source, intensity and type of illumination suitable for the site and for the surrounding area.

6.1 General

- 6.1.1 Lighting should be used to provide illumination for the security and safety of on-site areas such as parking, loading/unloading, pedestrian pathways and working areas. Excessive use of lighting fixtures is to be avoided.
- 6.1.2 Fixture style and location must be compatible with the building's architecture, site design and landscape design. Decorative fixtures are highly recommended and where warranted, may be required. Light fixture style is to be consistent throughout the project.
- 6.1.3 Light fixtures shall be located facing away from adjacent sites (particularly residential parcels) so that the light does not spill-over onto abutting properties. Parking and building light fixtures must be cut-off luminaries that have less than 90-degree cut-off so that the light is not emitted horizontally or upward. (see Figure 2.26)
- 6.1.4 Projects located near residential or agricultural/open space areas shall use low intensity/wattage lights and all lighting is to be extinguished or reduced in intensity 30 minutes after the close of business.
- 6.1.5 Wall pack, flood and other light fixtures which illuminate upwards or horizontally are prohibited.

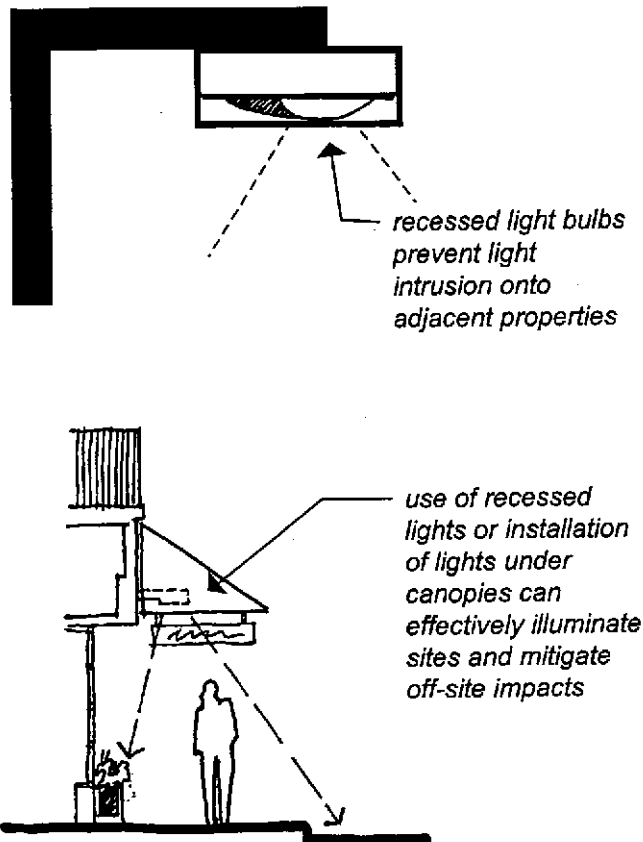


FIGURE 2.26

- 6.1.6 A site photometric plan denoting candle illumination on a specific grid, both within the project and off-site, may be required where the project is located adjacent to residential uses and site lighting design indicates a potential for nuisance light impacts to the abutting property.
- 6.1.7 The overall height of parking lot light fixtures shall be not more than 15-feet in or within 100-feet of residential/agricultural district and not more than 25-feet within non-residential districts. Pedestrian walkway lights shall be of appropriate scale and are encouraged to be low intensity bollard type fixtures with a maximum height of 10-feet. (see Figure 2.27)
- 6.1.8 Off-site street lighting may be required over driveways to provide safe entrances and exits.

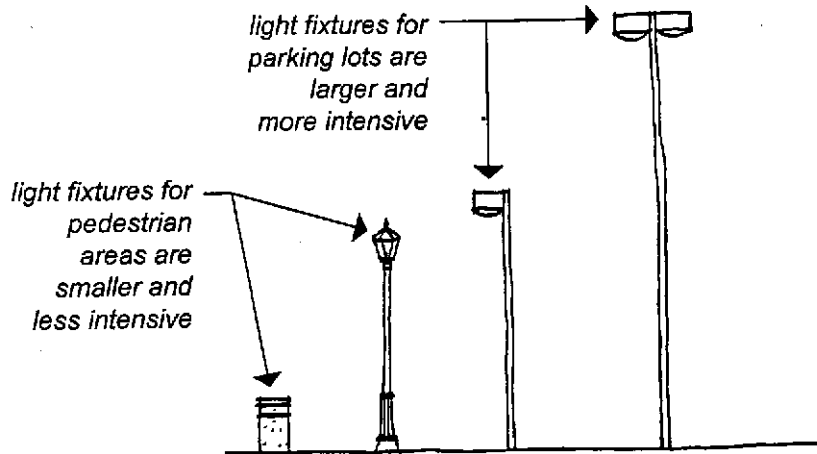


FIGURE 2.27

7. SCREENING

Providing appropriate screening mitigates visual impacts that are typically associated with commercial and industrial developments. Screening can be achieved by using appropriate site design in combination with architectural features, landscaping, fencing and walls. Whichever method is used, it should be compatible with the site and not designed as an afterthought.

7.1 General

- 7.1.1 Any outdoor mechanical equipment such as transformers, HVAC units, electrical boxes, back flow preventers, etc. located on the ground must not be visible from the street or the main drive aisle. To the extent possible, use of subterranean vaults is recommended. In any event, such structures shall be screened from view. The method of screening shall be integrated with the adjacent structure in terms of landscaping, wall material/color, shape and size.
- 7.1.2 All roof-top equipment shall be screened from view as identified within the architectural guidelines of this manual.
- 7.1.3 Storage areas accessory to the permitted use(s) and visible from the public right-of-way, shall be screened from view by the use of a concrete block wall or similar opaque structure. Storage areas not visible from the public right-of-way may be screened by the use of chainlink fence with metal or plastic slating.

- 7.1.4 Trash enclosures shall be constructed of masonry block consistent in color and texture as the primary building. Steel gates are to be hung from individual steel posts imbedded in concrete. (see Appendix "A") Trash enclosures visible from a street shall be screened with landscaping including, but not limited to evergreen trees or columnar shrubs. (see Figure 2.28)
- 7.1.5 Accessory structures which are used for screening/storage purposes shall be architecturally compatible with the primary building(s).

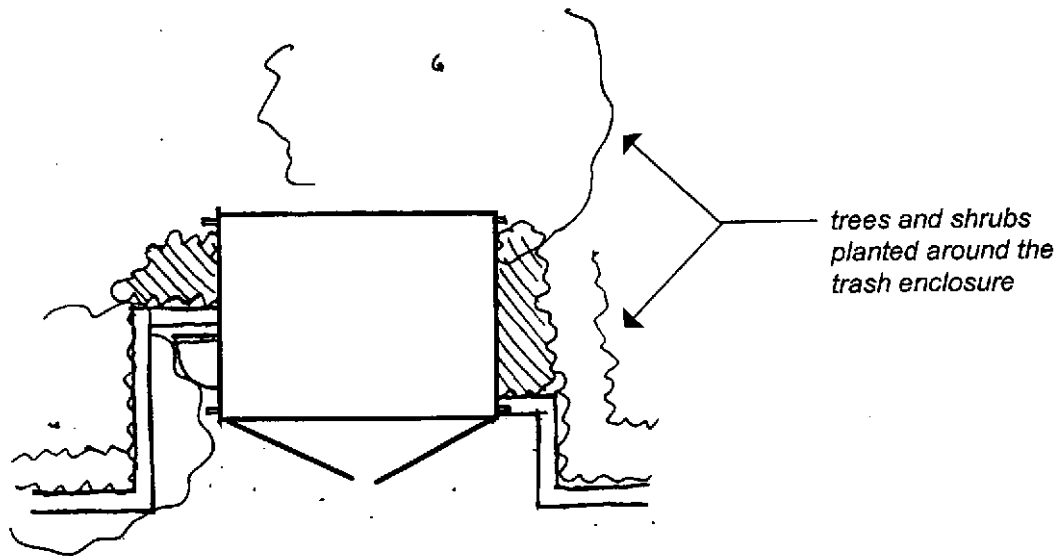


FIGURE 2.28

7.2 Walls and Fences

- 7.2.1 Chainlink fencing with metal, wood or plastic slats is not permitted within the front yards.
- 7.2.2 Walls must be designed to blend in and be compatible with the building color and material. Landscaping, including vines, should be planted to soften the wall elevations and limit graffiti to the extent feasible.
- 7.2.3 Long wall surfaces must offset and be designed to prevent monotony. Wall and fence design must be consistent with Title 20. (see Figure 2.29) Walls and fences not used for screening of storage areas shall provide pedestrian openings if adjacent to sidewalks.

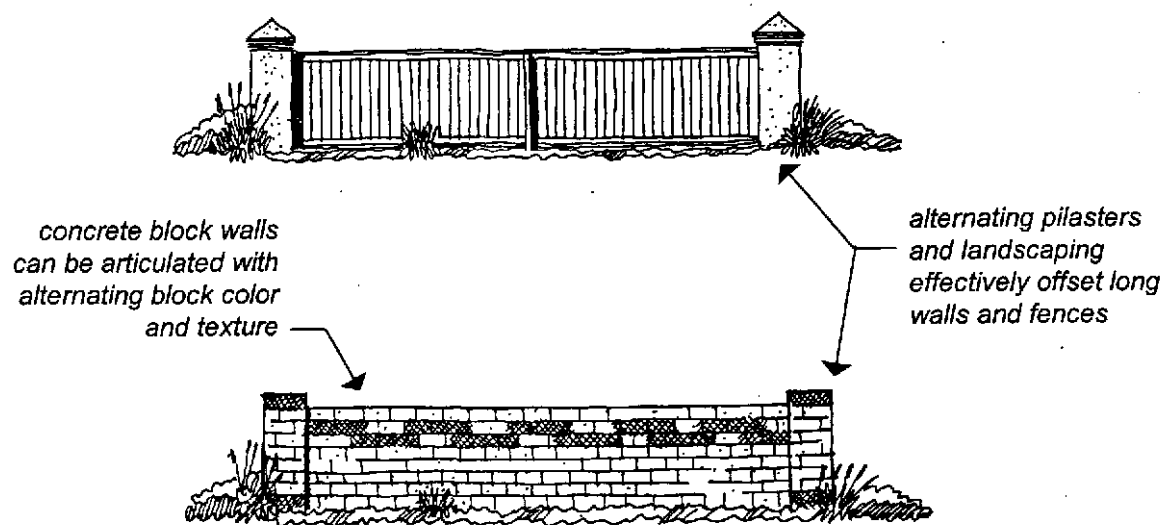


FIGURE 2.29



Division 3
Residential

1. PURPOSE AND APPLICABILITY

The criteria within this chapter provide design standards for parcel maps, subdivision maps, planned unit developments, accessory buildings for single-family residential uses and multi-family residential projects.

The standards are complementary to the development regulations contained within the Douglas County Consolidated Development Code. These criteria will be utilized during the County's review of residential parcel and subdivision maps, planned unit developments, multi-family projects and building permits for accessory buildings. The guidelines are to be used as a reference when designing projects and buildings by residents and design professionals when developing plans.

