



UNIVERSITY NEIGHBORHOOD SPECIFIC PLAN

7 January 2017 | DESIGN GUIDELINES

City of Palm Desert, California



Appendix A.

Design Guidelines



The UNSP is intended to reflect the best of recent trends toward walkable, sustainable neighborhood development, and the best of the Coachella Valley's unique architectural heritage and desert landscapes. And they are intended to provide a comfortable, valuable setting for a range of diverse housing types that meet the needs of current and future Palm Desert residents.

These guidelines are intended to strike a balance between clarity of vision and purpose, and flexibility to meet the market demands and resident aspirations as the neighborhoods are built in a series of phases, and as they mature and evolve over time. These guidelines work hand in hand with the development standards in Section 4 to assist developers, builders, residents and the City of Palm Desert in achieving those goals.

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A.1 Neighborhoods and Housing



A quintessential early Palm Desert home, characterized by modern architecture, a seamless transition between indoor and outdoor living space, and an expansive yard with a swimming pool to moderate the hot desert climate.

1. Palm Desert Neighborhoods

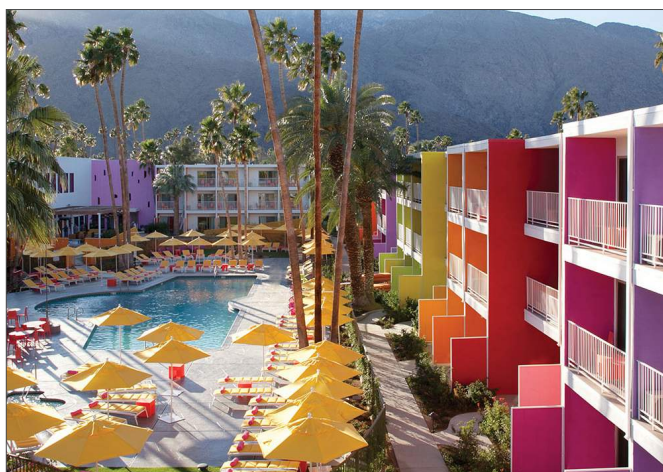
Palm Desert's first half century of housing development was characterized by the low wide houses on large lots, with strong emphasis on indoor and outdoor spaces that flow together to deliver the mid-Century desert life-style. Most homes were 1-story, many in the mid-Century Modern and Ranch styles of the 1950's and 60's, on lots of 8,000 and 10,000 s.f. with very generous yards and swimming pools. Multi-family housing was provided in the form of apartment complexes, organized around courtyards, gardens and pools, and located separately from single family neighborhoods.

Recent Development Trends

A number of recent Palm Desert housing developments have followed trends popular in the 1990's and 2000's, imported from Orange and Los Angeles Counties, with large 2-story houses built on lots as small as 4,000 s.f. and less, many with small patios rather than back yards, and some with no usable yard space at all.

The "Missing Middle"

The UNSP provides a unique opportunity for Palm Desert to add to this existing housing stock a range of "missing middle" housing options that deliver the generous Palm Desert indoor-outdoor lifestyle in more compact configurations than the original mid-Century prototype. These include single-family detached houses on lots in the 5,000 to 6,000



Early apartment complexes were organized around courtyards, gardens, and pools.



Recent development trends: new housing products are "packed-into" small lots, yielding little or no usable front yard open space; as a result, on-site open space is reconfigured to side or rear yards.

s.f. range, as well as single-family detached and attached types on smaller lots, and a range of neighborhood-scale multi-family types on lots of various sizes.

Neighborhood Diversity

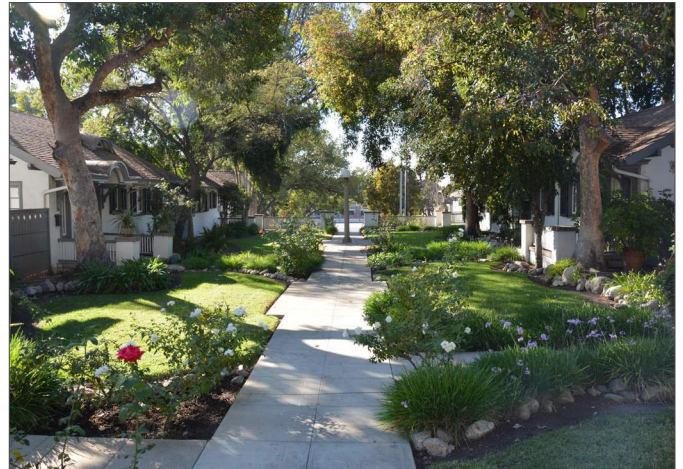
Also, as observed in towns throughout California and as demonstrated in innovative neighborhood designs of the past decade or two, such a diverse array of housing options can be flexibly intermixed within a single neighborhood if certain basic neighborhood design principles are followed. Such neighborhoods – common throughout the country but not yet present in Palm Desert – can enable young people to live within walking distance of their parents, older couples to find a home near their children and grandchildren, and students, graduate students and university faculty to find housing within walking and biking distance of the campus and commercial services.

As a neighborhood is the fundamental unit of towns and cities alike, the house is the fundamental unit of neighborhoods. And while houses and housing can take many forms – larger or smaller, detached from other houses or attached to them – in American neighborhoods the detached single-family house with front, side and rear yards is the essential form, in relation to which other housing types are understood.

Thus, to achieve a cohesive neighborhood design in which a variety of different housing types appear harmonious and complementary to one another, it is important that each variation possesses some clear “house-like” and “house-scale” design characteristics. This introductory section describes those characteristics and design strategies, on which the development standards and design guidelines for the UNSP are based.



Smaller, houses on smaller lots provide a more affordable housing option to a broader range of potential residents.



Individual bungalow cottages arranged around a common open space.



A podium courtyard building achieves increased density, while maintaining quality private and shared open space.



A neighborhood-scale courtyard building with 16 units in two individual buildings sharing a common open space.



The original Palm Desert pattern has been characterized by large, often horizontally massed mid-century modern houses on large lots with generous yards on all sides.

2. Neighborhood Patterns

The fundamental American house is characterized by a single, simple mass with a gable or hipped roof, set back from the street with a front yard, separated from its neighbors by landscaped side yards, with a private rear yard for family activities. Larger houses on larger lots are generated by adding secondary masses in the form of wings on one or both sides, to the rear, and in some cases in the front, and as independent out-buildings in the rear yard. Garages are often located in the wings or outbuildings.

A critical strategy in generating a varied but cohesive neighborhood design is to ensure reasonable consistency in the size and scale of the Primary Masses of all buildings within a street. Buildings with significantly larger or smaller Primary Masses can comfortably share a rear yard fence or alley, but within each street a degree of compatibility in size, scale and character is very important. That scale and character is defined in large measure by:

- The (range of) widths of the lots
- The width, height and depth of the Primary Mass, in dimension and in relation to the lot width
- The range of front setbacks
- The design of the frontages (front yards)
- The presence or absence of garages near the street
- The consistent (or generally consistent) space between buildings on adjacent lots.



The UNSP offers opportunities for smaller, more intense housing types, on smaller, more compact lots.



A mix of architectural styles and building scale / character creates visual diversity in this neighborhood.

As such, a cohesive neighborhood character is generated when some, but not all, of these characteristics are varied along a street or within a section of a neighborhood.

An important lesson learned from the work of early 20th Century town planners is that houses and lots of varying sizes can be very successfully mixed within a single neighborhood if a few basic design principles are recognized.

- a. Buildings of various sizes on lots of various widths can be mixed within a street so long as the size and scale of the Primary Masses and the depth and design character of the front yard are relatively consistent.
- b. Much larger (or much smaller) buildings can be located nearby – even back to back or across from one another – so long as the buildings have similar frontage massing, facades, and intensities that

match the character of a given block, street and neighborhood.

- c. The neighborhood design quality – or in later 20th Century parlance, “curb appeal” – is improved by locating service functions such as garages and utility equipment as far as practical toward the rear of the lot.



A variety of building types -- including this multi-unit courtyard building can seamlessly “fit in” to most neighborhood contexts.



A quadplex, in the form of a larger house, fits nicely, both in scale and character, with its smaller single-family neighbor.



A duplex with the scale and character of a larger single-family house whose garages are accessed through a porte cochere.



A quadplex (left) and a 6-unit multi-plex (right), both of which have the form of larger single-family homes from the street.



The essence of desert-living; indoor rooms that flow seamlessly into outdoor living spaces, with pools, lush landscaping, and beautiful desert landscape backdrops.

3. Indoor/Outdoor Living

The placement and configuration of the building(s) on each lot determines the sizes and configurations of the yard spaces. The quality and usefulness of those yard spaces is always an important consideration in designing housing, but in Palm Desert – where the indoor/outdoor desert lifestyle is central to community identity – it is a top-level priority.

Early Palm Desert homes and apartments were generally characterized by expansive yard areas with swimming pools and lush landscaping to moderate the hot, dry desert climate. There is no denying the luxury of such spaces, but they demand significant time, energy and water to keep them comfortable for year-round living. As one considers more compact housing forms for more compact neighborhoods, there is a significant potential value in well-designed “outdoor rooms” (yard spaces) that are smaller, more shaded and better wind-sheltered.

Consistent with Palm Desert’s General Plan theme of sustainability – the careful use of non-renewal resources, surely including the resource of land – the housing types defined in the following pages are intended to put every yard area to productive use, often for more than one purpose. Side yards that double as comfortable bedroom patios, drive-ways that double as forecourts, side yards as play spaces for children, semi-public front yards for visiting with neighbors, shared garden courts that provide gathering spaces and ad-



A Spanish revival home arranged around a shaded internal courtyard.



Car “court” areas, particularly on smaller lots, can double as usable private on-site open spaces.

dresses for multiple bungalows; all of these purposes contribute to the seamless flow between indoor and outdoor space that has characterized the desert lifestyle for decades.

See Appendix A.6 for further details on On-Site Open Space Guidelines.



This sideyard dining patio enclosed by a privacy wall between neighboring lots is great use of private on-site open space. This design pattern could also appear in front yards.



This outdoor fireplace is the focal point of this enclosed, shaded patio - a great example of an outdoor room.



In Palm Desert's hot desert climate, narrower/shallower private on-site open spaces that are shaded from the sun and sheltered from the wind are very valuable amenities. Spaces like these are particularly appropriate to the desired intensity of the UNSP.

FIG. A.1.1 Typical Neighborhood Pattern



A typical neighborhood pattern - including a range of house-form building types, all composed of building elements that are of the same scale, form and character of neighborhood houses.

4. Neighborhood Lot Organization

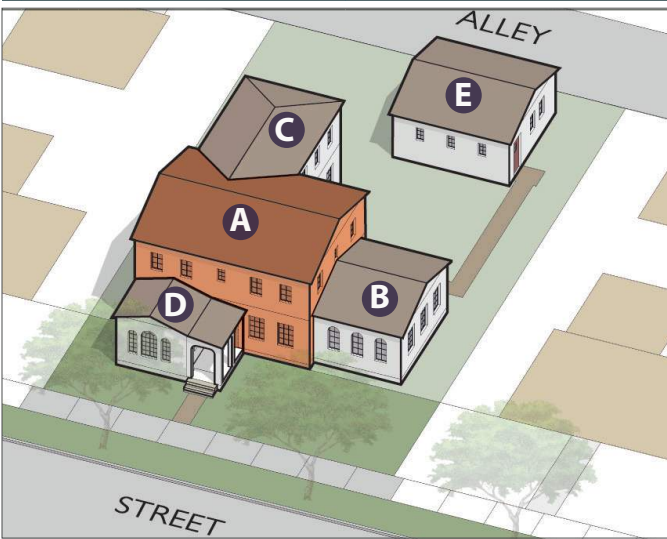
This section provides design guidelines for the siting and massing of buildings on neighborhood lots, generally organized into four subjects:

A. Primary Mass

The primary building element in house-form neighborhood buildings is a simple volume, with the following typical characteristics. Section numbers in parentheses provide specific standards and guidelines.

- a. **Size:** Generally 20 to 30 feet wide and deep, 1 to 2 stories in height (See Sections 4.4 and Appendix A.7).
- b. **Form:** Gabled or hipped roof typical, pitch related to style; flat roof possible for modern style (See Sections 4.4 and Appendix A.7)
- c. **Location:** Set on or near the front setback line and within the side and rear setback lines (See Section 4.4).
- d. **Orientation:** Eaves to the street, with main entry and windows of primary ground floor living spaces overlooking the street (See Sections 4.4 and Appendix A.5)
- e. **Projections:** Porches and other frontage elements may project into front yard setback (See Sections 4.4 and Appendix A.5 and A.7), and architectural elements may project into side and rear yard setbacks (See Appendix A.7).

FIG. A.1.2 Massing Elements



Massing Elements			
A	Primary Mass	D	Front Wing / Architectural Projection
B	Side Wing		
C	Rear Wing	E	Garage / Outbuilding

B. Wings and Outbuildings

Buildings larger than the recommended range for Primary Masses may be generated by the addition of wings and outbuildings, generally as follows:

- a. **Size:** Perceptibly smaller in width, depth and height than the Primary Mass (See Appendix A.5 and A.7).
- b. **Form:** Similar to and compatible with that of the Primary Mass.
- c. **Location:** Must be within all building setbacks. (See Section 4.4).
 - **Side Wings:** Set back behind Primary Mass by 3 feet or more. Side wings containing a street-facing garage should be set behind the Primary Mass by 5 feet minimum.
 - **Front Wings:** May not project forward of the front setback line and, when provided, should help define a welcoming entry space, such as a forecourt or engaged porch.
 - **Rear Wings:** Should help define usable private yard area(s).
 - **Outbuildings:** Set back behind the Primary Mass, and usually at or near the side and rear setbacks. Should help define usable private yard area(s).
- d. **Orientation:** Typically eaves to the street; front wings may additionally face the street with a gable. (See Appendix A.5 and A.7). Rear wings and outbuildings should orient their primary windows and architectural projections into the lot, not to neighbors. An exception to this is balconies facing an alley.
- e. **Projections:** May generally have the same types of projections as Primary Masses, scaled down appropriately and rarely projecting nearer the street than the front building mass.
- f. **Garages:** should be located in wings or outbuildings behind the face of the Primary Mass by 5 feet minimum, except when a side-facing garage is located in a forward projecting wing and accessed via a forecourt (See Appendix A.7).



A simply massed smaller house with a clearly articulated Primary Mass, side wing and engaged porch.



A larger house with a clear Primary Mass scaled-down by a projecting front wing, and projecting 2nd story balcony.



Avoid: Complex Applied Massing: This house illustrates extreme, and unnecessary complexity. In addition to the absence of a clear Primary Mass, each room is articulated with its own roof form, creating a cacophonous composition.

C. Roofs

Roof forms should be simple and directly related to the masses they cover. Complex applied massing is explicitly discouraged. This typically results from a lack of resolution of the building plan and building massing and/or an aimless desire to jazz up the curb appeal. Simple, clear architectural expression is the goal. The following general guidelines are provided, see also style-specific guidelines (*Appendix A.7*).

- a. **Form:** Simple gabled masses, eaves to the street are generally preferred. Very low pitched gables facing the street are often associated with the mid-Century modern style.
- b. **Dormers:** Dormers are considered an exception to the roof/mass correlation requirement; yet, they are rare in Palm Desert as they are not associated with Spanish revival, mid-Century or Modern styles. Other European revival styles and American Arts and Crafts styles in which dormers are a common device are neither recommended nor prohibited.



This carriage house above an alley-accessed garage provides an additional unit and potential for rental income.



A simply-massed house in a traditional Spanish architectural style with “eaves to the street” and a single street-facing gable.



A side-facing front entry with a garage in a projecting front-wing matches the Mid-Century Modern style of the home.



Typical of the Mid-Century Modern style, a very-low pitched gable characterizes the profile of this home.

D. Building Spacing

Comfortable building to building spacing is an important design characteristic of the UNSP. To provide residences at the smaller end of the spectrum, rather than squeezing single-family detached houses onto smaller and smaller lots with narrower and narrower spaces between them, a range of attached and multi-family housing types are included in the Neighborhood Zones. Such multi-unit buildings, in turn, are provided with comfortable side yard separations from their neighbors. Please note that the design intent is different in the Center Zone, (See Appendix A.1 to A.4).

- a. **Typical Spacing Proportion:** Building to building spacing on adjoining lots is generally between $\frac{1}{4}$ and $\frac{1}{3}$ of the Primary Mass width.
- b. **Minimum Spacing:** Minimum building to building spacing from lot to lot must be provided per the setback requirements of (See Section 4.4), and should be wide enough to provide comfortable access (typically at least 10 ft).
- c. **Multiple Buildings on a Single Lot:** Spacing between multiple buildings on the same lot should be enough to provide comfortable access between buildings and/or define usable private yard area(s). (See Appendix A.6 for on-site open space guidelines).
- d. **Additional Requirements:** Additional building to building spacings may be required for specific housing types (See Sections 4.4 and Appendix A.7).



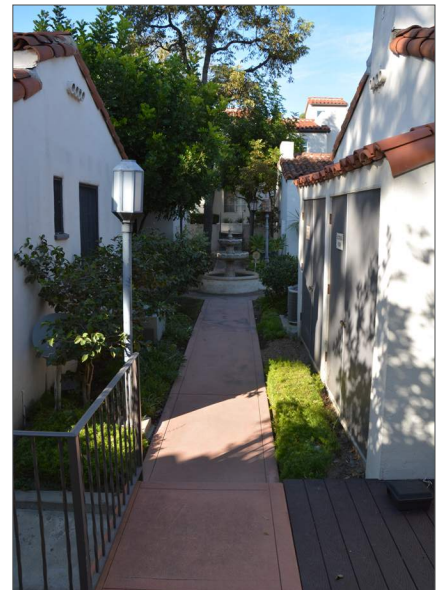
In traditional neighborhoods, buildings are typically spaced between $\frac{1}{3}$ and $\frac{1}{2}$ of the width of the Primary Mass.



In many contemporary neighborhoods, building-to-building spacing has been narrowed, which can be just fine so long as adequate space is provided for comfortable access and daylight.



Spacing between multiple buildings on the same lot should be large enough to provide comfortable access between buildings, and/or provide usable private open space. These bungalow courts exhibit efficient, yet comfortable spacing.



A.2 Neighborhood Housing Types



A row of single family side yard houses with dooryards as a frontage.

A. Introduction

The design intent for the UNSP is variation with cohesion, or “organized variety”. This Section provides design guidelines for a selected specific Neighborhood Housing Types that represent the most common applications of the Neighborhood Design Guidelines described in *Appendix A.1*, and the most typical examples found in most traditional American Neighborhoods.

Types other than those described in this Section may be proposed, so long as they are found to conform to the Neighborhood Design Guidelines of *Appendix A.1*, and follow common sense design strategies including:

- If a building is taller than a neighbor, it should not also be significantly wider or deeper.
- If a large house is nearby much smaller homes, its Primary Mass should be in the same size range, and the larger house is generated by adding on wings not just inflating the Primary Mass.
- If a building contains 2 or more dwellings, its Primary Mass shares the scale and character of nearby houses.
- As lot widths vary, the house size and the house-to-house side yard spacing remains in proportion to the lot width to foster comfortable spacing and privacy between homes.

B. Neighborhood Housing Patterns

The single-family house is the basic unit of measurement that all other neighborhood housing types are based upon. This form can be scaled-up or scaled-down, and arranged in a variety of configurations to achieve increased building intensities in the context of a traditional neighborhood pattern.

In addition to the various configurations of the prototypical single family house, this Section describes a variety of multi-unit neighborhood housing types that may be quite freely intermixed with houses in certain neighborhoods by virtue of their adherence to the neighborhood patterns.

Prototypical Pattern: *Single-family neighborhoods.*



Prototypical single-family neighborhood pattern characterized by single houses on single lots with private yards on all sides.

Variation #1: Multiple houses “attached”

This variation attaches 3 or more smaller-scale house form buildings to create a larger buildings. Individual (or groups of) units with expressed massing of “house form” and “house scale” massing elements ranging from 15 to 25 feet wide. This enables larger buildings to be comfortably intermixed with smaller buildings and houses. Due to the limited amount of on-site open space afforded by this type, it is most appropriate near or adjacent to a public open space.

Variation #2: Multiple houses on a single lot.

In concept, this variation replaces what would be a typical building lot within a neighborhood with an open space, and orients multiple units around that open space to form a shared-green. The street-fronting masses on either side of the green are of the same form, scale, and character of the existing neighborhood pattern.

Variation #3: Multi-units houses single lots.

This variation simply involves replacing single-family houses in a neighborhood pattern with houses of the same form, scale, and character of neighboring buildings, that happen to have two or more individual units within the same building. As such, care must be taken to choose buildings of an appropriate scale that can fit seamlessly into the existing (or intended) neighborhood pattern.

C. Neighborhood Housing Types

Common applications of these neighborhood patterns are described in the pages that follow, organized into the these Neighborhood Housing Types:

Neighborhood Housing Types	Page
a. Rear Yard House	A-14
b. Side Yard House	A-18
c. Carriage House	A-20
d. Bungalow Court	A-22
e. Duplex, Triplex, Quadplex	A-24
f. Neighborhood Rowhouse	A-26
g. Villa Apartment	A-28
h. Neighborhood Courtyard	A-30

Variation #1: Multiple houses “attached”



This variation attaches 3 or more small “houses” into a single building, in scale with neighboring buildings

Variation #2: Multiple houses/units on a single lot.



This variation is characterized by arranging a number of houses or units around a common open space, or “courtyard.”

Variation #3: Multi-unit houses on single lots.



This variation characterized by larger, multi-unit “house forms”, with the scale of neighboring single-family houses.

A. Rear Yard House

The Rear Yard House is a detached single-family house whose main living spaces are oriented to the street to welcome the visitor, and also to a private rear yard area for family activities. This configuration is suitable for a range of lot sizes, from narrow to large. A carriage unit (See Page A-20) may be built at the rear of the lot.

Rear Yard House
Side Yard House
Carriage House
Bungalow Court

Duplex, Triplex, Quadplex
Rowhouse
Villa Apartment
Neighborhood Courtyard



1. Site Organization / Massing

- The house is comprised of a Primary Mass, with or without one or more adjoining wings, and, in some cases, a detached garage or carriage house. See *Section 4.4* for zone requirements.
- Wider and deeper houses grow by addition of wings.
- Buildings on corner lots should be designed with two facades of equivalent architectural expression.
- Eave to street orientation is recommended, unless solar orientation requires an alternative orientation. If a gable expression desired, a front wing is recommended.

2. Open Space

- Rear yard area is required, for outdoor living, dining and play. For minimum area requirement by zone and lot size, see *Sections 4.4 and Appendix A.6*.
- Minimum front and side yard areas are defined by building setbacks, see *Sections 4.4 and Appendix A.6*.

3. Access

- Primary visitor access is through the front yard and a recommended Frontage Type. See *Section 4.4*.
- When an alley is present, vehicular access and services should be accessed through the alley.
- A port cochere and/or circular drive may be used with front-loaded access types, and should be limited large lots only.

MASSING AND OPEN SPACE

Primary Mass



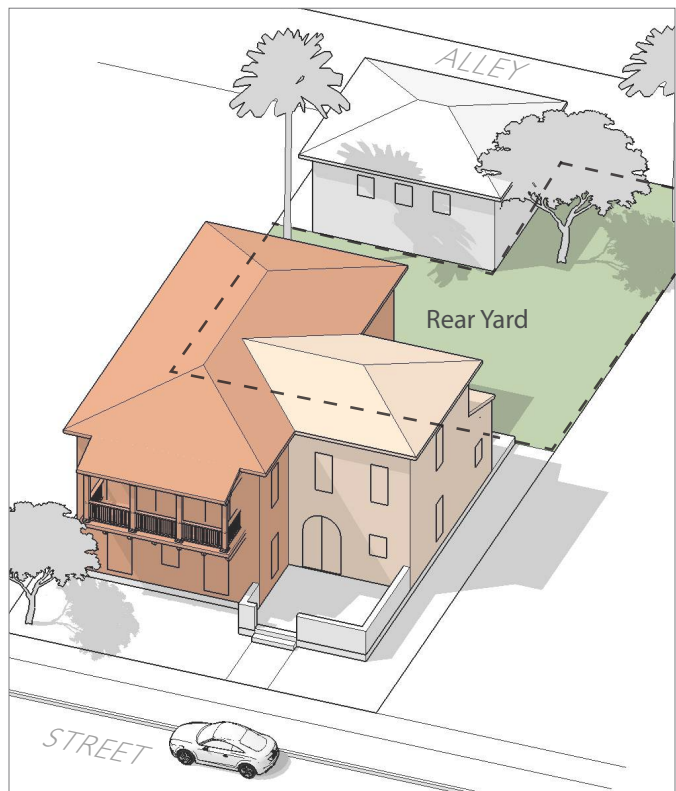
Secondary Mass



Garage



Yard Space



Sample illustration of the Rear Yard House building type, showing its Primary Mass, secondary mass, and yard space.

ACCESS

Pedestrian Access



Vehicular Access



Access: Small Lot Alley-Loaded Garage



Access: Front-Loaded Side Drive



Access: Large Lot Front-Loaded Side Drive with Porte Cochere



The rear yard area of the house can feature greenery, hardscape, and water features.



A large lot Spanish Revival home with a porte cochere.



An alley-loaded lot maintains a pedestrian-friendly character along the street.



An example of a front-loaded side drive access lot.

ACCESS (GARAGE FRONT ALTERNATIVES)

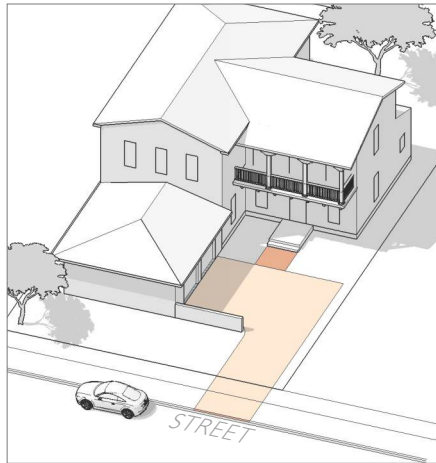
Pedestrian Access



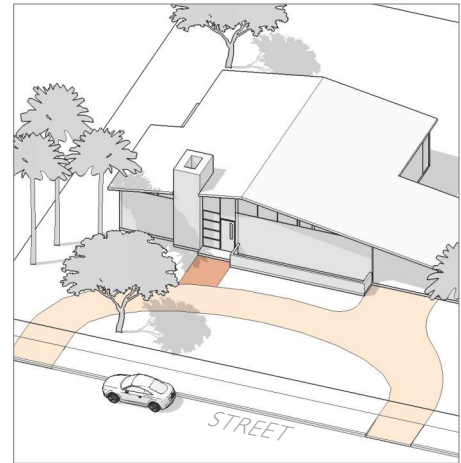
Vehicular Access



Access: Drive with Front Garage



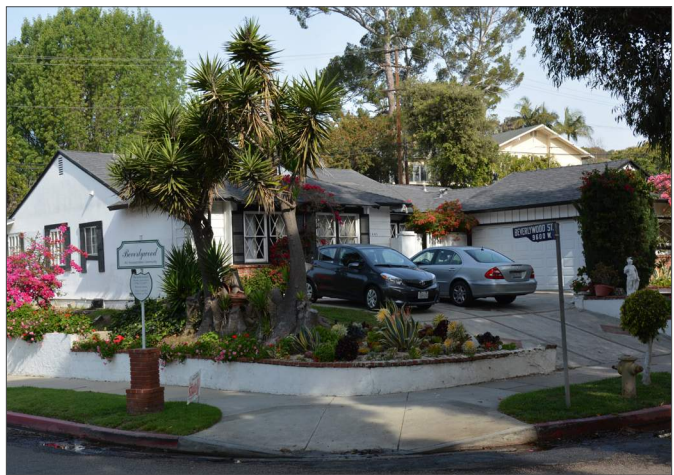
Access: Front-Loaded Side Garage



Access: Large Lot Circular Drive with Front Carport



A Mid-Century style home with a circular drive and carport



House with a front-loaded side garage drive



A well-landscaped circular drive or forecourt can act as a functional outdoor space for a home on a large lot



A front garage that is properly set back from the Primary Mass of the house

1. Design Strategies for Front Garages

- Emphasize the front entry to the home with architectural elements such as porches, stoops or balconies. The entry yard should be well defined and landscaped to extend a welcoming gesture to the street.
- Large-scale elements over garage doors – including balconies, projecting rooms and double or triple windows – help balance that facade composition.
- Simple restrained massing is recommended rather than the alternative technique of adding many small gables and projections.
- Where practical, a pair of 1-car garage doors rather than a single double door can improve the scale of the facade. Double garage doors can also be simply designed to mimic the scale of a pair of single doors.
- On modern buildings, carports may be incorporated that are in line with the front facade of the house.



Splitting a garage entry into two separate doors can help mitigate the visual effect of a garage



Architectural elements such as balconies can help reduce the visual prominence of a front garage.



A cantilever over a garage achieves a similar effect as a balcony.



An example of setting a garage back from the front facade of the house.

B. Side Yard House

The Side Yard House is a detached single-family house whose main living spaces are oriented to the street to welcome the visitor, and also to a private “Active Side Yard area for family activities. Such houses typically face the Primary Side Yard with an “active side” with doors and large windows, and a Passive Side with small, high windows to avoid infringing on the privacy of the neighbor’s Primary Side Yard. This house type can render rear yard spaces and side yard fences unnecessary.

Rear Yard House
Side Yard House
Carriage House
Bungalow Court

Duplex, Triplex, Quadplex
Rowhouse
Villa Apartment
Neighborhood Courtyard



1. Site Organization / Massing

- Comprised of a Primary Mass , 1 or more adjoining wings, and, in some cases, a detached garage or carriage house. See *Sections 4.4 and Appendix A.6* for zone requirements.
- Central side yard formed by front and rear wing.
- On corner lots, the “active” yard of the Side Yard House shall abut the street.
- Eave to street orientation is recommended, unless solar orientation requires an alternative orientation. If a gable expression desired, a front wing is recommended.

2. Open Space

- Rear yard area required, for outdoor living, dining and play. See *Section 4.4* for zone requirements.

3. Access

- The main entrance to a Side Yard House shall be located either within the facade and accessed directly from the street, or within the elevation facing the “active” side yard. Front yard with visitor entry and walk to street, minimum depth per zone. See *Section 4.4* for zone requirements.
- Where an alley is present, vehicular access and services should be accessed through the alley.

MASSING AND OPEN SPACE

Primary Mass



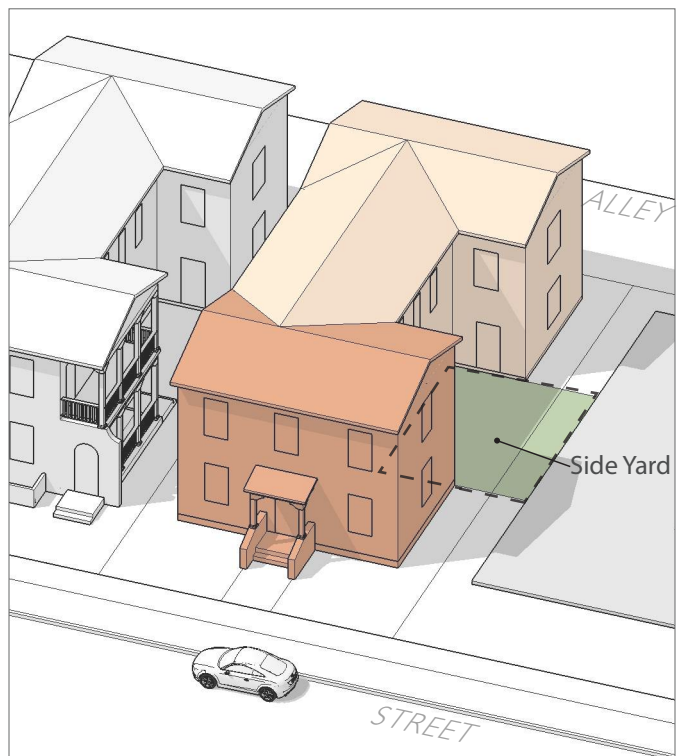
Secondary Mass



Garage



Yard Space



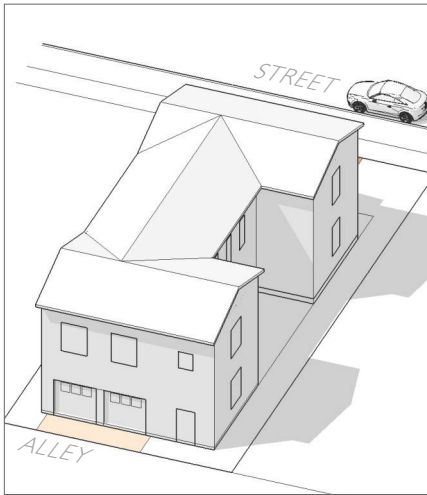
Sample illustration of the Side Yard House building type, showing its Primary Mass, secondary mass, and yard space.

ACCESS

Pedestrian Access



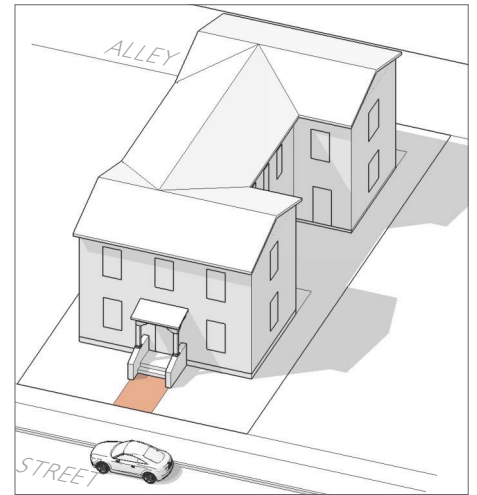
Vehicular Access



Access: Tuck-Under



Access: Side Entry



Access: Large Lot Alley-Loaded Garage



A traditional side yard with a pool and terrace



Side yards may also utilize landscape features such as pools and spas.



A contemporary side yard, with landscaping matching the architectural character of the home.



Pot hangers, planters, and small fountains are possible ways to hardscape side yards.

C. Carriage House

A Carriage House is a building type consisting of a dwelling unit on top of or attached to an at-grade detached garage. Carriage Houses typically abut an alley at the rear of a lot that includes a Rear Yard or Side Yard House. Carriage House types should be on lots with at least a 120' depth.

Rear Yard House
Side Yard House
Carriage House
Bungalow Court

Duplex, Triplex, Quadplex
Rowhouse
Villa Apartment
Neighborhood Courtyard



1. Site Organization / Massing

- Comprised of 1 housing unit located over a detached garage.
- Stairs to access the unit may either be exterior or enclosed.
- Eave to street orientation is recommended, unless solar orientation requires an alternative orientation. If a gable expression desired, a front wing is recommended.

2. Open Space

- A unit with exterior stairs should face stairs towards the rear yard area of the house.
- A unit with enclosed stairs should face the stairway entry towards the rear yard area of the house.
- Carriage houses may also have their own garden or dooryard as long as the rear yard area for the lot, as provided in *Section 4.4*, has already been fulfilled.

3. Access

- Pedestrian entrances to carriage house units should be located adjacent to the rear yard.
- When alley-loaded, an additional outdoor parking space may be provided adjacent to the carriage house.
- Where an alley is present, vehicular access and services should be accessed through the alley.

MASSING AND OPEN SPACE

Primary Mass



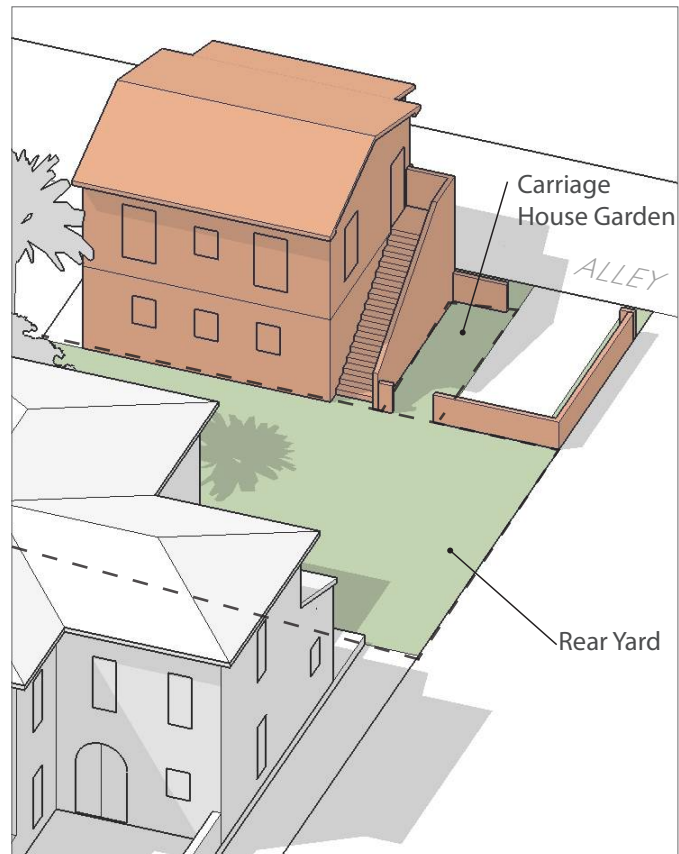
Secondary Mass



Garage



Yard Space



Sample illustration of the Carriage House building type, showing its Primary Mass and yard space.