This Section is divided into the following sections:

Section 2 - Subdivision and Parcel Map Design

Section 3 - Single-Family Residential

Section 4 - Multi-Family Residential

2. SUBDIVISION AND PARCEL MAP DESIGN

The following design standards are intended to promote development of neighborhoods which are cohesive, functional and create a sense of community. Emphasis should be given to promoting interaction within and between neighborhoods, and linkages within community facilities and the neighborhoods they serve. It is essential that planning and design extend beyond the boundaries of an individual project. The focus should be on geographic areas that encompass an entire neighborhood, rather than arbitrarily limiting the scope of design and review to individual project boundaries.

2.1 General

- 2.1.1 Projects should be designed to promote an attractive and functional living environment for all parcels within the subdivision/parcel map.
- 2.1.2 Through lots which create double frontages should be avoided.
- 2.1.3 Grading concepts shall be utilized that respect the natural terrain and minimize grade differential interference with adjacent properties.
- 2.1.4 When significant slopes are present between abutting properties, rear and side property lines shall be located at the top of the slope in order to avoid maintenance problems.
- 2.1.5 Remnant strips of undevelopable land within the subdivision shall be avoided. Undevelopable parcels may contribute to future maintenance problems resulting in unsightly areas and blight.
- 2.1.6 Subdivision design shall consider a comprehensive approach to minimize impacts with potentially incompatible land uses and to preserve environmentally sensitive areas from urban

development. The use of streets and landscape parkways/buffers should be considered as a method to soften abrupt changes in land uses.

- 2.1.7 The local street layout should permit economical development of land and efficient lot layout, both on the subject property and on adjacent properties.
- 2.1.8 Design of a project should be evaluated against existing land use/street patterns, proposed/approved projects and overall consistency with the Master Plan.
- 2.1.9 To enhance buffering, the area of the lots abutting parks, schools, and/or commercial sites, should be increased by at least 10% over the average lot size within the subdivision.
- 2.1.10 Postal service cluster boxes shall be incorporated into the project design. The area around the cluster boxes should be paved and have direct access from the sidewalk and street. The postal boxes shall be incorporated within a structure with a roof to the extent feasible. Recessed lighting within the structure shall be provided.

2.2 Lot Design

- 2.2.1 The design and placement of a lot shall consider its functionality once it is developed. Unusually shaped lots which create unusable areas (low angle acute corners, excessive slopes) are to be avoided.
- 2.2.2 All lots shall be designed and dimensioned to meet the minimum required setbacks of the respective zoning district.
- 2.2.3 Projects containing 10 or more residential lots of one-half acre or less should have varied lot widths of at least 10% along the parcel frontage. Lot widths shall be consistent with the provisions of Title 20.
- 2.2.4 Projects creating parcels of less than one-half acre in area, should not include flag lots and lots which side on the rear of other lots.

2.3 Streets

- 2.3.1 Local street patterns shall provide access between adjacent neighborhoods. Through traffic is to be directed to collector and arterial streets. (see Figure 3.1)
- 2.3.2 The street system should be designed to avoid creating local streets which will ultimately function as collectors.
- 2.3.3 The local street system should be logical and understandable for the user. The use of "dog leg", "hammer head" cul-de-sacs and one-way streets shall be avoided. (see Figure 3.2)

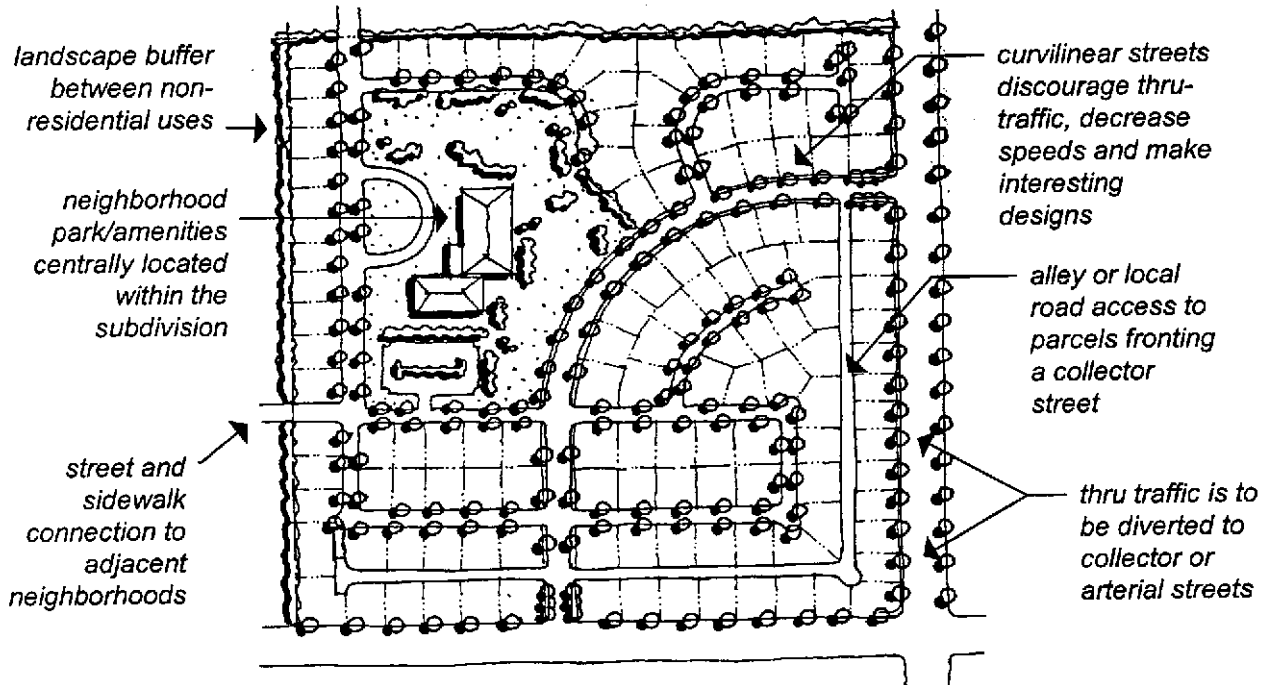


FIGURE 3.1

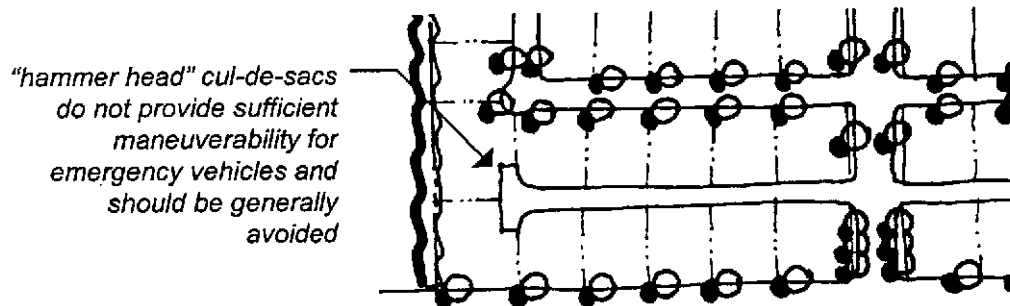


FIGURE 3.2

- 2.3.4 Local street design should provide efficient connection to the collector and arterial street system while discouraging excessive speeds within the neighborhoods. (see Figure 3.1)
- 2.3.5 The street pattern shall take into account avoidance of creating through-lots between streets. In cases where parcels front two streets, collector road access to these parcels should be avoided. Access alleys, should be considered and may be required. Lot design should eliminate the need for utilization of perimeter walls along roadways which create "walled communities".

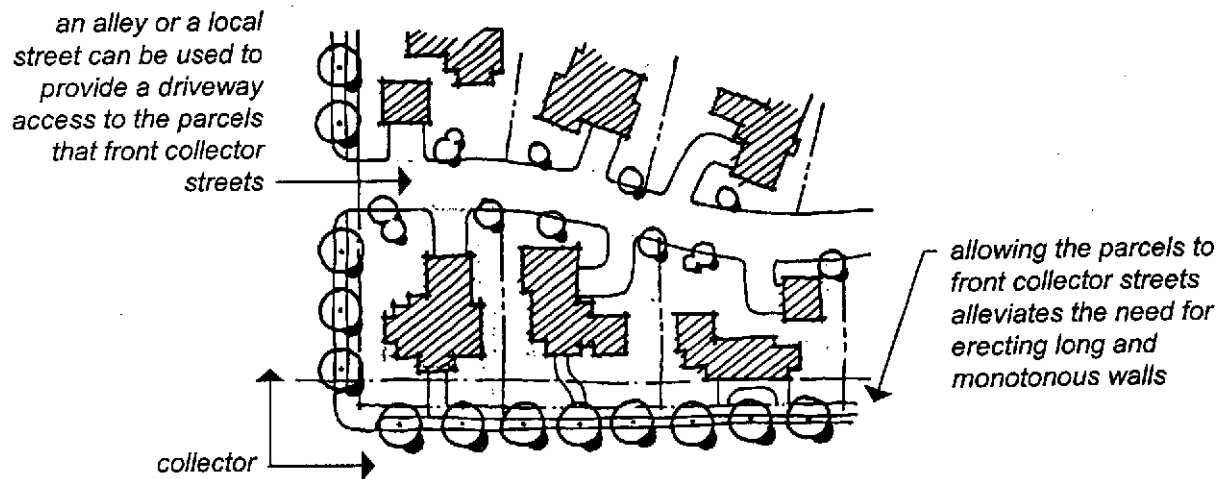


FIGURE 3.3

- 2.3.7 Individual subdivisions should integrate with adjacent developments with respect to street design including access points, pedestrian connections and landscape buffers.
- 2.3.8 Phasing of street and sidewalk improvements within a subdivision shall consider adjacent properties and/or subdivisions.
- 2.3.9 Streets and intersection design shall promote efficient and safe circulation and emergency access.
- 2.3.10 All subdivisions shall provide adequate emergency access, and meet all emergency services' requirements.
- 2.3.11 Private streets shall be constructed to County road standards, where permitted.
- 2.3.12 Street system design shall function safely and effectively without the subsequent need for excessive traffic devices to control traffic.
- 2.3.13 Streets shall be designed to provide sufficient access and circulation needs of alternative modes of transportation including public transit, school buses, pedestrians, bicycles and recreational trails. Streets are to provide adequate maneuverability for public transit, school buses and avoid conflict with pedestrians and bicycles.

2.4 Streetscape

- 2.4.1 In subdivisions creating 50 or more residential lots of one-half or less, enhanced entrance(s) must be provided at the streets serving as entrances to the subdivision. This can be accomplished by the use of a center median, enhanced landscaping, fountains and/or ponds, and interlocking pavers stamped concrete or cobbles within the roadway. (see Figures 3.4 and 3.5)

- 2.4.2 Collector roads within subdivisions should have a raised median, constructed to County standards. The median shall contain landscaping and pedestrian crosswalks.