ACCESS

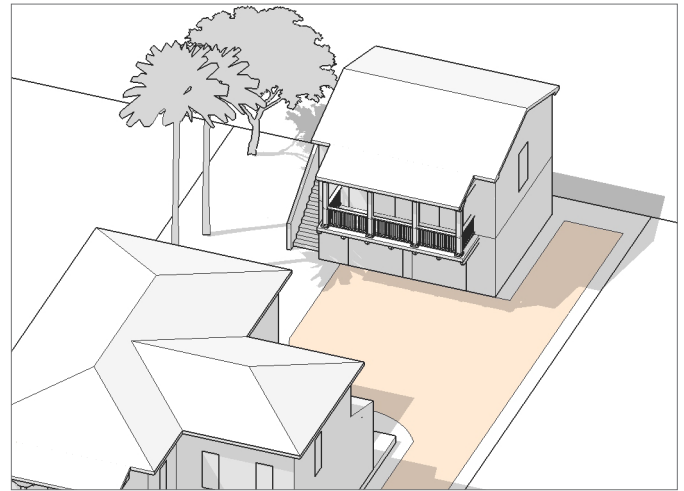
Pedestrian Access



Vehicular Access



Access: Rear-Loaded with Extra Space



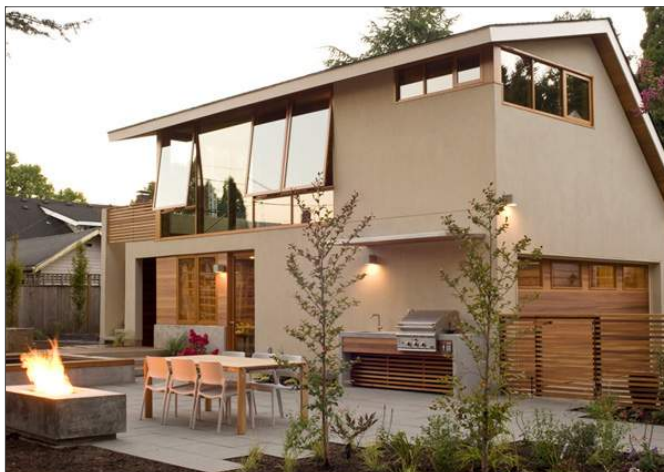
Access: Front-Loaded Side Drive



Awnings over both vehicle and pedestrian entrances provide shade and protect from weather.



A contemporary carriage house with an exterior staircase into a rear yard



A modern carriage house with a connection to yard amenities



A porch can also help liven an alley, and add more usable square footage to a unit.

D. Bungalow Court

The Bungalow Court is an arrangement of four or more detached single-family houses around a shared courtyard or greenway, which provides direct access to all houses that do not directly front on a street. The Bungalow Court is an efficient and flexible type particularly suitable for deeper blocks. Since only the two end units about the street, the Bungalow Court is compatible with predominantly single-family neighborhood streets.

Rear Yard House
Side Yard House
Carriage House
Bungalow Court

Duplex, Triplex, Quadplex
Rowhouse
Villa Apartment
Neighborhood Courtyard



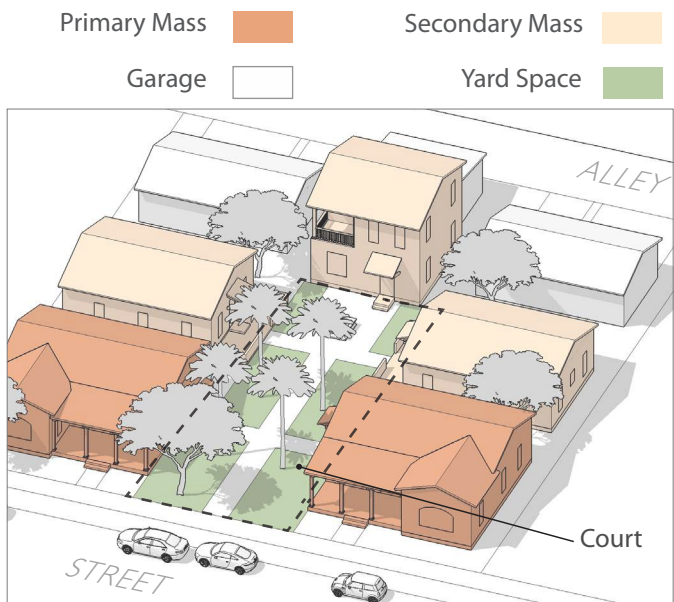
1. Site Organization / Massing

- Comprised of four or more detached cottage buildings arranged around a central green or court; In order to create a passage, or Rosewalk, through the block, the unit closest to the alley may be omitted.
- Wider and deeper cottages grow by addition of wings. See *Section 4.4* for zone requirements.
- Buildings abutting the street and the courtyard shall be designed with two facades of equal architectural expression.
- Eave to street orientation is recommended, unless solar orientation requires an alternative orientation. If a gable expression desired, a front wing is recommended.

2. Open Space

- Central green or court area required, for shared outdoor living, dining and play. See *Sections 4.4 and Appendix A.6* for zone requirements. The green may pass through the entire lot in the form of a Rose Walk.
- All unit front doors should face onto central green.
- Central green may include shared amenities such as community gardens and playgrounds.
- Trees may be placed in side yards to protect privacy of neighbors.
- Units may have private open space along side lot lines when possible.

MASSING AND OPEN SPACE



Sample illustration of the Bungalow Court building type, showing its Primary Masses, secondary masses, and yard space.



Bungalow court units may be the scale of a normal single-family home.

3. Access

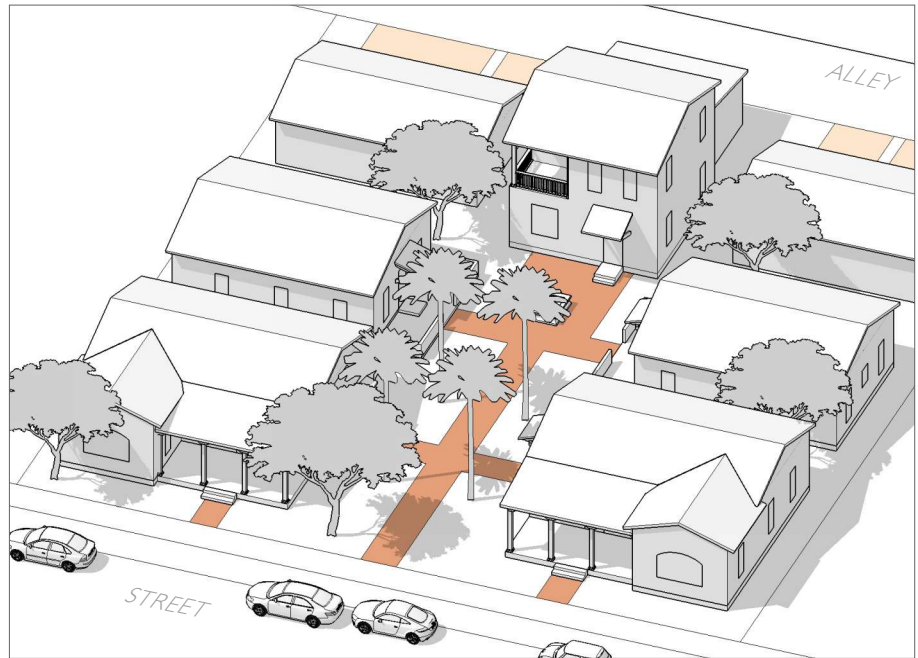
- Pedestrian access to cottages should be directly from the central green or court.
- Dwelling units fronting on both a street and the courtyard shall be accessed from the street side. A secondary entrance from the courtyard may be provided but is not required.
- Vehicle access, parking and services shall be accessed from an alley.
- Parking is located in detached garages that are alley-loaded and do not front the central court. Attached garages may be considered for alley-adjacent units.

TYPICAL ALLEY ACCESS

Pedestrian Access



Vehicular Access



Access: Alley-Loaded covered parking with each cottage unit maintaining a pedestrian connection to a central green

GREEN COURT / STUB-ALLEY ACCESS

Vehicular Access



Alternatively, courtyard-oriented housing may be accessed via a "stub-alley", an alley that connects to a street at only one end. This configuration may be particularly useful for lots that back up to an open space or property line.

E. Duplex, Triplex, Quadplex

The Duplex, Triplex, Quadplex is a small multi-dwelling structure containing two to four separate units, respectively, on a single lot, each with its own entrance. The dwelling units within a Duplex, Triplex or Quadplex may be arranged side by side or one on top of the other, or a combination thereof.

Rear Yard House
Side Yard House
Carriage House
Bungalow Court

Duplex, Triplex, Quadplex
Rowhouse
Villa Apartment
Neighborhood Courtyard



1. Site Organization / Massing

- Comprised of a Primary Mass, optional adjoining wings, and a detached garage. See *Section 4.4* for zone requirements.
- Eave to street orientation is recommended, unless solar orientation requires an alternative orientation. If a gable expression desired, a front wing is recommended.
- Buildings on corner lots shall be designed with two facades of equal architectural expression.

2. Open Space

- Each ground floor unit should have a rear yard area for outdoor living, dining and play. See *Sections 4.4* and *Appendix A.6* for zone requirements.

3. Access

- The main entrance to each unit in a Duplex, Triplex or Quadplex shall be located within the facade and accessed directly from the street.
- Where an alley is present, vehicular access and services should be accessed through the alley.

MASSING AND OPEN SPACE

Primary Mass



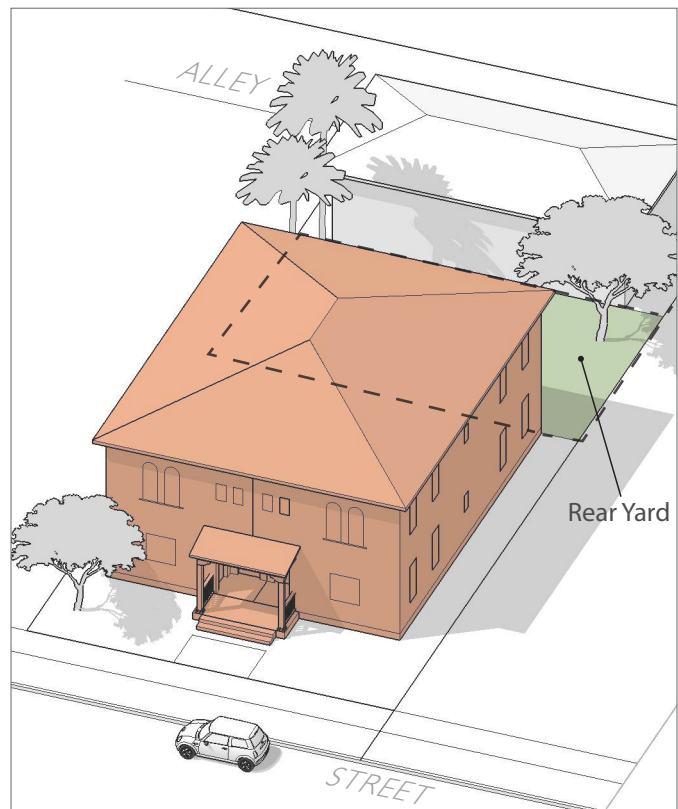
Secondary Mass



Garage



Yard Space



Sample illustration of a Quadplex building type, showing its Primary Mass and yard space.

ACCESS



Access: Alley-Loaded garage with a shared main pedestrian entrance

Pedestrian Access ■ Vehicular Access ■



Access: A vertical duplex with exterior stairs to access the upper unit



A modern, tuck-under duplex



A small Spanish duplex with individual front walks and projecting entry porches



A Spanish quadplex with two units on the ground floor, and two on the upper floor accessed via individual stairs.



A modern duplex with a recessed second entrance giving the appearance of a single-family home

F. Rowhouse

The Duplex, Triplex, Quadplex is a small multi-dwelling structure containing two to four separate units, respectively, on a single lot, each with its own entrance. The dwelling units within a Duplex, Triplex or Quadplex may be arranged side by side or one on top of the other, or a combination thereof.

Rear Yard House
Side Yard House
Carriage House
Bungalow Court

Duplex, Triplex, Quadplex
Rowhouse
Villa Apartment
Neighborhood Courtyard



1. Site Organization / Massing

- Comprised of a Primary Mass, optional adjoining wings, and a detached garage. See *Section 4.4* for zone requirements.
- Eave to street orientation is recommended, unless solar orientation requires an alternative orientation. If a gable expression desired, a front wing is recommended.

2. Open Space

- Each ground floor unit should have a rear yard area for outdoor living, dining and play. See *Sections 4.4* and *Appendix A.6* for zone requirements.

3. Access

- Front yard with visitor entry and walk to street, minimum depth per zone.
- Where an alley is present, vehicular access and services should be accessed through the alley.

MASSING AND OPEN SPACE

Primary Mass



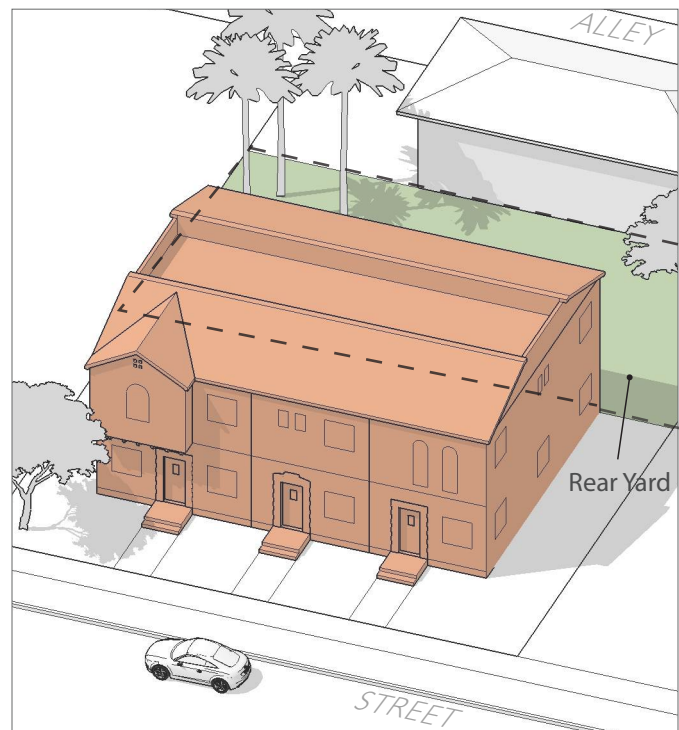
Secondary Mass



Garage



Yard Space



Sample illustration of a Quadplex building type, showing its Primary Mass and yard space.

ACCESS

Vehicular Access



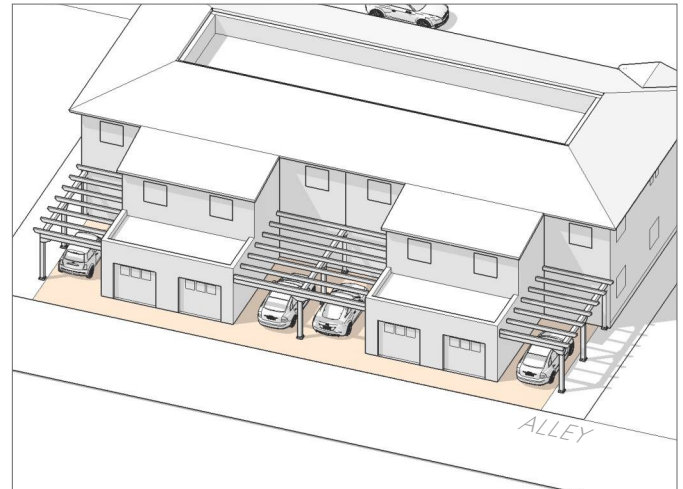
Pedestrian Access



Vehicular Access



Access: Alley-loaded Garages



Access: Tuck-Under with Carports



A Spanish Revival row house building



Row houses may articulate each unit separately through massing



Modern live-work units in San Diego



A traditional row house arrangement with compact stoops

G. Villa Apartment

The Villa Apartment is a small multi-dwelling building with one common main entrance and is designed to have the appearance of a large house. The dwelling units within a Villa may be arranged side by side or one on top of the other, or a combination thereof. The Villa is a very efficient building type that provides multiple dwelling units that are compatible in scale and character with a predominantly single-family neighborhood.

Rear Yard House
Side Yard House
Carriage House
Bungalow Court

Duplex, Triplex, Quadplex
Rowhouse
Villa Apartment
Neighborhood Courtyard



1. Site Organization / Massing

- Comprised of a Primary Mass, optional adjoining wings, and a detached garage. See Section 4.4 for zone requirements.
- Eave to street orientation is recommended, unless solar orientation requires an alternative orientation. If a gable expression desired, a front wing is recommended.

2. Open Space

- Villa Apartments usually do not contain on-lot open space but rather front onto public open spaces, paths, or trails.

3. Access

- Front yard with visitor entry and walk to street, minimum depth per zone.
- Where an alley is present, vehicular access and services should be accessed through the alley.

MASSING AND OPEN SPACE

Primary Mass



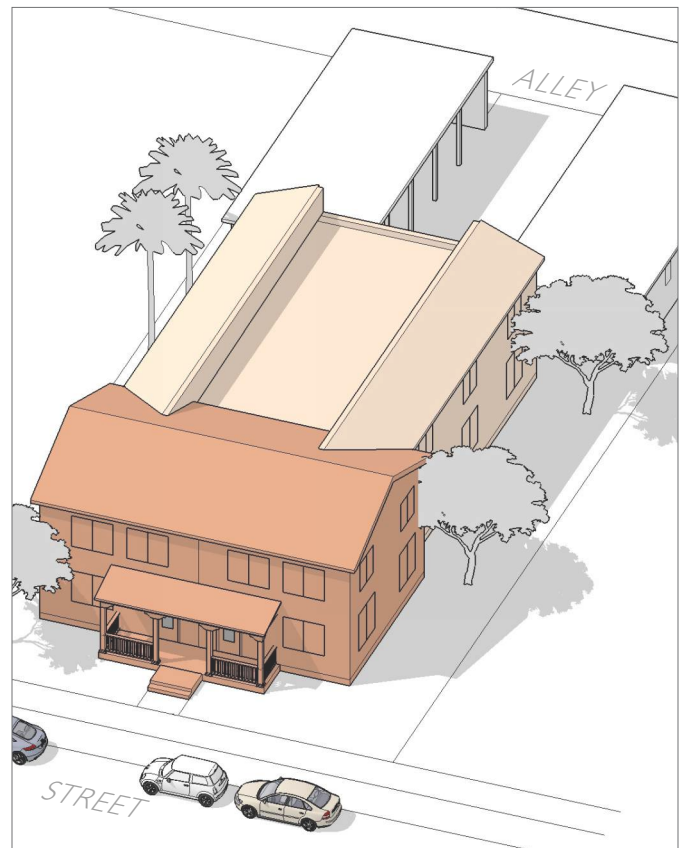
Secondary Mass



Garage



Yard Space



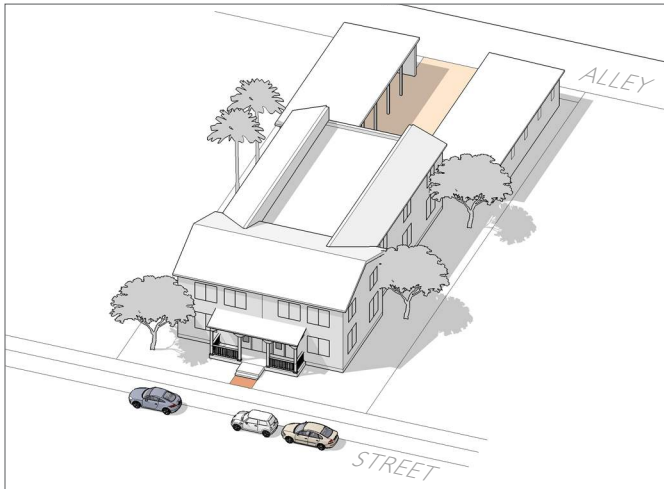
Sample illustration of the Villa Apartment building type, showing its Primary Mass, secondary mass, and parking area.

ACCESS

Pedestrian Access



Vehicular Access



Access: Alley-Loaded covered parking



Villa Apartments should be of the same scale and character of larger neighboring houses.



A Villa Apartment with a private, outdoor, secluded entry area



Porches, terraces, and stoops should be incorporated into multiple units when possible.



The front mass of a Villa Apartment should take on the appearance of a large house.

H. Neighborhood Courtyard

Neighborhood courts are an arrangement of stacked and/or attached dwelling units around one or more common courtyards, which provide direct access to all dwelling units that do not directly front on a street. The courtyard is intended to be a semipublic space that functions as an extension of the public realm into the private lot. Courtyard housing is the most urban residential type and utilizes its deep blocks very efficiently while providing attractive outdoor space and a street appearance that is compatible in scale and character with a predominantly single-family neighborhood.

Rear Yard House
Side Yard House
Carriage House
Bungalow Court

Duplex, Triplex, Quadplex
Rowhouse
Villa Apartment
Neighborhood Courtyard



1. Site Organization / Massing

- Comprised of four or more detached cottage buildings arranged around a central green or court.
- Wider and deeper cottages grow by addition of wings. See Section 4.4 for zone requirements.
- Eave to street orientation is recommended, unless solar orientation requires an alternative orientation. If a gable expression desired, a front wing is recommended.

2. Open Space

- Central green or court area required, for shared outdoor living, dining and play. See Sections 4.4 and Appendix A.6 for zone requirements.
- All unit front doors should face onto central green.
- Central green may include shared amenities such as community gardens, splash pads and playgrounds.
- Trees may be placed in side yards to protect privacy of neighbors.

MASSING AND OPEN SPACE

Primary Mass



Secondary Mass



Garage



Yard Space



Sample illustration of a Neighborhood Courtyard building type, showing its Primary Mass, secondary mass, and yard space.

3. Access

- Entrances and entry stairs to units should be directly from the central green or court
- Cottages adjacent to a street should have an additional pedestrian access that connects to the sidewalk
- Where an alley is present, vehicular access and services should be accessed through the alley.
- Parking is located in detached garages that are loaded from an alley and do not front the central court. Attached garages may be considered for alley-adjacent units.

ACCESS

Pedestrian Access



Vehicular Access



Access: Alley-Loaded covered parking with each unit maintaining a pedestrian connect to a central green



A well-shaded courtyard with brick pavers and a fountain



In the desert, smaller courtyards produce nice shaded areas for residents



Landscaping may be a mix of potted and planted vegetation.



Street-facing units should take on the appearance of individual, smaller houses

A.3 Neighborhood Center Design Guidelines



A neighborhood center in Palm Desert along El Paseo. This row shows a mix of modern and traditional storefronts, with a variety of shopfront designs and sizes.

1. Mixed-Use Neighborhood Centers

Mixed-use neighborhood centers provide a concentration of useful destinations within a network of comfortable public spaces in which nearby residents, shoppers, visitors and employees can run daily and weekly errands, lunch or dine, and meet friends and neighbors. Such centers are characterized by ground floor shops, restaurants and offices – along with upper floor offices and residences – lining and defining the shared open spaces of the center that include the streets and sidewalks, arcades and paseos, balconies and roof terraces, and courtyards, squares and parks.

While Palm Desert’s neighborhoods are characterized by houses and other building types with strong house-form characteristics, its commercial and mixed-use centers are generally characterized by simple, boxy, “block-form” buildings. Such buildings have made up American town centers – whether downtown districts, main streets, or mixed-use centers along the edges of neighborhoods – from the colonial period until now. Such buildings made up the original commercial center of Palm Desert along the Highway 111 frontage roads, they populate the City’s landmark El Paseo shopping district, as well as the suburban shopping centers throughout Palm Desert. Multi-family residential buildings that are not part of neighborhoods with single-family houses often take on block-form characteristics as well.



El Paseo showcases a variety of simple, elegant block-form buildings that would enhance most neighborhood centers.



Recent development trends: in southern California have tended toward “destination” retail centers which are most often isolated from surrounding neighborhoods.

Block-Form Buildings

Block-form buildings are compact and virtually universal in the centers of towns and cities, providing flexible opportunities for retail uses at the ground floor, for office or residential uses on upper floors and often on the ground floor as well. The design and use characteristics that distinguish a series of sub-types for various contexts include:

- The size and scale of the building in terms of height, width and depth, as expressed by the building's massing and architectural facade composition.
- The design and use of the ground floor at the street frontage, whether open to the street with clear glass shopfronts for retail or restaurant uses, set back behind shallow door yards or up on porches or stoops to generate a degree of privacy for ground floor residential uses, or some intermediate condition appropriate for ground floor office space or other non-residential, non-retail use.
- The implementation of building articulation techniques (See *Appendix A.4*) that help buildings adapt to a proper scale and character pertinent to neighborhood centers.
- In addition to streets, such buildings often front onto town squares, public greens, or other public open spaces. Along with town center streets, such spaces function as "community living rooms" for shopping, dining, recreation, and special community events.
- In some cases such buildings may also enclose on-site semi-public or semi-private open spaces such as courtyards or gardens.
- In walkable urban centers, parking is located on the street and in lots or structures behind the buildings, whereas in suburban shopping centers or business parks, buildings are set back from the street behind landscape buffers and/or parking lots.



A walkable urban center with a variety of shopfronts and amenities.



A Neighborhood Center building that properly includes shopfront windows on both facades.



A series of small mixed use buildings with separate entrances for residential and commercial uses, both within a dooryard.



A plaza enclosed by properly scaled buildings. Proper landscaping, the implementation of outdoor dining and street furniture, and a mix of uses help to keep the space usable and vibrant.

2. Indoor / Outdoor Community Space

The main purpose of a neighborhood center or town center is to provide a concentration of useful destinations within a network of comfortable public spaces in which nearby residents, shoppers, visitors and employees can run daily and weekly errands, lunch or dine, and meet friends and neighbors. The simple block-form buildings of these centers provide ground floor shops, restaurants and offices – along with upper floor offices and residences – lining and defining the shared open spaces of the center that include the streets and sidewalks, arcades and paseos, balconies and roof terraces, and courtyards, squares and parks.

In Palm Desert's often harsh climate, it is critically important that outdoor gathering spaces offer generous amounts of shade and wind protection. This provided by a coordinated combination of public and private improvements including:

- Multi-story buildings set close to the street, providing a sense of spatial enclosure, shade, and wind protection.
- Street trees along the sidewalks providing shade for pedestrians and for parked cars.
- Ground floor frontages that help shade the sidewalks shopfronts with awnings, galleries and arcades.



Potted and planted vegetation helps to keep outdoor areas cool in the desert sun.



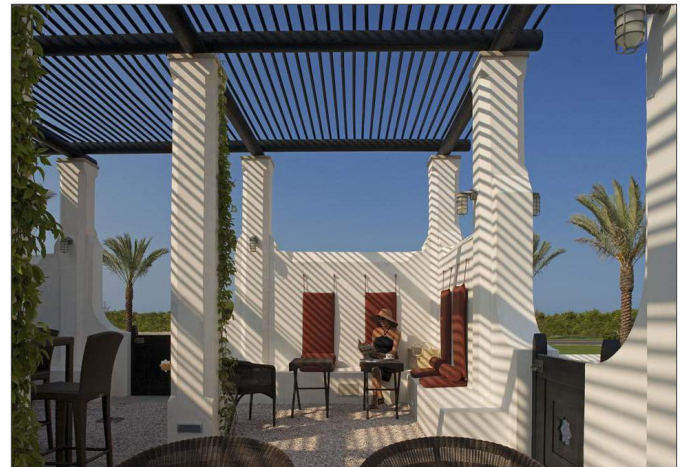
Intimate paseos and courtyards provide shade for diners and shoppers

- Paseos and courts that provide shady and wind protected semi-public and semi-private outdoor spaces within which for commercial and/or residential use.

The building standards and guidelines (*Appendix A.7*), the Private Frontage Design Guidelines (*Appendix A.5*), the Public Frontage Standards (*Section 3.4*) and the Landscape Design Guidelines (*Appendix B*) are coordinated to provide clear but flexible guidance for integrating each building with the spaces around it to deliver such environments.



Block form buildings, in their design, should promote places for people to linger, relax, and stay cool.



Buildings with residential upper floors should utilize shaded outdoor roof terraces when possible.



Deep arcades and galleries are comfortable shaded places for activity to occur.



Shared courtyards are valuable amenities for shopowners, residents, and visitors.



A Mixed-Use Core along a green. A sequence of shopfronts are lined with arcades, street trees, and landscaping that help provide a pleasant, cool experience in a desert climate.

3. Neighborhood Center Variations (by context)

While there is an endless variety of buildings and places that can be generated from block-form buildings, within the UNSP, there are three specific types of environments they are intended to create:

A. Mixed-Use Cores

The core of a Neighborhood Center or neighborhood center is the most lively, active part of the town or the neighborhood, is characterized in large part by ground floor commercial use and providing an environment welcoming to all throughout the day and into the evening.

Main Street: The most common pattern for such a mixed-use core is prototypically a continuous row of shopfronts along a wide shaded sidewalk with convenient customer parking at the curb. In order to provide a well-defined space for shopper and other pedestrians, most of the parking is located behind – or in some cases beside – the buildings, with parking in front limited to street parking.

Town Square: In addition to mixed-use main streets, such buildings and their shopfronts may also front onto a town square or other public space. In such cases, the same wide shaded sidewalks with continuous rows of shopfronts are provided along one side of the street, with the square or other open space on the other side. And in some cases shopfronts may face onto both sides of a retail square or paseo without an intervening street, although the retail viability of such spaces can be challenging.

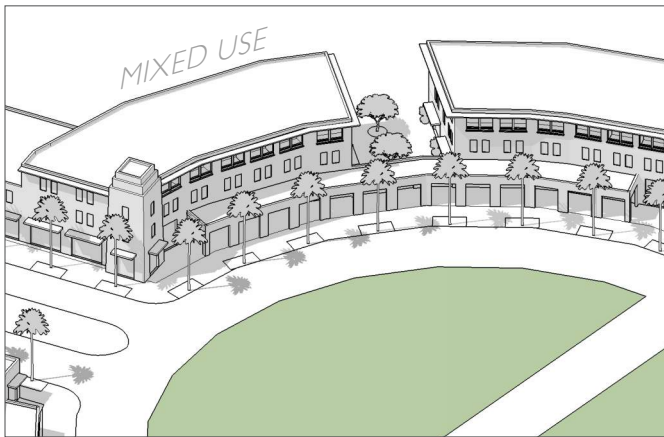


A large mixed-use building assembled from smaller, relatable architectural elements.



A typical American Main Street context.

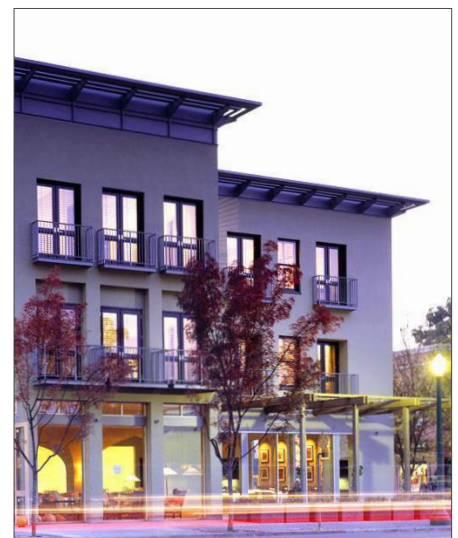
Such mixed-use cores are envisioned in at least two locations in the UNSP, one a small main street south of Gerald Ford Drive and the other a town square and main street providing the primary neighborhood entry from Frank Sinatra Drive. The size of these cores, as defined by predominantly commercial ground floor use, will be calibrated by market analysis at the time of final design.



Sample illustration of a Mixed-Use Core around a green



Sample illustration of a Mixed-Use Core Main Street



Buildings within a Neighborhood Center may range from 1 to 3 stories, but the street level activity and character should remain continuous.

B. Neighborhood Greens

Whereas mixed-use centers generally occur at the edges of and in between neighborhoods – where there is more vehicular traffic, foot traffic and customer flows to support businesses – neighborhood centers of a different kind can be formed around a park or green, the soft heart of a neighborhood where children play and families gather. Such shared community open spaces can create unique and valuable addresses, and by their size invite buildings larger

than houses to define their edges and provide more households with a park-front address. Apartment buildings, row houses, and even live-work buildings can take advantage of these very special frontages, activating and overlooking the edges of the park.



A green with plenty of street furniture and shade to accommodate patrons of shops.



A small neighborhood green.



A largely untouched green provides the opportunity for a wide range of recreational activities.

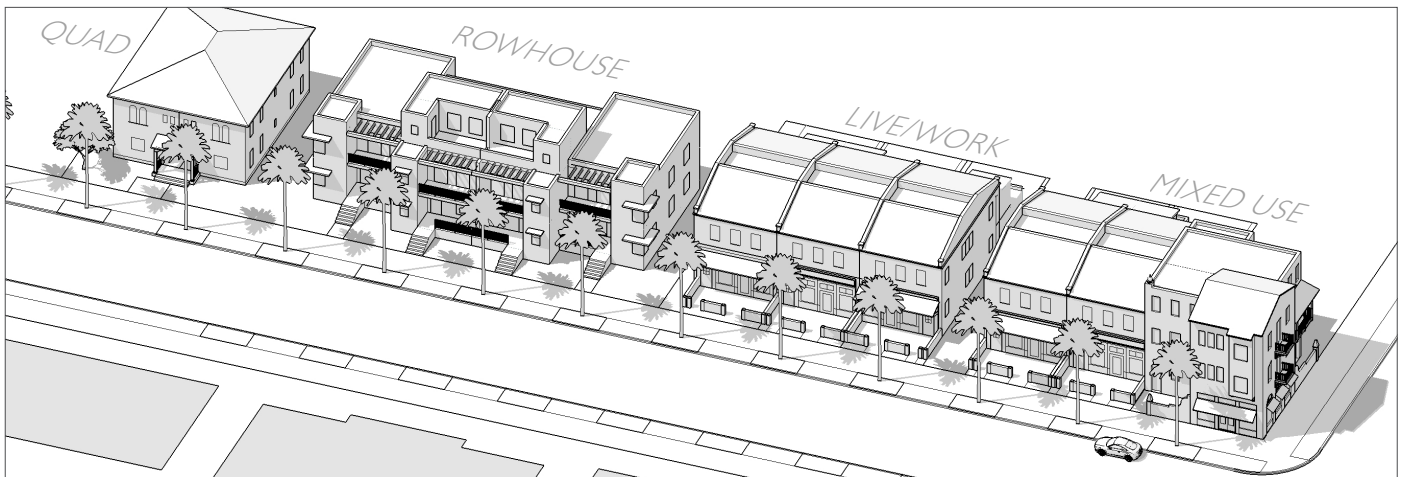


Front doors of adjacent buildings should always face the green.

C. Neighborhood Transitions

At the edges of the Neighborhood Center - at the interface between the mixed-use core and adjoining neighborhoods - a mixture of small-scale block-form buildings and house form multi-family and attached housing and can provide a seamless and valuable transition. These transitions generally include attached, single family row houses, flexible live-work row houses, quadplexes and duplexes, and neighborhood-scale apartment buildings with and without

courtyards. Within this transition, neighborhood-scale block-form buildings may be mixed quite freely with the house-form multi-family types described in *Appendix A.2*. These types collectively constitute what has become known as the “missing middle” – a rich variety of development types forgotten for many years as the development industry focused on single-family houses, apartment projects, and strip shopping centers.



Sample illustration of a Neighborhood Transition area, with a gradient from mixed-use to residential building types.



An urban court building from the street



A 2-story mixed use corner store



A 2-story live-work with a dooryard



A mix of block-form building types with a proper variety of building heights, scales, and roof forms.

4. Lot Organization

The buildings of the UNSP's mixed-use centers are specifically intended to be of the "walkable urban" type rather than "auto-oriented suburban", meaning they face pedestrian oriented streets and that parking is provided on those streets as well as in parking lots behind or beside the buildings (or otherwise), but not in "front yard parking lots".

A. Building Size & Scale

Buildings are intended to be "town scale" rather than "city scale", meaning that their size and scale should not be dramatically greater than that of the housing in the neighborhoods. (See Sections 4.4 and Appendix A.7).

- a. **Building Heights:** Heights range from 1 to 3 stories, only up to 1 story taller than the house-form neighborhood buildings. It is worth noting that in mixed-use centers – as distinct from the neighborhoods – building height is a generally desirable characteristic that serves to form the walls of this outdoor room for community activity.

The common practice of building up "false fronts" on 1-story buildings in the early town centers of the West was a simple technique for generating a "sense of place" in the middle of an open prairie or desert, while waiting for the growing economy to bring multi-story buildings. Contributing to the building height, ground floors have tall to very tall ceilings to provide elegant settings for retail shops and restaurants filled with natural light.



Buildings and frontages form an "outdoor living room."



1-story block form buildings use elements such as clerestory windows and parapets to achieve greater height

- b. **Building Widths:** Widths – or apparent widths, as expressed by massing articulation and façade composition patterns – are in the 20 to 60 foot range, not dramatically different from the widths of small houses or large houses. Shopfront bay widths of 20 to 30 feet are typical, and allow a wider building with multiple bays to be perceived as “in scale with” a narrow building that might be only 20 feet wide overall.
- c. **Building Depths:** Depths are generally limited to 60 feet or less, but may be deeper for a limited number of larger retail uses. The typical depth corresponds with a typical retail space and with typical upper residential or office floors and, again, is not dramatically greater than the dimension of larger houses in the neighborhoods. It is very important that second or third floor masses not exceed this depth, and that any such masses be articulated as described below.

B. Building Siting & Setbacks

Buildings are placed purposefully on their lots to generate the types of active, mixed-use, pedestrian-oriented environments described above. See *Sections 4.4 and Appendix A.7* for detailed requirements.

- a. **Front Setbacks:** Buildings are set on or near the front property line to form a relatively continuous street wall that defines the “outdoor room” of the street and the mixed-use town or neighborhood center environment.
- b. **Side Setbacks:** Side yard setbacks are not required and are generally discouraged, but may be provided to create paseos for pedestrian access from the street to rear parking areas or to allow side windows for upper floor residential or office uses.
- c. **Rear Setbacks:** Usable rear yards are not required but may be provided for residential buildings. More commonly the rear portion of the lot will be used for parking and deliveries.



Taller buildings, such as urban courts, will often provide more open space than others.



Setback areas can be and should be pleasantly landscaped environments for pedestrians to experience.



Shopfront bay widths help maintain a consistent experience along the street, even if the architectural character varies.

C. Roof Forms:

Block-form buildings generally – but not necessarily – have flat roof with parapet walls. They may equally have pitched roofs – always with eaves to the street – sometimes covering the entire building and sometimes false roofs facing the street. This practice – generally discouraged in favor of “4-sided architecture” on free-standing suburban buildings – works perfectly on buildings that are part of a continuous row along a main street. (See *Appendix A.7*).



An example of a false roof along a continuous row of buildings on a main street.



A commercial building with a typical flat roof and parapet.



Block-form building roofs may also use elements such as towers and roof terraces when appropriate.

A.4 Neighborhood Center Building Types



A Neighborhood Center block showing 2-story mixed-use

A. Introduction

As observations of classic American main streets will reveal, the architectural composition of the facades – together with subtle or not so subtle variations in facade height – can provide an essentially flat-fronted building mass of 100 or 200 or even 300 feet in width with the authentic appearance of a row of town-scale buildings. The origin of this pattern in California arose from the original platting of the town center lots, where lots were typically sold in increments of 24 or 25 feet. This resulted in individual buildings of that width or double or sometimes triple that width, with shopfronts and upper floor window groupings that reflected that module, establishing a clear, simple rhythm for the streetscape.

Block-form buildings in the centers of the UNSP are intended to reflect this classic California town scale, by their width, by their massing, and by their façade design. Please note that successfully applying this subtle type of façade articulation to new buildings requires a good degree of design skill, without which buildings can rapidly take on an unfortunate Disneyland-gone-wrong appearance. Subtlety, restraint, good quality materials and detailing, and a keen eye for proportion are required.

While block-form buildings include everything from a townhouse to a skyscraper, there are three basic variations: The Flex-Block, Townhouse, and the Apartment building. Within the UNSP we describe the following four (4) types, for each of which a range of variations are both available and anticipated:

Neighborhood Housing Types	Page
a. Mixed-Use	A-50
b. Rowhouse	A-54
c. Live/Work	A-56
d. Urban Courtyard	A-58

Variation #1: Flex-Block Building

1. Description

The defining characteristic of this type – also commonly known as a “mixed-use Main Street building” – is a commercial ground floor with shopfronts, set at the back of the sidewalk or close to it. Building heights range from one to three stories in height, and the uses of the upper floors may be office or residential or both. Parking beyond the street parking at the curb is provided in parking lots or structures within the block behind the building, in a basement or podium beneath the ground floor, or in shared lots or structures nearby.

These buildings are typically built in a continuous row, without side yards, in order to provide a continuously interesting experience for shoppers, and to form a continuous “street wall” that is the hallmark of main streets and town centers. The degree of enclosure provided by such 2 to 3-story buildings on both sides of a reasonably narrow street is a great amenity in a place with Palm Desert’s extremes of temperature and wind.

In some instances it is necessary to build more modestly and/or to provide more parking to meet market constraints, and a single-story commercial building set behind a wide and comfortable sidewalk with nicely screened parking beside it can find a place in centers where the taller more continuous main street pattern is predominant. As in every aspect of design, balance is the key, and if such small buildings predominate, you just have a strip mall, not a mixed-use center.



A typical mixed-use building with upper floor offices and two ground floor businesses.



A continuous street wall formed by buildings with different upper story setbacks.



Arcades and galleries along flex-block buildings help create cool, shaded pedestrian environments.



A tall 1-story retail building on a corner with an appropriate amount of shopfront and interesting roof form.

2. Articulation Methods

Varying Building Heights. Mixed-use buildings in neighborhood centers may vary heights along a block. Although the roof lines may differ, the buildings are united by the commonality of their shopfronts. This creates a continuous experience for the pedestrian at the street level while preserving a dynamic street wall.

Incremental Massing. Wide buildings may use facade composition to divide the building into separate, incremental visual pieces. For instance, a tower or gabled end bays can help introduce visual accents through facade composition, helping to reduce the potential monotony of a wide, continuous building.

Facade Recessions. Recessions in facades, whether they be for dining areas, entries, or arcades, can help articulate a row of mixed-use buildings. They also allow for a shaded environment along the street.



A tower used as a way of visually articulating a large building.



Gradual massing and building articulations may be accented with varied colors, roof lines, gables and facade finishes.



A composition of flex-block buildings with varying heights, but common shopfronts.



Recessions, such as arcades, help create pleasant pedestrian environments.

Variation #2: Townhouse

1. Description

Townhouses are simply houses that have dispensed with side yards in the interest of generating a compact town center or neighborhood center. Townhouses prototypically have front yards (usually shallow ones in the form of door yards) and rear yards (between the house and a detached garage behind.) They also come in a “tuck-under” variation, with the garage occupying the rear portion of the ground floor.

Another very interesting town house variation is the flex house – or live-work town house – wherein the ground floor at the front is designed to accommodate a small business with a private residence upstairs. Access to the residence is generally provided independently from the ground floor business, so that the resident can choose to operate a business or lease the ground floor to another. Additionally, the ground floor may simply be occupied by the owner as an extension of the residence, with the door yard at the front offering a degree of privacy for the residence. Because of this flexibility, such buildings can generally be financed with a standard residential mortgage.



A set of Live/Work townhouses with flexible space on the ground floor.



A row of modern townhomes with adequate front yard landscaping.

2. Articulation Methods

Varying Building Heights. Townhomes in neighborhood centers may vary heights from unit to unit. Although some may have a third story, or an access tower to a roof terrace, the buildings are united by the commonality of their frontages. This creates a continuous experience for the pedestrian at the street level while preserving a dynamic street wall.

Bay Articulation. Townhomes and Live/Work buildings should express each individual unit through either building massing or architectural elements. Architecturally, repeating elements such as stoops, porches, upper floor terraces, etc. can help create a repeating module that break up long facades and express individual townhouse units. See *Section 5.7* for full guidelines.

Facade Projections. When individual units include a projecting mass or wing, a rhythm is created along the street. Implementing a frontage type such as a dooryard or stoop can help create a commonality between the units.



A pair of townhouses with different heights, but a common frontage along the street.



Townhouses in Charleston that use color and material changes to modulate individual units.



A set of traditional townhomes with dooryards - the projecting gabled portions help create a rhythm along the street.

Variation #3: Apartment Building

1. Description

Block form apartment buildings are essentially flex-block buildings with residential ground floor, and thus set back a bit from the sidewalk. They are distinguished from suburban “apartment complexes” in that they are individual buildings, each fronting directly onto the street, or in some cases onto a semi-private court or garden. Parking is located behind, beneath or in some cases beside the buildings.

Whereas townhouses are dwellings that each have a front door to the street, apartment buildings generally have a single shared entrance – the predominant architectural feature of the façade – that provides visitor access directly from the street, generally via a lobby, stairs and elevator. A desirable – but not required – feature of such buildings in a mixed-use center context is direct access to ground floor units from the street, often via a stoop, which can enhance the sense of connection between the building’s residents and their neighborhood.

An apartment building variation that is very well-suited to Southern California and the desert is the courtyard apartment building. The benefits of this configuration are many and include modulation of the building scale as viewed from the street, and enclosure of a sociable semi-private, gated or un-gated, shady and wind-sheltered space for residents. Around such a court – or garden – dwellings may be organized as 2-story townhouse type units or flats, with ground floor units accessed directly from the court via front doors, and upper floor units accessed via individual or shared stairs and sometimes by elevator.



A modern 3-story apartment building



A simple apartment building without ground floor retail

2. Articulation Methods

Incremental Massing. Wide buildings may use facade composition to divide the building into separate, incremental visual pieces. For instance, a tower or gabled end bays can help introduce visual accents through facade composition, helping to reduce the potential monotony of a wide, continuous building.

Courtyards. A strong way of articulating apartment buildings is through the use of courtyards. This ensures, in both larger and smaller buildings, that all units have access to an open space. When the courtyard is positioned along a street, the facade of the building recedes to accommodate the courtyard, creating a less intimidating street wall. See *Section 4.4 and Appendix A.6* for guidelines.

Facade Recessions. Recessions in facades, usually at major entries, can help articulate the street level of apartment buildings. They also allow for a shaded environment for people accessing the building.

Architectural Elements. Porches, terraces, and window bays can be used to create visual rhythm along an apartment building. See *Appendix A.7* for guidelines.



An apartment building that uses projecting porches to help create a pattern of smaller elements on a larger building



A recessed entry creates a prominent interruption along the facade of an apartment building



An apartment building that creates a unique, repeated bay consisting of projecting windows and shaded porches.



A courtyard apartment building; the setback caused by the court results in a less intense street wall.

A. Mixed-Use

A Mixed-Use building is designed for occupancy by a minimum of two different uses that may be vertically or horizontally demised. Uses generating visitor or customer traffic (such as retail, restaurants, personal services) shall be located on the ground floor facing the sidewalk, whereas uses generating limited pedestrian activity (such as office or residential), when present, shall be located on upper floors or behind street fronting commercial uses. Residential units may consist of any of three dwelling types: flats, maisonettes, and lofts.

Mixed-Use
Rowhouse

Live/Work
Urban Courtyard



1. Site Organization / Massing

- Buildings shall be principally composed of 2- and 3-story volumes; 3-story architectural elements may be allowed for architectural accentuation.
- Facades of single story buildings shall be at minimum 18 feet tall. The minimum facade height may be achieved through parapets or false fronts.
- Eave to street recommended.

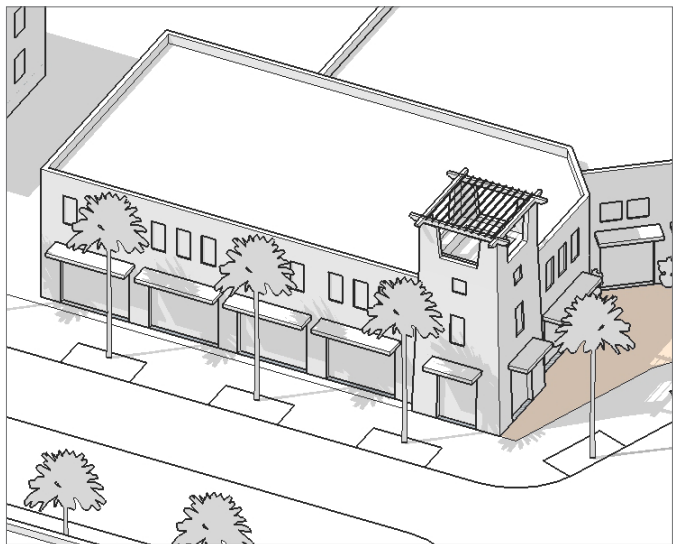
2. Open Space

- Private patios may be provided in side and rear yards. See Sections 4.4 and Appendix A.6 for zone requirements and guidelines.

3. Access

- The main entrance to a Mixed-Use building's ground floor commercial space shall be located within the facade and accessed directly from the street through an allowed Frontage Type.
- Access to upper story commercial space or dwelling units shall be through a street level lobby and/or corridors accessed directly from the street.
- Parking may be provided in a garage, subterranean garage, parking structure, carport, uncovered, or a combination of any of the above.
- Vehicle access to an inner block surface parking lot may be provided through a driveway a maximum of 20 feet wide, and with two-foot minimum planters on each side.

MASSING



Sample illustration of a mixed-use building type.



Towers and tall 1-story buildings can be used to introduce more vertical elements into a town center.



Arcades and galleries are a useful tool in creating a consistent shaded experience for adjacent mixed-use buildings.



A mixed-use building with a tower to access the roof.



Mixed-use buildings in desert climate should blend indoor and outdoor space while providing ample shade.



1-story commercial buildings should have tall facades.



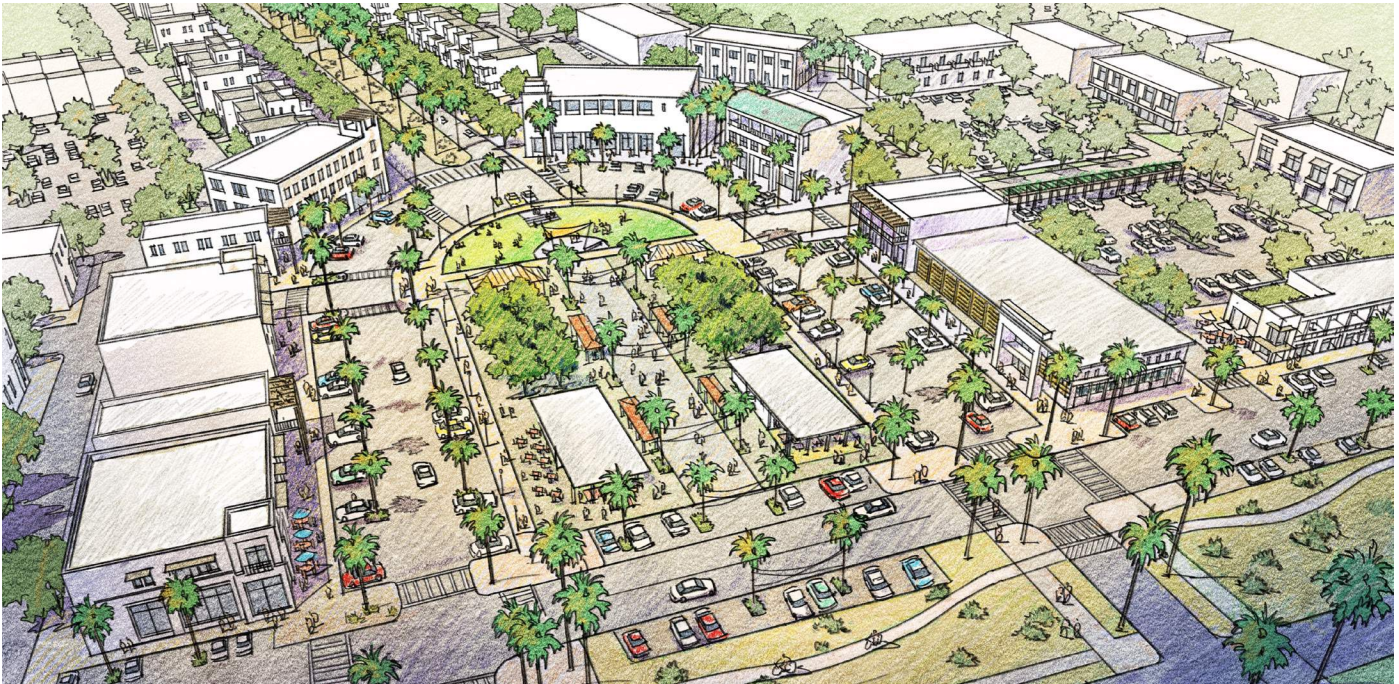
A building with shaded outdoor seating incorporated into the facade.

VARIATIONS

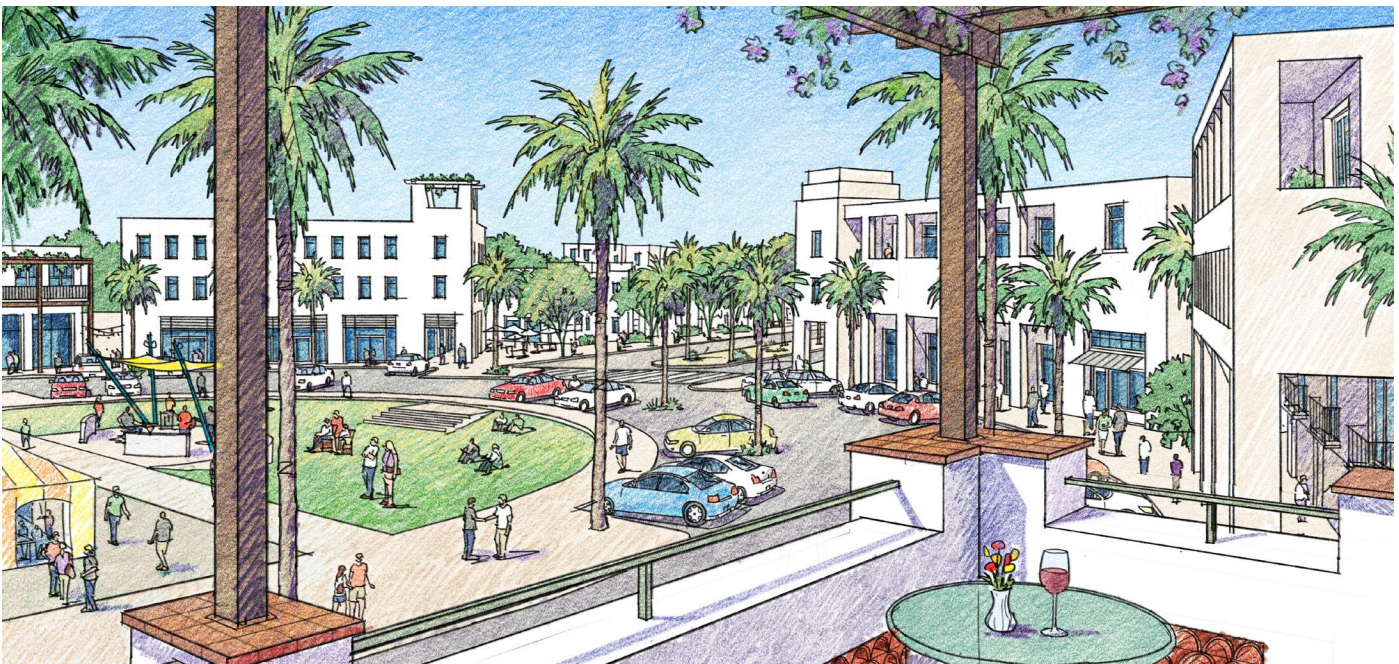
Mixed-use buildings, when in groups of two more, should be implemented in one of two basic contexts. The first, the “Main Street” variation, represents a pattern of several mixed-use buildings in a linear arrangement adjacent to a street, usually with more mixed-use or retail uses across from them. This is the most common traditional arrangement of Mixed-use building types in American towns and cities.

The second context type includes a similar grouping of mixed-use buildings fronting on or adjacent to a green or other form of public open space. On larger greens and other appropriate circumstances, paseos, courts, and other ways of continuing open spaces into the blocks are encouraged.

In neighborhood transition areas, a lower density from of mixed-use buildings around a green may be implemented.



Mixed-use buildings comprise a mixed-use Neighborhood Center with a variety of massing from 1 to 3 stories around a public open space.



Mixed-use buildings with upper floor residential uses surrounding a central public open space. Illustrations by JJ Zanetta.

MAIN STREET



A cluster of mixed-use and retail buildings along a linear Main Street, with variation being provided through storefront designs.



Mixed-use Main Street buildings that create variety through heights and setbacks.

ON GREEN



Mixed-use and retail buildings along a green allow for outdoor dining and recreation opportunities.



A 3-story mixed-use along a large green.

NEIGHBORHOOD TRANSITION



Neighborhood transitions introduce singular or smaller-scale mixed-use buildings into mainly residential neighborhoods.



This mixed-use building helps to bridge the gap between mixed-use and residential character.

B. Rowhouse

The Rowhouse building type consists of at least 2 and up to 6 attached single-family houses on individual lots. Rowhouses share common walls with one or two adjacent units. Private yard space separates the dwelling unit in the front and the garage in the rear of each lot.

Mixed-Use
Rowhouse

Live/Work
Urban Courtyard



1. Site Organization / Massing

- Buildings shall be principally composed of 2-story or 3-story volumes.
- Rowhouse buildings may consist of two to six attached units.
- Eave to street recommended if concealed roof is present.
- Access to roof terraces should be provided where appropriate.

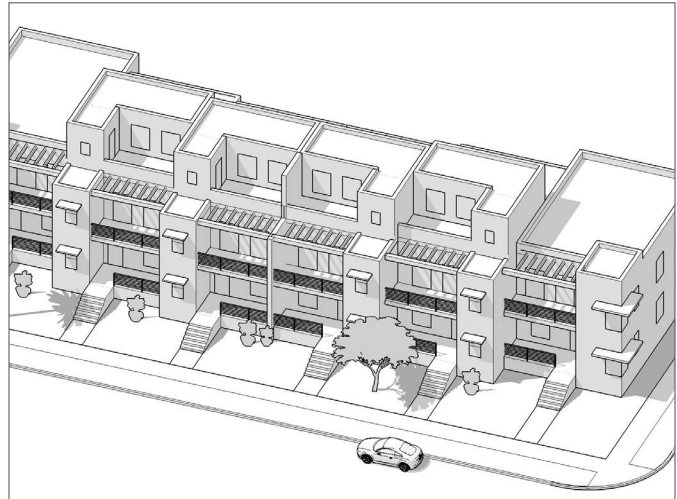
2. Open Space

- Private rear yards are not required, however, if provided the rear yard shall be located between the primary building and the garage and shall be no less than twelve feet in width or depth. See Sections 4.4 and Appendix A.6 for zone requirements and guidelines.

3. Access

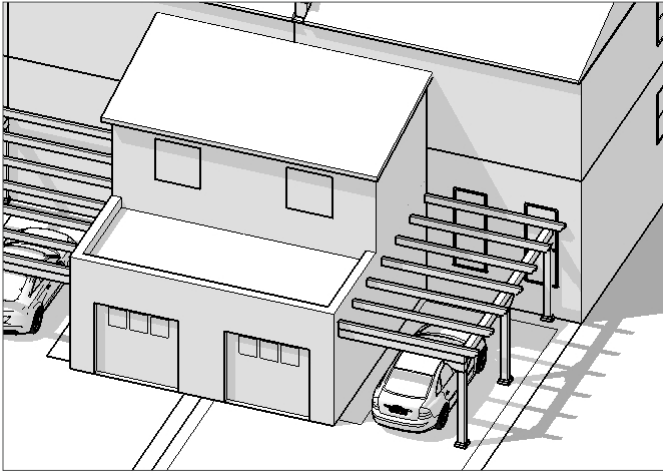
- The main entrance to each rowhouse unit shall be located within the facade and accessed directly from the street through an allowed Frontage Type.
- Vehicular access shall be provided through an alley.
- Parking may be provided in a garage, carport, uncovered, or a combination of any of the above. At least one required parking space shall be in a garage, which may be within the primary building, attached to it, or detached.

MASSING



Sample illustration of the Rowhouse building type. Units may either all maintain the same setback or slightly vary setbacks depending on location within the block.

ACCESS



Sample illustration of how Rowhouse units may incorporate tuck-under parking



Architectural features such as roof terraces, street level planters, and awnings should adorn rowhouses.



Balconies may be partly recessed and partly projecting to allow both sunlight and shade.



Rowhouses should use recessed masses and sunshades where possible



Modern rowhouses can be similar in massing and character to the region's Mid-Century hotels

C. Live/Work

The Live/Work building is an attached building designed to be occupied by a single dwelling unit and a single ground floor flex or commercial use on an individual lot. Similar to the Rowhouse, the Live-Work building shares one or two common walls with adjacent buildings. Garages are located in the rear of the lots and may be attached to the primary building or separated from it by a yard, which may be associated with the flex or commercial space.

Mixed-Use
Rowhouse

Live / Work
Urban Courtyard



1. Site Organization / Massing

- Buildings shall be principally composed of 2-story or 3-story volumes.
- Groups of Live-Work buildings may consist of two to six attached units.
- Eave to street recommended if concealed roof is present.
- Access to roof terraces should be provided where appropriate.

2. Open Space

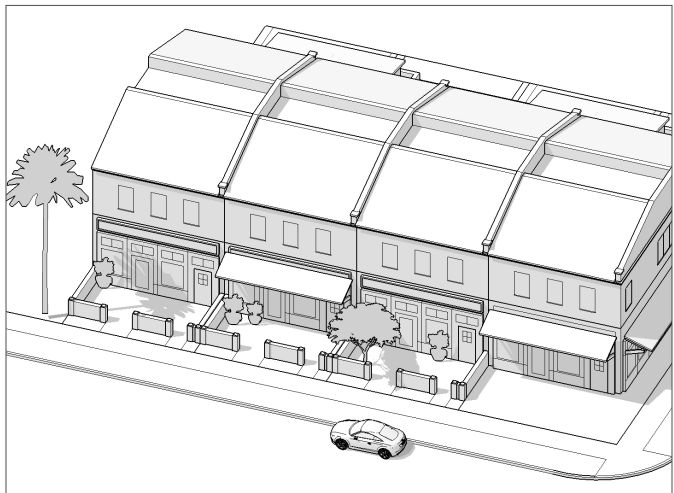
- Private rear yards are not required, however, if provided the rear yard shall be located between the primary building and the garage. See *Sections 4.4 and Appendix A.6* for zone requirements and guidelines.

3. Access

- The main entrance to a Live-Work building's ground floor flex or commercial space shall be located within the facade and accessed directly from the street through an allowed Frontage Type.
- Access to the dwelling unit may be provided through a separate street level entrance or through a foyer shared with the flex or commercial space.
- Vehicular access shall be provided through an alley.

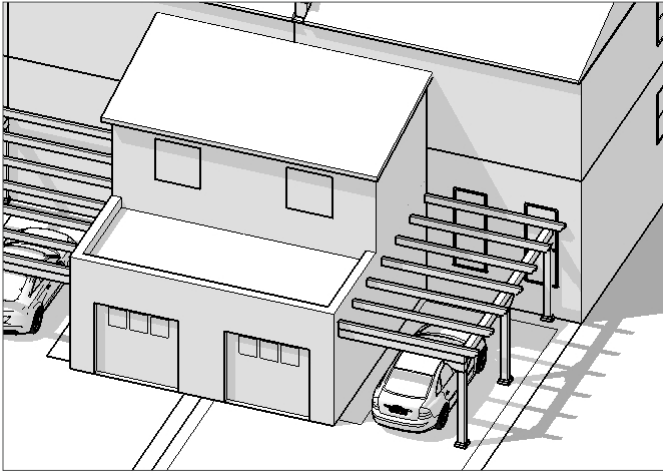
- Parking may be provided in a garage, carport, uncovered, or a combination of any of the above. At least one required parking space shall be in a garage, which may be within the primary building, attached to it, or detached.

MASSING



Sample illustration of the Live/Work building type

ACCESS



Sample illustration of how Live/Work units may incorporate tuck-under parking



Parallel parking used for Live/Work units on a more compact lot



Live/Work lofts often incorporate outdoor terrace space on the top floor.



Individual units may be articulated through massing.



Frontages of Live/Work buildings are most always shopfront, although glazing amounts can vary.



Live/Work units often use garage door frontages.

D. Urban Courtyard

The Urban Courtyard building type is an arrangement of stacked and/or attached dwelling units and/or commercial suites around one or more common courtyard, which provide direct access to all units or suites that do not front on a street. Courtyards are intended to be semi-public spaces that are an extension of the public realm.

Mixed-Use
Live / Work

Rowhouse
Urban Courtyard



1. Site Organization / Massing

- Courtyards may be composed of stacked flats, townhouse units, or a combination of these types.
- Buildings must be principally composed of 2- to 3-story volumes, with 4-story elements permitted for architectural accentuation;
- Eave to street recommended (if gable expression desired, recommend front wing).

2. Open Space

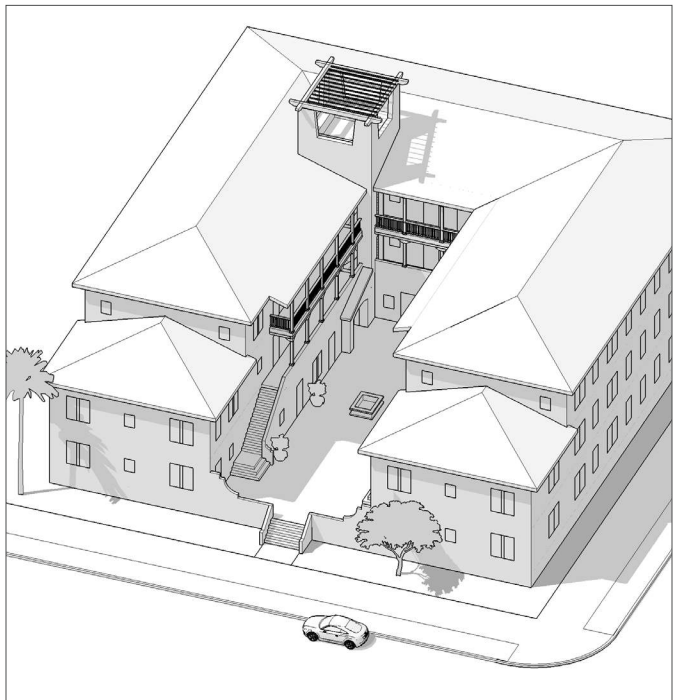
- Central green or courtyard area required, for shared outdoor living, dining and play. See Section 4.4 for zone requirements.
- All unit front doors should face onto a central courtyard.

3. Access

- The main entrance to each dwelling unit must be accessed directly from the street or a common courtyard. Access to up to 3 second floor dwelling units may be provided by a common stair, which may be open or roofed (but not enclosed).
- Each courtyard must be directly accessible from the street.
- Vehicular access shall be provided through an alley.

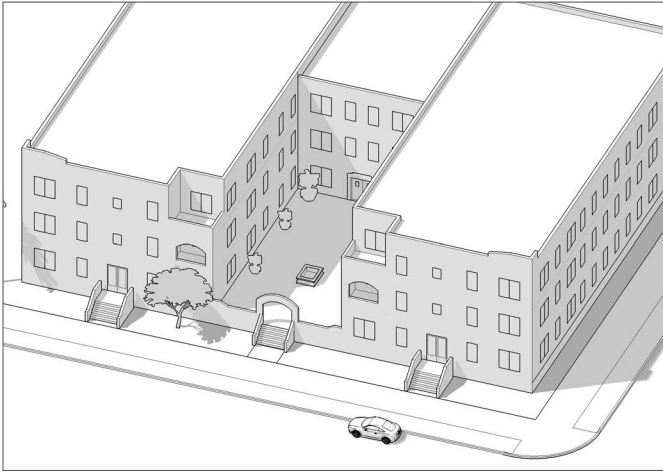
- Parking can be provided in a garage, subterranean garage, carport, uncovered, or a combination of any of the above.
- Parking is located in detached garages that are loaded from an alley and do not front the central courtyard.

MASSING

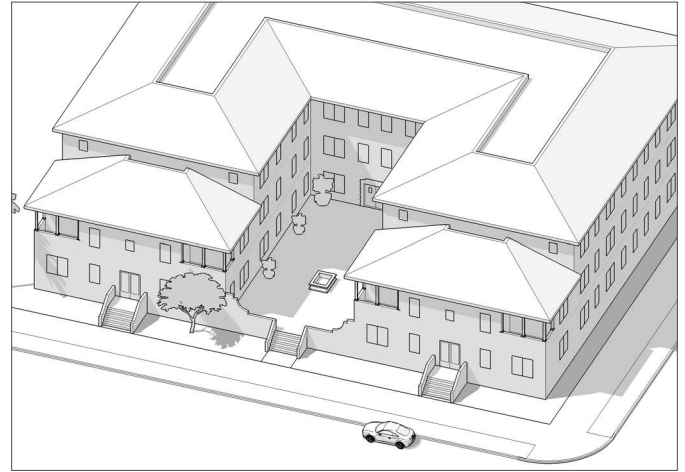


Sample illustration of the Urban Courtyard building type. Urban courtyards may use incremental massing to maintain a more residential-scale street frontage. Circulation to upper floor units is provided by exterior galleries and stairs.

VARIATIONS



A courtyard building with a more urban, 3-story street frontage



Single story units with interior circulation



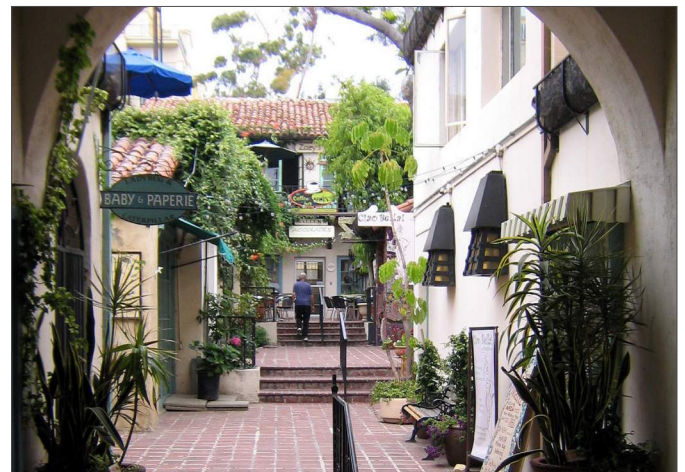
Although masses are connected, architectural elements such as balconies and recessions help to break down the scale of a court.



Courtyards, in addition to providing shade, may also contain potted plants to help cool the environment.



A typical urban courtyard, with all ground level units being entered through the court.



Commercial uses may also be arranged into an urban courtyard building type. In this case, there is a zero side yard setback on the lot, and all shops receive daylight from the courtyard.

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A.5 Private Frontage Design Guidelines



Private Frontages encourage activity, promote interaction, and enliven streets.

A. Introduction

Building frontages - the ground floor face of the building and the space between the building and the sidewalk - define not only the character of each building but collectively define the character of the neighborhood and of the town. Frontages that welcome visitors and other pedestrians are perhaps the most important single design element of walkable neighborhoods, providing the streets and other neighborhood open spaces with a comfortable, human-scale, lived-in appearance.

On a functional level, the frontage is the transition between the public realm and the private realm, providing a critically important “privacy filter” between the fully public street and the private interior spaces of dwellings. A series of frontage types are defined here, ranging from deeper front yards - with and without porches or stoops - for a good degree of privacy, to shallower dooryards and stoops and terraces for a moderate degree of privacy, to shopfronts, galleries and arcades that are designed to bring commercial displays right up to the sidewalk - the opposite of privacy.

In the climate of Palm Desert and the surrounding Coachella Valley, frontages provide an invaluable opportunity for well-shaded areas of respite from sun and heat. Porches on homes, and arcades, galleries and awnings at shopfronts are just some of the many ways that private frontages can create shaded transitional spaces that foster and active, outdoor, and social lifestyle.

On a social level, frontages are where neighbors can interact with neighbors on comfortable terms. A landscaped dooryard provides the chance for a resident to maintain a small garden and chat with neighbors, a porch or stoop a place for a homeowner to sit and relax in a shade semi-public, semi-private environment. Porches, front yards and dooryards let the resident invite initial interaction with passers-by without the commitment of inviting guests in.

In the Neighborhood Centers, the frontages are the places where chance encounters with people you know and people you don't yet know occur, shopping, dining or just strolling. And unlike shopping centers, these are places to go when you just want to be in public with others - no purchase required.