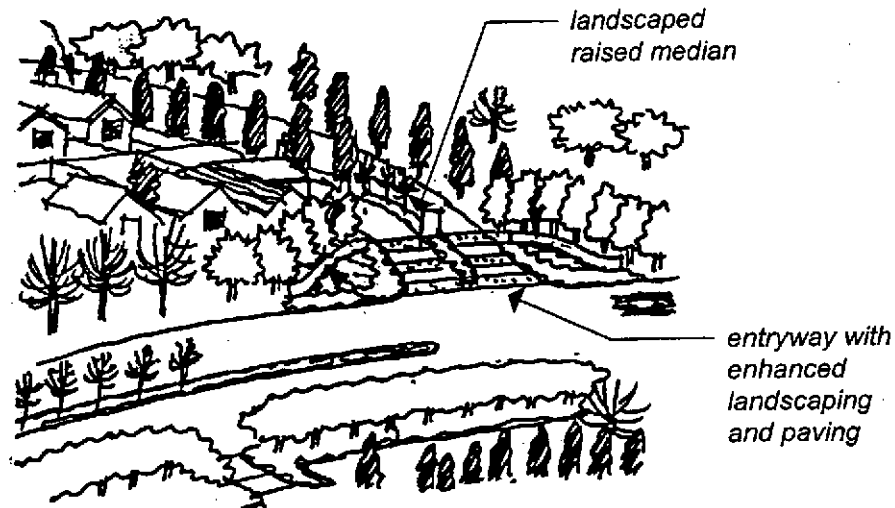


FIGURE 3.4

- 2.4.3 If a raised median is proposed, the landscaping shall include a mix of deciduous and evergreen trees planted on average of 40 feet on center. Combinations of sod, wild grasses/flowers, shrubs, perennials, annuals, river rock and/or walk-on bark shall be used as ground covers. (see Figures 3.5 and 3.6)

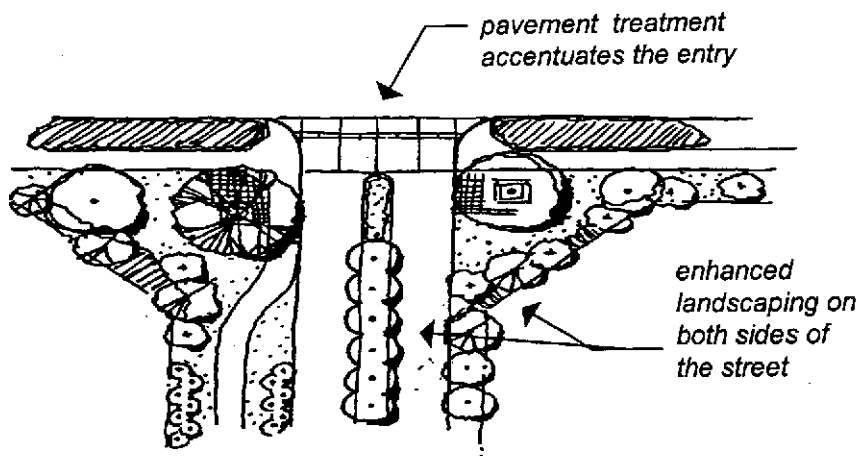


FIGURE 3.5

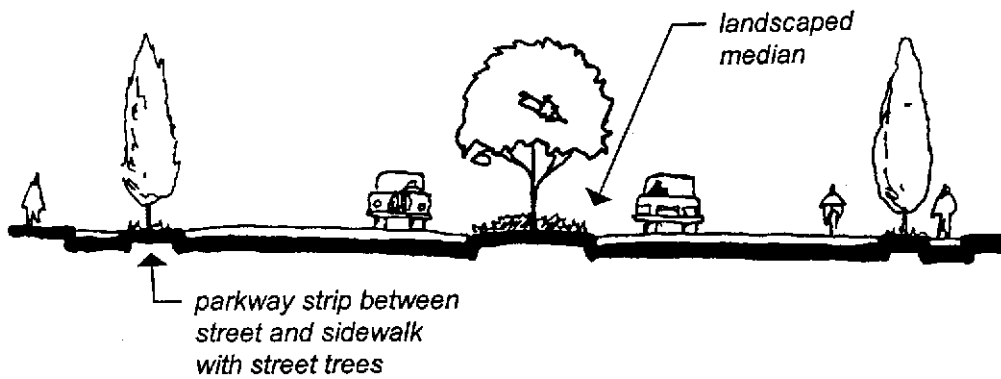


FIGURE 3.6

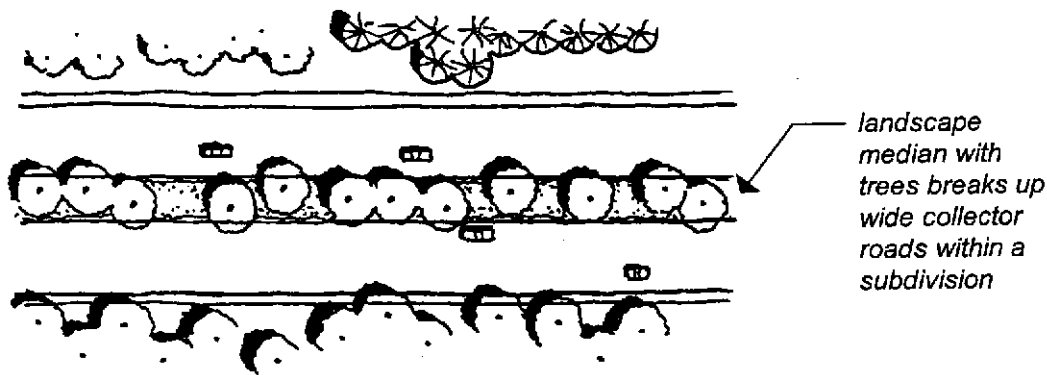


FIGURE 3.7

- 2.4.4 In subdivisions where fencing and/or masonry walls are used to screen lots from roads, a contiguous landscape planter, a minimum of 5 feet in width shall be provided. The planter shall include a mix of deciduous and evergreen trees planted on average of 40 feet on center, and may include a combination of sod, shrubs, river rock and or walk-on bark. Wall design shall be consistent with the development code.
- 2.4.5 All landscaping shall be properly irrigated by utilizing water saving techniques set forth in Title 20.
- 2.4.6 All landscaping shall be perpetually maintained with prompt removal and replacement of dead and diseased plant material.
- 2.4.7 Maintenance of the streetscape shall be the responsibility of a homeowners association, unless another responsible party is identified, able and willing to assume responsibility at the time of tentative map approval.

2.5 Bicycle and Pedestrian Accessibility

- 2.5.1 Pedestrian, bicycle and equestrian (where keeping of livestock is permitted by Douglas County Code) paths shall be provided connecting common areas such as parks and schools with residential areas. (see Figures 3.8 and 3.9)
- 2.5.2 Subdivisions within designated urban areas shall provide sidewalks on each side of a street and be designed in accordance with Part II of this manual.
- 2.5.3 All sidewalks shall be ramped to access all crosswalks and be consistent with the most current Americans with Disabilities Act regulations and standards.

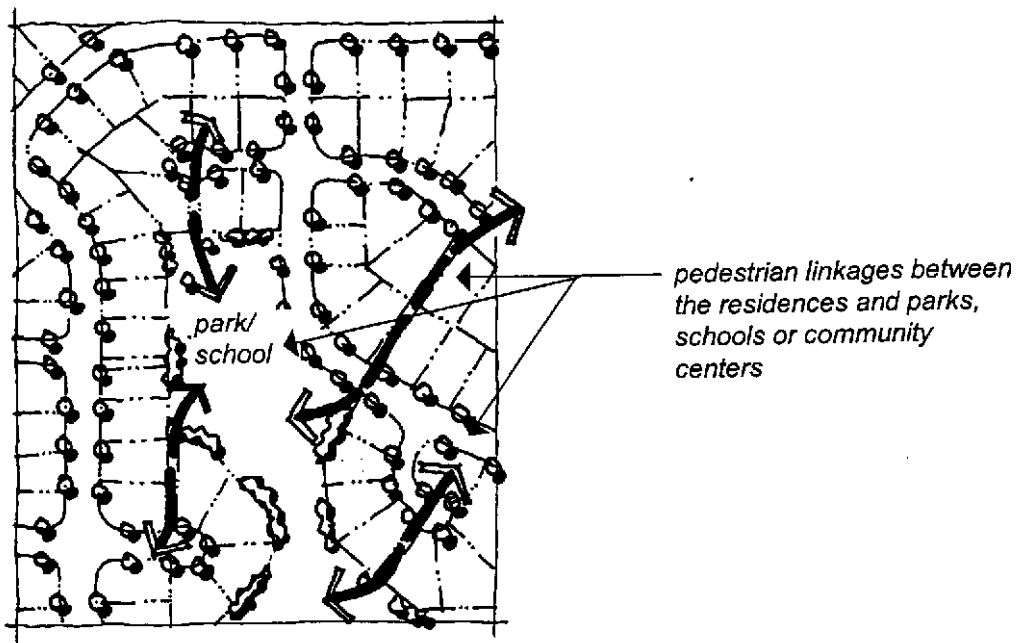


FIGURE 3.8

- 2.5.4 Where required, all crosswalks shall be placed across the full width of the pavement and be a minimum 6 feet in width. Sidewalks shall be placed to provide the shortest direct link between curbs.
- 2.5.5 Bicycle, equestrian and pedestrian routes/paths shall be provided throughout the subdivision and provide linkages to schools, open space areas, equestrian trails and commercial districts. If cul-de-sacs are utilized, bicycle and pedestrian easements shall be provided connecting streets, parks, open spaces, schools, commercial uses, etc. (see Figure 3.9)

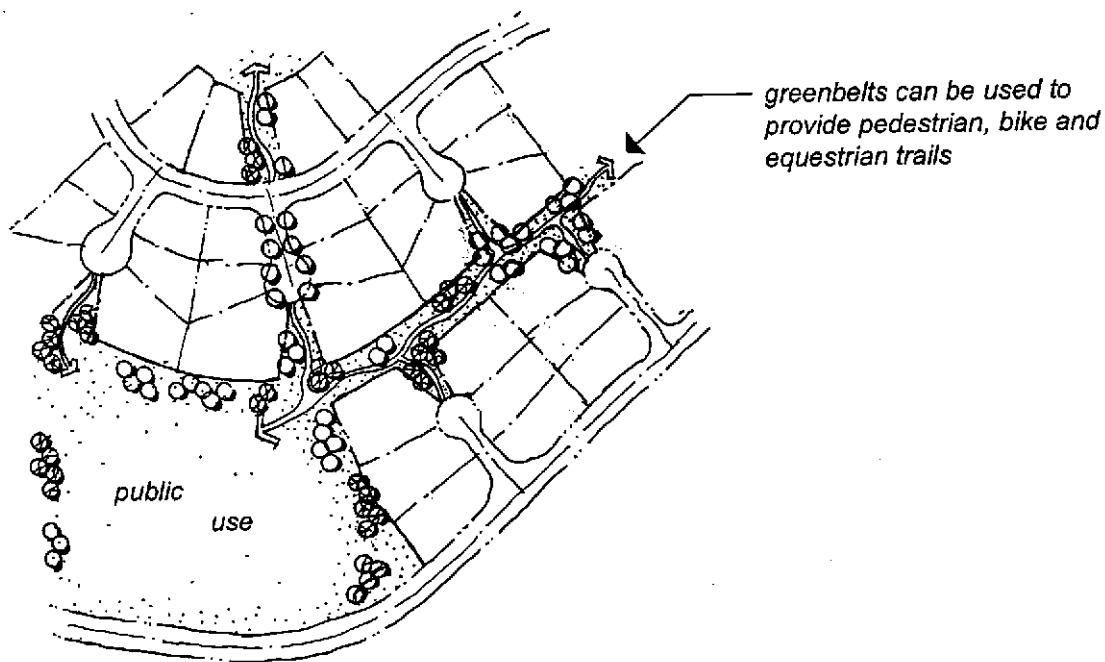


FIGURE 3.9

2.6 Open Space

- 2.6.1 When required by Title 20, subdivisions (plan developments) shall provide open space area(s). The open space(s) are to be centrally located so that they are conveniently accessible to sidewalks or trails from all areas of the subdivision.
- 2.6.2 When an open space is required to be improved to a park like setting, a mixture of deciduous and evergreen trees shall be provided. Deciduous trees shall be planted in areas where high concentration of patrons is anticipated (i.e. picnic tables, benches, etc.) Sod, river rock, walk-on bark, annuals, perennials and shrubs must be used to create parking like landscape design. Plants shall be drought tolerant and consistent with the recommended plant list in Appendix B.
- 2.6.3 Pedestrian amenities such as benches, picnic tables, trash receptacles, gazebos, ponds, fountains, etc. shall be incorporated into the design.

2.7 Retention/Detention Basin Landscaping

- 2.7.1 Detention/retention basins proposed with subdivisions which create parcels of one-half acre or less shall be landscaped. The landscaping shall include non-buoyant landscape materials such as turf, cobble rock and low spreading ground cover shrubs. The use of buoyant material such as walk-on bark and mulch is not permitted. The landscaping shall be irrigated in accordance with Title 20.

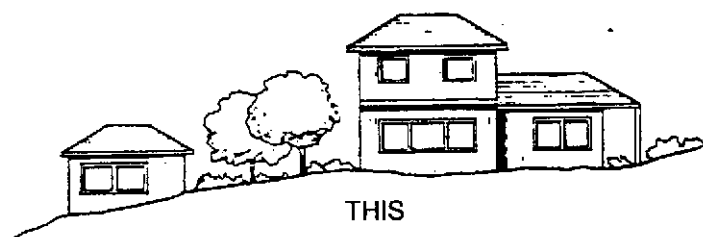
- 2.7.2 The landscape design shall provide adequate access for maintenance of the basin.
- 2.7.3 Basins which are landscaped with turf, the basins may be used as a open space area for the subdivision.
- 2.7.4 Basins facing public rights-of-way shall be fenced by using wrought iron or other comparable low/no maintenance decorative material.

3. SINGLE-FAMILY

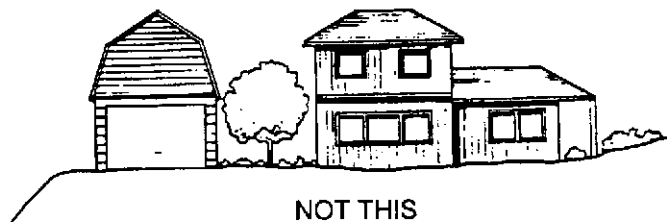
The following design guidelines are intended to promote interesting and unique single-family residential designs and neighborhoods. When designing a single-family residence and site layout, it is important to consider adjacent residences, topography, existing vegetation, solar and wind orientation, and the overall neighborhood atmosphere. The guidelines are not intended to give specific architectural criteria for building design, but rather provide alternative design concepts that can be utilized to enhance single-family neighborhoods.

3.1 Accessory Building Design

- 3.1.1 Accessory buildings, except agricultural buildings, are to be consistent in design, color and material with the primary building. The architecture must exhibit similar roof design and exterior materials and colors.
- 3.1.3 All metal roofs shall be treated with a non-glossy paint compatible with the color of the structure.
- 3.1.4 The design and materials of accessory dwelling units or guest houses shall be consistent with the primary residence. (see Figure 3.10)
- 3.1.5 The size of accessory dwellings and guest houses shall be consistent with Title 20.



accessory buildings are to incorporate consistent architectural styles and building materials with the primary residence



accessory buildings with different design features than the primary dwelling are not permitted

FIGURE 3.10

3.2 Site Design

- 3.2.1 On properties of less than one-half acre, the building orientation should be varied by alternating the placement of homes and garages. (see Figure 3.11) A maximum of two consecutive homes may have similar garage/drive orientation.
- 3.2.2 The placement and orientation of homes is to consider solar and wind exposures. Buildings should be arranged so that maximum sunlight is received in the winter months. Deciduous trees can be effectively used to provide shade in summer months.
- 3.2.3 All buildings are to be sited to preserve significant views of the Carson Valley, Lake Tahoe, and the Sierra Nevada and the Pine Nut Mountains.
- 3.2.4 Natural land forms and topography should be conserved. Buildings should be placed so that significant grading of the site is not required. All projects shall comply with the hillside development standards provided in Title 20.
- 3.2.5 Accessory buildings (excluding primary garages) such as secondary garages, barns, guest homes, sheds, etc. must be located in the rear or side-yard and designed so that they are not obtrusive to the adjacent properties.
- 3.2.6 The minimum driveway length shall be 20 feet so that vehicles parked within the driveway do not obstruct the sidewalk.

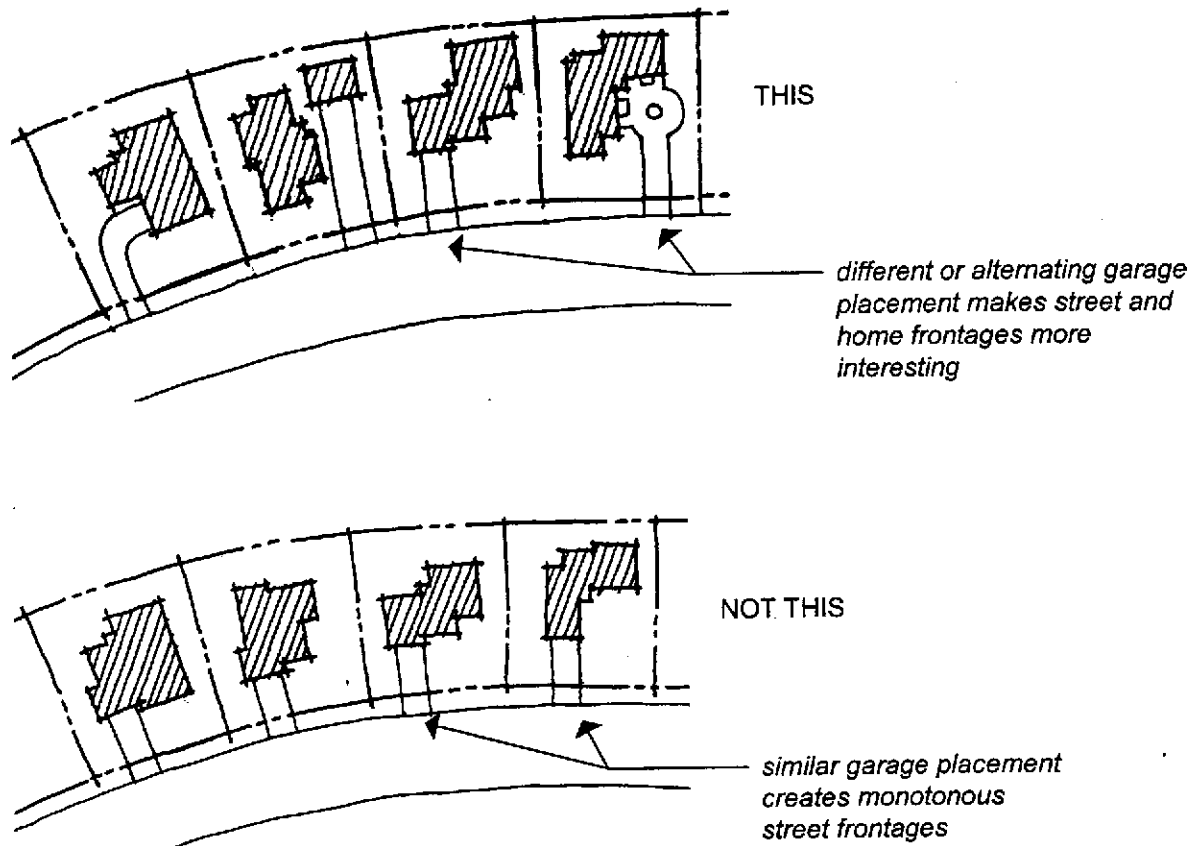


FIGURE 3.11

4. MULTI-FAMILY

The following design standards are intended to promote interesting and unique multi-family residential designs of duplexes and complexes of three or more units. When designing a multi-family project, it is important to consider adjacent uses, topography, existing vegetation, solar and wind orientation and the overall neighborhood atmosphere.

4.1 Building Arrangement and Location

Arrangement and location of buildings often determine how the entire site will be planned and how it functions. The arrangement and location of a multi-dwelling building or buildings can create open space areas, provide convenient accessibility, and create safe and desirable environments to live in.

- 4.1.1 Within multi-building complexes, buildings shall be clustered creating open spaces. Where clustering is impractical, a visual link between the buildings shall be incorporated. This link can be accomplished by the use of an arcade system, trellises, pedestrian walkways, or other similar designs.

- 4.1.2 When the buildings are located along the street frontage, open space areas are to be provided between the buildings. The building setback and orientation is to be alternated to eliminate monotonous street frontage. (see Figure 3.12)

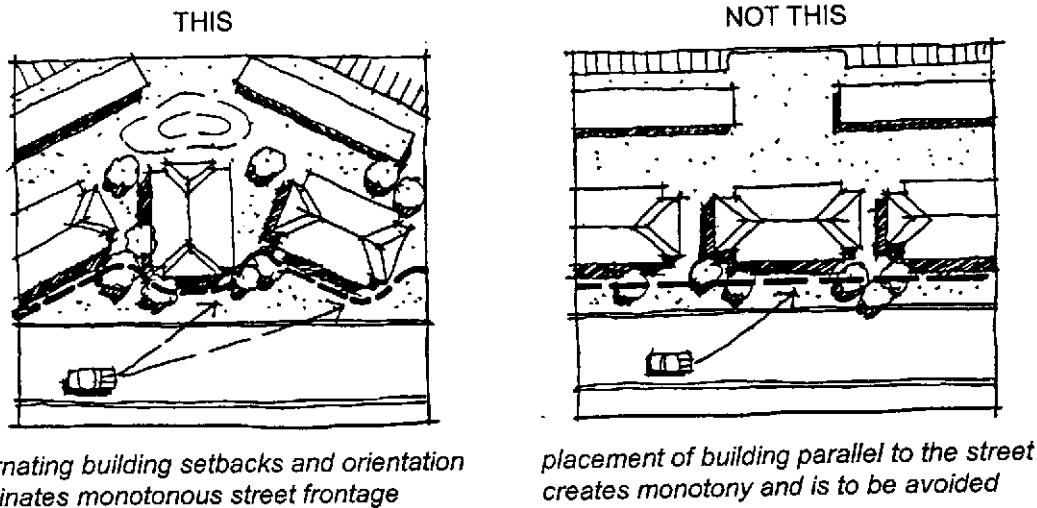


FIGURE 3.12

- 4.1.2 The existing natural features on a site such as trees, sloughs, slopes and rock outcroppings are to be retained and incorporated into the site layout to create more interesting and unique designs, to the extent possible.
- 4.1.3 The building location and orientation should give consideration to the sun and wind exposures, minimizing noise levels and impacts to safety and privacy. Pedestrian open space areas and walkways should be located on the south or the west sides of the building(s) so that maximum sun exposure is provided during winter months. Deciduous trees can be planted to provide shade in the summer months. Wind direction should be considered in the site design.
- 4.1.4 Storage buildings and areas shall be located in the rear of the site. The storage areas and materials shall be properly screened by the use of fences, decorative walls or other similar opaque screening fixtures consistent with Title 20.
- 4.1.5 Buildings must be arranged so that they do not create a “blind corner” and/or impair traffic safety sight area. Specific consideration must be given to corner lots and instances where there are existing and adjoining driveways.