Within the UNSP we describe the following types; for each, a range of variations are both available and anticipated:

Private Frontage Types	Page
A. Porch	A-62
B. Stoop	A-64
C. Dooryard	A-66
D. Shopfront	A-68
E. Gallery	A-70
F. Arcade	A-72
G. Terrace	A-74

A. Porch

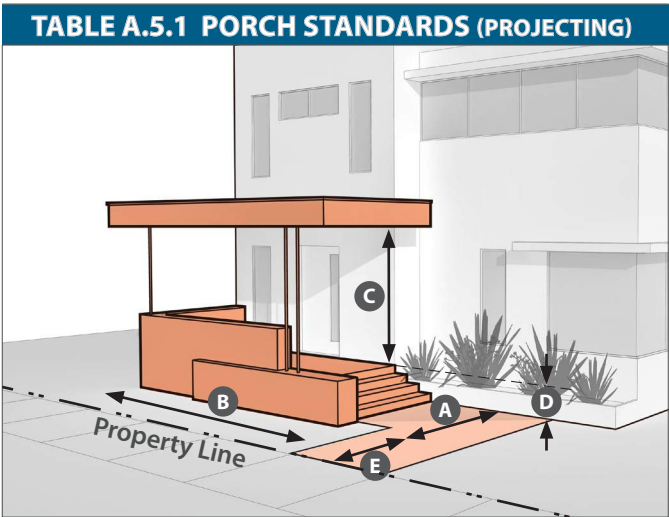
A roofed, unenclosed room attached to the exterior of a building that provides a physical transition between the sidewalk and the building. Porches may either be engaged (open on two sides) or projecting (open on three sides). Porches may be provided on buildings that are set back from the Primary and/or Side Street property lines and may encroach into the front yard and side street yard.

- Porch
- Stoop
- Dooryard
- Shopfront
- Gallery
- Arcade
- Terrace



1. Design Guidelines

- Porch materials and design should be compatible with the design of the rest of the building.
- Front yards should be landscaped. Paved areas shall be limited to walks and driveways, where present.
- Porches may encroach into required front yard setbacks up to the limit indicated in the table to the right, and should not exceed 20% of the front yard setback area.
- Engaged porches are engaged to the building on two sides while the other two sides are open.
- Porches may also wrap around a corner of the building. This may be particularly appropriate on corner lots.



FRONTAGE ELEMENT		MIN	MAX
A	Porch depth (between wall and inside column face)	7 ft.	-
B	Porch width (between corner columns)	10 ft.	-
C	Porch height (measured from porch surface to top of porch columns)	8 ft.	12 ft.
D	Floor height (measured from adjacent finished grade)	18 in.	3 ft.
E	Separation between porch and fence or sidewalk	5 ft.	n/a



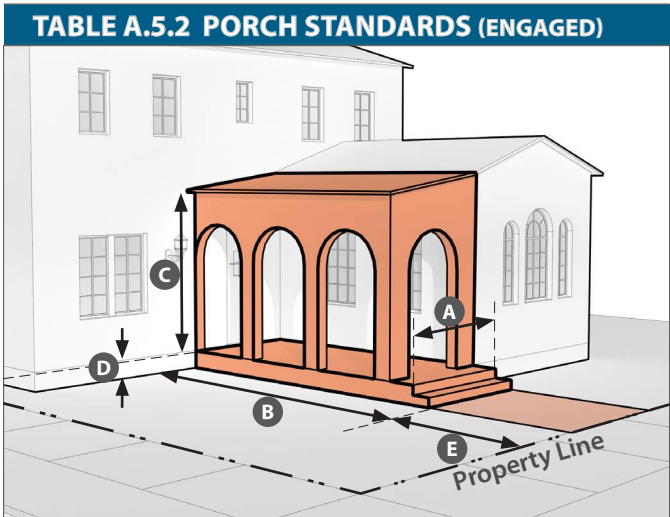
A modern porch simply supported by a few beams



An engaged porch on a traditional house



A row of homes demonstrating both projecting and engaged porches



FRONTAGE ELEMENT		MIN	MAX
A	Porch depth (between wall and inside column face)	7 ft.	-
B	Porch width (between corner column and building face)	10 ft.	-
C	Porch height (measured from porch surface to top of porch columns)	8 ft.	12 ft.
D	Floor height (measured from adjacent finished grade)	18 in.	3 ft.
E	Separation between porch and fence or sidewalk	5 ft.	n/a

B. Stoop

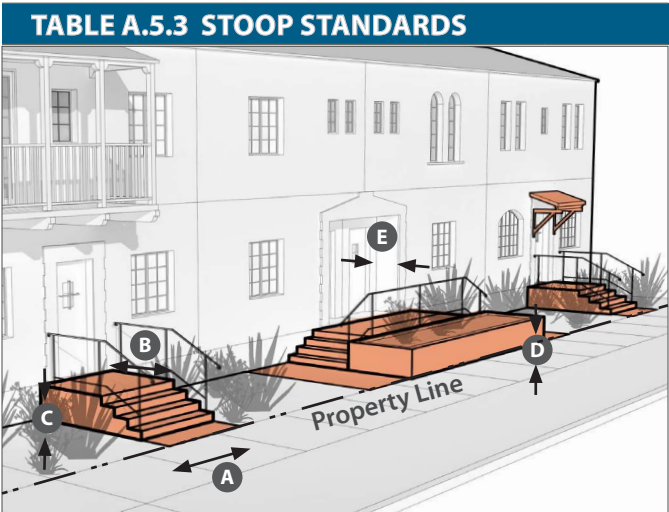
A Stoop is comprised of a stair and landing leading directly from the sidewalk to a building entrance. The ground floor of the building is raised to provide privacy for the rooms facing the public street. This frontage type is ideal for ground floor housing that is near the street.

- Porch
Stoop
Dooryard
Shopfront
- Gallery
Arcade
Terrace



1. Design Guidelines

- Stoops should correspond directly with the building entry(s) they provide access to.
- The exterior stairs may be perpendicular or parallel to the adjacent sidewalk.
- The landing may be covered or uncovered.
- Landscaping should be placed on the sides of the stoop, either at grade or in raised planters.
- Ramps, if provided, should be parallel to facade or along the side of the building.
- Gates are not permitted.
- A maximum of two stoops may be adjoined.
- Stoops may encroach into required front yard setbacks up to the limit indicated in the table to the right.



FRONTAGE ELEMENT		MIN	MAX
A	Stoop width	4 ft.	8 ft.
B	Stoop depth (not including stairs)	4 ft.	8 ft.
C	Stoop floor height (measured from adjacent finished grade)	18 in.	3 ft.
D	Planter/fence height	-	3 ft.
E	Recession depth	6 in.	6 ft.



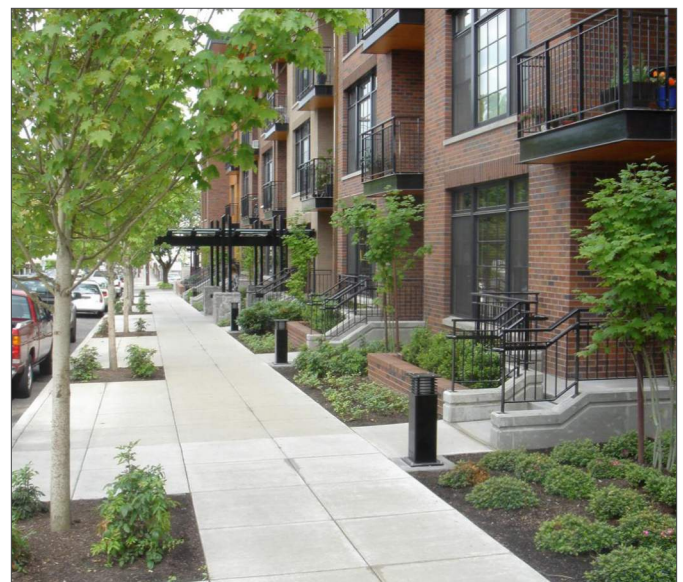
An example of adjoining stoops, with each stoop serving two units



A well shaded stoop that is partially engaged with the building



A stoop with stairs, a landing, and a landscape area



Stoops extend into landscaped front yards, provide access to ground floor units.

C. Dooryard

A Dooryard is an elevated or at-grade garden or terrace that is located in the front yard setback and that is enclosed by a low wall located at or near the property line(s). For elevated and recessed Dooryards, access from the sidewalk to the Dooryard is via a stair or ramp.

- Porch
Stoop
Dooryard
Shopfront
- Gallery
Arcade
Terrace



1. Design Guidelines

- Dooryards are enclosed by low walls, and may be at grade or elevated.
- Dooryards are intended to be located within the required front yard setback area. A landscaped strip between the sidewalk and the Dooryard wall is recommended but not required in all cases.
- The average grade of elevated dooryards should not be more than 3 feet higher or 3 feet lower than the adjacent sidewalk or public open space.
- Walls may extend an additional 3 feet in height and fences or railings to the height required by the California Building Code (CBC).
- Wall and/or fence design, materials, and finishes should be consistent with the architectural style of the building.

TABLE A.5.4 DOORYARD STANDARDS			
FRONTAGE ELEMENT		MIN	MAX
A	Size of dooryard	per building setback	
B	Wall height above adjacent sidewalk	-	4 ft.
C	Wall height above dooryard floor	-	3 ft.
D	Dooryard floor height above adjacent sidewalk	-	3 ft.
E	Dooryard floor height below adjacent sidewalk	-	6 ft.
F	Fence/rail height above floor	per CBC	

*Applicable when used in conjunction with Live/Work building types. See Appendix A.5.



Dooryards may be shared across units and uses. In this case, the dooryard provides access to both retail and residences above.



Simple stuccoed walls with terra cotta tiles are appropriate for traditional dooryard perimeters.



Outdoor seating areas raised above the adjacent sidewalk and accessed by stairs. A low wall above the terrace level provides a place to sit.



A sunken dooryard provides access to a store below residences.



Dooryards may incorporate small gates that are consistent with the scale and character of the building it serves.

D. Shopfront

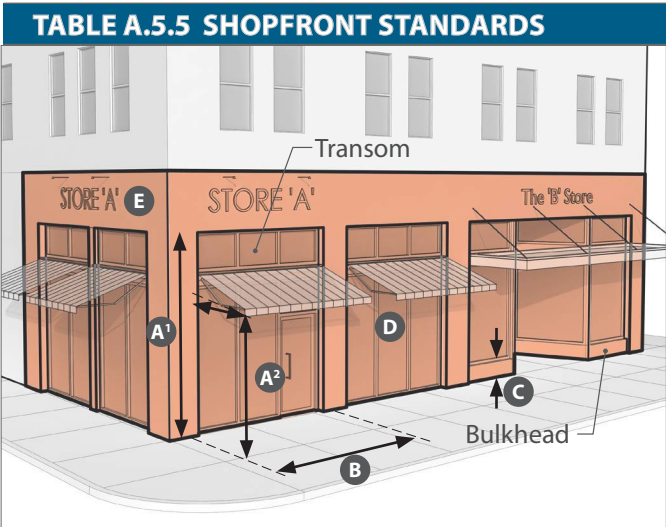
Shopfronts are large openings in the facade at or near the sidewalk, enclosed with doors and transparent glass in a storefront assembly. The primary shop entrance is at the grade of the sidewalk and provides direct access to the commercial/retail use(s) on the ground floor. The basic required architectural elements comprising the storefront are large windows, doors with glass, transom windows, and a solid base (bulkhead). Optional elements include awnings, cantilevered shed roof or canopy, signage, lighting, and cornices.

- Porch
- Stoop
- Dooryard
- Shopfront
- Gallery
- Arcade
- Terrace



1. Design Standards

- Storefront assemblies (doors, display windows, bulkheads, and associated framing) should not be set back within the Shopfront openings more than 2 feet.
- Awnings or canopies may encroach into the public right-of-way over the sidewalk, extending to a distance within 2 feet of the face of curb. Primary Street and Side Street setbacks, if any, are to be paved with a paving material that is consistent with or matches the adjacent sidewalk.
- Doors should match the materials, design, and character of the display window framing. “Narrowline” aluminium doors are prohibited.
- Display windows:
 - i. Storefront opening(s) along the primary frontage should comprise at least 70% of the ground floor wall area.
 - ii. Walls without openings should not exceed 10 linear feet along Primary Street frontages and 25 linear feet along Side Street frontages.
 - iii. Storefront glass that is clear, lightly tinted (e.g., less than 15%, low emissivity, solar) without reflective coating or dark tinting is encouraged. Instead, frontage types such as arcades and galleries and architectural elements such as awnings and canopies are encouraged to shade shopfront openings.



FRONTAGE ELEMENT		MIN	MAX
A ¹	Height to top of transom (clear)	10 ft.	16 ft.
A ²	Height to bottom of awning / canopy (clear)	8 ft.	10 ft.
B	Width of storefront bay(s)	10 ft.	15 ft.
C	Height of bulkhead	1 ft.	3 ft.
D	Glass area % of ground floor wall area	70	90
E	Storefront on second frontage (corner building)	20 ft.	
F	Awning Depth	4 ft.	

iv. Transom windows (horizontal glass panels immediately above the storefront) are encouraged. Glass in clerestory windows may be clear, stained glass, or frosted glass.

- Bulkheads:
 - i. Storefront bulkheads should be of material similar or complementary to the main materials of the building and should be made of the same materials or materials that appear to be visually “heavier” than the adjacent walls.
 - ii. Recommended materials include ceramic tile, polished stone, or glass tile.
- Awning widths should correspond to storefront openings and shall not extend across the entire facade.
- New or renovated storefronts within historic buildings should emulate or recreate a previous storefront (from historic photos or drawings) in order to harmonize with the overall building architecture. This can be flexibly interpreted, for example, when the general form of a new storefront is like the original but the materials are contemporary.



Shopfronts located at corners should create a similar character on both facades.



Generous windows allow for both better indoor lighting and streetside marketing of goods.



A shopfront with awnings and potted plants.



Outdoor dining are appropriate for shopfronts with awnings or recessed areas.

E. Gallery

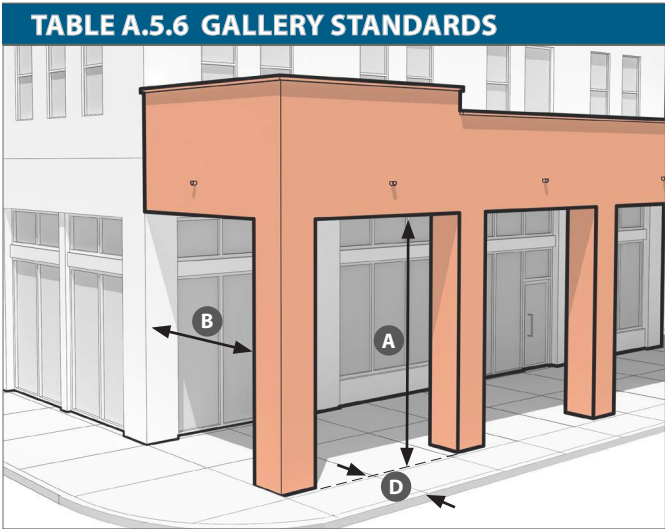
Galleries are ground floor colonnades that support a shed roof or a deck that covers the sidewalk. Galleries enclose and provide shade, glare control and weather protection to ground floor storefronts, making them ideal for retail use. A railing on top of the gallery is required only if the gallery roof is accessible as a deck. Planter boxes or pots may be placed in between columns to provide enclosure for such uses as cafe seating, provided that adequate throughway access is maintained.

- Porch
Stoop
Dooryard
Lightcourt
- Shopfront
Gallery
Arcade
Terrace



1. Design Standards

- Gallery materials, style and design should be consistent with the building.
- Galleries should be combined with the Shopfront type (*Section 5.5.D*).
- Galleries may encroach over the sidewalk in the public right-of-way, subject to the issuance of an encroachment permit or license agreement prior to issuance of a building permit.
- Column height should be four to five times the column width. Column spacing and colonnade detailing, including lighting, should be consistent with the style of the building to which it is attached.
- Columns should be placed in relation to curbs to allow passengers of cars to disembark.
- Walls without openings should not exceed 10 linear feet.



FRONTAGE ELEMENT		MIN	MAX
A	Height (sidewalk to ceiling)	12 ft.	16 ft.
B	Depth (facade to interior column face)	12 ft.	16 ft.
C	Length along frontage (% of building facade width)	75	100
D	Setback from Edge of Curb		6 ft.



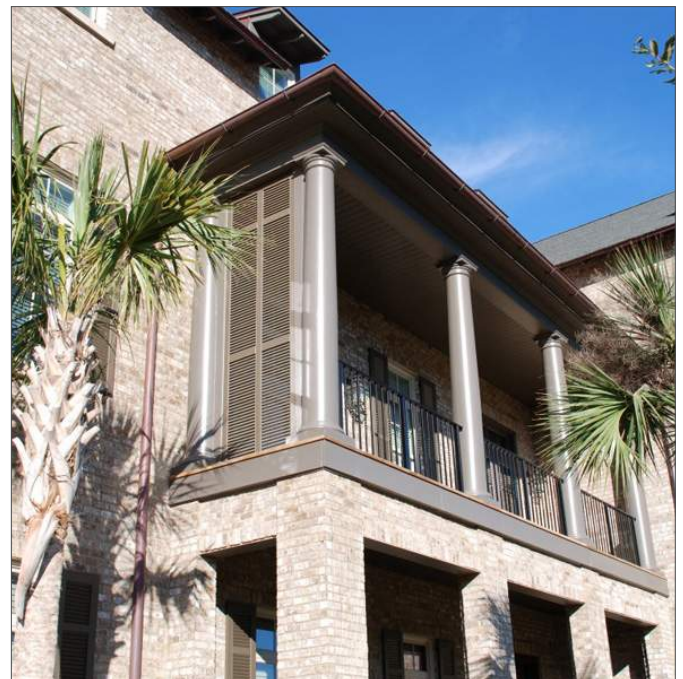
A gallery in the form of a trellis provides shade and greenery.



Galleries may also be adjacent to courts or greens.



The gallery above effectively incorporates the building's architectural style and adjacent landscaping.



Galleries provide the opportunity for upper floor outdoor areas.

F. Arcade

Arcades are facades with a ground floor colonnade that supports the upper stories of the building or, for 1-story buildings, the roof. Arcades enclose and provide shade, glare control and weather protection to ground floor storefronts, making them ideal for retail use.

Porch
Stoop
Dooryard
Lightcourt

Shopfront
Gallery
Arcade
Terrace



1. Design Standards

- Arcades should be no less than 10’ wide clear in all directions.
- Arcades should be used in conjunction with the Shopfront type (*Appendix A.5.D*).
- Galleries may encroach over the sidewalk in the public right-of-way, subject to the issuance of an encroachment permit or license agreement prior to issuance of a building permit.
- Along primary frontages, the arcade column spacing should correspond to storefront openings.
- Column height should be four to five times the column width. Column spacing and colonnade detailing, including lighting, should be consistent with the style of the building to which it is attached.
- Planter boxes or pots may be placed in between the columns to provide enclosure for such uses as cafe seating.
- Along Primary Street, walls without openings should not exceed 10 linear feet.

TABLE A.5.7 ARCADE STANDARDS			
FRONTAGE ELEMENT		MIN	MAX
A	Height (sidewalk to ceiling)	12 ft.	16 ft.
B	Depth (facade to interior column face)	8 ft.	16 ft.
C	Length along frontage (% of building facade width)	75	100
D	Setback from Edge of Curb		6 ft.



Shopfronts behind an arcade with traditional projecting signage between each arcade opening.



An arcade enclosing a ground floor residential lobby



An arcade with restaurant seating



An arcade with adjacent dining courtyard

G. Terrace

An area between the sidewalk and shopfronts, usually elevated and enclosed by a low wall or fence, and intended for outdoor dining or retail display.

- Porch
Stoop
Dooryard
Lightcourt
- Shopfront
Gallery
Arcade
Terrace



1. Design Standards

- Terraces are enclosed by walls that are designed to California Building Code (CBC) standards.
- For elevated Terraces, access from the sidewalk to the Terrace is via a stair and/or ramp.
- The average grade of elevated dooryards should not be more than 3 feet higher or 3 feet lower than the adjacent sidewalk or public open space. Walls may extend an additional 2 feet in height and fences or railings to the height required by the California Building Code (CBC).
- Wall and/or fence design, materials, and finishes should be consistent with the architectural style of the building.
- Terraces should feature planters or hardscape features that help to provide shade and seating.
- Terraces may be combined with Arcade (Appendix A.5.F) and Gallery (Appendix A.5.E) Frontage Types to generate elevated shaded frontages.

TABLE A.5.8 TERRACE STANDARDS			
FRONTAGE ELEMENT		MIN	MAX
A	Depth, Clear	8' min	
B	Finish Level above Sidewalk	-	3 ft. 6 in.
C	Length of Terrace	-	150 ft.
D	Distance between Stairs	-	50 ft.

*Applicable when used in conjunction with Live/Work building types. See Appendix A.4.D.



Terrace Example - an outdoor patio for dining.



A sunken terrace can be used to compensate for slight changes in topography along the street



Terrace Example - outdoor seating areas raised above the adjacent sidewalk and accessed by stairs. A low wall above the terrace level provides a place to sit. Planters help to provide shade and divide the terrace into seating areas.



A ramp to the terrace level is easy to locate and fits in with the architecture.

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A.6 On-Site Open Space Guidelines

On-site open space provides private and common public outdoor space for the enjoyment and use of residents and businesses, and also provides comfortable spaces through which pedestrian access is provided from the street to any buildings (or portions of buildings) that lack direct street frontage.

This Section identifies a series of open space types, including the configuration, size, and design characteristics each type. Refer to Table 4.2 (Section 4.4) to see if any portions of these open space types may be counted toward the required on-site open space, and the size and configuration criteria that apply.

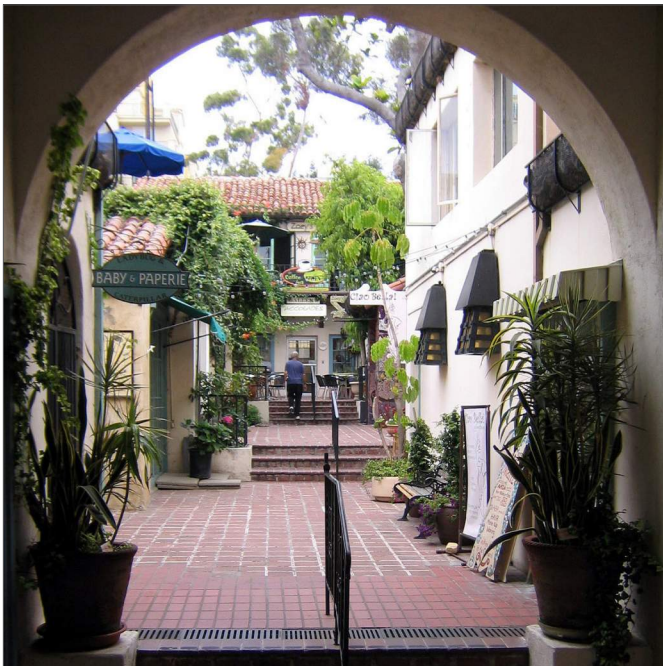
Open Space Types	Page
A. Front Yard	A-78
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A dooryard provides private open space for this residential unit.



A shared court provides access to multiple units.



A covered passage leads to mixed-use court.



A court provides yard behind a rowhouse.

A. Front Yard

1. Description

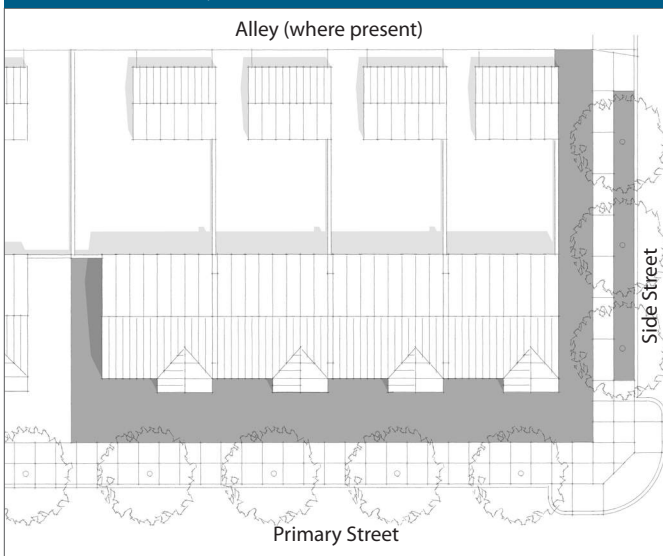
The Front Yard is the area between the building façade and the street, providing pedestrian access from the street to all buildings and dwellings on the lot, as well as a physical separation from the street and a semi-public space for play and greeting one's neighbors.

Front yards may be visually continuous with adjacent yards with a common landscape, or enclosed by a low fence, wall, or hedge. On sloping sites, front yards may be raised above the level of the adjacent sidewalk and supported by a low retaining wall at the property line with steps providing access between the sidewalk and the yard (Dooryard). Frontage types and architectural elements may encroach into Front Yards, as allowed by the zone.

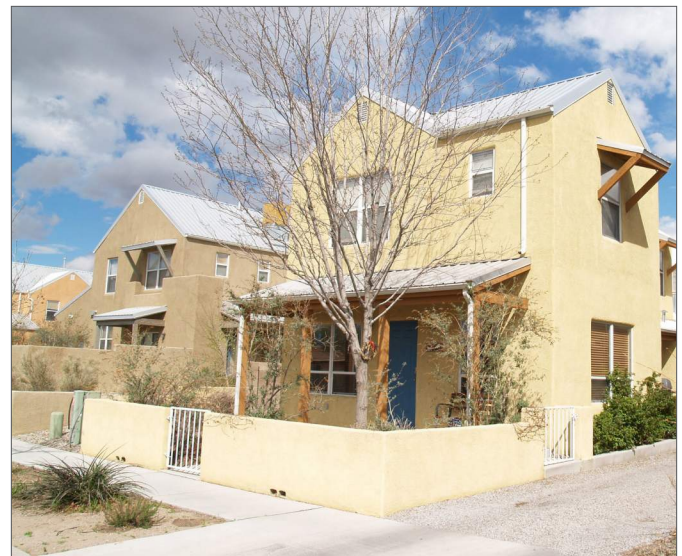
2. Configuration and Size

- a. The Front Yard is the area between the Primary Street facing building façade and the Primary Street property line. On corner lots, the Front Yard also includes the area between the Side Street facing façade and the Side Street property line up to the fence enclosing the back yard. See *Figure A.6.1* below.
- b. Front Yard Courts may extend to the Primary Street and/or Side Street Setback area(s), but the portions within the primary or side street setback areas do not count towards the minimum Required On-Site Open Space of each individual zone.
- c. Dooryards, porches, stoops, and architectural elements may encroach into the Front Yard as allowed by each individual zone.

FIG. A.6.1 REQUIRED FRONT YARD LANDSCAPE



Area that is required to be landscaped and maintained by the owner or homeowners association.



This front yard is enclosed by a low wall.

3. Design

Front Yard Landscape. Except for walkways, front yards should be planted with trees, shrubs, decomposed granite (DG) or other appropriate ground cover, paving and water conserving plant materials. Front yard landscape should be maintained in an orderly and neat condition.

Parkway Planting. Street trees of an approved type should be provided in the planting strip between the sidewalk and the street. Parkways should be planted with water conserving plant materials.

Parkways along commercial uses may be omitted at appropriate locations to allow for pedestrian access. Street trees should be accommodated in tree wells.

Front Yard Fences. Front yard fences, wall materials and landscaping and designs should be compatible with the architectural style of the building. Front yard fences, walls, and hedges should be no taller than 3 feet-6 inches above the adjacent sidewalk or as defined for the applicable Zone.

On corner lots, fences and walls along the side street frontage may be up to 6 feet high for the rear portion of the site up to 15 feet behind the primary street facing facade line (see *Figure A.6.1*). Fences along the remaining side street frontage may be up to a maximum of 3 feet-6 inches high or as defined in the Design Guidelines for the applicable Zone.

Raised Front Yards (Door Yards) should be up to a maximum of 3 feet-6 inches high above adjacent sidewalk or as defined in the Urban Guidelines for the applicable Zone.



Front yard facing a shared courtyard in a multi-family building.



A continuous lawn extends across a series of single family front yards.

B. Courts

1. Description

A Court is a semi-public, shared open space within a lot, for use by more than one resident or tenant. It is a well-defined, coherent area that is an essential component of the project's design, not merely space left over after the building mass is placed. Courts generally provide visitor access from the street to dwellings, retail or office spaces, and/or buildings within the lot that lack direct frontal access from the street. The degree of enclosure or openness may vary, as per the requirements of each zone and the design intent of the project designer.

2. Configuration and Size

- a. **Configuration.** Courts – particularly the portion of the court(s) that is intended to meet the minimum Required On-Site Open Space area requirements of each individual zone – should be placed in the following ways:

Side Court. The Court is placed along the side yard of the parcel to work together with a court or back yard on an adjacent lot to create the effect of one large open space;

Provide a contiguous space for entrances to a neighboring existing building that face the proposed project and are located close to the property line, to face;

When the adjoining lot contains a single-family house, to create a large open space next to the house.

Open to Street. The Court adjoins the minimum Primary Street setback line creating a deep, combined garden/terrace facing the street.

Internal Courtyard. The Court is an internal courtyard, entirely contained within the site.

Special Circumstances. When a site contains an exceptional feature, such as a large, healthy tree or topography, the Court is placed to retain and take advantage of that special feature.

- b. **Size.** Refer to Section 4.4 for applicable Zone minimum and maximum dimensional requirements.
- c. **Enclosure.**

In general, a Court's perimeter should be defined by walls on at least 2 sides, and on a third side by walls or architectural or landscape elements such as low walls or trellises, or linear landscape elements such as hedges or rows of trees.

In some cases, one side of a Court may be defined by a building wall or a linear landscape element on an adjoining property.

Driveways located adjacent to a Court may be screened by architectural elements such as low walls or trellises, or linear landscape elements such as hedges or rows of trees so as not to appear to be located within the Court.

- d. **Encroachments into Courts.** Dooryards, stoops, and architectural elements may encroach into the Court as allowed by the Guidelines of each Zone.

FIG. A.6.2 Side Court Examples

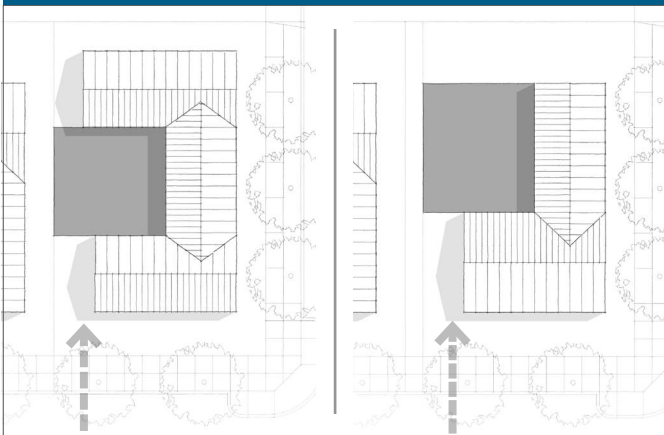
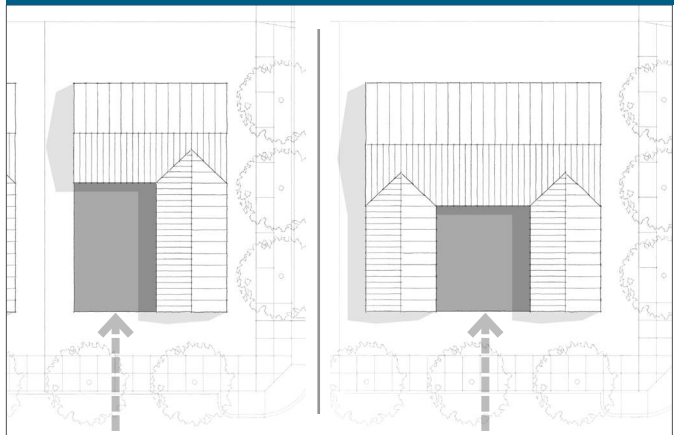


FIG. A.6.3 Open to Street Court Examples



3. Design

Common Area. Courts should be designed to be gathering places for the occupants and also circulation spaces through which pedestrian access is provided from the street to any buildings (or portions of buildings) that lack direct street frontage. Courts should provide a central, flat area that is usable and encourages human activity and interaction. This area should contain a combination of paving and landscaping.

Private Area. Courts should be designed to provide for private access to dwellings and businesses that lack direct street frontage. Courts should also provide space for private outdoor space in the form of private patio and terrace spaces.

Amenities. Courts should include public amenities such as seating areas, fountains, BBQ islands and/or outdoor fireplaces to encourage their use as common outdoor rooms or gathering places.

Finishes. Court materials, finishes, fixtures, and colors should be designed in a manner that is consistent with the architectural language of the building.

Landscape. Except for paved areas, courts should be planted with trees, shrubs, DG or other appropriate ground cover and water conserving plant materials. Arbors, trellis structures and raised planter/seating walls are encouraged. Court planting may be in permanent planters

The top of walls of planters should generally be no taller than a bench, but some may be up to waist height if so required to support the health of plantings.

Trees scaled to the space are generally recommended for shade and to screen views to and from neighboring buildings.



The side courts of these two buildings work together to create a single space.



An internal court with a fountain as its focal point.



A court that provides outdoor dining.

C. Side Yard

1. Description

A landscaped open space along one side of a lot. Side Yards may be semi-private spaces through which visitor access is provided to one or more buildings or dwellings, or may be private spaces for the exclusive use of the residents of one or more dwellings.

Side Yards of single-family dwellings are private, primarily landscaped open spaces. For multi-family buildings, Side Yards may be designed for the shared use of all residents, or divided into private areas for the use of a specific dwelling. Note that Side Yards strongly defined by buildings on two or more sides – particularly if they include significant hardscape areas – this condition may also be classified as Side Courts, see *Section 5.6.C*

2. Configuration and Size

- Configuration.** Side Yards are located between the building and the Side Yard property line and should have a basic rectangular shape. For multi-family buildings, the Side Yard provides access to units. The yard area should also provide a contiguous space for entrances to a neighboring existing building that face the proposed project and are located close to the property line, to face; When the adjoining lot contains a single-family house, the yard will create a large open space next to the house.
- Size.** Refer to Section 4.4 for applicable Zone minimum and maximum dimensional requirements.
- Encroachments.** Dooryards, porches, stoops, and architectural elements may encroach into the Side Yard as indicated in the Design Criteria for the applicable Zone.

FIG. A.6.4 Single Family Side Yard

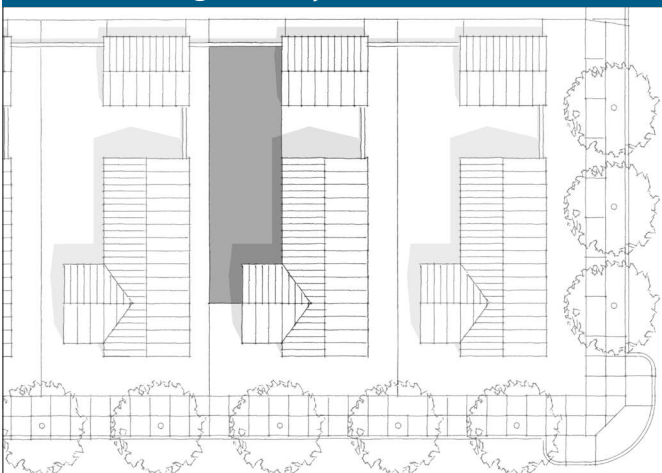
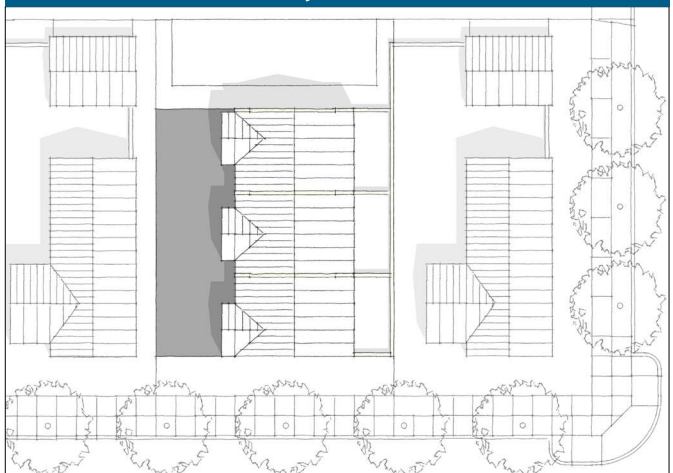


FIG. A.6.5 Multi-Family Side Yard





A paved side yard provides access to this single family house.



A low wall provides this side yard with privacy from the street.



The side yard of this multi-family building provides access to adjoining units.



The side yard of this multi-family building provides access to adjoining units.

D. Rear Yard

1. Description

A private, landscaped open space located behind a single family or multi-family building that is for the use of the residents of one or more dwellings. For buildings with two or more units, Backyards may be divided into separated private yards, provided each private yard is located directly adjacent to the dwelling unit.

2. Configuration and Size

- a. **Configuration.** Back yards are located behind the primary building, generally away from the view of the Primary Street. For buildings with two or more units, back yards may be divided into separated private yards, provided the private yards are directly adjacent to the unit.
- b. **Size.** Refer to Section 4.4 for applicable Zone minimum and maximum dimensional requirements.
- c. **Encroachments.** Dooryards, porches, stoops, and architectural elements may encroach into the Backyard as allowed by each individual zone.



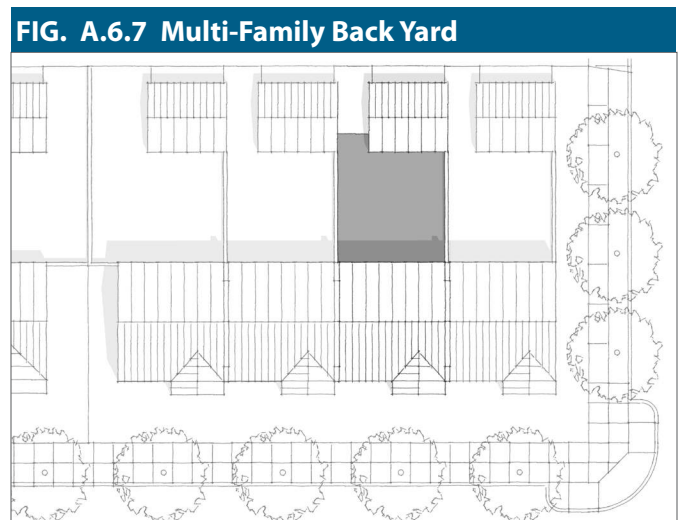
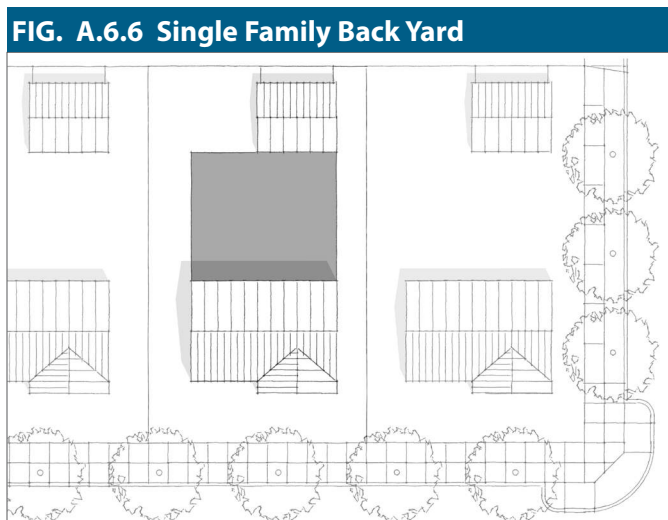
A back yard with a large paved area surrounded by border planting.



A drought tolerant back yard.



A back yard seating area and outdoor fireplace.



E. Roof Deck

1. Description.

A rooftop open space that may be assigned to individual units or a shared open space available for use by all residents or tenants. Amenities can include trellises, landscaping, seating areas, outdoor fireplaces, and the like.

2. Configuration and Size

- a. **Configuration.** Roof Decks may be located on a portion or all of a building, subject to the California Building Code (CBC).
- b. **Size.** Refer to Section 4.4 for applicable Zone minimum and maximum dimensional requirements. Roof decks can meet the minimum open space requirements in certain zones.
- c. **Amenities.** Roof Decks may include design elements such as seating areas, fountains, and/or outdoor fireplaces to encourage their use as outdoor rooms or gathering places.
- d. **Finishes.** Roof Deck materials, finishes, fixtures, and colors visible from the street and Required On-Site Open Spaces – including trellises, railings, and walls – should be designed in a manner that is consistent with the architectural language of the building.



Trellises covering rooftop decks.



A rooftop seating area.



A rooftop restaurant.

F. Passage

1. Description

Passages provide a pedestrian connection between or through buildings from the street to a Court or between two Courts. Passages may be covered or uncovered.

2. Configuration and Size

- a. **Configuration.** Passages should have a basic rectangular shape and may be open to the sky or covered by a roof or upper floors. Passages may be provided between buildings or along side yards. Passages may be gated or completely open to the street, but should be unobstructed by garden walls or other solid elements that impede views into and out of the Court to which they provide access.
- b. **Size.** Refer to Section 4.4 for applicable Zone minimum and maximum dimensional requirements.
- c. **Finishes.** Passage materials, finishes, fixtures, and colors should be designed in a manner that is consistent with the architectural language of the building.

FIG. A.6.8 PASSAGE

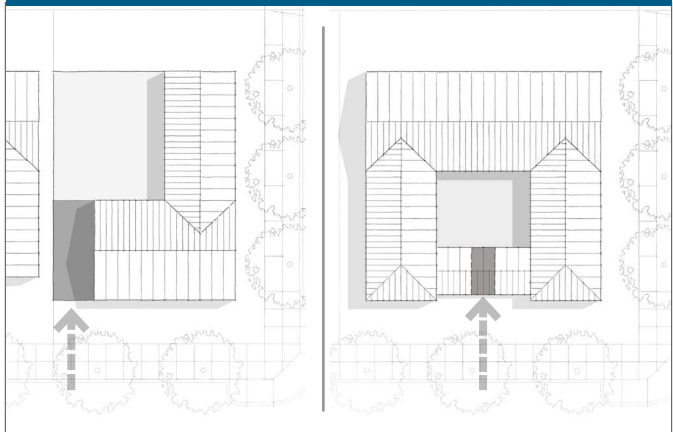
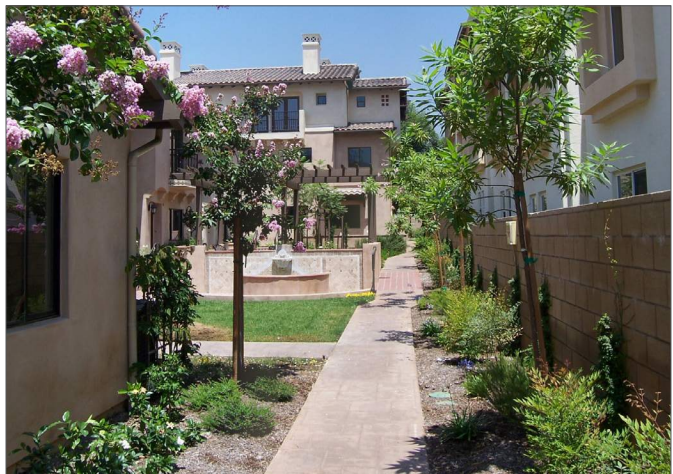


Diagram of passages connecting between two building masses to an Enclosed Court (left) and of a passage connecting to a Court along the side yard.



Example of a side yard passage providing access to a Side Court.



Example of a covered passage.



Example of an uncovered passage.

G. Fences and Garden Walls

1. Materials

- a. Garden walls, and retaining walls exposed to public view, should be made of or clad in brick, stone, or stucco compatible with the design of the principal building.
- b. Fences and trellises should be made of finished wood or wrought iron. Wrought iron fences should have iron posts and/or brick or stone piers.
- c. All chain link fencing is prohibited.

2. Configurations

- a. Garden walls should be no less than 6 inches wide and capped by smooth mortar cap or a top that overlaps the wall below by no less than one half inch on each side.
- b. When built along street frontages, wood fences and gates should meet applicable Frontage Type requirements and should be made of vertical pickets with no more than three inch gaps in between. Wrought iron fences and gates should be made of true wrought iron, or steel bar that faithfully simulates true wrought iron, with bars with no less than a four-inch space between. Wood fences and gates are not recommended on frontages in the NC and NM zones.
- c. Fences built parallel to the frontage between buildings to enclose the side yard(s) should be set back at minimum 3 feet behind the facade line, except walls that are an integral part of the architecture of the building, which may be flush with the facade or set back (see *Figure A.6.8*).
- d. Wood fences at interior side and rear property lines should provide fronts to both sides of the property line ("good neighbor fencing"), for example by alternating members from one side of the fence to the other.
- e. **Fence Height:**

Interior lots. Side yard and rear yard fences and walls behind the front building facade may be up to 6 feet high (see *Figure A.6.8*).



A plastered masonry wall that is capped with terra cotta tiles.



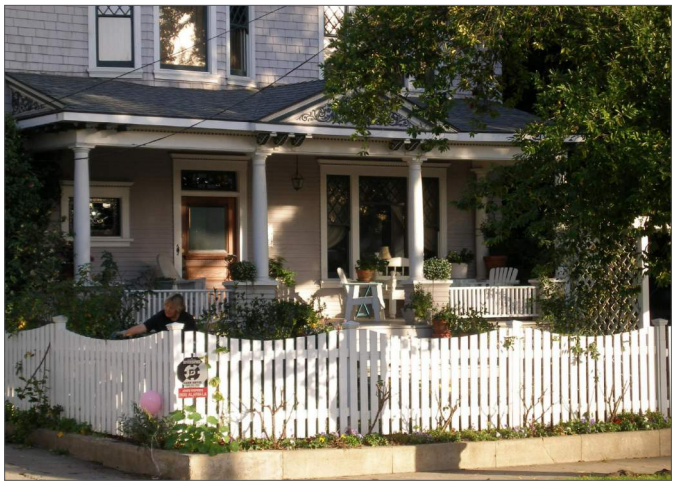
A plastered masonry wall is capped with a smooth mortar cap.



Example of "good neighbor" fencing comprised of alternating vertical members.



A wrought iron front yard fence with plaster piers.



A white picket fence.



A plaster front yard wall matching building walls in color and finish.



A plaster front yard wall matching building walls in color and defining a forecourt space.



A low front yard hedge.

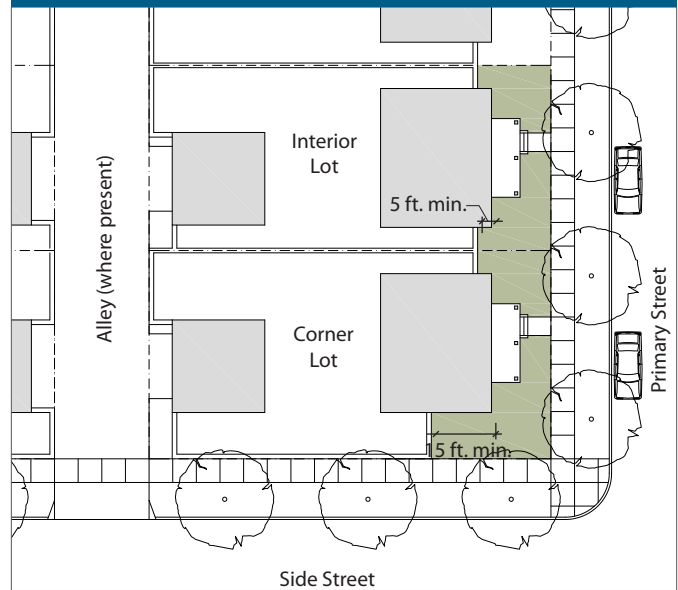


A stone front yard wall and defining forecourt/garden space.

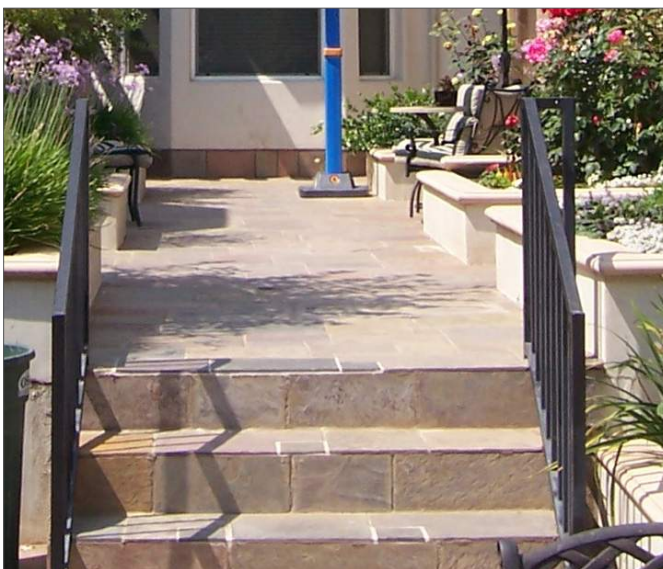
Corner lots. Fences and walls along the side street frontage may be up to 6 feet high for the rear portion of the site up to 15 feet behind the primary street facing facade line (see *Figure A.6.9*). Fences along the remaining side street frontage may be up to 3 feet high (see *Table A.3* for front yard fence design guidelines).

- a. **Retaining walls:** At street frontages, when present, retaining walls may be up to 36 inches in height. Retaining walls within the frontage setback area – and to the line of the side yard enclosing fence or wall – should be made of or clad in materials as specified in these architectural guidelines. Retaining walls behind the fence line and substantially obscured from views from the public way may be relieved of this requirement.
- b. **Screen walls:** Parking, utilities, trash receptacles and similar service functions and equipment should be screened from public view by opaque walls or fences meeting the requirements of this Code.
- i. **Parking:** Whenever practical, on-site parking should be located within parking lots, structures or garages at the rear of the lot, screened from street views by the primary building. Any parking lots that abut and are visible from street views should be screened by a wall or fence 36" to 48" in height, enhanced with landscaping.

FIG. A.6.9 YARD FENCE PLACEMENT



- ii. **Utilities and Trash Receptacles:** These functions should be located to the side or rear of the lot, never in front yards. Screen walls should be designed as an integral element of the building design or as an integral element of the landscape.



AVOID: Stone veneer atop stair treads is insubstantial and susceptible to damage.



A stair comprised of terra cotta stair treads and plaster risers. The treads are substantial and durable.

H. Landscape and Outdoor Lighting

1. Landscape Materials

- a. All landscape and irrigation design must comply with the following:
 - i. Plant material shall be selected from the approved plant list as provided in *Appendix A: Recommended Tree and Plant Species.*)
 - ii. Invasive plant species are generally discouraged for landscape use and are prohibited near parks, buffers, greenbelts, water bodies, and open spaces.
 - iii. Turf is prohibited in commercial and industrial development proposals except where approved as a recreational use.
 - iv. Turf is not to exceed 30% of the landscape areas in residential development proposals.
 - v. Decorative water features shall use re-circulating water and recycled water where possible.

2. Landscape on Private lots

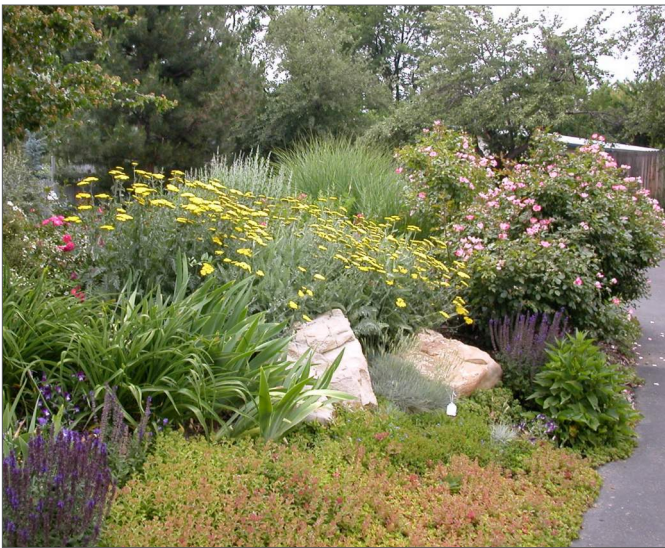
- a. **Green screen.** Landscape should be used to soften walls and fences and provide a green screen, where appropriate, between industrial or commercial buildings and adjacent residential properties.
- b. **Stair treads.** Exterior stair risers and treads should be constructed of durable and substantial materials and in a manner that is consistent with the design of the rest of the building.

3. Irrigation

Permanent and automatic irrigation systems shall be provided for all landscaped areas per the design criteria and specifications of City of Palm Desert.

4. Climate mitigation

Trees, shrubs, hedges, and deciduous vines should be used to minimize solar heat gain during the summer and maximize heat gain during the winter.



Drought tolerant landscaping.



A curbside rain garden collects and filters storm water.

5. Sustainable Stormwater Management

- a. Ground water recharging and stormwater runoff limits should be facilitated on all parts of new building sites. Possible strategies include:
 - i. Rain gardens and vegetated bioswales that convey and infiltrate rainwater.
 - ii. Pervious pavements that allow stormwater to infiltrate directly into the ground below. Acceptable permeable surfaces include pervious concrete, pervious pavers, decomposed granite, and gravel.

6. Site Lighting

- a. Shielding. Site lighting should be shielded by permanent attachments to light fixtures so that light sources are not visible from a public way and to prevent off-site glare.
- b. Extent. Site lighting should include illumination of parking areas, buildings, pedestrian routes, and public ways.
- c. Clearance. The bottom of a lamp along a sidewalk or other path being lighted should not be more than 20 feet above the ground.

I. Parking Lots

1. Parking lot Landscaping

Parking areas should be landscaped in compliance with the following requirements.

- a. **Amount of landscaping.** Landscaping within and/or around the parking area should be provided at a minimum ratio of 13% of the gross area of the parking lot. A minimum of one shade tree should be provided for each 4 parking spaces, or trees shall be provided to achieve 50% canopy coverage of paved area at maturity, whichever is greater.
- b. **Location of landscaping.** Landscaping should be evenly dispersed throughout each parking area with trees planted around the perimeter of the parking lot. For larger parking areas, orchard-style tree plantings (placement of trees in uniformly-spaced rows) are encouraged.
- c. **Irrigation.** Automatic irrigation shall be provided for all landscaped areas.



A commercial parking lot that includes planting areas and semi-permeable paving to facilitate rainwater recharging.



A parking lot paved with gravel and informal planting facilitates water recharging.

2. Parking Lot Paving

In an effort to reduce stormwater run-off and water pollution, and to allow for the replenishment of groundwater, parking areas should be designed to reduce the amount of run-off generating surface area. Therefore, permeable surfaces for parking and maneuvering areas are encouraged. Acceptable permeable surfaces include:

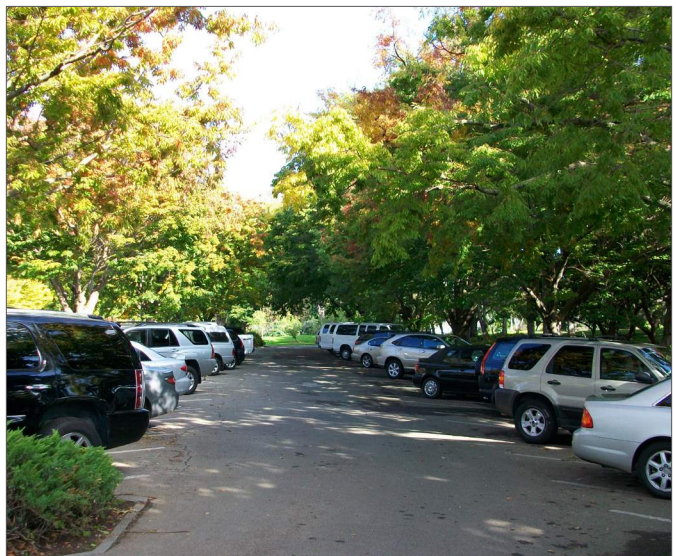
- a. Pervious asphalt and concrete;
- b. Permeable pavers (products such as Unipaver, Eco-stone and SF Rima or an approved equivalent);
- c. Reinforced gravel paving (products such as Invisible Structures' Gravelpave);
- d. Reinforced grass paving (products such as Invisible Structures' Grasspave);
- e. Other permeable surfaces as approved by the Planning Division.



A break in the curb allows water to flow into planters.

3. Parking Lot Lighting

- a. Outdoor light fixtures should be limited to a maximum height of 15 feet.
- b. Lighting should be shielded or recessed so that:
 - i. The light source (i.e., bulb, etc.) is not visible from off the project site; and
 - ii. Glare and reflections are confined to the maximum extent feasible within the boundaries of the project site. Each light fixture shall be directed downward and away from adjoining properties and public right-of-way.
- c. No lighting on private property within the NM and NL zones shall produce an illumination level greater than one foot-candle.



A parking lot shaded by trees planted in uniformly-spaced rows.

A.7 Architectural Guidelines

A. Introduction

1. General

Since Palm Desert was founded in 1945, developers have been building neighborhoods and communities that have been unique to the Coachella Valley. Many early developments advertised the area for its local amenities, weather and lifestyle. Today, thousands of people live in and visit the area for its rich desert heritage, a result of cultural traditions and environmental traditions.

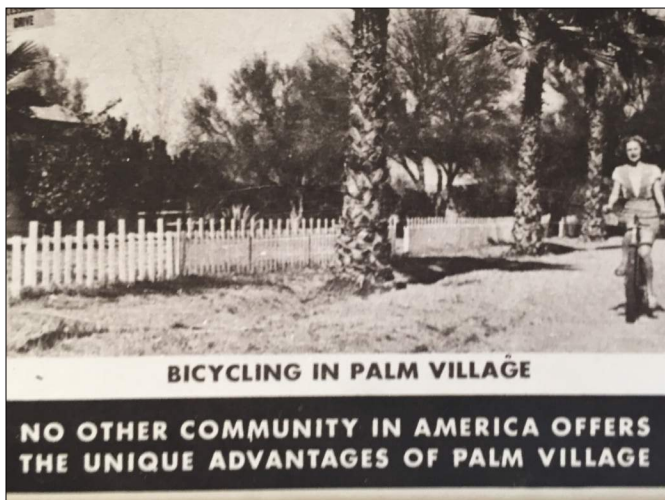
2. Building Traditions

Prior to World War II, the Coachella Valley was home to a handful of very small, quiet communities. As conflict overseas came to a close, more and more people looked to the area for recreational and vacation opportunities. Early flyers and advertisements for Palm Desert developments boasted the ease of being able to walk and bike to local amenities such as theaters, schools and churches. The Shadow Mountain Club and Palm Village, both developed in the late 1940's, were some of the first developments to advertise Palm Desert as an "all-inclusive" town in the desert. As El Paseo developed, these communities also touted the adjacency to local neighborhood services and restaurants. The manner in which the city grew was partially based on the idea that it was a vacation community, both for locals from Los Angeles, and for people across the country. Even though it developed at a time when

the car was becoming ubiquitous in American culture, Palm Desert had to cater to visitors who had come a long distance to stay at a resort or club. Guest cottages were often a modest size, and major recreational activities and services were within walking distance to most homes.

Eventually, the need for year-round housing grew at a rapid rate, and mass-market developers eyed the Coachella Valley for their next ventures. Builders such as the Alexander Construction Company were able to prolifically erect homes with modern materials and modern designs, using the same collection of standardized floor plans. Mass-produced Mid-Century and Ranch homes were laid across wide lots all across the Valley within a few decades.

By the late 1970's communities shifted to become more insular, and many new developments chose to have a more private atmosphere. Gated communities with homes lining the edges of golf courses became a popular commodity. Mostly on the northern side of Tahquitz Creek, these communities skewed more towards traditional Spanish Revival styles and slightly smaller lots. Within a amount of time, Palm Desert had developed a wide array of lifestyles, architectural character, and community patterns.



An early Palm Village advertisement promoted convenient recreational opportunities.



The gated golf course community model, although inclusive, provides few connections to other neighborhoods.

3. Landscape Traditions

The other main component of Palm Desert's heritage is its physical landscape. The area's arid climate and wide, flat expanses were inviting to developers, vacationers, and cultivators for many reasons. In the 1950's, as citrus groves in Los Angeles began to be subdivided and developed, the Coachella Valley offered a blank slate for date palm and citrus growers. Mass-market developers also saw a blank canvas in the desert, as there were no geographic constraints besides the mountains to hinder them. To the vacationer, the flat Highway 111 and Palm Springs Airport provided an easy way to get in and get out of town.

During the initial development boom, the Valley floor' environmental landscape was not much more than small boulders, sand, and native bushes and trees. Architecture, for the most part, would have to help mitigate the desert heat. Thin, long floor plans, courtyards, and low building masses helped to offset some of the heat effects, but landscape would serve an equally important role.

When the area was first developed, native plants were few and far between. Early housing developments would bring with them patches of non-native green grass from the Los Angeles area, with little regard for the low amount of rainfall in the area. Date palms and other desert plants were brought in from all over

the world to diversify both the agricultural landscape and neighborhood landscape. Many of these plants are successfully adapted to the desert, and, although non-native, are well-suited for the unique climate of the area. Today, the image of the pool in the backyard of a Mid-Century house, or palms set against the light plaster walls of Spanish Revival building are iconic visuals in Palm Desert and the Coachella Valley.

In recent years, with the prospect of more stringent water resources and warmer temperatures, many communities have moved towards emphasizing drought-tolerant plants and landscapes. Many front yards have done away with green grass in favor of exposing the original sandy, rocky landscape while adding succulents and other desert plants.



An early photo of El Paseo shows the scarcity of native plant life



A Mid-Century house with a beautiful landscape made of mostly adaptive plants

B. Building Architecture and Form

1. General

These Guidelines provide direction for the design of buildings, appurtenances and site elements within the UNSP area. Photographs and diagrams provided in this section illustrate recommended options for the massing and architecture of the buildings in the subject area.

2. Relationship to Development Guidelines

The Development Guidelines in *Section 4.4* define the location and massing of buildings and site elements on the project sites, focusing on the relationship of the building to the project site, the block and the neighborhood. These Architectural Guidelines define the recommended range of design and performance possibilities in order to achieve a degree of authenticity and cohesion for the physical character and quality of the area.

These Guidelines are to be applied in concert with the building typologies defined in the Development Guidelines (*Appendix A.2* and *A.4*).

By carefully applying these guidelines to the recommended Building Types (*Appendix A.2* and *A.4*), the skilled architect will be able to design a wide range of buildings, for a wide range of uses, household types and constructions budgets.



A new multi-family residential building designed as simple assemblies of house-scale forms.

3. Design Intent

While no specific architectural styles are required, four Architectural Styles (*Appendix A.7.C*) are identified as particularly relevant to the heritage and character of Palm Desert and the Coachella Valley, and are used to help illustrate recommending design approaches.

4. Materials in General

Authentic, natural building materials are recommended, including smooth plaster, fine concrete block, brick, stone, tile, wood, terra cotta tiles and appropriate metals. Such materials age gracefully, while many synthetic materials do not.

Synthetic materials that simulate natural materials may be allowed, when approved in writing by the Director and based upon the findings.

- a. That the material faithfully simulates the appearance of the natural material it imitates; and,
- b. That the material has a demonstrated ability to weather gracefully, aging similarly to or better than the natural material it simulates



A new "Main Street" commercial building comprised of simple masses and street-facing windows and entries.

5. Building Walls

a. Materials.

Primary Materials. Building walls should be clad smooth plaster or stucco (coarse, heavy lace and Spanish textures are prohibited). Wood clapboard including high-quality manufactured wood and desert-climatized alternatives, dropsiding, board and batten; or, fine concrete block, brick, stone; and pre-finished metal panels. Fiber cement siding successfully simulating wood may also be used.

Chimneys. Exterior chimneys should be finished in brick, concrete block, stone, or stucco.

Discouraged Wall Materials. Materials to avoid or to be kept to a minimum include simulated finishes (such as artificial stone), plywood siding, low-quality vinyl siding, EIFS (Exterior Insulation & Finish System) on exposed, ground level locations, and split face block.

Reflective Materials. Reflective materials, such as mirrored glass, shiny metal, and chrome, should only be used if they are applied to small areas (such as highlight signage), and do not cause a nuisance to automobile traffic, pedestrians, and neighboring buildings.

Organic Materials. Green wall installations planted with sedums may be used where appropriate.



Smooth plaster walls help keep adjacent spaces cool yet bright.



Wood drop siding paired with brick walls



Concrete block walls may be designed with interesting geometric patterns

b. Configurations.

General. Walls may either be designed as traditional facades of one major simple material with punched window openings or modern exposed structural with panelized windows.

Multiple Materials. On traditional buildings, multiple wall materials combined on a single facade should be stacked, with lighter materials above those that are more substantial (e.g. wood above stucco or masonry, or stucco above masonry). On modern buildings, materials should be mixed in a manner suitable for the architectural character of the building.

Cantilevers. Cantilevers should be visually supported by visible wood brackets or beams on traditionally styled buildings. Most modern buildings use visible wood or steel beams to visually support cantilever.

c. Methods.

Brick and Cut Stone Patterns. Brick, concrete block, and cut stone should be laid in true bonding pattern for traditional styles, and may be laid in stack bond for modern styles.

Mortar Joints. Brick, concrete block, and cut stone mortar joints should be struck.

Rubble Stone. Rubble stone should be laid in a natural, horizontal direction in horizontal courses with smooth or beaded mortar joints

Wood Siding. Walls clad in wood or cement fiber board siding should be stained or painted with colors approved through the Design Review process.

Wood Siding Patterns. Clapboard should not exceed 6 inches to the weather. Shingles should not exceed 8 inches to the weather. Dropsiding should not exceed 12 inches and 4 inches, alternately.

Green Walls. Green wall installations are encouraged on secondary facades, especially those that are lacking fenestration.



A large roof cantilever visibly supported by wood rafters



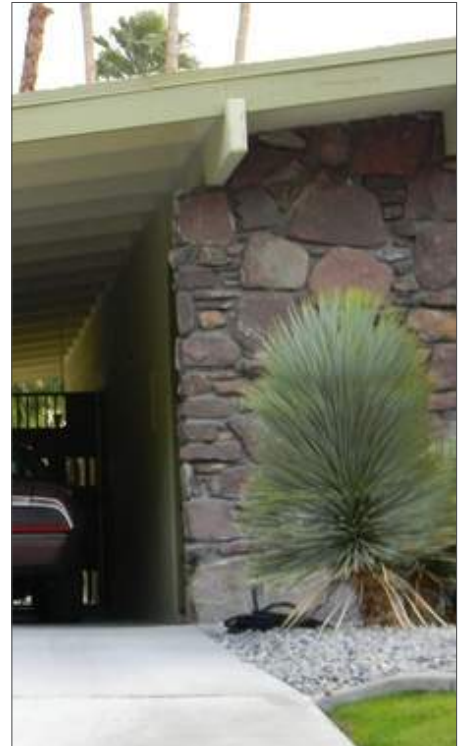
The vertical joints between the board and batten siding and stucco of this building occurs at the inside corner.



This brick veneer wraps the corner.



Mixing facade materials, in this case plaster and siding, can help break down the scale of a building.



Naturally laid rubble stone on a Mid-Century facade



AVOID: Stone veneer that does not wrap the corner gives away the fact that is an applied veneer. Stones not laid with horizontal courses.



A Spanish Revival courtyard building with a portion of the second floor cantilevering over the front entry.

6. Site Walls

a. Materials

General. All site walls should use materials that complement the architectural character of the adjacent building.

Primary Materials. Garden walls and retaining walls exposed to public view, should be made of or clad in smooth plaster (with or without decorative tile or terra cotta elements), fine concrete block, brick, stone (which may be mounted in gabions), or weathering steel compatible with the design of the principal building. Fences and trellises should be made of finished wood, steel, or wrought iron.

Discouraged Wall Materials. Materials to avoid or to be kept to a minimum include simulated finishes (such as artificial stone), plywood siding, EIFS (Exterior Insulation & Finish System) and split face block.

Reflective Materials. Reflective materials, such as mirrored glass, shiny metal, and chrome, should only be used if they are applied to small areas (such as highlight signage), and do not cause a nuisance to automobile traffic, pedestrians, and neighboring buildings.

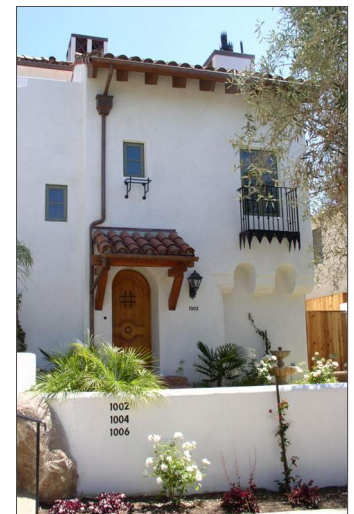
Organic Materials. Green walls planted with sedums may be used where appropriate.



Green walls planted with drought tolerant succulents can help cool sidewalk areas



Smooth plaster walls may incorporate decorative tile or terra cotta accents. These walls also have an appropriate cap.



From left to right. A contemporary wooden fence; Gabion wall with weathering steel fence; Plaster front yard wall with brick cap; Plaster front yard wall without a cap

b. Configurations

Garden Walls. Garden walls should be no less than 6 inches wide and capped by a top. The cap on walls related to traditional building styles should overlap the wall below – caps for modern buildings need not. Caps can be the same width as the wall when they are the same material as the supporting wall.

Fences. Wood fences and gates on Frontages should be made of vertical pickets or lattice with no more than 3-inch gaps in between. Wrought iron fences and gates for traditional styles should be made of true wrought iron, steel bar or tube faithfully simulation true wrought iron, with bars with no less than a 4-inch space between. Wood fences and gates are not recommended on frontages in the Neighborhood Center.

Front Yard Wall Height. Fences and garden walls within Frontage Setback areas should be between 30 inches and 42 inches in height.

Side Yard Wall Height. Fences and garden walls enclosing interior side yards may be up to 6 feet in height when built at or behind the building facade.

Wall Setbacks. Fences built parallel to the Frontage between the houses or other structures should be set back an additional 2 to 5 feet behind the Façade line of the house, except walls that are an integral part of the architecture of the house. In such case the wall may be

flush with the Façade, or set back any dimension from it as deemed appropriate.

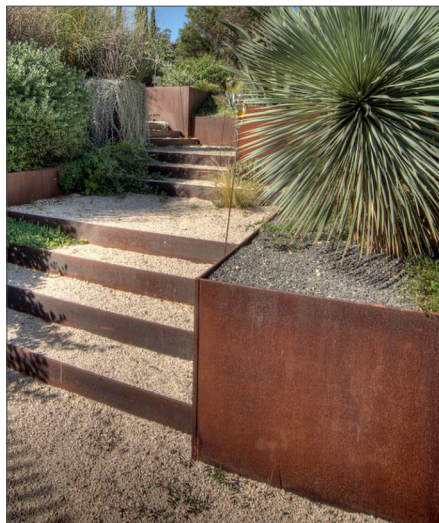
Retaining Walls. Retaining walls at Frontages, when present, may be up to 5 feet in height. Retaining walls within the Frontage Setback area – and to the line of the side yard enclosing fence or wall – should be made of or clad in materials as specified in these Architectural Regulations. Retaining walls behind the fence line and substantially obscured from views from the public way may be relieved of this requirement by the Director. (Regardless of the height of any Frontage retaining wall, a front walk and stairs should extend directly from the front door to the public way.)

Service Screen Walls. Trash receptacles should be screened from public view by opaque walls or fences meeting the requirements of this Code.

Parking Walls. Parking areas should be screened with walls up to 48 inches, where appropriate.



Rubble stone walls should be laid with horizontal courses.



Weathering steel retaining wall at a suitable height



An appropriately scaled front yard garden wall

c. Methods

Brick and Cut Stone Patterns. Brick, concrete block, and cut stone should be laid in true bonding pattern for traditional styles, and may be laid in stack bond for modern styles.

Mortar Joints. Brick, concrete block, and cut stone mortar joints should be struck.

Rubble Stone. Rubble stone should be laid in a natural, horizontal direction in horizontal courses with smooth or beaded mortar joints

Wood Siding. Walls clad in wood or cement fiber board siding should be stained or painted with colors approved through the Design Review process.

Wood Siding Patterns. Clapboard should not exceed 6 inches to the weather. Shingles should not exceed 8 inches to the weather. Dropsiding should not exceed 12 inches and 4 inches, alternately.



Plaster walls with pre-cast concrete caps.



Site walls laid in ashlar pattern.



A stack bond concrete wall is applicable to modern style buildings.

7. Building Elements

Attached architectural elements and details that provide buildings with a human scale and pedestrian orientation – including lighting fixtures, custom signage, awnings, hand rails, balconies, and trellises – should be designed to be consistent and compatible throughout the building. For additional information on building elements, see *Appendix A.5 on Private Frontages*.

a. Materials.

Columns, Piers, and Arches. Columns, piers, and arches should be made of or clad in smooth plaster, stone, cast stone, concrete block, or brick.

Porches and Porticos. Porches and porticos should be made of either wood or steel

Porte-Cocheres and Carports. Porte-cochere and carport columns, posts, and beams should match the columns, posts and beams used at the building's porch or stoop and should be consistent with the building's overall palette of materials.

Stoops. Stoops should be made of brick, stone, concrete, or wood.

Balconies. Balconies should be made of wood, wrought iron, or metal and may be open or covered.

Railings. On traditional buildings, porch, balcony and other railings should be made of wood, wrought iron, steel bar or tube faithfully simulating true wrought iron. Modern buildings may also use galvanized or painted steel, aluminum, and cable railing components. Vinyl substitutes are not appropriate.

Planter Boxes. Permanent attached planter boxes, if provided, should be made of materials compatible with the rest of the building. On traditionally styled buildings, planter boxes should be clad in smooth plaster, decorative tile, stone, or cast stone. On modern buildings, planter boxes may also be clad in metal (steel, weathering steel) and honed concrete block.