4.2 Circulation and Parking

Circulation is the pattern of movement of pedestrians, vehicles and bicyclists on the site. Circulation patterns are critical in terms of public health, safety and convenience. Off-street parking is required for all projects and each project is expected to accommodate its tenants' needs.

- 4.2.1 The on-site circulation must be logical and provide convenient, safe and direct flow of pedestrian and vehicular traffic.
- 4.2.2 All parking areas, driveways, parking aisles and sidewalks shall be graded, drained and paved in accordance with Title 20 and Part II of this manual.
- 4.2.3 Separate vehicular and pedestrian systems shall be provided connecting the site with the street and sidewalk system.
- 4.2.4 Parking shall be distributed throughout the complex so that it is directly accessible from all dwellings. Parking areas along the street frontage shall be broken-up with open spaces to provide "windows" into the interior of the complex and break-up the monotony of long parking aisles. (see Figure 3.13)
- 4.2.5 Connection or joint use of driveways, parking areas, etc. with single-family, commercial, industrial or institutional uses is discouraged. Whenever the project is connected with adjacent multi-family residential site, the circulation must allow for similar direction of travel and parking to reduce conflict at points of connection.
- 4.2.6 In cases where one-way traffic aisles are provided, one-way traffic signs shall be clearly posted and one-way arrows shall be painted and maintained within the drive aisle.
- 4.2.7 The turning radii for drive aisles shall meet the AASHTO standards for turning movements.

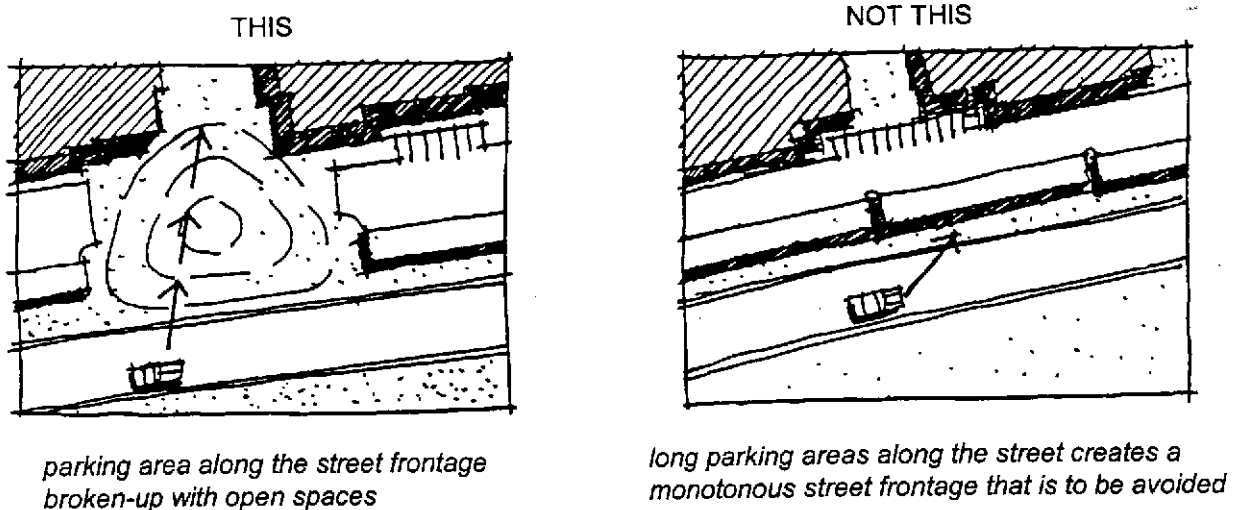


FIGURE 3.13

- 4.2.8 Parking spaces directly abutting structures are not permitted. In cases where parking spaces face residential buildings, a dense hedge, berming or a decorative wall/fence shall be provided to screen vehicular lights.
- 4.2.9 Interior sidewalks must be a minimum of 4-feet in width. When parking stalls directly abut a sidewalk, the sidewalk shall be a minimum of 6-feet in width. If exterior stairways are used with the stairway landing on the sidewalk, the sidewalk shall be a minimum of 6-feet in width.
- 4.2.10 In cases where parking areas or drive aisles abut single-family uses or zoning designations, a 6-foot high solid masonry wall shall be provided.
- 4.2.11 Interior drive aisles shall be designed to provide appropriate circulation and maneuverability for emergency vehicles.
- 4.2.12 All parking spaces shall be consistent with the most current Americans with Disabilities Act (ADA) regulations and standards.

4.3 Vehicular Access

- 4.3.1 Access points shall be kept to a minimum; however, the number and location of driveway curbs shall be adequate to allow efficient traffic flow. Joint access between adjacent multi-family sites is to be utilized whenever possible to reduce traffic hazards and necessary curb cuts. Joint access with commercial, industrial or institutional uses is discouraged.
- 4.3.3 Driveways are to be designed and located so that the vehicles have sufficient visibility and maneuverability. All driveways must meet the AASHTO standards for turning movements.
- 4.3.4 The spacing between driveways and intersection corner clearance shall be consistent with the standards provided in Part II of this manual.
- 4.3.5 Pavers, stamped concrete or other similar treatment are to be used to denote driveway approaches.
- 4.3.6 Buildings having direct driveway access from the street shall have a minimum driveway length of 20 feet so that vehicles parked within the driveway do not obstruct the sidewalk.

4.4 Pedestrian Access

- 4.4.1 Pedestrian linkages between uses within the development such as swimming pools, recreation rooms and/or laundry rooms shall be provided. Design features such as walkways with enhanced paving, trellis structures, or special landscaping/hardscaping treatments are to be provided.
- 4.4.2 A direct pedestrian access from the street to the project is required. Special consideration must be given to projects abutting neighborhood commercial uses such as grocery/convenience stores, restaurants, parks, schools, etc.
- 4.4.3 A continuous on-site pedestrian walkway must be provided from the perimeter public sidewalk.

- 4.4.4 All pedestrian areas shall be consistent with the most current Americans with Disabilities Act (ADA) regulations and standards.

4.5 Landscaping - General

Landscaping is a major factor in the image of an area. Plants can perform a number of functions to enhance the site. Landscaping can be used to screen unattractive views, create distinguished entry ways and exits, create pedestrian spaces, reduce heat and glare, mitigate soil erosion, provide buffering between incompatible land uses, soften architectural lines and mitigate noise. These issues should be considered when designing a landscape plan. All landscaping shall comply with the minimum standards provided in the Consolidated Development Code.

- 4.5.1 Plants used in project landscaping shall be consistent with the recommended plant list contained in Appendix B in Part I of this manual.
- 4.5.2 Existing trees and natural features should be preserved and incorporated into the landscaping plan to the extent possible. Natural areas are not to be disturbed during grading and construction activity.
- 4.5.3 Concrete mow strips, header boards or other similar materials shall be used to separate different ground covers.
- 4.5.4 Landscaping is to be used to define specific areas within a complex such as the entrance, transition between neighboring properties, and defining of open space and common areas.
- 4.5.5 Plants are to be in scale with adjacent structures and be of appropriate size to accomplish intended purposes.
- 4.5.6 Landscaping shall be perpetually maintained with prompt removal and replacement of dead and diseased plants.
- 4.5.7 Deciduous trees should be used in planter areas that are designated to provide shade such as open space areas. Evergreen trees are intended for screening and provide color in winter months.

4.6 Landscaping - Parking Lot

- 4.6.1 Parking areas abutting a public street and/or sidewalk shall provide a linear landscape planter a minimum width of 10-feet.
- 4.6.2 The landscape planter between the parking lot and the street should include a solid masonry wall, berm or hedge to screen vehicular lights or combination of elements.

4.7 Landscaping - Site Perimeter

- 4.7.1 Perimeter planters must use a combination of turf and plants such as shrubs, perennials and annuals.

- 4.7.2 Unless adjacent sites are integrated (shared parking, access, drive aisles, etc.) perimeter landscaping along all property lines is required. The landscaping planter area shall be minimum a of 6-feet in width. The landscape planters shall be separated from the adjacent properties by the use of a concrete curb or a redwood header board (minimum one inch thick).

4.8 Landscaping - Interior Open Space

- 4.8.1 Deciduous trees shall be used in areas where concentration of residents is anticipated (i.e. picnic tables, seating benches, etc.) in order to provide shading. Gazebos and other similar structures are highly recommended and may allow for reduction of trees within the areas.
- 4.8.2 Turf shall cover a minimum of 50% of the required open space area(s). Other ground covers (i.e. river rock, walk-on bark, shrubs) should be used to provide interesting landscape designs. Plants with thorny barks should be avoided.

4.9 Landscaping - Detention/Retention Basins

- 4.9.1 If the project proposes to utilize on-site retention/detention basins, the basins shall be landscaped. The landscaping shall include non-buoyant landscape materials such as turf, cobble rock and low spreading ground cover shrubs. The use of buoyant material such as walk-on bark and mulch is not permitted. The landscaping shall be irrigated in accordance with Title 20.
- 4.9.2 The landscape design shall provide adequate access for maintenance of the basin.
- 4.9.3 Basins which are landscaped with turf, the ponds may be used as a open space area for the development.
- 4.9.4 Basins facing public rights-of-way shall be fenced by using wrought iron.

4.10 Building Design - General

Building design is an integral part of multi-family development of any size. The building usually sets the tone of a multi-family project. Through various building designs and architectural ornamentation, desired tones and themes can be achieved. Multi-family complexes must be functional and provide adequate privacy for residents. Building design must comply with the standards provided in the Consolidated Development Code.

- 4.10.1 New buildings must be compatible with the surrounding buildings in size and utilize similar architectural styles. Special consideration must be given to projects next to properties used or designated as single-family residential. Building design shall incorporate similar architectural features (such as roof design, building materials, etc.) as the surrounding single-family buildings.
- 4.10.2 Within multi-building projects, architectural consistency of all buildings shall be maintained. Buildings shall have consistent color schemes, building materials, wall textures and roof material.
- 4.10.3 The use of roof-top equipment should be avoided. Projects utilizing any roof-top equipment (including satellite dishes) shall provide parapet walls and/or other architectural features to

- screen the equipment from all sides of the building. The texture and color of parapet walls shall be consistent with the texture and color of the building. Pop-through or wall mounted air conditioners are not permitted.
- 4.10.4 Reflective, untreated metal roofs are prohibited. All exposed metal surfaces shall be painted in a flat, non-glossy paint to match the color of the building. Non-anodized and unpainted aluminum window frames are not permitted. All windows shall have a trim, a minimum of 4 inches in width or decorative window shutters.
- 4.10.5 The design of accessory buildings (i.e. recreational, storage, etc.) shall be consistent with the design of the primary building(s) by using similar types of exterior wall textures, building and roof material, and color.
- 4.10.6 The roof line at the top of any structure should not run in a continuous plane for more than 50-feet without offsetting or jogging the roof plane. Roofs must have at least one of the following features around the entire building: 1) parapets concealing flat roofs, 2) overhanging eaves, 3) sloped roof, and/or 4) two or more roof slope planes.
- 4.10.7 The height of the building is to be varied so that distinctive roof lines are created.
- 4.10.8 The planes of exterior walls shall be varied in depth and/or direction. Building walls greater than 30-feet in length must incorporate recesses, a minimum depth of 5-feet, and projections, a minimum of 5-feet. (see Figure 3.14). Balconies and porches may be utilized to meet this requirement.
- 4.10.10 Parts of a building facade shall be articulated by the use of color, fenestration, arrangement of facade elements, and/or change in material. Architectural detailing such as trellises, arcades, siding, stone, or brick at the ground level shall be incorporated to eliminate monotonous facades.
- 4.10.11 Each building must have clearly placed and illuminated address and building identification.