Plant Hangers. Plant hangers, hooks, and brackets may be made of wrought iron or metal faithfully simulating wrought iron on traditional buildings. Modern buildings may employ other metals suitable to the building's character.

Awnings. Entry coverings may include canvas awnings, or projected shed or gabled roofs supported by brackets made of wood, wrought iron or metal. Modern buildings may have metal or glass awnings supported by tension rods

Bay Windows. Bay windows should be made of or clad in materials identical to or compatible with the building's wall finish and windows.



A wood balcony supported by extended beams



A modern building with balconies that are not visibly supported



A wrought iron balcony with an integrated plant holder



A Spanish Revival mixed-use building with upper floor wrought iron balconies



A Spanish Revival porte cochere that is designed to be an integral part of the building



A second floor balcony covered by a wood trellis



Metal awning and balconies with support poles that extend all the way down to the ground floor.



A brick building with an articulated parapet

b. Configurations

Porte-Cocheres and Carports. A port-cochere or carport should be designed as an integral wing or element of the building it serves. The detailing and architectural style of porte-cocheres and carports should be consistent with the rest of the building

Spindles and Balusters. Spindles and balusters on balconies, porches, and decks should not exceed a spacing of 6 inches on center, or as required by the Building Code, whichever is less. Standard pipe rails, horizontal and vertical, are strongly discouraged except when located out of public view in rear yard areas or when elegantly detailed as an integral element of a modern building design.

Bay Windows. Bay windows should be a maximum of 8 feet in width and should have a height that is equal to or greater than their width. Bays should be placed a minimum of 3 feet from any building corner or other bay. A bay's street facing facade should consist of at least 50% transparent fenestration.

Parapet Walls. Parapet walls on traditionally styled buildings, along any street frontage, should be articulated with corbelled patterned brick, projected cornices, or projected roofs.

Decks and Porches. The undercroft of decks and porches should be enclosed with lattice, vertical pickets, or metal grilles, except in the case of galleries or arcades. The soffits of arcades and galleries should be finished in a manner consistent with the architectural styles, such as, but not limited to stained bead board, stucco, or panelled. No drop-in acoustical tile systems are allowed.

Planter Boxes. Permanent attached planter boxes, if provided, should be between 18 to 42 inches tall and never obscure a window opening.

c. Methods.

Arches. Masonry and stucco arches (square or round) should be no less than 12 inches in depth and piers or columns should be no less than 12-by-12 inches.

Posts. Wood posts should have a minimum nominal dimension of 6-by-6 inches and should be articulated



An arcade on a traditional building



A modern parapet



A wrought iron rail on a Spanish Revival building



An aptly detailed Mid-Century porte-cochere

8. Roofs

a. Materials.

Traditional Buildings. Roofs of traditionally styled buildings primarily clad in stucco should be finished with clay tile, concrete tile faithfully simulating clay tile, slate, or dimensional composite shingles simulating slate roofing. The material chosen should be compatible with the character or selected style of the building.

Modern Buildings. Roofs of modern buildings should be finished with narrow standing seam metal, membrane roof with natural rock ballast as needed, or dimensional composition shingles. The material chosen should be compatible with the character of the building.

Porte-Cocheres and Carports. Porte-cochere and carport roofs should match the building's porch or main roof and should complement the building's overall palette of materials.

Organic Materials. Green roofs with planted sedums may be implemented on a wide range of building styles and uses.

Gutters and Downspouts. Gutters and downspouts should be made of galvanized steel, copper, or pre-finished aluminum.

Flashing. Sheet metal parapet and cornice cap flashings should be integral to the overall wall design and painted to match wall or trim color.



A simple articulated parapet screening a flat roof



Gabled roof with decorative tile on the gable facade



Terra cotta porches help to visually separate building elements on Spanish Revival buildings.



A stucco building with clay tile roof - a flat roof is screened by parapet walls faced with a pitched roof.

b. Configurations.

Traditional Buildings. Building roofs should be gabled or hipped with eaves along the frontage. Flat roofs should be screened from the street by parapet walls. Parapets may be faced with a pitched roof. Shed (mono-pitch) roofs should be limited to minor wings and projecting elements, and should have a minimum slope of two in twelve.

Modern Buildings. Gabled, hipped, shed (mono-pitch), or butterfly roofs may serve as the primary roof form.

Porte-Cocheres and Carports. Porte-cochere and carport roof forms should complement the building's architectural style. Porte-cochere and carport roofs may be extensions of the porch roof or the building's main roof, or may be independent roofs attached to the building's side wall.

Green Roofs. Green roofs may be located on flat roofed portions of traditionally styled buildings, but may be planted on shed (mono-pitch) and butterfly roofs of modern buildings where appropriate

Service Equipment. Service equipment and storage areas on roofs should be screened from public view. Refer to *Section 5* for full requirements.

Skylights. Skylights should be flat (non-bubble) and are strongly discouraged from being located in roofs visible from the public right-of-way except when they are an integral architectural element of modern buildings.

Gutters. Gutters should be half-round or ogee. Gutters on modern buildings may be rectangular.

Awnings. Canvas awnings may cover Shopfronts or balconies, but only in shed configurations. Quarter sphere or quarter cylinder configurations are strongly discourage.



A Mid-Century building with monoptich roof



A butterfly roof in Palm Springs

c. Methods.

Overhanging Eaves. Overhanging eaves should have exposed rafter tails at the tip, or should be finished with a profiled cornice or gutter. On traditional buildings, flat stuccoed soffits are highly discouraged.

Rafters. Exposed rafter tails should have a minimum nominal dimension of 3 inches by 4 inches.

Brackets. Supporting brackets, when provided at eaves, should have a minimal nominal dimension of 5 inches.



A Spanish Revival building with spanish eaves.



Brackets support a metal window awning.



A Spanish Revival building with exposed rafters

9. Windows

a. Materials

Primary Materials. Window materials, finishes and configurations should be consistent the architectural style of a given building and neighborhood character. Windows should be made of wood, vinyl-clad wood, aluminum-clad wood or metal. Additionally, windows made of solid PVC and other vinyl alternatives may be permitted upon design review approval. Permissible PVC and vinyl windows should be available in a range of colors appropriate for the applicable architectural styles and should resemble wood windows in detailing and profile thickness so as to make them indistinguishable when seen from public streets, sidewalks and open spaces.

Glazing. Glazing should be clear glass with no more than ten percent daylight reduction (tinting). Glazing should not be reflective (mirrored).

Traditional Accessories. Windows on traditionally styled buildings may have the following accessories: shutters of a similar high-quality material as their adjoining windows, sized to match their openings (sized and detailed as if they would cover the window when closed), and opaque canvas awnings (except quarter sphere and quarter cylinder configuration).

Modern Accessories. Windows on modern buildings may have metal sunshades, metal or glass awnings.

Security Devices. Security grills and bars on the exterior facades of buildings should be minimized, especially on facades visible from public streets and sidewalks.



Ganged windows on a Spanish Revival building



Security devices such as window grills should be architecturally compatible with the rest of the building.



Appropriately sized window accessories

b. Configurations.

Proportion. Window openings should be vertical or square in proportion on traditionally styled buildings. Windows with horizontal proportions may be appropriate for modern style buildings.

Shape. Accent windows may additionally be circular, elliptical, octagonal or hexagonal – a maximum of two per facade is recommended. Modern buildings may employ trapezoidal or circular accent windows where appropriate.

Fenestration. On traditional facades, fenestrations are typically around 1/3 of the facade area. Exceptions include shopfronts, architecturally shaded curtain walls, sliding or folding glass walls and doors, and other special types that may be desirable in creating indoor/outdoor spaces.

Shading Devices. Shading devices include. Horizontal metal awnings, aluminum sun shades, vertical metal fins or grilles, and decorative metal grillwork panels

Recesses. Windows should be recessed no less than 2 inches from the building facade.



A modern mixed use building with proportional and well-spaced windows



Horizontal window proportions can help support the character of modern buildings.



Doors and windows with deep recesses to provide shading

c. **Methods.**

Window Types. Windows on facades are generally to be double hung, single hung, or hinged casement. On side or rear elevations not facing a public right-of-way, windows may be horizontal sliders to be located at least 6 feet from the facade. Horizontal sliders are not recommended on the side street facades of traditional corner buildings.

Circular or hexagonal windows may additionally be pivoted or hopper configuration.

Clerestory Windows. Clerestory windows may be fixed

Storefront Windows. Windows within storefronts may be fixed.

Muntins and Mullions. Muntins and mullions should be compatible with the architectural style of the building. On traditional buildings, windows with muntins and mullions should be true divided-light.

Traditional Buildings. All windows above the first floor should be of a consistent proportion, and generally stacked vertically and with head aligned horizontally. Exceptions to this will be made for Spanish Revival buildings.

Curtain Walls. Curtain walls should not be used unless recessed or paired with appropriate shade devices. Curtain wall systems must have a consistent grid with consistent panel proportions across bays. Frameless glass walls are also permitted.



Clerestory windows on a storefront



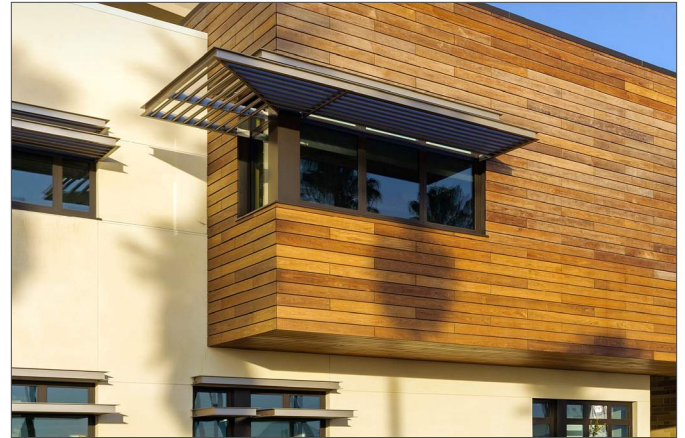
Large areas of glazing should be recessed and shaded as opposed to tinted.



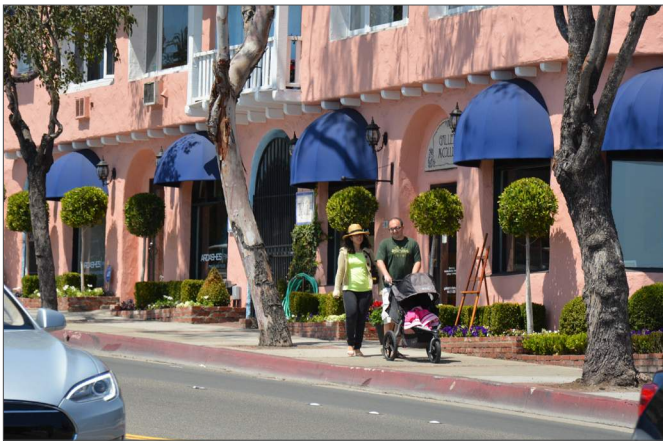
A curtain wall system paired with both vertical and horizontal shading elements



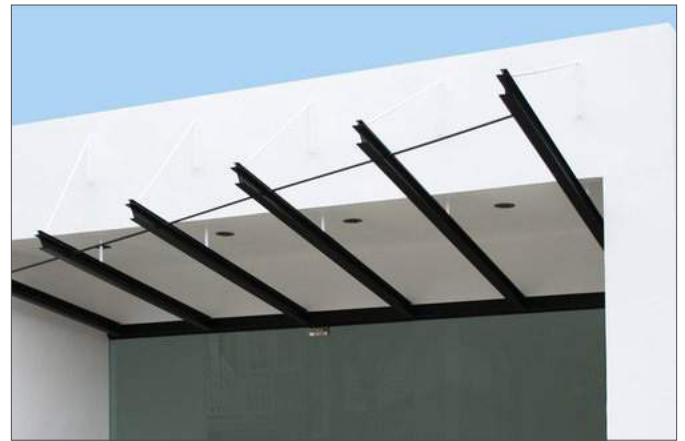
Window shapes such as circles and trapezoids can be used to complement a desired architectural style.



Sun shades should be placed and sized correctly to achieve desired shading effects.



Quarter sphere canvas awnings



Dynamic glass and steel awning



Windows with appropriately designed mullions and muntins



Metal grillwork patterns can help add significant shade to curtain wall systems.

10. Doors

a. Materials

Primary Materials. Doors should be made of wood, vinyl clad wood, fiberglass-clad wood, aluminum-clad wood, fiberglass or metal.

Glazing. Glazing on doors should be clear glass with no more than ten percent daylight reduction (tinting). Glazing should not be reflective (mirrored).

Garage Doors. Garage doors may be of wood, aluminum or cementitious panel. Material and color should relate to the main body of the building and be painted to blend in with such. Modern buildings may use aluminum glass garage doors.



Many modern homes signify front doors with bright colors.



Doors that maintain the appearance of being natural wood



Examples of shopfront window and door configurations

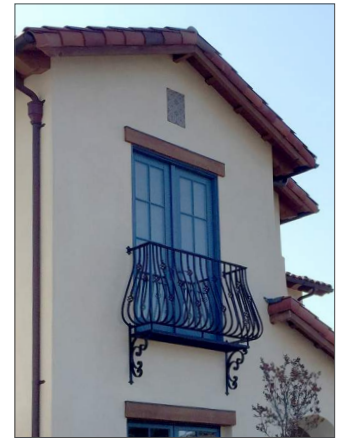
b. Configurations

Accessories. Doors may be flanked with sidelights and transoms that are compatible in character to the door itself. Doors may be paired with juliet balconies on upper floors only if a full balcony is not appropriate, and if the door itself is fully operable.

Recesses. Doors should be recessed no less than 2 inches from the building facade.

Garage Doors. Garage doors should have a maximum width of 16 feet and maximum height of 10 feet. When possible, the visual impact of garage doors should be mitigated by other building elements such as balconies, bay windows, and cantilevers. When grouped, garage doors should be separated by a minimum width of 1 foot of wall material, column, or combination thereof.

Building Entrances. Public and visitor building entrances to upper floors should be directly visible from the street and should be easily identifiable and distinguishable from first floor storefronts by locating the entrance in the center of the facade, as part of a symmetrical overall composition; or accentuating the entrance with architectural elements, such as columns, overhanging roofs, awnings, or ornamental light fixtures.



Although too small for furniture, juliet balconies with operable doors can serve as ledges for potted plants.



A balcony over garages - the garages are separated by a substantial amount of wall material.



A building entrance adorned with a bright color and metal awning alongside a garage door storefront

c. Methods

Door Types. Doors should be side hinged only, except garage doors which may be overhead, and sliding glass doors which may face rear or side yards.

Storefronts may also use bi-fold door systems and, on modern buildings, aluminum and glass garage doors (bifold or sectional).



A traditional shopfront with a demarcated residential entrance and commercial entrance



Commercial sectional garage frontage



Residential sliding doors

11. Shopfronts

a. Materials.

i. Stucco or Masonry Storefront

- Shopfront windows should be consistent in size and recessed a minimum of 2 inches from stucco or masonry piers as adjacent materials.
- Transoms windows should be equally divided and consistent across the facade.
- Bulkheads are encouraged to be clad in decorative tiles and similar materials

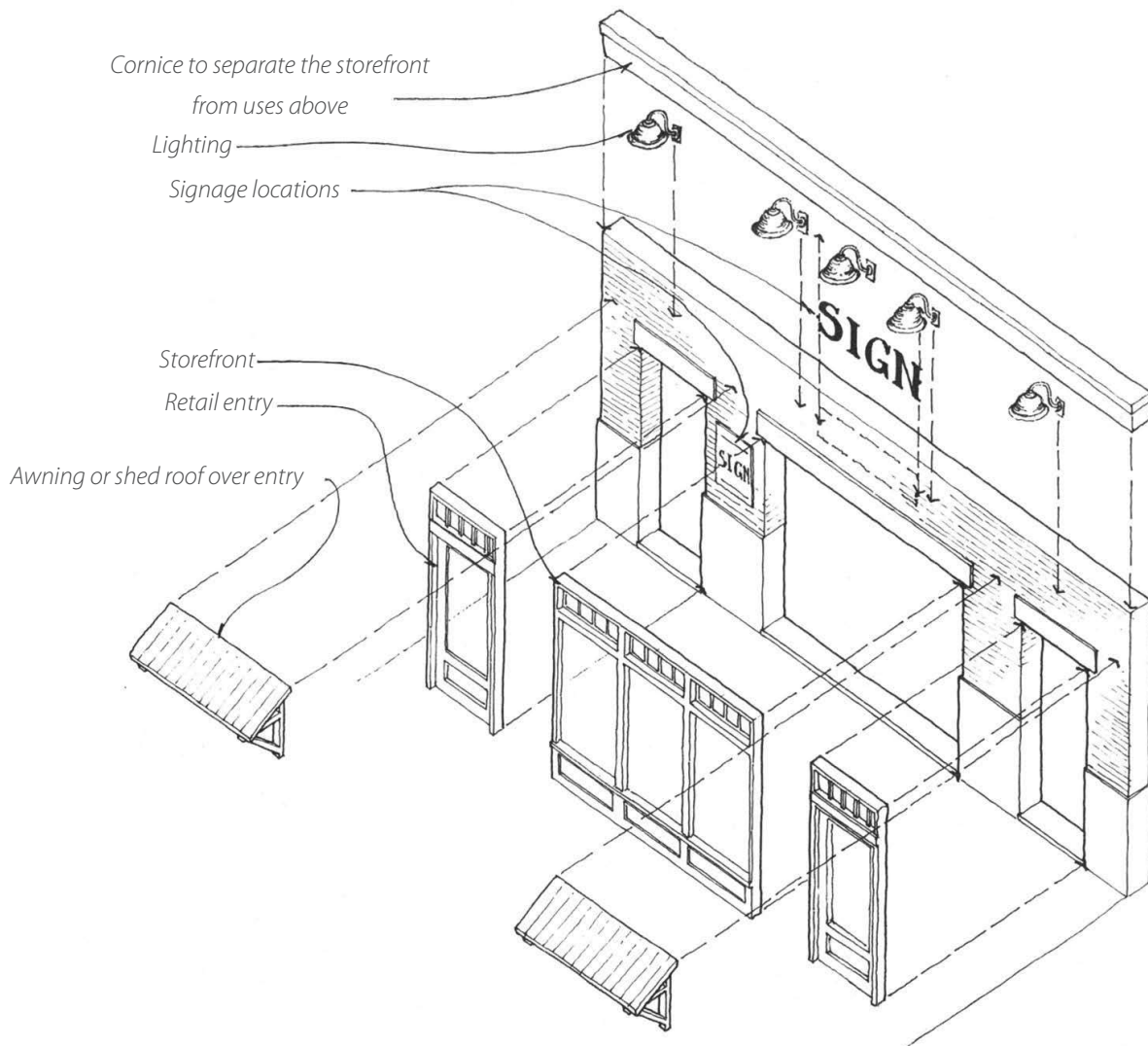
ii. Metal and Glass Storefront

- Modern storefront assemblies should be made aluminum, steel, weathering steel or aluminum-clad wood. Metal may be painted when appropriate.

iii. Wood Storefront

- An entablature composed of architrave, frieze and cornice should be provided above the storefront.
- Transom windows should be equally divided and consistent across the facade.
- Shopfront windows should be consistent in size and recessed a minimum of 2 inches from wood piers as adjacent materials.
- Pier bases should align with horizontal elements on the shopfront, such as sills.

FIG. A.7.1 SHOPFRONT ASSEMBLY





Bi-fold restaurant doors opening onto a patio.



A glass awning demarcating a store entrance



Restaurant with a commercial garage frontage that opens to outdoor seats.



A masonry storefront with an arched entrance and display windows



A traditional storefront with decorative tiles along the bulkhead



A blend of traditional and modern storefronts

- iv. Recessed entries are recommended as another traditional element of the main street storefront. Recommended treatments include:

Special paving materials such as ceramic tile;

Ornamental ceilings such as coffering;

Decorative light fixtures.

- v. Vines grown in vine pockets or planter boxes at the building facade are allowed within the setback.

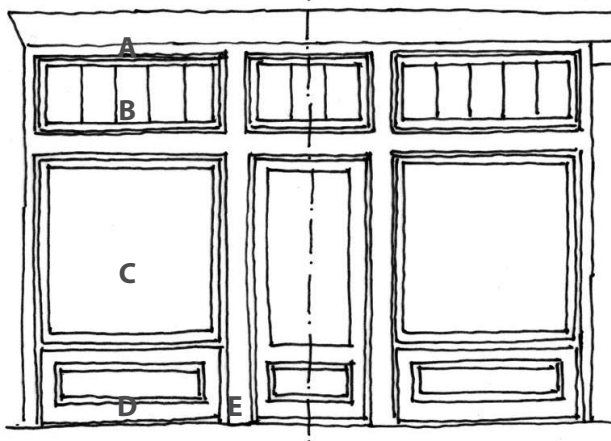
b. Configurations

- i. A cornice or horizontal band should be provided to differentiate the Shopfront from upper levels of the building. This also allows the storefront to function as the visual base for the rest of the building. In some instances where storefronts include entablature trim,

the horizontal band may be omitted.

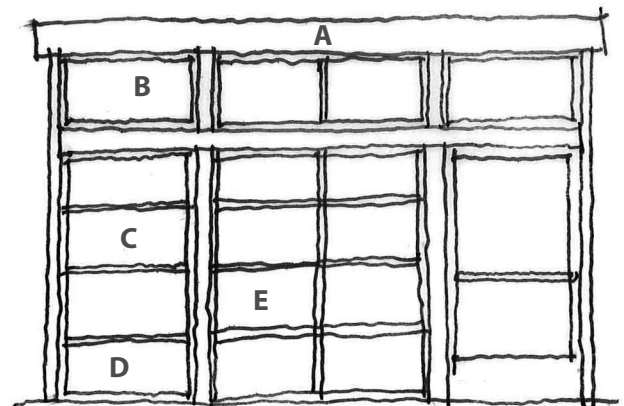
- ii. Modern buildings may use bi-fold or sectional garage door systems within storefronts
- iii. Awnings and shed roofs may be incorporated in the Shopfront above entries or storefront assemblies, but should not run continuously across from opening to opening across the entire shopfront.
- iv. Lighting should be mounted on the storefront wall, preferably centered on the piers between windows/doors or centered above the windows/doors of the shopfront. In instances where projected shed roofs are used over entries the lighting may be mounted in the underside of the shed element.

FIG. A.7.2 SHOPFRONT CONFIGURATIONS



Traditional Storefront

- A** Header should either be four or five brick courses high, and project out at least one inch from face of the building.
- B** Transoms windows should be equally divided and consistent across the facade.
- C** Shopfront windows should be equal in size and recessed a minimum of 2 inches from stucco or masonry piers as adjacent materials.
- D** Base panels or bulkhead should not exceed 36 inches in height.
- E** The brick mould should be equal at the top and sides, with interior divisions of equal to or twice the size of the sides.



Modern Storefront

- A** Header should either be exposed or a suggested steel beam
- B** Transom windows should be equally divided when possible and consistent across the facade
- C** Lites should be equal in size when possible, but configured in different ways as necessary
- D** Base panels may either be glazing or a solid spandrel material
- E** Main glazing area may either be fixed or an operable, sectional garage door or bi-fold door system

12. Colors.

- a. Coordinated and subdued colors typical of natural building materials, such as earth tone colors are recommended. Extremely bright colors are not recommended except on doors, window trim, or other building components that represent a small portion of the overall building facade.
- b. White and lighter earth tone colors are encouraged as ways of reducing heat gain on buildings and project a classic Coachella Valley architectural character.
- c. The number of exterior facade colors should be limited to two or three. A base color and a coordinating secondary color for trims and accents. Additional complementary colors should be used sparingly and to accent particularly beautiful building elements.
- d. Allowing the natural color of materials such as stone or brick to dominate the majority of facade surface as its base color is recommended. Exceptions can be made for modern buildings.
- e. Trim and accent secondary colors for elements such pilasters, horizontal bands, cornices and window frames should complement the shade of the base color.



Deep recessed, double door entry with side hinged doors

13. Vents, Grilles, Caps

- a. Vents should not be visible from the street or from shared open spaces such as courtyards or forecourts.
- b. Materials of vent grilles or caps should be consistent with the overall style and character of a proposed building and should be coordinated with the building's finishes and architectural details.

14. Service and Utility Placement

a. Service Areas.

- i. For lots with alley access, service entrances, waste disposal areas, and other similar service areas should be located adjacent to the alley and take their access from it.
- ii. When an alley is not present, service entrances, waste disposal areas, and other similar service areas should be located as far away from – and screened from views from – the Primary and Secondary streets as practical.

See Section 5.6 for all Service and Utility Placement Standards.



Shopfronts and awnings between arched openings

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C. Architectural Styles of Palm Desert

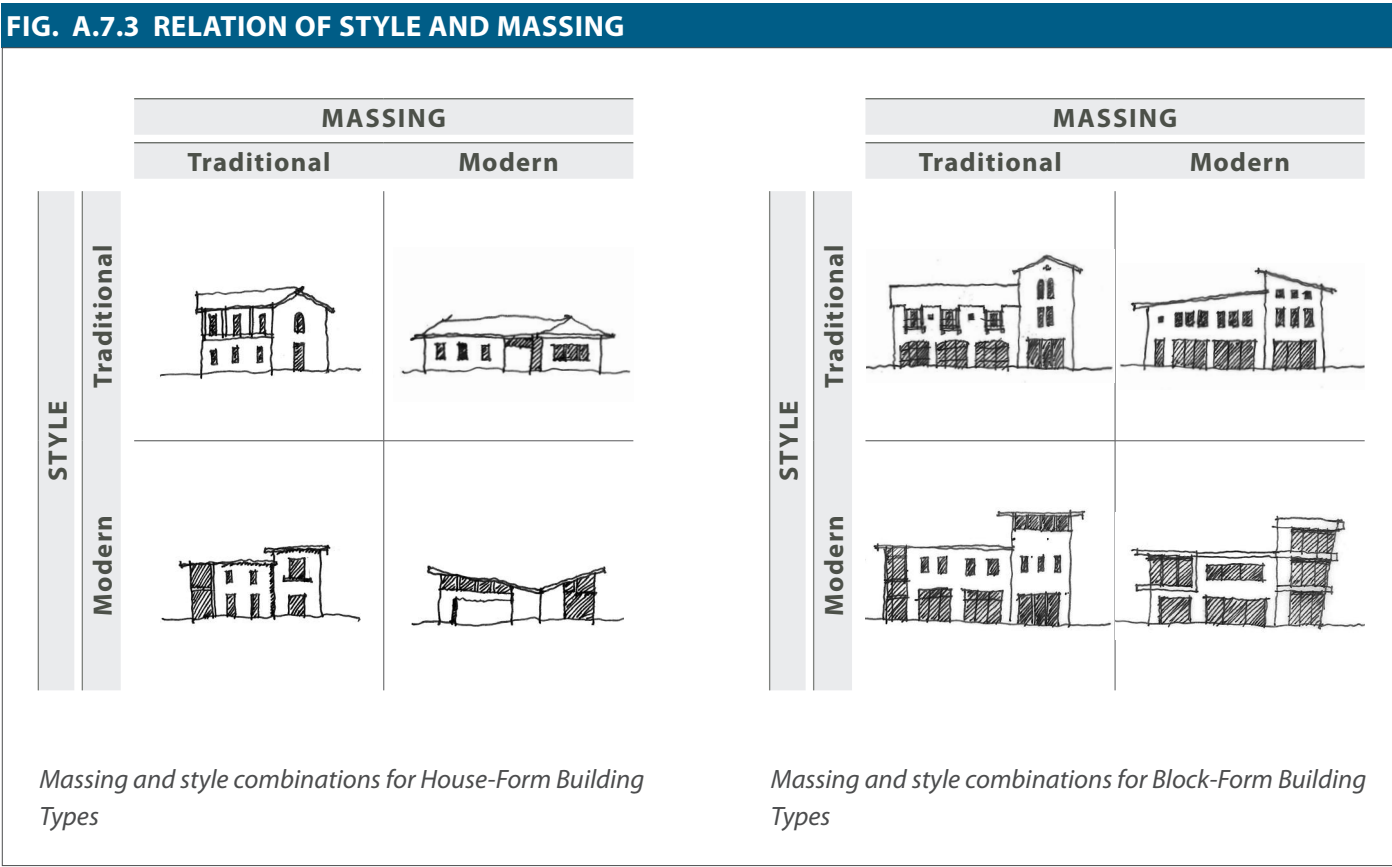
1. Definition of Style

Within the Architectural Guidelines, the word "style" is used to denote the overall character of a building brought about through the combination of massing, ornament, and materials. A truly authentic building within a style is one that uses all of these elements appropriately in conjunction with one another. These principles can be applied to both House Form and Block Form building types.

"Traditional buildings" as referred to within the document are those that combine traditional massing with traditional ornament and materials. "Modern buildings" are those that incorporate either modern details, modern massing, or both. For example, a Palm Desert Ranch building is considered modern because, although the windows and doors are often traditional, the monolithic roofs and sprawling horizontal facades are considered modern massing elements. Buildings with traditional window sizes and spacing can still

be considered modern if the windows are articulated with modern materials such as steel, or built into walls made of modern materials. Many of the hallmark Mid-Century buildings within the Coachella Valley are the product of pairing modern materials with modern massing.

To design within a style is not to directly mimic a previous building or group of buildings brick by brick, but rather to build on trends and traditions attributed to a style. Styles themselves are living traditions with great flexibility, and sometimes are not precisely delineated in the built environment.



2. Local Building Tradition

The following pages are intended to illustrate designs characteristic of the Coachella Valley variants of four broad American Styles. These illustrations convey the level of detail that is to be provided in the architecture of the buildings, but certainly do not include all possible variations.

Palm Desert and the Coachella Valley have a rich tradition of being habitats for both subtle traditional styles and avant-garde modern styles. Although many of these styles are ubiquitous in California, local communities have adopted variations of styles that are specifically tailored to local climate, geography, and lifestyle. Desert heat has, over the years, resulted in Spanish Revival buildings with more intimate shaded courts and heavily shaded balconies. Ranch and Mid-Century buildings incorporate deep shade recesses and low, moderately-overhanging roof forms.

Roof forms are often a good indicator of a building's style because they reveal which structural system is being utilized. Steel systems allow modern buildings to incorporate innovative monopitch roof forms, and, traditionally, heavy timber and masonry encouraged shallow-pitched roofs with relatively short spans in Spanish Revival buildings.



Spanish Revival



Mid-Century Modern



Contemporary



Palm Desert Ranch



3. Spanish Revival

a. Description

The Spanish Revival Style is a hallmark California architectural language with many different variations and configurations. The early Spanish missions founded established throughout the state helped to inspire the first wave of residential and commercial structures in the style, while the 1915 Panama-California Exposition helped to introduce certain Baroque elements and more Spanish elaborations to the style. The resulting style is one that is fundamentally simple, with small occurrences of architectural flourishes such as wrought iron railings and decorative tiles.

The style is particularly well suited to desert climates because of the heavy use of white plaster walls that help reduce heat gain, along with covered porches and balconies to provide shaded outdoor spaces.



Spanish Revival buildings with multiple units usually contain intimate shaded courts such as these.



b. Defining Characteristics

- A** Low-pitched hip or gable roof with eaves facing the street and terra cotta
- B** Low overhang eaves with exposed rafter tails
- C** Wall surface that extends into gable without break
- D** Smooth plaster stucco wall finish
- E** Simple stucco or tile decorative vents in gables
- F** Wood or metal balconies that are either roofed or open
- G** Short square, round, or polygonal towers
- H** Decorative chimney tops, especially using terra cotta tiles
- I** Along retail building frontages, simple arcades and galleries are often present





4. Palm Desert Ranch

a. Description

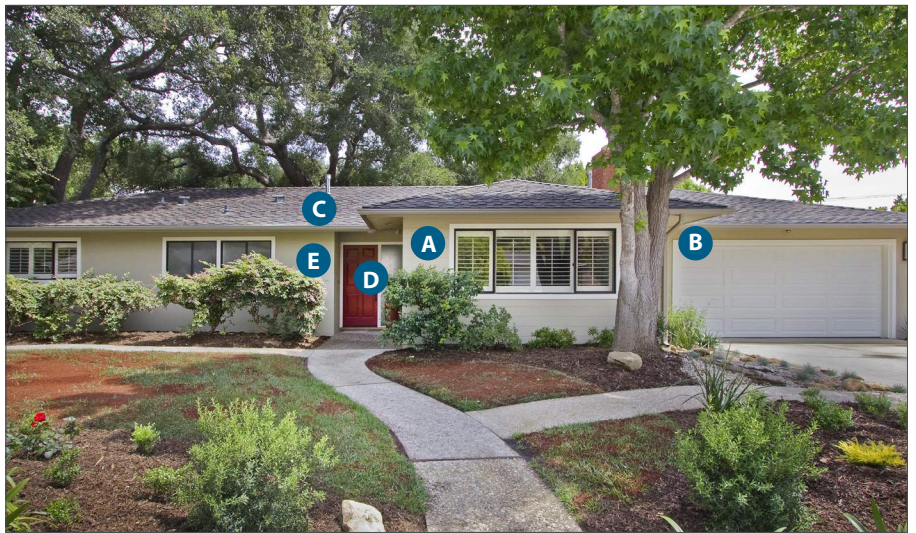
A style with roots back to the post-WWII era, the ranch style is the result of the modern revolution in manufacturing domestic house products. Along with manufactured windows and doors, the style includes roof forms easy to construct from widely produced trusses and other components.

Although the style is now ubiquitous throughout the country, neighborhoods in Palm Desert and the Coachella Valley have adapted the style to the local context, making it a part of the local vernacular. The Palm Desert Ranch style borrows certain elements from the Mid-Century modern style, such as the use of uninterrupted masonry walls, but also includes its own characteristics such as L-shaped plans.

This style is only applied to single family detached house types.



A low, wide main entry recessed under the main roof form of the house



b. Defining Characteristics

- A** Primary Mass built low to the ground on a wide lot, usually 1-story
- B** Moderate to wide roof overhang with simple wood or stucco soffits
- C** Large, simple low-pitch roof without dormers or other architectural projections
- D** Main entry off-center along facade, usually recessed under the main roof of the house
- E** Asymmetrical facade, with garage attached to the main facade
- F** Large picture window along main facade, with multiple glass doors along the rear facade
- G** Uninterrupted, broad pieces of the facade composition, clad in masonry, stucco, or wood



5. Mid-Century Modern

a. Description

The Mid-Century Modern style is widely recognized as a quintessential Coachella Valley architectural language. A mixture of Japanese and West Coast post-and-beam buildings with the Contemporary style propagated by Mies Van der Rohe and Walter Gropius, mid-century architecture strives to create an efficient house form with certain custom crafted elements.

In California specifically, Mid-Century homes, such as those widely built by Joseph Eichler, tend to be spread over the majority of the lots they are on, and incorporate outdoor spaces such as courtyards and carports into the Primary Mass of the building. Local desert stones are often incorporated into walls along the front facade, and clerestory windows allow for well lit interiors.

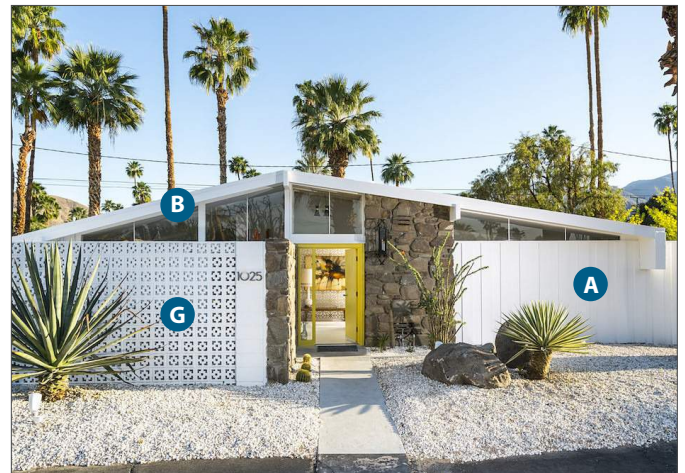


Gable end windows are characteristic of Mid-Century Modern residential homes



b. Defining Characteristics

- A** Broad expanses of uninterrupted brick, concrete block, stone wall, or wood surfaces along front facade.
- B** Low-pitched broad gable (sometimes flat, mono-pitch, or butterfly) roof with windows occurring in the gable ends
- C** Widely overhanging eaves with wood or metal roof beams exposed
- D** Open-air carport attached to main of house
- E** Front entry often recessed or obscured
- F** Prominent masonry chimney along front facade
- G** Decorative concrete block garden walls and screens





6. Contemporary

a. Description

The Contemporary style is one that emphasizes mass and form over the application of ornament and details. A direct result of the Bauhaus movement, the Contemporary style now includes many different variations of house designs that all share the same general principles. Most contemporary houses use large amounts of glazing with industrial materials such as metal sidings and posts.