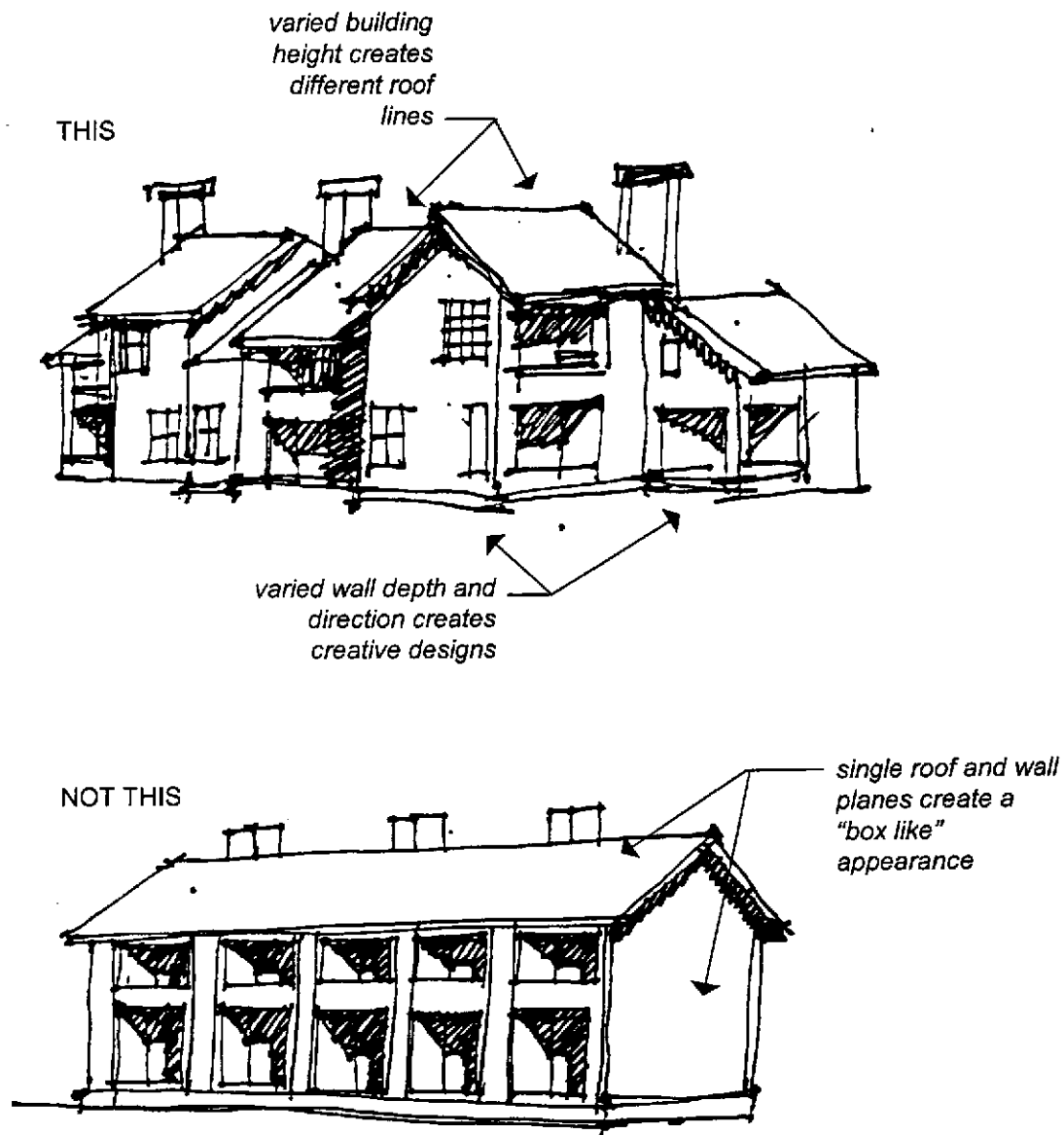


FIGURE 3.14

4.11 Building Design - Balconies and Patios

- 4.11.1 Private balconies or patios shall be screened with solid or near-solid fencing, railings or walls. The materials shall be of comparable quality and aesthetics to those used on the rest of the project. The color shall compliment the building.

4.11.2 The location of balconies shall consider the solar and wind exposures and be designed accordingly. Providing roof overhangs can effectively block wind and sun, and increase energy efficiency of the residences.

4.11.3 Unless roof eaves extend over the balcony/patio, rain gutters shall be provided in order to collect and convey the roof run-off from the roof.

4.12 Building Design - Stairs

4.12.1 The location of stairs should consider sun exposure in order to provide quicker thaw of snow and ice.

4.12.2 The stairs shall be architecturally treated by providing durable and aesthetic railings, and be compatible with the architectural design of the building.

4.12.3 Roof eaves over stairways shall contain rain gutters in order to collect and convey run-off from the roof.

4.13 Garages and Carports

4.13.1 All carports shall have roofs. The roof design and materials must be consistent with the roof design and material of the primary building(s). Sheet metal covered carports without architectural treatment are not permitted.

4.13.2 The design of detached garages shall be consistent with the primary building(s) by using similar exterior wall textures, roof pitches, roof material and colors.

4.13.3 Parking stall spaces within the carports/garages shall be consistent with the development code. Parking spaces next to posts or walls cannot be compact size and must be increased in width by 2 feet.

4.14 Identification Signs

4.14.1 An identification sign shall have a consistent theme with the complex by using compatible colors and materials.

4.14.2 Any freestanding signs shall be located so that they do not interfere with circulation, parking and line of sight.

4.14.3 Enhanced landscaping can be used effectively to create entry-ways to the site. The use of creative designs acting as identifiable nodes is highly encouraged.

4.14.4 The sign shall have indirect low-intensity lighting and cannot be internally illuminated or be neon.

4.14.5 Monument signs shall clearly display the street number sign. The number shall be illuminated.

4.15 Directory Signs

- 4.15.1 A directory sign can contain a list of all tenants and/or apartment numbers, and schematic of the complex. These signs shall be located in close proximity to each parking lot entrance for the use by emergency crews and visitors.
- 4.15.2 Complexes with more than 50 units are to provide a map of the complex at each entrance directory sign.
- 4.15.3 The materials and colors of directory signs shall compliment the project.

4.16 Lighting

- 4.16.1 Lighting should be used for security and safety of on-site parking and pedestrian walkways.
- 4.16.2 Lighting type and fixtures shall be consistent throughout the project.
- 4.16.3 Garages, carports and pedestrian walkways shall be properly illuminated by providing low-intensity recessed lighting. Light bulbs shall be completely recessed within the fixture or within the ceiling of a structure.
- 4.16.4 Parking and building light fixtures shall be strategically located so that excessive light is not produced. All fixtures must be cut-off luminaries with less than 90-degree candle luminance cut-off so that there is no excessive light spill-over and glare onto neighboring properties. All fixtures shall be of low intensity. (see Figure 3.15)

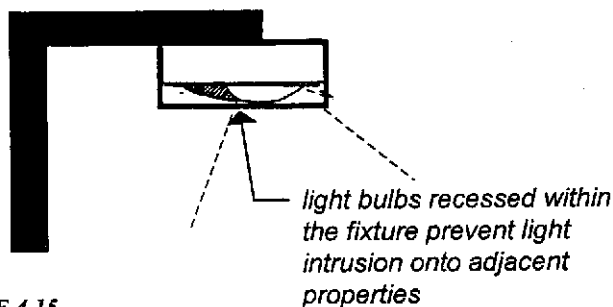


FIGURE 4.15

- 4.16.5 Shoe box, flood lights, or other similar light fixtures which illuminate horizontally are prohibited unless otherwise sufficiently screened to mitigate excessive light. Spot lights which illuminate upwards are prohibited.

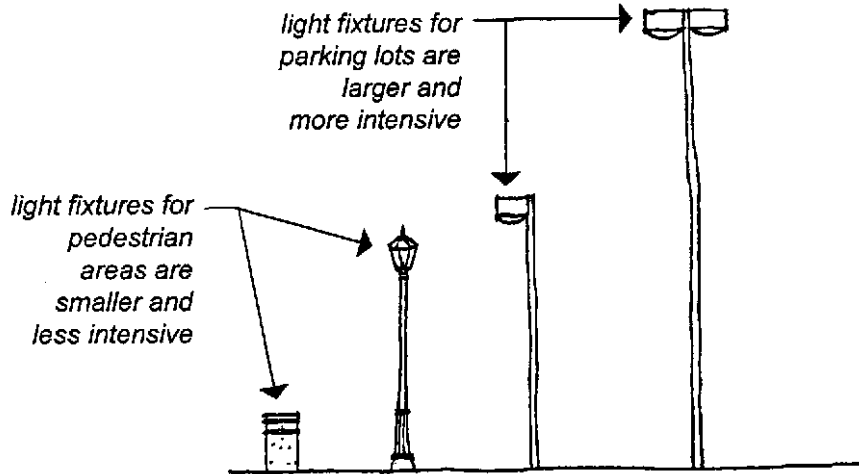


FIGURE 3.16

4.17 Screening

Screening can be achieved by using a variety of architectural features, landscaping, fencing and walls. Whichever method is used, it should be compatible with the site and not designed as an afterthought.

- 4.17.1 Any outdoor mechanical equipment such as transformers, HVAC units, electrical boxes, back flow preventers, etc. located on the ground must be appropriately screened from view. The method of screening shall be integrated with the adjacent structure in terms of landscaping, building color and materials, shape and size.
- 4.17.2 All roof-top equipment shall be screened from view as identified within the architectural guidelines of this manual.
- 4.17.3 Storage areas shall be screened from view by using concrete block walls or similar materials.
- 4.17.4 Trash enclosures shall be constructed of masonry block consistent in color and texture as the primary building(s). Steel gates are to be hung from individual steel posts imbedded in concrete. (see Appendix A) Trash enclosures shall be screened with landscaping including, but not limited to evergreen trees and/or columnar shrubs. (see Figure 3.17)
- 4.17.5 Accessory structures which are used for screening/storage purposes shall be architecturally compatible with the primary building(s).