Locally, the Contemporary style has used glass facade portions to capitalize on panoramic desert views. Large overhanging mass forms often create large shaded porch and balcony areas.



A Contemporary house on a small lot.



b. Defining Characteristics

- A** Little to no decorative detailing at doors and windows
- B** Smooth, unornamented wall surface, often incorporating metals and/or industrial materials
- C** Asymmetrical facade, with window patterns that may not be consistent across floors
- D** Flat roofs without decorative parapets or coping at the roof line
- E** Heavy use of glass along facades, often in the form of floor-to-ceiling windows or ribbon windows
- F** Front door usually unadorned, and often obscured or recessed
- G** Prominent cantilevered sections of house, roof and/or balcony without visible support from main body of the house

D. Architectural Aberrations

7. Style

Mismatched Style and Roof Massing. In Spanish Revival architecture, the roof's mass matches its origins in Spain. the dry climate and rarity of tall trees (for beams) produced a simple, single form, medium pitched roof with baked earth tiles, all sitting on and reinforcing the simple mass of stone walls below. Aberrations today include irrational complex roof forms, cartoon-like steeply-pitched roofs, and oversized roof tiles. The business of such roofs is out of character with the understated elegance of Palm Desert - their exaggerated verticality is in direct conflict with the horizontal proportions of their ascribed architectural character.

Mismatch of Style and Massing. Within traditional buildings, openings should be as regular as the room layouts within. Historically, the room sizes were based on the limits of masonry walls. Aberrations of today arise when complex masses are added in random shapes and patterns that would never and could never have been built of stone, undermining the authenticity of the traditional styles.



An abundance of ornament and applications of the same material in different circumstances cause visual confusion.



An example of massing that does not relate well to modest room sizes.



A complex, convoluted roof form on a smaller, simpler home.

Misuse of Detail and Materials. This includes non-functional, decorative, or surplus details which yield an ornamental pastiche. Original (precedent) buildings used restraint on details, the majority of which were present for building protection (functional), and the minority there for embellishment at key parts of a façade. In contrast, today's aberrations treat details as a fancy wallpaper stretched around a bloated mass. Materials misuse aberrations occur when synthetic materials are dominant on a façade, or where they are applied in a non-traditional manner (such as a brick wall on a 2nd floor over a stucco 1st floor).

Multi-Styled Buildings. When designing ones' dream home, the impulse to include "all your favorite things" is understandable, but can lead a client, designer or builder to combine a potpourri of architectural styles and ideas on the exterior of the house. This is inconsistent with the understated elegance of Palm Desert, which requires editing and an eye for style. A good rule for all Palm Desert homes is "one style per house".



This house has no apparent Primary Mass, and a confusing mismatch of style and massing.



This house combines many different building traditions to create a confusing, chaotic building.



This house incorporates synthetic materials abundantly and unnecessarily.

2. Massing

Absence of Primary Mass. The first common aberration is the absence of a clear Primary Mass, which makes up the main body of a house. This body should be dominant and legible, and is defined by a basic rectangular shape which is articulated by an associated singular roof form of concomitant simplicity. In the aberrational examples, this main body is not legible; either because the house wings dominate the massing or because the applied roof forms obscure and confuse the main house.

Blocky Massing. The second aberration is blocky massing, usually in the form of a large square plan. A house of this size is achieved, from the onset of design, by enlarging the scale of public rooms (living, dining, central staircase, etc.) and attaching rooms thereto, all for the sake of 'flow of space'. The center portion of the house is 3 or 4 rooms deep from the exterior, with no view, no natural light, no air. In Palm Desert and other classic communities, houses are typically composed of rectangular volumes joined in asymmetrical or symmetrical assemblies. The public parts of the house are contained within the largest rectangular mass, and private parts (bedrooms, bathrooms, studies) are located on the upper floors of the Primary Mass, or are appended in separate rectangular volumes. The rectangular proportion is essential, for it speaks to residential-scale structural capabilities, human-scaled rooms, and rooms with access to views and air.

Complex Massing. The third increasingly common aberration is complex massing, in which individual room volumes within a house are expressed in plan, massing, and roof form, undisciplined by the rigor of the recommended Primary Mass and wing organization. The end result of such complicated massing is not a cohesive elegant design, but rather an apparent collection of disparate parts. Like the other aberrations, this technique is used frequently in an attempt to disguise a house mass that is too large for its lot or its neighborhood. The phrase "breaking up the mass" frequently accompanies this technique, which is not appropriate to Palm Desert. Massing in Palm Desert is intentional, not mitigation of bad decisions made in plan.



AVOID. This complex arrangement of gables leave the house with no discernible Primary Mass



AVOID. This house in plan is much too square and should have connected a series of rectangular plan areas instead.



AVOID. Arbitrary massing can result in awkward, disjointed roof forms

A.8 Signage Guidelines

This section provides sign design guidelines for permanent commercial business signs in the Neighborhood Center Zone. The City of Palm Desert Sign Ordinance provides regulations for all other signs (address markers, temporary signs, political signs, directional signs, special event signs, real estate signs, historic plaques, residential signs, etc). The design intent of all recommended sign types (except for Roof Signs) is that the signage be conceived as an integral

design element of the building frontage, contributing to the building's architecture and oriented to the pedestrian.

Signs in the Neighborhood Zones are limited to address numbers, street name signs, and temporary directional signs as and if approved by the City's planning department.

A. Applicability

1. Signs Regulated

These sign regulations apply to all signage on the site, on the exterior of a building, and on the shopfront of a building.

2. Applicability

The provisions of this Section do not regulate the message content of a sign (sign copy), regardless of whether the message content is commercial or non-commercial.

B. Types by Zone.

All new pedestrian-oriented signs are allowed within their applicable zone as identified in *Table 4.3*.

C. Discouraged Signs.

The following types of signs are discouraged:

1. Banners
2. Pole mounted or lollipop signs
3. Feather flags or Inflatables
4. Billboards
5. Signs that produce smoke or sound
6. Signs with animated or moving characters
7. Changeable letter marquee signs (except for theaters or concert venues)
8. Window signs that occupy more than 25% of the window area.
9. Permanent sidewalk signs

TABLE 4.3 ALLOWED SIGNAGE TYPES (REFERENCE SECTION 4.4)

Sign Type	Zone			
	NL	NM	NC	OS
Wall Sign	N	P	P	P
Window Sign	N	P	P	P
Front Yard Wall Sign	N	P	N	P
Projecting Sign	N	P	P	P
Sidewalk Sign	N	P	P	P
Roof Sign	N	P	P	N

P = Permitted

N = Not permitted within zone

D. Sign Design

The following design criteria should be used in reviewing the design of individual signs. Substantial conformance with each of the following design criteria is required before a sign or building permit can be approved.

1. General

- a. In order to avoid sign clutter, signage should only be allowed on facades that have building entrances.
- b. Signs should not cover or obscure windows, doors, storefronts, building entrances, cornices, columns, or other architectural elements or details.
- c. The gross area of all signs that are mounted parallel to a façade should not exceed 10% of the total area of the façade. Ground floor business within a building may have one or multiple storefront signs. Storefront signs should be placed in an area that is above the ground floor storefront windows and below the windows on the second floor.

2. Color

Colors on signs and structural members should be harmonious with one another and relate to the dominant colors of the buildings on the project site. Contrasting colors can be utilized if the overall effect

of the sign is still compatible with building colors.

3. Design and Construction

- a. Except for banners, flags, temporary signs, and temporary window signs conforming with the requirements of this section, each sign should be constructed of permanent materials and should be permanently attached to the ground, a building, or another structure by direct attachment to a rigid wall, frame, or structure.
- b. Each permanent sign should be designed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs), or who are capable of producing professional results.
- c. Each permanent sign should be constructed by persons whose principal business is building construction or a related trade including sign manufacturing and installation, or others capable of producing professional results. The intent is to ensure public safety, achieve signs of careful construction, neat and readable copy, and durability, to reduce maintenance costs, and prevent dilapidation.



Example of sidewalk signs



Examples of window signs



4. Materials and Structure.

- a. Sign materials (including framing and supports) should be representative of the type and scale of materials used on the project site where the sign is located. Sign materials should match those used on the building(s) on the project site and any other signs on the project site.
- b. Signs should not include reflective material.
- c. Materials for permanent signs should be durable and capable of withstanding weathering over the life of the sign with reasonable maintenance.
- d. The size of the structural members (e.g. columns, crossbeams, and braces) should be in proportion with the sign panel they are supporting.
- e. The use of individual letters incorporated into the building facade design is encouraged, rather than a sign with background and framing other than the structure wall.

5. Street Address.

The City may require that a sign include the street address of the project site, where it determines that public safety and emergency vehicle response would be more effectively served than if the street address were displayed solely on one or more buildings on the project site.

6. Copy Design Guidelines.

The City does not regulate the message content (copy) of signs; however, the following are principles of copy design and layout that can enhance the readability and attractiveness of signs. Copy design and layout consistent with these principles is encouraged, but not required.

- a. Sign copy should relate only to the name and/or nature of the business or commercial center.
- b. Permanent signs that advertise continuous sales, special prices, or include phone numbers are only permitted as window signage.
- c. Information should be conveyed briefly or by logo, symbol, or other graphic manner. The intent should be to increase the readability of the sign and thereby enhance the identity of the business.
- d. The area of letters or symbols should not exceed 40% of the background area in commercial districts or 60% in residential districts.
- e. Freestanding signs should contain the street address of the parcel or the range of addresses for a multi-tenant building.



Wall mounted sign



Projecting signs.



7. Sign Lighting.

Sign lighting should be designed to minimize light and glare on surrounding rights-of way and properties.

- a. External light sources should be directed and shielded so that they do not produce glare off the project site, on any object other than the sign.
- b. Sign lighting should not blink, flash, flutter, or perceptibly change light intensity, brightness, or color.
- c. Colored lights should not be used at a location or in a manner so as to be confused or construed as traffic control devices.
- d. Neither the direct nor reflected light from primary light sources should create hazards for pedestrians or operators of motor vehicles.
- e. For energy conservation, light sources should be hard-wired fluorescent or compact fluorescent lamps, or other lighting technology that is of equal or greater energy efficiency. Incandescent lamps are prohibited.
- f. Internally illuminated box signs that light the entire sign (letters, symbols, logos and background) are prohibited.

8. Directory Signs.

Directory signs are small wall signs located at pedestrian eye level and intended to identify multiple tenants within a building or complex. The following guidelines apply to these signs.

- a. When tenants are accessed via a building lobby or outdoor court, directory sign must be located within the lobby or court. Directory signs on street facades may be approved by the Director upon a finding of special circumstances.
- b. Directory signs should not exceed 6 square feet.
- c. Directory signs should be externally illuminated. Internal illumination and neon lighting is prohibited.



A wall sign illuminated by external light sources.



A wall sign illuminated by three external gooseneck lights.

E. Sign maintenance

1. Each sign and supporting hardware, including temporary signs and awning signs, should be maintained in good repair and functioning properly at all times. Any damage to a sign or its illumination, including the failure of illumination should be repaired within a maximum of 14 days from the date of damage or failure.
2. A repair to a sign should be of materials and design of equal or better quality as the original sign.
3. When an existing sign is removed or replaced, all brackets, poles, and other supports that are no longer required should be removed.



Example of a projecting sign



Example of a wall sign

A. Wall Sign

A sign painted or applied directly to the wall, typically above the storefront or more creatively as approved by the City. This type consists of a single externally illuminated panel or individual letters and/or logo and does not include cabinet signs. This type of sign is intended for viewing from across the street and along the sidewalk.

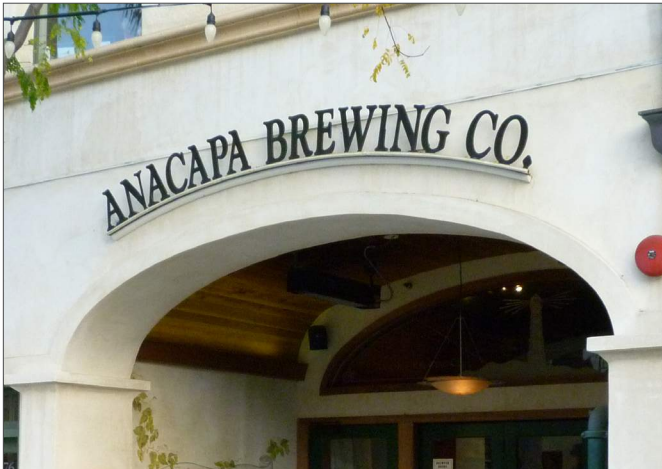
- Wall Sign
Window Sign
Front Yard Wall Sign
- Projecting Sign
Sidewalk Sign
Roof Sign



1. Design Guidelines

- Maximum one wall sign per business along frontage. In multi-tenant buildings, only the businesses with frontage on the sidewalk should be allowed a wall sign, in compliance with these guidelines.
- Wall signs should be located above the storefront and at least 12 inches from any eave, edge of building or top of parapet. On multi-story buildings, wall signs should be located either above the storefront or above the openings on the uppermost story.
- Maximum thickness of sign as measured from the wall should not exceed 4 inches.
- Minimum 24 inches between sign and any opening.
- If illuminated, external illumination required and should be mounted to maintain visual integrity of the sign.

TABLE A.8.1 WALL SIGN STANDARDS			
SIGNAGE ELEMENT		MIN	MAX
A	Height	none	18 in.
B	Width as % of facade width	none	60%



Individual metal letters mounted on a string course.



Wall signs may be located within the transom area of the shopfront.



Using bright colors to provide contrast to adjacent walls.



Script neon and metal letters mounted on reclaimed wood.



Individual, internally illuminated letters mounted directly on wall.



Simple, metal sign with laser-cut letters. Direct desert sun helps to create a legible contrast against the surface the sign is mounted on.

B. Window Sign

A temporary or permanent sign painted or applied directly to the storefront window(s) and/or door(s). This type typically consists of individual letters and a logo with allowances for some contrasting background. Window signs also include posters for advertisements and sales, product merchandise posters, open and closed signs, and painted or etched business names and logos.

- Wall Sign
Window Sign
Front Yard Wall Sign
- Projecting Sign
Sidewalk Sign
Roof Sign



1. Design Guidelines

- Maximum one (1) window sign per storefront;
- Window signs should not occupy more than 25% of a window.
- Permanent window signs should be individually painted, etched or otherwise applied letters or logo graphics surrounded by clear glass.
- Signage inside the shopspace is not allowed within 4 feet of the window;
- Temporary signs – including product or event posters – may include an opaque background.

TABLE A.8.2 WINDOW SIGN STANDARDS



SIGNAGE ELEMENT		MIN	MAX
A	Height as % of window/door height	none	50%
B	Width as % of window/door width	none	50%
C	Area as % of total window/door area	none	25%



Depending on font type and letter spacing, window signs can have a wide range of transparency.



A wall sign incorporating neon.



Reflective vinyl can help make a sign more noticeable.



Subtle tones and colors can still create legible contrast.



Individual vinyl letters with feature area at top center and contrasting background along bottom.



Bright colors can help make the window sign be more visible and lively.

C. Front Yard Wall Sign

A sign that is located within the front yard of a property on a low wall that encloses outdoor dining, parking, or open space areas. In addition, the low wall can include a gateway with a small hanging sign. Wall signs may occur as a freestanding sign for fueling stations subject to location and size limitations aimed at scale and compatibility with pedestrian frontages.

- Wall Sign
Window Sign
Front Yard Wall Sign
- Projecting Sign
Sidewalk Sign
Roof Sign



1. Design Guidelines

- One sign may be placed at each end of the wall provided that there is at least 50 feet between each sign.
- Signs should not encroach into any required visibility area, right-of-way, or private street.
- Walls and signs should be designed with materials, colors, and details that are compatible with the design of the building on the site.
- The area surrounding the sign should be landscaped.
- Signs should be externally illuminated. Internal illumination and neon lighting is prohibited.
- Gateways may include a small hanging sign up to 12 by 24 inches when there are at least 8 feet of vertical clearance.

TABLE A.8.3 FRONT YARD WALL SIGN STANDARDS



SIGNAGE ELEMENT		MIN	MAX
A	Height	none	2 ft.
B	Width	none	20 ft.



Laser-cut weathering steel with logos and letters is a good stylistic complement to desert landscape and imagery.



A simple metal sign mounted on top of a CMU wall.



Individual letters attached to stone wall highlighted by appropriate landscape.



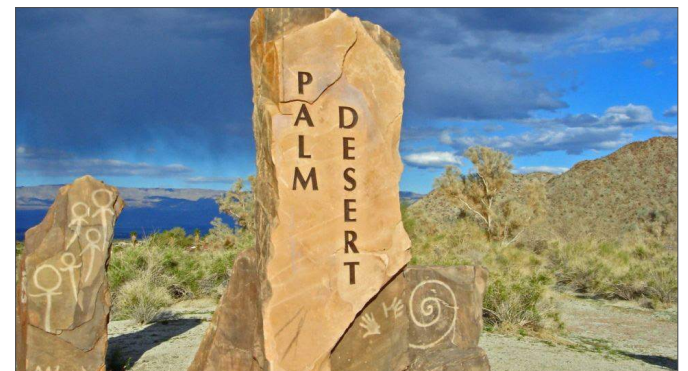
Standalone numbers to denote address.



A wall sign with subtle but effective lighting



An entry sign to Palm Springs that reflects the area's modern design history



An entry monument to Palm Desert relating to the desert landscape and history.

D. Projecting Sign

A double-sided sign that projects perpendicular to the building facade from a mounted wall brace or from the ceiling of a balcony or arcade. Projecting signs typically project over a public right-of-way such as a sidewalk or public open space and are intended for viewing by pedestrians approaching the shop.

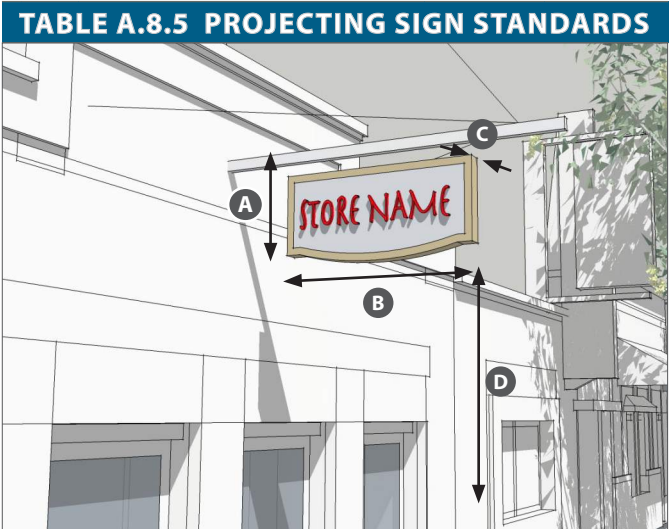
Wall Sign
Window Sign
Front Yard Wall Sign

Projecting Sign
Sidewalk Sign
Roof Sign



1. Design Guidelines

- A maximum of one projecting sign is allowed for every storefront entrance on the facade.
- Projecting signs should be mounted near storefront entrances.
- The maximum area of a projecting sign should not exceed 10 square feet;
- At least 8 feet of vertical clearance should be provided from the lowest point of the sign and the sidewalk.
- Projecting signs that hang from the ceiling of a balcony or arcade should not exceed a width of 4 feet and should be centered within the balcony or arcade.
- The top of a projecting signs should be located below the windows on the second floor of the building.
- Projecting signs should be externally illuminated by a light mounted on the facade or by neon tubing used to illuminate letters, symbols, and accent frames;
- Supporting hardware such as brackets should be architecturally compatible with the building facade;
- Projecting signs not allowed under an awning or horizontally within 5 feet of an awning or another projecting sign; and
- An encroachment permit is required if sign projects within public right-of-way.



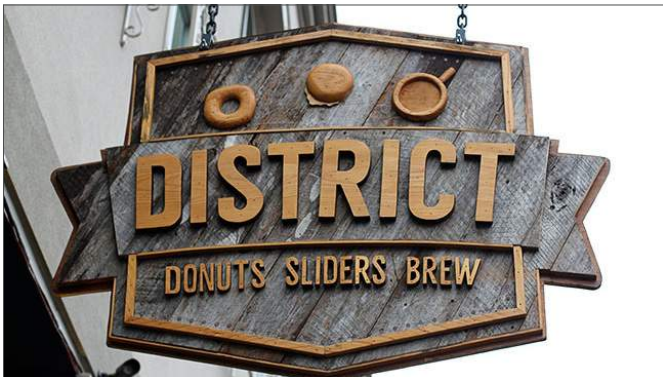
SIGNAGE ELEMENT		MIN	MAX
A	Height	none	18 in.
B	Width	none	48 in.
C	Thickness	none	3 in.
D	Vertical Clearance from Sidewalk	8 ft.	12 ft.
E	Horizontal Clearance from Adjacent Curb	24 in.	n/a



Projecting signs are scaled to be legible from the sidewalk, and often use contrast to be read easier from afar.



Projecting signs may be simple and allow other sign elements to provide more information.



Projecting sign with depiction of product sold within the store.



A simple projecting sign with address, name, and type of store



Projecting signs with depictions of product sold within the store.



Simple round projecting signs



E. Sidewalk Sign

A two-sided, non-illuminated, portable and temporary sign placed outside a storefront on the sidewalk for viewing at close range. The sidewalk sign is intended for use by retailers, office tenants, theaters, restaurants, cafes, and other food-oriented businesses. Sidewalk Signs – known as Sandwich Boards and A-frame Signs – should be unique, not generic, and lend interest and liveliness to a streetscape. Signs should effectively communicate the message and attract customers with minimal text and images and by simplicity of design and placement should avoid visual clutter.

- Wall Sign
Window Sign
Front Yard Wall Sign
- Projecting Sign
Sidewalk Sign
Roof Sign



1. Design Guidelines

- **Durable Material.** Signs should be constructed of durable materials, sufficient to withstand inclement weather and color fading due to sunlight. Materials may include wood, wrought iron, fibreglass ,and metal. Vinyl, plastic, glass or other breakable materials, and lighting within the sign are prohibited
- **Weighted.** Signs should be weighted to withstand being overturned by wind or contact. Weights, if required, should be concealed or incorporated into the design of the sign and not simply applied. Flexible signs are not permitted.
- **Dimension and Area.** Signs should be no more than 3 feet high nor 2 feet 6 inches wide at the base. Each sign face, should contain no more than 7.5 square feet of sign area on each side.
- **Design.** The design, graphics, colors and materials should complement the design of the shopfront and business and present a finished appearance. Graphic symbols are recommended, utilizing images that convey the goods or services offered.
- **Attachments.** Signs should not contain posters, flyers, balloons, pennants, flags, or other attention getting devices attached to the sign.

TABLE 5.12 SIDEWALK SIGN STANDARDS			
SIGNAGE ELEMENT		MIN	MAX
A	Height (Overall)	18 in.	36 in.
B	Width	18 in.	30 in.
C	Horizontal Clearance from Adjacent Curb	18 in.	none
D	Pedestrian Clear Pathway	6 ft.	none

- **Projections.** There should be no projections other than raised carved letters, which should extend no more than ½ inch from the sign face.
- **Edges and Corners.** Signs should contain no sharp or jagged edges or corners.
- **Moving Parts.** Signs should contain no parts or devices that are movable or that move in an uncontrolled manner.

2. Placement Standards

- Signs should be located so as not to interfere with safe pedestrian passage or motorist sightlines.
- Maximum one sign per business.
- Signs should only be displayed during hours of operation.
- Signs should be allowed only where a minimum 6'-0" wide clear path for pedestrians can be maintained.
- Signs should be located within 6 inches of the storefront it serves.
- Signs should not be permitted within 15 feet of any crosswalk or intersection.
- Signs should not obstruct adequate and safe visual clearance for vehicular or pedestrian traffic. Any sign found to interfere with vehicular or pedestrian visual clearance should be removed immediately or relocated to a location where interference does not occur.
- Only one such sign should be permitted at each corner of an intersection. Up to three businesses may share a freestanding sidewalk sign and related permit responsibilities.
- "Reader board" signs with removable slide-in letters are unacceptable.
- Signs should not be affixed to any wall or mounted on wheels.
- Signs should be maintained in good structural and aesthetic condition.
- All illegally placed signs should be issued notices of violation and should be confiscated if continued violations occur.



Made of durable materials and utilize graphic symbols that convey the goods offered in the store.



Foldable, unobtrusive sidewalk signs with concise message



A chalkboard allows easy display of daily specials.

F. Roof Sign

A sign erected upon, against, or directly above a roof or above the parapet of a building. Roof signs are intended to help emphasize the identity and presence of the Neighborhood Center, especially to passing motorists.

- Wall Sign
Window Sign
Front Yard Wall Sign
- Projecting Sign
Sidewalk Sign
Roof Sign



1. Design Guidelines

- Maximum one sign per building;
- Roof sign should only be applied to buildings at least 100 feet in length, and only in the NC zone;
- Structure supporting the sign should be integral to the design and architectural style of the sign;
- Lighting should be exposed neon on a decorative background or from external sources not visible from the ground or that are an integral part of the sign design; and,
- Colors and materials should complement those of the building.

TABLE 5.13 ROOF SIGN STANDARDS			
			
SIGNAGE ELEMENT		MIN	MAX
A	Height	3 ft.	15 ft.
B	Length	none	50 ft.
C	Thickness	none	12 in.



Historically, public market structures have employed roof signs in order to draw pedestrians from blocks away.



Roof signs can be a combination of lettering and symbols or images.



The Coachella Valley has a rich tradition of intricate, lively, and playful neon roof signs.



Roof signs, when designed appropriately, can complement various styles and types of buildings.



Nostalgic themes, lettering and styles can create effective designs for roof signs.



Distinctive and inventive signage for individual businesses.

A.9 Sustainable Design Guidelines

A. Sustainable Design

Sustainable or “Green” buildings improve air and water quality, conserve natural resources, reduce solid waste, optimize building performance and minimize the strain on existing infrastructure.

Green building is a key City strategy to achieve long-term sustainability and reach its greenhouse gas emissions reduction goals. All new construction must also meet the intent of the LEED for Building Design and Construction’s (BD+C) Gold rating or an alternative green building standard, mandatory CALGreen elements, and other Precise Plan standards. New construction may be considered bonus floor area ratio by achieving progressively higher building-level environmental performance.

1. Standards

- a. **Green Building Standard.** All new construction shall meet the intent of LEED BD+C Gold or an alternative green building standard, the mandatory CALGreen requirements, and other standards outlined in the UNSP.
- b. **Building Additions or Alterations.** Building additions of 1,000 square feet or greater, and/or building alteration with a permit valuation of \$200,000 or above, or the most current required permit valuation as determined by the City, shall meet the mandatory CALGreen requirements.
- c. **Publicly-financed Buildings.** All new publicly-financed buildings and City-funded capital improvement projects over 10,000 square feet shall meet the intent of LEED BD+C Gold and the mandatory CALGreen requirements.

2. Guidelines

- a. **Green Building FAR bonuses.** The City may consider green building FAR bonuses for new construction projects that exceed the green building design requirements in the Land Use and Design Chapter in Chapter 4 and Section 5.8.
- b. **Innovation in Sustainable Building Construction and Site Design.** New construction and additions is encouraged to incorporate new ideas, technologies, and practices to provide a precedent and leadership for sustainable development in the area.



Solar and shade structures may be integrated in to buildings, parking facilities, and public opens spaces. Photo from ASU, Tempe AZ.



Palm Desert’s Visitor Center, at the corner of El Paso and Highway 111, is LEED Certified.

B. Energy Efficiency and Renewable Energy

The City will achieve exemplary performance in building energy efficiency and renewable energy generation. These strategies will help reduce the air, water, and land pollution associated with energy production, transmission, and consumption as well as reduce greenhouse gas emissions.

1. Standards

- a. **Energy Performance.** New construction shall meet the minimum energy performance standards as defined by LEED BD+C prerequisites and mandatory CALGreen requirements.
- b. **Energy Monitoring.** To support energy management and identify opportunities for energy savings, new construction shall provide submeters or equivalent combinations of sensors to record energy use data (electricity, natural gas, etc.) for each major energy system in the building.
- c. **Solar Ready Buildings.** New construction shall be designed to be solar ready, which includes provision of a solar zone and infrastructure such as solar panel standoffs and conduit.
- d. **Electric Vehicle Ready Buildings.** New construction shall be electric vehicle (EV) ready, which includes installation of EV charger infrastructure. Specific facility and parking stall requirements are defined in the Mobility Chapter.

2. Guidelines

- a. **On-site Renewable Energy Generation.** New construction and renovations should offset a proportion of building energy use with on-site renewable energy.
- b. **Solar Orientation of Buildings.** When reviewing applications for new subdivisions, encourage all residences be oriented within 15 degrees of an east-west access, minimizing western sun exposure, to maximize energy efficiency.
- c. **Interior Daylighting.** New construction, additions, and alterations should use techniques to maximize interior daylighting, such as transom or clerestory windows and light shelves.

- d. **Exterior Materials and Shading.** New construction, additions, and alterations should use cool exterior siding, roofing, and paving material with relatively high solar reflectivity and shading to reduce solar heat gain.
- e. **Electric and Ground Source Heat Pumps.** New construction, additions, and alterations should use electric and/ or ground source heat pump systems for heating and hot water.



The CSUSB Palm Desert Campus 23,000 SF building is LEED certified with air-conditioning powered by solar energy.



Electric Vehicle (EV) charging stations and facilities may be integrated throughout the UNSP in order to support lower emissions and the City's standing policies.

C. Water Efficiency and Conservation

The purpose of this section is to reduce potable water consumption and increase recycled water use. Precise Plans should set performance standards for both indoor and outdoor water use, allowing new construction some flexibility in achieving those performance standards.

1. Standards

- a. **Indoor Water Use Performance.** New construction shall meet the baseline indoor water performance standards defined by LEED BD+C prerequisites and mandatory CALGreen requirements. Indoor water use performance standards may be achieved through plumbing fixtures and fixture fittings and/or appliances.
- b. **Outdoor Water Use Performance.** New construction shall meet the baseline outdoor water performance standards defined by LEED BD+C prerequisites and mandatory CALGreen requirements. Outdoor water use performance standards may be achieved using any combination of efficiency, alternative water sources, and smart scheduling techniques.
- c. **Metering.** New construction shall meet the mandatory CALGreen requirements for indoor and outdoor water metering.
- d. **Irrigation Design.** New construction shall follow City of Palm Desert irrigation and planting regulations.
- e. **Recycled Water Ordinance.** All new buildings connected to the recycled water system are required to use recycled water for landscape irrigation.
- f. **Use of Recycled Water for Construction.** Where available and subject to City approval, recycled water shall be used during new construction for activities such as road and pad construction and dust control.
- g. **Connection to the Recycled Water System.** When the recycled water system is adjacent to the property, new construction shall install the infrastructure necessary to connect to the recycled water system. If recycled water is not available, new construction is required to construct the on-site irrigation to be recycled water conversion ready

per the City's standards and to connect to the recycled water system once the system is complete.

- h. **Infiltration and Inflow Elimination.** New construction in known areas of groundwater infiltration shall provide upgraded pipes from the building to the sanitary sewer system main to help reduce groundwater infiltration and inflow.

2. Guidelines

- a. **Dual-plumbed Buildings.** New construction is encouraged to install dual plumbing for potable and recycled water use. Dual-plumbed buildings shall be equipped with potable back-up systems in the event of recycled water outages.
- b. **Rainwater Harvesting.** To reduce the volume and peak flows of stormwater entering the stormwater system and reduce the amount of potable water used for non-potable sources, buildings are encouraged to collect and use rainwater.
- c. **On-site Graywater Systems.** New construction, additions, and alterations are encouraged to use on-site graywater systems to reuse water drained from indoor sources for irrigation and other water conservation applications.

Note: Additional water efficiency and conservation design strategies may be found in Appendix B, Landscape Guidelines.

D. Stormwater Efficiency

The UNSP calls for the installation of stormwater treatment controls, adding requirements for higher treatment levels for stormwater and accelerating reductions in trash loads, and encouraging groundwater infiltration.

1. Guidelines

- a. **Impervious surface.** During site redevelopment, new construction is encouraged to reduce the amount of impervious surface on a site.
- b. **Vegetated roofs.** New construction and additions are encouraged to install vegetative roofs to reduce and slow stormwater runoff and to filter pollutants from rainfall.

E. Materials Management

The intent of the materials management section is to reduce and remove the most harmful materials and chemicals from the construction process, minimize material use, and divert waste from regional landfills.

1. Standards

- a. **Areas for Waste, Compost and Recycling.** All new construction shall provide dedicated areas accessible to waste haulers and building occupants for the collection and storage of recycling, compost, and general waste.
- b. **Construction Waste Reduction.** New construction, additions, and alterations shall recycle or salvage 65% of non-hazardous construction and demolition debris generated at the site.
- c. **Containers for Recyclables, Compostables and Waste.** Separate containers for recyclables, compostables, and waste shall be placed in all common areas, including all gathering areas, such as cafeterias and break rooms.

2. Guidelines

- a. **“Red List” Materials and Chemicals.** New construction, additions, and alterations should avoid using “Red List” materials and chemicals identified to be phased out of production due to health concerns.
- b. **Material Selection.** Construction materials should be certified by third-parties e.g. the Forest Stewardship Council, and selected based on a lifecycle assessment of their embodied energy and/or greenhouse gas emissions.
- c. **Regional Materials.** New construction, additions, and alterations are encouraged to use building materials or products extracted, harvested, recovered, or manufactured within 500 miles of Palm Desert for a minimum portion of the building value.
- d. **Reused Materials.** New construction, additions, and alterations are encouraged to use salvaged, refurbished, refinished, or reused materials for a minimum portion of the building value.

- e. **Building Re-use During Renovation.** During renovations, building alterations should retain a significant proportion of existing walls, floors, and roof.



All materials for the CSUSB Palm Desert Campus were sourced from a 500-mile radius.

F. Outdoor Lighting

Outdoor lighting standards and guidelines minimize energy use, provide adequate lighting for pedestrian safety, minimize light trespass, reduce light pollution, and protect the surrounding natural environment from outdoor lighting impacts. Lighting will be highest in the village areas and will taper down in intensity towards the UNSP boundaries.

1. Standards

- a. **Lighting Zones and Illumination Levels.** Outdoor lighting allowances vary by lighting zones (LZ) as defined by Title 24, California Code of Regulations. Illumination levels shall meet the standards outlined by Title 24 and / or the "Light Pollution" credit as defined by the current LEED for BD+C rating system, whichever is more stringent.

- LZ 1 (Dark). Government designated parks, recreation areas, and wildlife preserves;
- LZ 2 (Low). Residential areas;
- LZ 3 (Medium). Commercial, industrial, and high-density residential areas; and,
- LZ 4 (High). City centers, entertainment districts.

- b. **Outdoor Lighting.** For new construction and additions, outdoor luminaries shall be energy efficient fixtures controlled by motion sensors, and incorporate cut-off controls and outdoor lighting controls.



Effective outdoor lighting can increase the overall comfort, safety and usable hours of the UNSP Neighborhood Center. Photo: Santa Row, San Jose, CA.



Neighborhood Center lighting in Claremont Village, CA.



Lighting zones should be integrated in the Neighborhood Center to buffer light pollution from surrounding residential uses. Photo: Claremont Village, CA.

Appendix B.

Landscape Guidelines



Landscape plays a number of very important roles in the UNSP. Its primary role is to help generate a network of beautiful, varied, comfortable, habitable and sustainable public and private open spaces that support a full range of activities including active play, active transportation, quiet enjoyment of the public realm, and shopping and dining in the neighborhood centers. Specific priorities for the landscapes of the UNSP area include:

- Spatially define the streets and open spaces, providing them with a strong human scale and pedestrian orientation;
- Provide for critical solar and wind protection functions: shading and cooling in the summer, while allowing filtered sunlight and warmth to pass through in the winter, and buffering inhabitants from strong shifting prevailing winds;
- A landscape rich in native and adaptive desert plant materials, using limited water resources effectively and projecting Palm Desert's unique desert town identity;
- Provide biofiltration and retention areas for stormwater management, and the potential for stormwater harvesting and reuse in the landscape irrigation system;
- Screen and buffer views of parking, loading and service areas.

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B.1 General Landscape Guidelines

A. Strategies & Goals

1. Landscape Strategies

The following specific landscape design strategies will inform the final design of the UNSP area:

- a. Utilize a mix of vertical trees (primarily palms of various varieties) to define the primary framework streets and entry points of the neighborhoods, and deciduous canopy trees to provide shade along the sidewalks and within the parks, greens and squares of the neighborhoods and centers.
- b. Utilize appropriate street and park trees that tolerate stress, provide summer shade and winter sun, and provide a variety of texture and color characteristics;
- c. Provide landscapes compatible with an arid environment and use a palette of native and drought tolerant plant species conducive to eco-friendly pesticides and compatible with the natural vegetation of the area;
- d. Generally reserve maintained turf for active recreation and play areas, employing more drought tolerant plant materials and hardscapes and rockscapes elsewhere.
- e. Design the street and open space network as a system for sustainably managing the flows and environmental quality of precious stormwater, including opportunities to store and reuse stormwater for landscape irrigation.
- f. Utilize landscaping to screen unattractive areas abutting the UNSP area.