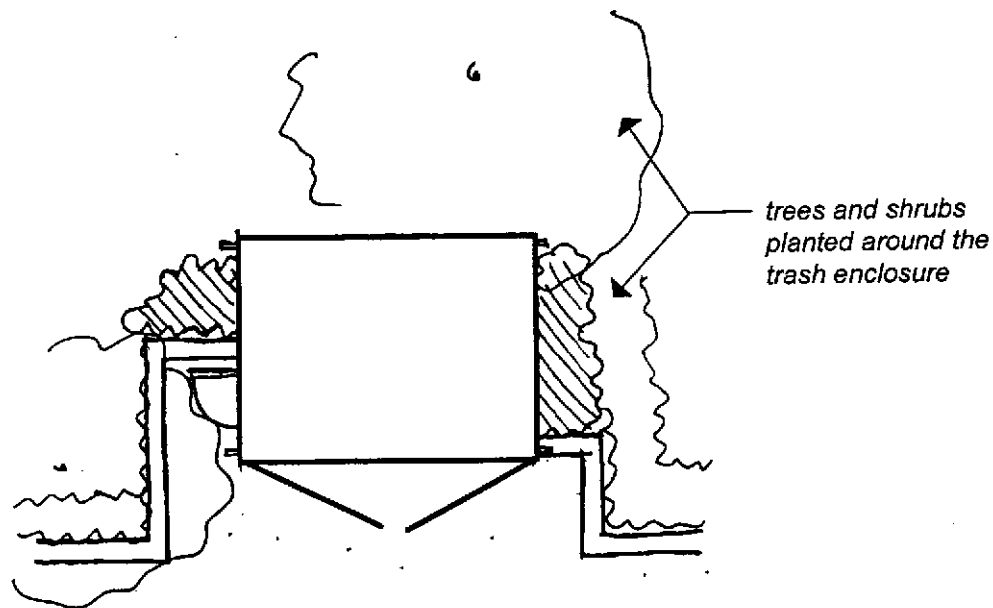


FIGURE 3.17

4.18 Walls and Fences

- 4.18.1 The perimeter of the multi-family projects adjacent to properties designated zoned or occupied by single-family residential uses shall be screened by using wrought-iron or redwood fence, masonry wall, or a combination thereof. Special consideration must be given to pedestrian accessibility particularly when projects are adjacent to neighborhood services such as parks, grocery stores, or schools. The use of chainlink fence (with or without slating) is not permitted.
- 4.18.2 Walls must be designed to blend in and be compatible with the site's architecture, color and building materials. Landscaping must be used to soften the wall elevations whenever possible.
- 4.18.3 Long wall surfaces must offset and be designed to prevent monotony. Alternating colors, concrete styles, fixtures, pilasters, etc. are to be incorporated in the design. (see Figure 3.18)
- 4.18.4 Screening of patios, swimming pools, etc. shall be executed by using materials which are compatible to the primary building(s) and the overall theme of the complex. Wrought iron fences embedded in concrete, brick or stone posts are highly recommended. Except for tennis courts, chain-link fences are not permitted.

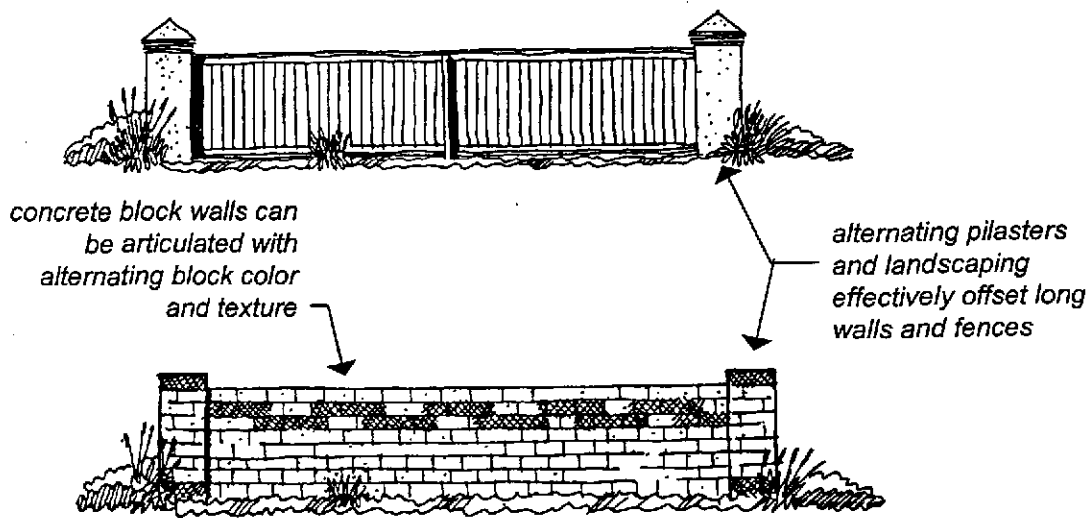


FIGURE 3.18

4.19 Postal Mail Boxes

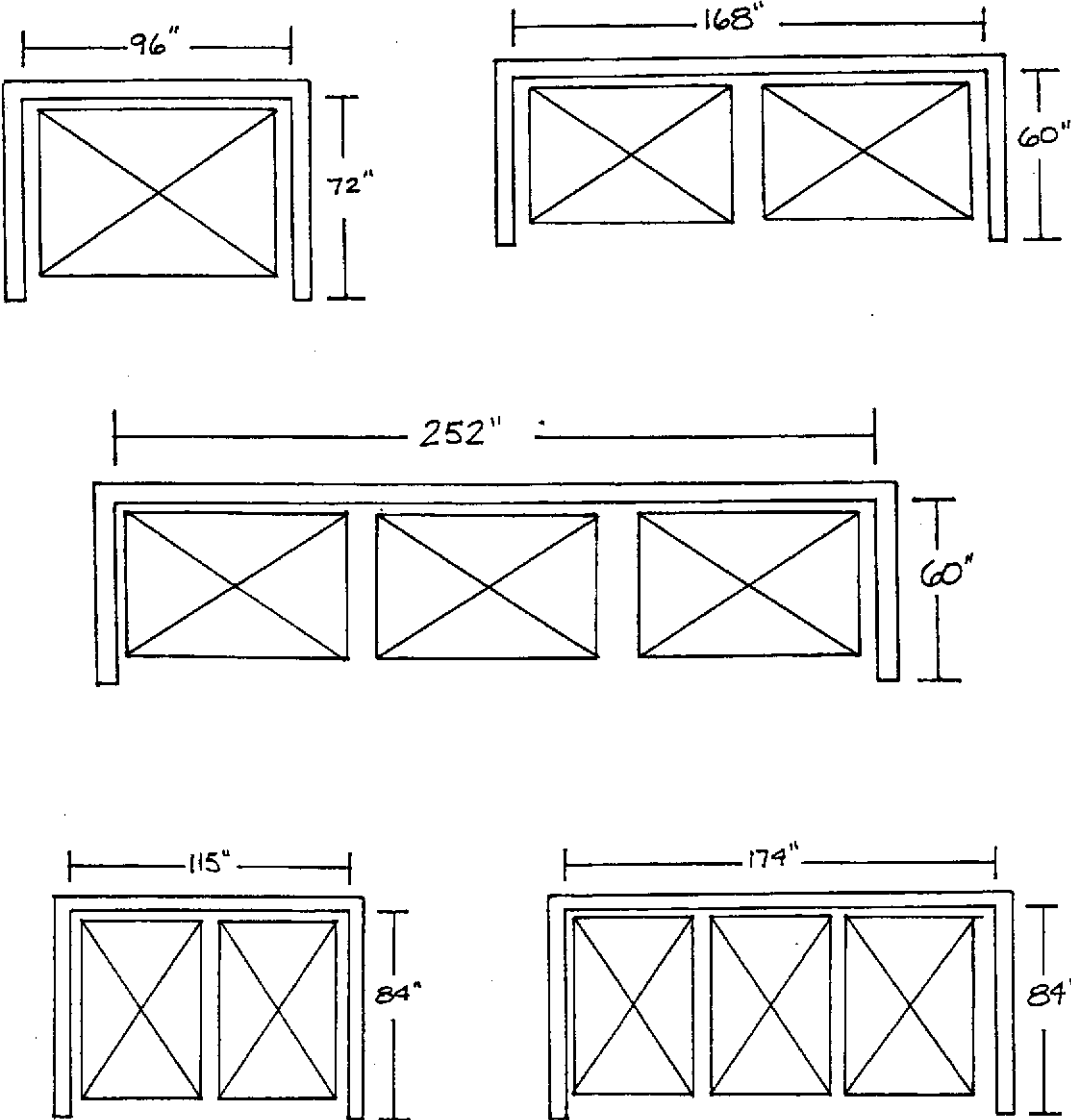
- 4.19.1 Postal mail boxes shall be provided near site entrances/exits and are particularly encouraged to be located at the office or clubhouse facility. Sidewalks shall be provided from the residences to the mail boxes.
- 4.19.2 Area around the postal mail boxes shall be paved. The boxes shall be installed within a structure with a roof. The design, material and color of the structure shall be compatible with the primary building(s).
- 4.19.3 Within large projects (typically 50 units or more) which have multiple entries/exits, the mail boxes should be separated and placed at a convenient location which is accessible from the residences which they serve.



Appendix A
Trash Enclosure Details

TRASH ENCLOSURE DETAILS

1 1/2 YARD AND 2 YARD DUMPSTERS



STANDARD LAYOUTS

1. Typical construction materials:
 - A. Masonry block or poured concrete
2. Gates are required for all installations
 - A. Gates shall be mounted on metal posts imbedded in concrete at corners, not attached to corners
 - B. Metal framed with chainlink and colored slats
 - C. Gates shall open 170 degrees minimum
 - D. Gates shall lock in either the open or closed position
3. Surface - concrete, level
 - A. Concrete minimum thickness of 4 inches on 4 inches of aggregate base
 - B. Surrounding paved area level with enclosure
4. Stops to prevent dumpster from hitting walls when moving in and out shall be provided.
5. Slope from the front of the trash enclosure shall be a minimum of 2% and a maximum of 4%.
6. Enclosure height shall be 72 inches.
7. Any required drainage shall not interfere with movement of the dumpster.
8. Clear access equal to the size of the enclosure, but not less than 8 ft. by 10 ft. must be maintained in front of the enclosure at all times.
9. Enclosures are for the express use of containing dumpsters, no other uses are permitted.



Appendix B
Plant List

DOUGLAS COUNTY APPROVED TREE, SHRUB, AND GROUND COVER SPECIES LIST

Please Note: All landscape plans submitted are subject to site approval and are reviewed on a case-by-case basis according to the land use proposed. Species and varieties appropriate for the proposed development which are not included in this list are also subject to approval by the planning manager or his designee. Note: An asterisk (*) denotes approved street trees.

DECIDUOUS TREES

<u>Botanical Name</u>	<u>Common Name</u>
ACER freemanii	'Jeffersned' Autumn Blaze Maple
ACER ginnala	Amur Maple (*)
ACER negundo 'Sensation'	Sensation Box Elder
ACER negundo 'Variegatum'	Variegated Box Elder
ACER platanoides	Norway Maple (*)
ACER platanoides schwedleri	Schwedler Maple
ACER pseudoplatanus	Sycamore Maple (*)
ACER rubrum	Red Maple
BETULA	White Birch
BETULA pendula spp.	Weeping Birch
CARPINUS betula	European Hornbeam
CATALPA bignonioides 'Nana'	Umbrella Catalpa
CATALPA speciosa	Western (northern) Catalpa
CEDRUS Atlantica 'glauca'	Blue Atlas Cedar
CELTIS occidentalis	Common Hackberry (*)
CELTIS reticulata	Western Hackberry (*)
CERRCIS occidentalis	Western Red Bud
CONTINUS coggygia D	Smoke Tree
CRATAEGUS spp.	Hawthorn
ELAEAGNUS angustifolia	Russian Olive
FRAXINUS americana	Autumn Purple Ash
FRAXINUS excelsior	European Ash
FRAXINUS ornus	Flowering Ash
FRAXINUS pennsylvanica	Green Ash
FRAXINUS quadrangulata	Blue Ash

GINKO biloba	Mainenhair Tree (male only)
GLEDITSIA triacanthos inermis	Thornless Honey locust
GYMNOCLADUS dioicus	Kentucky Coffee tree
KOELREUTERIA paniculata	Golden rain tree
LABURNUM	Golden chain tree
MALUS spp.	Flowering Crabapple
OSTRYA virginiana	Ironwood
PLATANUS spp.	Plane tree
POPULUS tremulodes	Aspen
PRUNUS cerasifera atropurpurea	Purple Leaf Plum
PRUNUS persica	Flowering Peach
PRUNUS spp.	Flowering Cherry
PRUNUS triloba	Flowering Almond
PYRUS calleryana	Flowering Pear
QUERCUS coccinea	Scarlet Oak
QUERCUS douglasii	Blue Oak
QUERCUS gambelii	Gambel Oak
QUERCUS lobata	Valley Oak
QUERCUS palustris	Pin Oak
QUERCUS robur	English Oak
QUERCUS rubra	Red Oak
ROBINIA ambigua	Idaho / Purple Robe Locust
ROBINIA hybrida	Flowering Locust
ROBINIA hybrida monument	Monument Black Locust
SALIZ matsundana	Corkscrew willow
SORBUS aucuparia	European Mountain Ash
TILIA cordata	Little Leaf Linden

EVERGREEN TREES

(Avoid planting any evergreen trees in the heat of summer, late fall, early winter and without adequate irrigation. Evergreens need a minimum of two winters with adequate water supply)

<u>Botanical Name</u>	<u>Common Name</u>
CALOCEDRUS decurrens	Incense cedar
CEDRUS atlantica	Atlas Cedar
CUPRESSUS arizonica	Arizona Cypress
JUNIPERUS communis	Swedish Juniper
J. Scopulorum spp.	Western Redcedar
J. virginiana spp.	Redcedar (eastern cedar)
Picea engelmannii	Engleman Spruce
P. excelsa	Norway Spruce
P. glauca densata	Black Hills Spruce
P. pungens glauca	Colorado Blue Spruce
P. pungens	Colorado Green Spruce
P. contorta	Shore Pine
PINUS aristata	Bristlecone Pine
PINUS contorta latifolia	Lodgepole Pine
PINUS densiflora umbraculifera	Japanese umbrella Pine
PINUS edulis	Two-needle Pinyon Pine
PINUS flexilis	Limber Pine
PINUS jeffrey	Jeffrey Pine
PINUS monophylla	Single-leaf Pinyon Pine
PINUS monticola	Western White Pine
PINUS mugo	Swiss Mt. Pine
PINUS nigra	Austrian Pine
PINUS ponderosa	Ponderosa Pine
PINUS strobiformis	Border Pine
PINUS sylvestris	Scotch Pine
TAXUS baccata	English yew
THUJA occidentalis varieties	Arborvitae

DROUGHT TOLERANT SHRUBS

Note: (D) denotes deciduous plants, (E) denotes evergreen plants and (*) denotes plants for hillside and erosion control

<u>Botanical Name</u>	<u>Common Name</u>
<i>Shrubs (1-4 feet in height)</i>	
Amelanchier (D)	Dwarf Serviceberry
Artemisia spp. (D)	Southernwood, Common Wormwood
Caragana pygmaea (D)	Pygmy Pea-shrub
Caryopteris (D)	Blue Spiraea
Chaenomeles japonica (D)	Japanese Flowering Quince
Deutzia gracilis (D)	Slender Deutzia
Deutzia rosea (D)	Rose-panicked Deutzia
Genista hispanica (D)	Spanish Broom
Penstemon newberri	Mountain Pride
Potentilla fruticosa (D)	Bush Cinquefoil
Ribes alpinum (D)	Alpine Currant
Salvia officinalis (D)	Garden Sage
Santolina chamaecyparissus (E)	Lavender Cotton
Senecio cineraria (D)	Dusty Miller
Symphoricarpos albus (D)	Common Snowberry*
Symphoricarpos chenaultii (D)	Chenault Coralberry
Symphoricarpos orbiculatus (D)	Indian Currant
Spiraea spp. (D)	Spiraea
 <i>Shrubs (4-8 feet in height)</i>	
Atriplex canescens (E)	Saltbrush, Quail Bush*
Berberis thunbergii (D)	Japanese Barberry
Berberis mentorensis (D)	Mentor Barberry
B.thunbergii "Crimson pygmy" (D)	Barberry Crimson Pygmy
Boxus microphylla Koreaana (E)	Korean Boxwood
Boxus sempervirens (E)	Common Boxwood
Chaenomeles speciosa (D)	Common Flowering Quince

Deutzia scabra (D)	Fuzzy Deutzia
Eleagnus multiflora (D)	Cherry Eleagnus
Fallugia paradoxa (D)	Apache Plume
Mahonia aquifolium (E)	Oregan Holly Grape
Paeonia suffruticosa (D)	Tree Peony
Picea abies varieties (E)	Dwarf Norway Spruce
Pinus maghus (E)	Dwarf Mugho Pine
Prunus besseyi (D)	Western Sand Cherry
Prunus glandulosa (D)	Dwarf Flowering Almond
Prunus tomentosa (D)	Nanking Cherry
Purshia tridentata	Bitterbrush, Antelope
Rhus aromotica (D)	Fragrant Sumac
Rhus trilobata (D)	Skunkbush, Squawbush
Ribes aureum (D)	Golden Currant
Ribes sanguineum (D)	Winter Currant
Robinia hispida (D)	Rose Acacia
Rosa harisonii (D)	Hanson's Yellow Rose
Rosa hugonis (D)	Father Hugo Rose
Rosa rugosa (D)	Ramanas Rose/Sea Tomato
Spiraea spp. (D)	Spiraea
Syringa persica (D)	Persian Lilac
Tamarix odessana (D)	Odessa Tamarix
 <i>Shrubs (Over 8 feet)</i>	
Amelanchier alnifolia (D)	Serviceberry/Juneberry
Aronia arbutifolia (D)	Red Chokeberry
Artemisia tridentata (E)	Big Sagebrush
Buddleia davidii (D)	Fountain Butterfly Bush
Caragana arborescens (D)	Siberian Peashrub
Cornus alba (D)	Dogwood
Cornus mas (D)	Cornelian Cherry
Cornus stolonifera (D)	Redosier Dogwood
Corylus maxima purpurea (D)	Smoke Bush

Euonymus alatus (D)	Burning Bush/Winged Euonymus
Exochorda spp. (D)	Pearl bush
Forsythia intermedia (D)	Forsythia
F. suspensa (D)	Weeping Forsythia
F. viridissima (D)	Greenstem Forsythia
Hippophae rhamnoides (D)	Sea Buckthorn
Holodiscus discolor (D)	Cream Bush/Ocean Spray
Kerria japonica (D)	Kerria
Kolkwitzia amabilis (D)	Beauty Bush
Ligustrum amurense (D)	Amur Privet
L. vulgare (D)	Common Privet
Lonicera spp. (D)	Honeysuckle
Philadelphus coronarius (D)	Sweet Mock Orange
Prunus virginiana demissa (D)	Western Chokecherry
Pyracantha spp. (E)	Firethorn
Rhamnus frangula (D)	Alder Buckthorn
Rosa foetida (D)	Austrian Brier
Shepherdia argentea (D)	Silver Buffalo Berry/Wild Oleaster
Syringa chinensis (D)	Chinese Lilac
S. vulgaris (D)	Common Lilac
T. pentandra (D)	Five-Stamen Tamarix
Taxus spp.(E)	Yew
Viburnum spp. (D)	Fragrant Snowball/Arrowwood, etc.
Vitex agnuscastus latifolia (D)	Chinese Chaste Tree
Yucca glauca (E)	Yucca

DROUGHT TOLERANT GROUND COVER

<u>Botanical Name</u>	<u>Common Name</u>
Coronilla varia (D)	Crown Vetch
Cotoneaster horizontalis (D)	Rock Cotoneaster
Cotoneaster microphylla (E)	Rockspray Cotoneaster
Duchesnea indica (D)	Indian Mock Strawberry
Eriogonum umbellatum (D)	Sulphur Flower/Wild Buckwheat

Genista sagittalis (D)	Broom
Helianthemum nummularium (E)	Sunrose
Hypericum calycium (E)	Aaron's Beard/St. Johnswort
Iberis sempervirens (E)	Candytuft
Juniperus spp.(E)	Juniper
Mahonia nervosa (E)	Longleaf Mahonia
Mentha piperita (D)	Peppermint
M. spicata (D)	Spearmint
Phlox subulata (D)	Creeping Phlox/Moss Pink
Polygonum cuspidatum (D)	Japanese Knotweed
Sedum acre (E)	Golden Carpet
Teucrium chamaedrys (E)	Germander
Thymus praecox arcticus (D)	Mother-of-Thyme/Creeping Thyme
Vinca minor (E)	Periwinkle

Groundcover- Other

Achillea tomentosa	Wolly Yarrow
Aethoisnema coridifolium warleyense	Stone-cress
Aigopodium podagraria variegatum	Variegated Goutweed
Alyssum saxatile (D)	Basket-of-gold
Arabis spp.	Rock-cress
Artemisia schmidtiana nana (D)	Silver mound artemisia
Artemisia stelleriana	Beach wormwood
Campanula carpatica	Carpathian bellflower
Cerastium tomentosum (D)	Snow-in-summer
Coreopsis Verticillata	Coreopsis
Coronilla varia (D)	Crown vetch
Dianthus spp.	Pinks
Festuca ovina glauca	Blue fescue -grass
Gypsophila repens	Dreeping gypsophlla
Hemerocallis spp.(D)	Daylily
Kniphofia uvaria (D)	Red-hot poker
Lavandula (D)	Lavender

Lonicera "Hall's"	Ground honeysuckle
Ophiopogon japonicus	Japan grass, lily-turf
Pachysandra terminalis (shade)	Japanese pachysandra
Phalaris arundinacea picta	Ribbon grass
Phlox amoena	Trailing phlox
Phlox subulata	Moss pink
Potentilla tridentata (D)	Three toothed cinquefoil
Santolina (D)	Chamaecyparissus
Sanonaria ocymoides	Rock Soapwort
Satureja montana	Winter savory
Sedum spp. (D)	Stonecrop
Sempervivum spp. (D)	Hen-and-chickens
Sencio cineraria (D)	Dusty miller
Stachys lanata (D)	Lamb's ear
Thymus spp. (D)	Thyme
Vinca Minor	Periwinkle
Viola	Violet, Pansy
Viloa pedtapedata (shade only)	Bird's-foot violet