Front yards can employ a wide range of plant sizes, colors, and forms within a drought-tolerant landscape.



Succulents and desert-friendly grasses can be distributed in creative ways in public spaces.



In a climate with strong direct sunlight, shade and canopy trees can help encourage pedestrian activity.

2. Landscape Sustainability

Site planning and landscape design within the UNSP should promote conservation, preservation and the enhancement of the natural environment that is balanced with sensitivity to long-term environmental and fiscal sustainability.

The UNSP area has also been planned and designed to integrate practices of sustainable stormwater management known as “Low Impact Development (LID)”, an approach to land development that works with nature to manage stormwater as close to its source as possible. Mandated by City policy - and unlike a conventional system that would simply pipe uncleansed stormwater into drainage channels - the stormwater systems of the UNSP will instead employ a multi-layered LID system of distributed BMP measures to collect, infiltrate and cleanse rainwater as close to the source as feasible. This system includes:

- a. Measures on individual lots, which may include flow-through planters, rain gardens, cistern, and biofiltration basins and vegetated swales;
- b. Measures along the UNSP streets, alleys and parking lots such as biofiltration basins and vegetated swales, permeable alleys, parking lanes, sidewalks and parking lots; and filtration and infiltration areas in the parks and greenways.
- c. In the Neighborhood Center zone storm drain filters (Filterra, Vortechs, or equivalent units) should be proposed due to design characteristics that are ideal for urban settings: they are extremely space efficient, have a minimal impact on site utilization.



Desert parks and gardens help preserve the natural environment, and encourage walking, even in a hot climate.



Green environments help to cool local environs and reduce pollution.



Trees can be used to both provide shade for sidewalks and screen unattractive expanses of walls or service areas.

3. Water Conservation

The UNSP area should utilize progressive techniques in water conservation technology and practices through careful planning and thoughtful design and engineering. The UNSP area, following LID practices, should minimize stormwater flows by promoting on-site infiltration and reducing contaminants through biological filtration. The objective is to decrease runoff peak flow and volume by providing many opportunities for water retention and on-site infiltration. As a result the rate and volume of on-site stormwater infiltration will be increased, achieving on-site water cleansing and filtration, and a significant reduction in stormwater flows.

Innovative stormwater management features and filtering systems for reducing pollutant loads should be integrated into the project, such as biologically based systems and associated bio-retention areas, bioswales and vegetated filter strips. In the Neighborhood Center storm drain filters (Filterra, Vortechs or equivalent units) should be installed to remove debris and hydrocarbons prior to discharge.



Cisterns can be used to store rainwater. They may either be above ground tanks or integrated into the landscape.



Storm drain filter systems help to naturally filter runoff.



Stormwater detention areas help manage runoff from rain events.



Parking with permeable pavers and rainwater collecting planters

4. Biofiltration & Stormwater Management

The UNSP streets are part of a visible system of the green infrastructure' that encompasses pedestrian, bicycle and auto circulation, and community open spaces that provide for various recreational needs, yet act as a functional system for stormwater treatment and management. Street design also incorporates the stormwater system into the aesthetics of the community and encourages community education and responsibility.

a. Parkway and Planters

- i. **Planters and Tree Grates:** Planters are typically provided on urban and/or commercial streets, where wide sidewalk space is desirable. Planters should have a minimum dimension of 4'x4', and may be grated to provide additional continuous sidewalk space.
- ii. **Continuous Parkway/Planter:** Typically applied to neighborhood streets, parkways are landscaped areas that buffer the sidewalk from the street, and may accommodate in addition to street trees, a variety of landscape elements. Drought-tolerant alternatives to traditional turf landscaping are encouraged in drought-sensitive climates.
- iii. **Rain Garden with Curb-cuts:** Where possible, drainage channels may be cut into street curb face to allow street run-off wastewater to flow into streetside gardens, providing biofiltration, and slowing runoff into the sewer systems.
- iv. **Flex Planter:** Parkway fronting work/live, retail or commercial uses may be hardscaped to provide additional sidewalk width for a variety of approved uses.



A green street with curbless planter areas



Parkways may be landscaped in a variety of ways, and turf-alternatives, such as decomposed granite, mulch, and hardscape, are recommended for drought-sensitive areas.



For streets lined with a mixture of office, retail, and residential parkways may be filled in with permeable pavers to increase the usable sidewalk space.



b. Medians & Swales

- i. **Medians:** On streets with large rights-of-way, center medians may be provided to additionally enhance the landscape character of the street, accommodate left-turn pockets, and provide pedestrian refuges in crosswalks at intersection and mid-block crossings. Medians may be designed and landscaped in a variety of ways, including rain gardens, bioswales, hardscape, turf, and/or street trees. Where possible, medians should be wide enough to accommodate left-turn pockets, and should provide pedestrian refuges at intersections and mid-block crossings.
- ii. **Rain Gardens and Bioswales:** On streets with rolled-curbs, no curbs, or drainage channels cut into the street curbface, bioswales, rain gardens, and ditches may take the place of a traditional raised parkway, providing biofiltration of street water runoff.



A swale in a desert landscape using small stones and decomposed granite



A bulb-out containing a swale with access to street runoff



A median with a small river stone drainage bed and drought-tolerant plants



Drainage channels may be cut into street curbface to allow street run-off water to drain into medians, providing biofiltration and wastewater management.

c. Parking Lanes

- i. **Parking Lane Planters:** Parking lane planters accommodate street trees on streets with existing sidewalks that are either directly adjacent the street curb, or are too narrow to accommodate planters or parkways. They additionally can visually narrow wide streets and calm traffic. Planters are spaced away from the street, so that drainage gutters are unimpeded, and may additionally, be "open-backed" - allowing street water runoff to seep into planters. In more urban settings, bulb-out planters may be grated to reduce maintenance of planter landscaping.
- ii. **Permeable Pavements:** Where possible, parking lanes should employ permeable pavements that both contrast the main street material to denote parking and allow for infiltration. Using permeable pavements in conjunction with appropriate planters allows for a wide range of infiltration opportunities. Materials for permeable areas include spaced concrete pavers and decomposed granite. The permeable pavement areas should be located adjacent planter bioswales and infiltration areas when possible.



Permeable pavers within a parking area



In-street planter bulb-outs



Corner bulb-out planter with street drainage maintained



Permeable materials such as pavers, decomposed granite, or gravel can be applied to parking lanes in a variety of settings.

5. Permeable Pavements

Permeable pavements are load-bearing surfaces that have the capability of infiltrating runoff into the underlying reservoir base coarse (with at least 40% void space) and soil. Different types of permeable pavement include:

- a. Porous asphalt that is comprised almost entirely of stone aggregate and asphalt binder with very little fine aggregate;
- b. Pervious concrete that has a permeability rate of 12 inches per hour and has the appearance of exposed aggregate concrete;
- c. Unit pavers, bricks or stones that provide a durable and attractive surface, spaced to expose a permeable joint and placed on a permeable base;
- d. Crushed aggregate that provides a wide variety of aggregate types, and which must be bounded by a rigid edge;
- e. Turf blocks;
- f. Cobbles which are suited for low traffic areas and require a rigid edge.

When possible, surface parking areas should be constructed of pervious paving material to achieve filtration and partial storage during storm cycles except those greater than ten year storm events. Permeable concrete, grasscrete, and other pervious paving systems are acceptable. Surface overflow should drain to biofiltration strips through curb cuts. Properties that have podium or subterranean parking should provide a cistern to collect run-off during rain events. They may be placed anywhere on the property or integrated as part of the structure. Overflow should drain to the water quality features prior to discharge into nearby drainage channels.



A desert environment is one in which native plants are able to grow directly in a permeable pavements that drain well.



Permeable pavers with alternate colors are used to denote parking space lines.



Spaced concrete pads with ample amounts of permeable material in between can be used for areas with light vehicle traffic.

6. Street and Open Space Lighting

Streets and other public spaces throughout the UNSP area must be carefully scaled and detailed for the safety and comfort of pedestrians. For the UNSP, very simple, light-scale, modern fixtures with high efficiency LED sources and down-directed “dark sky” cutoff distribution patterns.

- a. On major streets, existing cobra-head lights will remain, with new lights illustrated here located between them at approximately 60 feet on center. This is about twice the tree spacing, located at the midpoints between trees.
- b. On neighborhood streets, lights should be located mid-point between every fourth tree (120 ft.), staggered in such a way that there is one light every 60 linear feet of street, alternatively on one side or the other, not both.
- c. Along streets fronting a park or greenway, single-head lights must be located along the built edge of the street at about 90’ on center (at about every third tree), unless specified otherwise.
- d. Any lights in park areas should be integral to the park design.



Along park drives at neighborhood edges, taller modern LED luminaires can better define large open spaces.



This simple post-top luminaire is recommended for most streets, with high efficiency LED lamps and excellent “dark sky” downward directed light distribution.



This indirect LED post-top luminaires may be suitable for smaller neighborhood streets and for parks and public spaces throughout the UNSP.

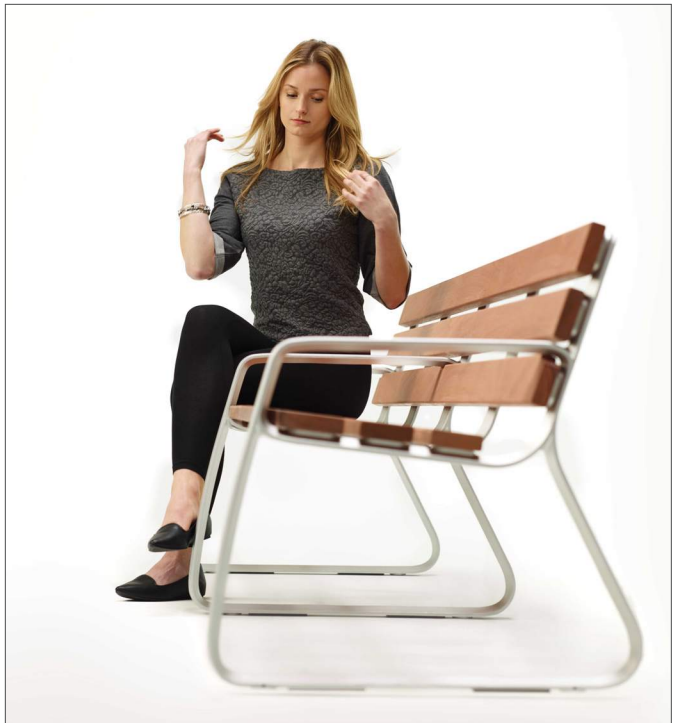


Modern columnar luminaires are well suited to lighting neighborhood center plazas and paseos.

7. Street and Open Space Furnishings

Street furnishings will contribute to the comfort and human scale of the public spaces throughout the UNSP, particularly in the neighborhood centers, plaza, parks and greens. Wherever possible, furniture that can be relocated within a seating area is recommended, to provide flexibility and a sense of ownership of the space by residents and others.

Parallel to the recommendations for simple, modern light fixtures, furnishings should be of a simple, clean, modern design. This furthers a central objective of the UNSP urban design, that it build on Palm Desert's design heritage of modernity, moving forward from the mid-twentieth century modern toward a new 21st century modern, human-scale neighborhood aesthetic rather than nostalgia for the 20th or 19th century precedents on which much of the UNSP neighborhood pattern language is based.



Light scale modern furniture can be secured or movable within a seating area and project a simple, clean aesthetic. Synthetic wood slats remain comfortable even in the summer sun.



Bike racks should be simple, clean and functional.



Trash receptacles and other functional elements should coordinate with seating.

B. Parks, Plazas, Squares and Greens

1. General Guidelines

A network of plazas, squares and greens has been designed to provide residents with a variety of outdoor experiences. Plazas are highly ordered spaces, usually with a cluster of buildings that tightly define exterior space. Squares are green areas often placed in front of or closely aligned with civic buildings that help define their stature within the community. Greens provide play space to recreate and commune with nature. Although the character of public space differs, and hence the human experience, they all form the community's backyard and offer opportunities to spend time in the company of others or to find solitude.

2. Recommended Plant Materials

The design of these "community living rooms" should emphasize comfort and flexible use - accordingly shade trees, shaded seating areas and a variety of ground surfaces for walking and play are recommended. For specific plant material recommendations see the Recommended Tree and Plant Lists at the end of this Section and the more complete plant list in Appendix A.



Shade trees are integral to desert plazas and public spaces.



A desert plaza containing flagstone laid amongst permeable gravel material



Outdoor event areas should integrate desert landscape and hardscape elements.



A paseo with flagstone and embedded planters that receive runoff

C. University Mall

1. Description

A University Mall is a larger connected open space, typically serving as the central spine of pedestrian connectivity on a university campus. The University Mall informs building design, scaling and massing of the overall site.

2. Context and Connectivity

Positioned as the central pedestrian space of the future university campus, all major pedestrian routes should lead to and connect with the Mall. Vehicular routes may also cross through the Mall at intermittent locations, but vehicular activity should be limited to increase safety and the preserve the space as a pedestrian environment.

3. Function and Design Opportunities

The University Mall should be framed by university buildings with frontages and sidewalks that directly enter the Mall. At the ends or “head” of the Mall’s axis, the university should prioritize iconic buildings that serve as the civic center of the campus. These iconic buildings should have more significant scales, massing and architecture styles that define their role and prominence on the Mall.

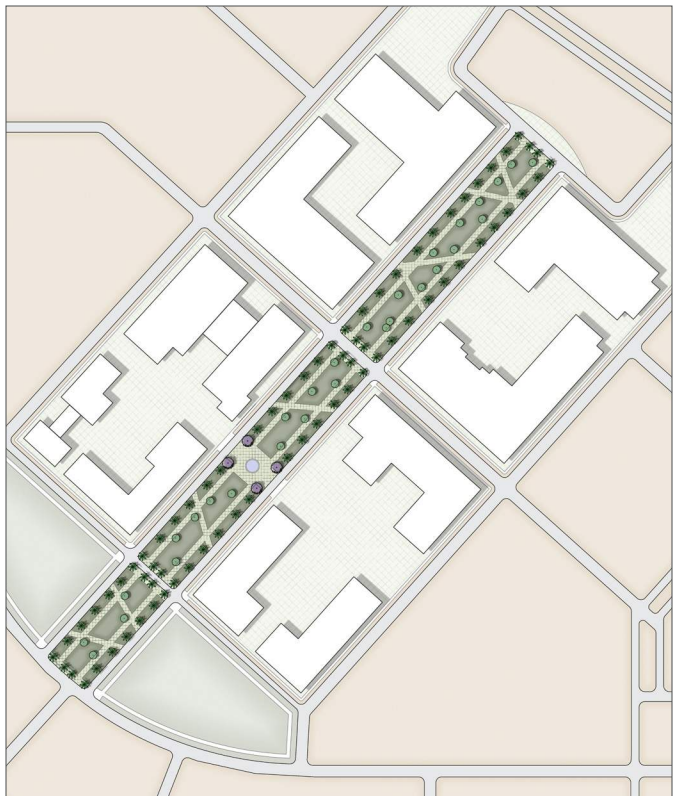
The Mall itself will serve the following functions:

- a. Provide the primary pedestrian routes and passive recreational use through the campus.
- b. Create gathering spaces and special event areas able to host university and community-based festivals.
- c. Establish the mall as the central unifying element for the university campus.

4. Landscape

The goal of landscaping within the University Mall is to enhance visibility of the entire length of the Mall and provide key focal points to the buildings that frame it. In the regard, landscape guidelines include the following:

- a. Large unobstructed lawns and pathways should dominate the center of the Mall.
- b. Trees and plants should be arranged at varying intervals along the side in order to provide shade throughout the Mall and frame the edges. Variability in tree species, size and spacing is recommended to create a more natural-looking space.
- c. Hardscape pathways and pavers should cross the Mall to create key linkages between buildings and support convenient natural pedestrian routes.



A University Mall creates a series of interconnected open and hardscape spaces through the center of campus.

5. Design Details and Elements

- a. **Size.** University Malls should be long and narrow in form, but they may vary from ± 75 -200 feet wide as long as they complement the scale of the surrounding environment.
- b. **Visibility.** Malls do not require direct visibility from vehicular streets, but a combination of design and wayfinding strategies will easily lead pedestrians to the Mall. Viewsheds within the Mall should be maintained to all surrounding buildings and both ends of the Mall.
- c. **Frontages and Adjacencies.** University buildings will provide the majority of frontages along the Mall. Plazas and/or iconic buildings should be placed at both ends of the Mall.
- d. **Shading and Lighting.** Traditionally, Malls do not have shade structures or trees to preserve an open green; however, the use of side courts, tree-lined walkways and occasional tree planters can provide shade across the Mall without obstructing visibility.
- e. **Structures and Improvements.** Small side courts, rest areas and pedestrian amenities (benches, picnic tables, etc.), should be located throughout the Mall; however, pedestrian circulation should be prioritized.



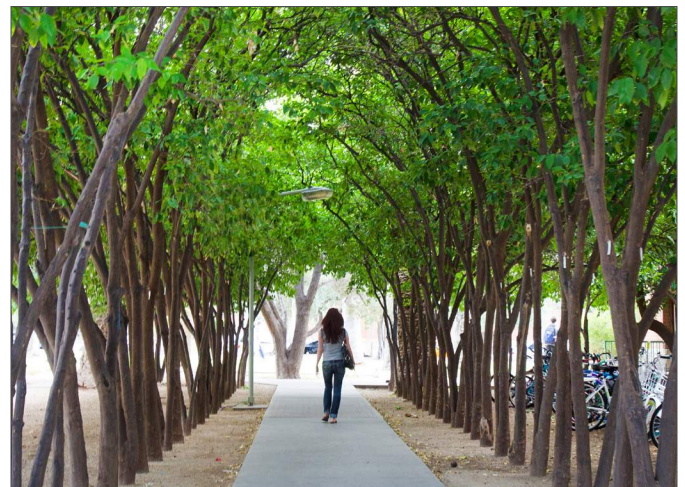
Typical open greens within a University Mall



University Mall with centralized hardscaping and landscaping



Small plazas and seating areas provide shaded intimate spaces with the University Mall.



Shade trees and canopies may be used to create comfortable spaces on a long University Mall.

D. Private Lot Landscape Guidelines

1. General Guidelines

Each lot should provide landscaped and permanently pervious open space as required for the applicable building type. See *Appendix A.6 On-Site Open Space Standards*.

2. Front Yard Landscapes

Plantings in yard areas fronting on streets should be appropriate to the scale, orientation and purpose of the yard. Appropriate plant materials and designs for specific frontage yard types are as follows:

- a. Single-family front yards. At facades, foundation shrubs and ground cover should be planted against the facade. At garden walls, low shrubs and wall vines or tall shrubs should be planted against the wall.
- b. Multi-dwelling front yards. Lawn, ground cover and low shrubs should compose the front yard landscape. Shrubs should be massed or configured as maintained hedges. Hardscape may be used adjacent to entrances and in seating areas. Tree shapes, sizes and types should be planted at the edge of the private space, but at all times should be in proportion to the height and mass of the building facade.

3. Other Yard Landscapes

Side and rear yard plantings should be planted to insure privacy and create buffers. Rear yards and property lines do not need to be landscaped, except as required to the extent that they affect the quality of the public space.

4. Recommended Plant Materials

See the Recommended Plant List at the end of this Section and Appendix A.



Succulents and other desert plants can be potted or planted in yard areas.



Front yards may either take on a more natural, rugged landscape appearance or a more minimal, formal appearance.



Building shade paired with greenery helps to dramatically cool an area.



Sideyards can incorporate planters, pots, and landscaped areas.



A yard with flagstone pavers and fountain



Backyards with pools should minimize lawn areas, while also incorporating drought tolerant landscape areas.

5. Irrigation

Water efficient landscaping should be introduced, beginning with a soil and climate analysis to determine the most appropriate landscape design, including the selection of indigenous and native-in-character, drought tolerant plants to reduce irrigation requirements. Lawn should be restricted to particular areas of passive and active recreation. Wherever lawn is used the selected species should be a deep-rooted variety with low watering requirements. Where irrigation is required, high efficiency irrigation technology with low pressure applications such as drip, soaker hose, systems with rain shut-off devices and low volume spray systems should be used. The efficiency and uniformity of a low water flow rate reduces evaporation and runoff and encourages deep percolation. After the initial growth period of 3 to 7 years, irrigation should be limited.



A landscape with native and adapted drought-tolerant plants will require little irrigation.



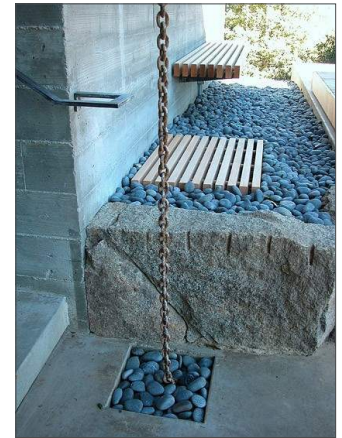
Drip irrigation can provide a specific amount of water directly to the base of a plant, avoiding watering unplanted areas.



Colorful desert landscapes with native, drought-tolerant plants and permeable ground cover materials.

6. Stormwater Management

Runoff from buildings should be reduced through the reduction in the overall building footprint. Roof runoff can be collected and diverted to underground drywells where water can slowly infiltrate. Drywells are sloped and located at a distance from the building foundations. Alternatively, buildings can be designed with rain-chains, stone streambeds and stone filters, porous pavers and rainwater gardens adjacent to the side of the building. Roof runoff is collected into gutters, which direct water down the rain-chains, and into rock filters. Rock filters and ephemeral graded stone streambeds further direct stormwater into the rainwater gardens. The rainwater gardens are landscaped depressions, where roof runoff and ground surface runoff is directed, through grading, into the depression. These gardens filter, absorb and treat stormwater on site, provide visual identification, and promote education of residents through “celebration” of stormwater management.



Rain chains help to divert and store rainwater from gutters



Installation of a desert detention area



An appropriately landscaped rainwater garden in a desert climate



Green roofs are used to capture and store water on-site.

B.2 Recommended Tree & Plant Species

SHADE / CANOPY



Platanus racemosa 'Sycamore'



Quercus virginiana



Acacia stenophylla 'Shoestring Acacia'



Chilopsis linearis 'Desert Willow'



Acacia stenophylla



Quercus ilex



Quercus Lobata



Quercus agrifolia 'California Live Oak'



Prosopis glandulosa

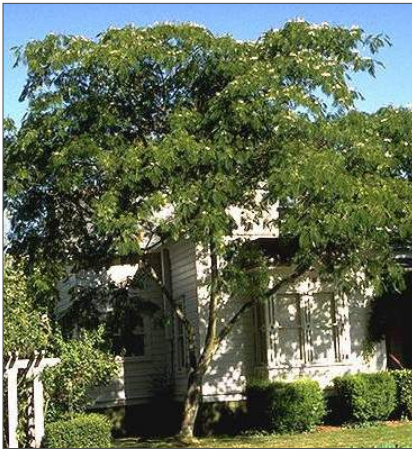


Prosopis glandulosa

VERTICAL ACCENTS



Washingtonia filifera 'California Fan Palm'



Albizia julibrissin

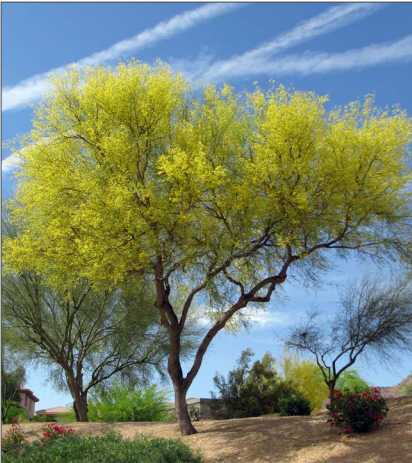


Washingtonia robusta 'Mexican Fan Palm'

COLOR ACCENTS



Cercidium praecox 'Palo Brea'



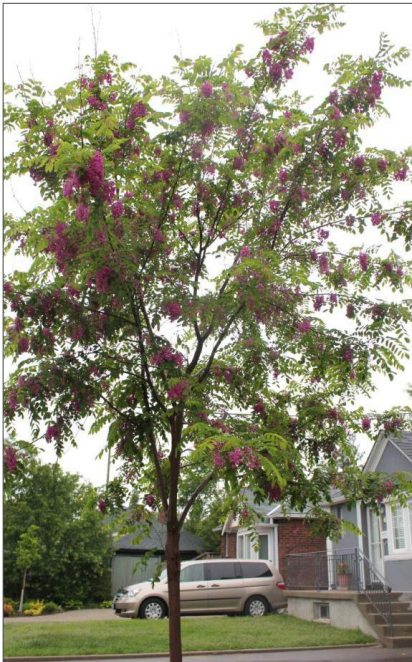
Cercidium 'Hybrid Palo Verde'



Zelkova serrata



Pistache chinensis



Robinia 'Purple Robe'

Recommended Plant Species

COLOR ACCENTS



Eriogonum fasciculatum v. polifolium



Eriogonum wrightii



Ceanothus griseus horizontalis



Eriogonum grande rubescens



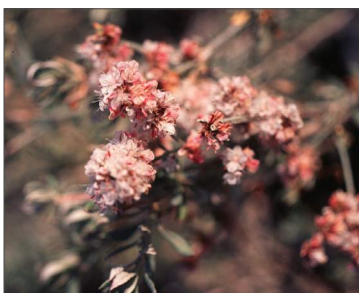
Salvia x 'Trident'



Lotus rigidus



Ephedra viridis



Eriogonum wrightii



Salvia greggii 'Red Star'

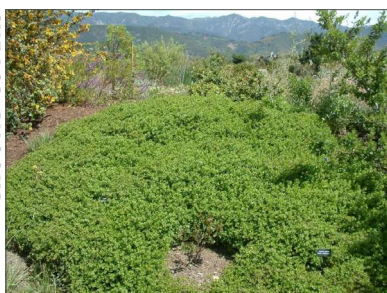


Mirabilis multiflora



Salvia muelleri

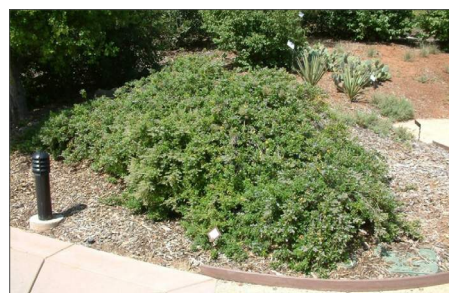
GROUND COVERS



Baccharis pilularis



Baccharis 'Centennial'



Salvia mellifera 'Terra Seca'



Eriogonum fasciculatum 'Dana Point'



Baccharis pilularis 'Pigeon Point'



Eriogonum wrightii



Mirabilis multiflora

FORM / COLOR ACCENTS



Ceanothus griseus v. hor. 'Diamond Heights'



Dasylirion wheeleri 'Desert Spoon'



Echinocactus grusonii 'Golden Barrel Cactus'



Echinocereus caespitosus 'Hedge Hog Cactus'



Helictotrichon sempervirens 'Blue Oat Grass'



Nassella lepida



Nolina matapensis



Opuntia leptocaulis 'Desert Christmas Cactus'



Opuntia basilaris 'Beavertail Cactus'



Opuntia engelmannii



Opuntia santa-rita 'Tubac TM'



Salvia officinalis 'Purpurascens'



Yucca filamentosa



Yucca flaccida



Yucca pallida



Yucca rigida



Yucca rupicola



Yucca schottii

SECTION B.2 | RECOMMENDED SPECIES

COLOR ACCENTS



Cistus salviifolius



Cistus x hybridus



Sphaeralcea ambigua 'White'



Calylophus hartwegii fendleri



Hesperaloe parviflora 'Duet'



Sphaeralcea ambigua 'Pink Form'



Verbena 'Tapien Blue'



Verbena 'Temari Bright Pink'



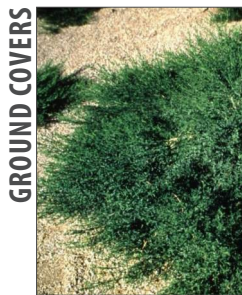
Perovskia 'Blue Spire'



Rosmarinus officinalis 'Tuscan Blue'



Leucophyllum 'Rain Cloud'



Baccharis 'Starn'



Cistus salviifolius 'Prostratus'



Rosmarinus officinalis 'Prostratus'



Teucrium fruticans 'Compactum'



Lavandula x intermedia 'Silver Edge'



Rosmarinus officinalis 'Ken Taylor'



Rosmarinus officinalis 'Tuscan Blue'

FORM / COLOR ACCENTS



Agave americana 'Marginata'



Agave americana 'Mediopicta'



Agave angustifolia 'Marginata'



Agave deserti



Agave franzosini



Agave parryi 'Compacta Variegata'



Agave parryi 'Rose'



Agave salmiana



Agave shawii



Agave stricta



Agave toumeyana



Centaurea ragusina 'Dusty Miller'



Dasylirion longissimum



Dasylirion acrotrichum



Ephedra viridis



Echinopsis terscheckii



Muhlenbergia capillaris



Nassella tenuissima



Phormium tenax

B.3 Additional Potentially Appropriate Species

The Tree and Plant Species in the chart below lists native and adaptive species which are generally considered to be tolerant to soils in area.

Native Trees

Scientific Name		Common Name	Plant Type	Width	Water Use
Acacia pendula (R)		Weeping Myall, Weeping Acacia	E	25	L
Cercidium 'Desert Museum' (R)		Hybrid Palo Verde	D	15	L
Cercidium floridum		Blue Palo Verde	D	15	L
Cercidium microphyllum		Foothills Palo Verde	D	15	L
Cercidium praecox (R)		Palo Brea, Sonoran Palo Verde	D	15	L
Chilopsis linearis spp.		Desert Willow/Desert Catalpa	D	15	L
Chilopsis linearis spp.		Arts Seedless	D	15	L
Chilopsis linearis spp.A189		Lucretia Hamilton	D	15	L
Chilopsis linearis spp.		Warren Jones	D	15	L
Gleditsia triacanthos (R)		Shademaster Honey Locust	D	40	L
Gleditsia triacanthos "Suburst" (R)		Sunburst Honey Locust	D	40	M
Juniperus californica		California Juniper	E	10	L
Pinus torreyana	NT	Torrey Pine	C	15	L
Platanus racemosa		Sycamore	D	35	M
Quercus agrifolia		Coast Live Oak, California Live Oak	E	25	L
Quercus chrysolepis	NT	Canyon Live Oak / Maul Oak / Golden Cup Oak	E	20	M
Quercus douglasii	NT	Blue Oak	D	25	L
Quercus lobata		Valley Oak / California White Oak	E	20	L
Quercus turbinella	NT	Desert Scrub Oak / Shrub live oak	E	10	L
Schinus molle (R)		California Pepper	E	40	VL
Washingtonia filifera (R)		Califorina Fan Palm	E	10	M
Washingtonia robusta (R)		Mexican Fan Palm	E	10	M
Yucca brevifolia		Joshua Tree	E	10	VL

(R) Recommendation listed in Section 3.5.

NT (Not tested) - has been recommended to try based upon climatic conditions in this area

Plant type; D - Deciduous, E - Evergreen, C -Conifer H - Herbaceous, SE - Semi-Evergreen

Width: Number indicates width or coverage of plant

Water use indicator (H = high water use, M = Average, L = low water use, VL= very low water use)

Adaptive Trees

Scientific Name		Common Name	Plant Type	Width	Water Use
Acacia stenophylla		Shoestring Acacia	E	20	M
Albizia julibrissin		Silk Tree, Mimosa	D	25	L
Butia capitata		Pindo Palm, Jelly Palm	E	10	L
Cercidium 'Desert Museum' (R)		Hybrid Palo Verde	D	25	L
Cercidium floridum		Blue Palo Verde	D	15	L
Cercidium microphyllum		Foothills Palo Verde	D	15	L
Chamaerops humilis V. Cerifera		Moroccan Blue Fan Palm	E	8	L
Chilopsis linearis spp.		Desert Willow/Desert Catalpa	D	15	L
Chilopsis linearis spp.		Arts Seedless	D	15	L
Chilopsis linearis spp.A189		Lucretia Hamilton	D	15	L
Chilopsis linearis spp.		Warren Jones	D	15	L
Chitalpa x tashentensis 'Pink Dawn'		Chitalpa	T	15	M
Cinnamomum camphora		Camphor Tree	E	60	M
Cotinus coggygria 'CVS'		Purple Smoke Tree	D	10	L
Cotinus coggygria	NT	Smoke tree	D	10	L
Geijera parviflora		Australian Willow	E	15	M
Olea europaea (R)		Edible Olive Tree	E	15	L
Parkinsonia aculeata		Mexican Palo Verde/Jerusalem Thorn	D	15	L
Phoenix dactylifera (R)		Edible Date Palm	E	30	L
Pinus canariensis (R)		Canary Island Pine	E	20	L
Pinus halepensis (R)		Aleppo Pine	E	30	L
Pinus torreyana	NT	Torrey Pine	C	15	L
Pistacia chinensis (R)		Red Push Chinese Pistache	D	30	L
Platanus mexicana (R)		Mexican Sycamore	D	40	L
Platanus racemosa		Sycamore	D	35	M
Platanus wrightii		Arizona Sycamore	D	35	M
Platanus X acerifolia 'Yardwood or Bloodgood'		London Plane Tree	D	35	M
Prosopis alba		Argentine Mesquite	SE	25	L
Prosopis chilensis		Chilean Mesquite	D	25	L
Prosopis glandulosa thornless "AZT" (R)		Thornless Honey Mesquite "AZT"	D	25	L
Prosopis glandulosa (R)		Texas Honey Mesquite	D	25	L
Prosopis pubescens		Screwbean Mesquite	D	25	L
Prosopis velutina		Velvet Mesquite	D	25	M
Quercus agrifolia		Coast Live Oak, California Live Oak	E	25	L
Quercus buckleyi	NT	Spanish Oak/ texas oak	D	20	L

Adaptive Trees (cont.)

Scientific Name		Common Name	Plant Type	Width	Water Use
Quercus chrysolepis	NT	Canyon Live Oak / Maul Oak / Golden Cup Oak	E	20	M
Quercus douglasii	NT	Blue Oak	D	25	L
Quercus frainetto	NT	Hungarian or Italian Oak	D	30	L
Quercus garryana	NT	Oregon White Oak	D	25	L
Quercus ilex (R)		Holly Oak / Holm Oak	E	20	L
Quercus lobata		Valley Oak / California White Oak	E	20	L
Quercus macrocarpa	NT	Burr Oak / Mossycup Oak	D	30	L
Quercus muhlenbergii	NT	Chinquapin Oak	D	20	L
Quercus myrsinifolia	NT	Japanese Live Oak	D	25	L
Quercus palustris	NT	Pin Oak / Swamp Oak	D	20	M
Quercus shumardii	NT	Shumard Red Oak	D	25	L
Quercus suber (R)		Cork Oak	E	100	L
Quercus texana	NT	Spanish Oak	D	25	L
Quercus turbinella	NT	Desert Scrub Oak / Shrub live oak	E	10	L
Quercus virginiana (R)		Southern Live Oak	D	20	L
Robina 'Purple Robe'		Purple Robe Locust	D	25	L
Robinia X ambigua 'Idahoensis'		Idaho Locust	D	25	L
Robinia pseudoacacia		Black Locust	D	25	H
Sapium sebiferum (R)		Chinese Tallow Tree	D	35	L
Tipuana tipu (R)		Tipu Tree, Rosewood	D	50	M
Ulmus parvifolia (R)		Chinese or Evergreen Elm	E	70	M
Vitex angus-castus	NT	Chaste Tree, Monk's Pepper Tree	D	20	M
Washingtonia filifera		Califorina Fan Palm	E	10	M
Washingtonia robusta		Mexican Fan Palm	E	10	M
Yucca brevifolia		Joshua Tree	E	10	VL
Zelkova serrata		Sawleaf Zelkova	D	20	M

(R) Recommendation listed in Section 3.5.

NT; Not tested - has been recommended to try based upon climatic conditions in this area

Plant type; D - Deciduous, E - Evergreen, C - Conifer H - Herbaceous, SE - Semi-Evergreen

Width: Number indicates width or coverage of plant

Water use indicator (H = high water use, M = Average, L = low water use VL= very low water use)

Native Plant Communities

Scientific Name		Common Name	Plant Type	Water Use
Arctostaphylos "Howard Mcminn"		Manzanita/Vine Hill	E	M
Arctostaphylos uva-ursi		Bearberry	E	M
Arctostaphylos uva-ursi 'Point Reyes'		Manzanita 'Point Reyes'	E	M
Atriplex canescens		Four Wing Saltbush	E	VL
Atriplex hymenelytra		Desert Holly	E	VL
Atriplex lentiformis		Quail Bush	D	VL
Atriplex polycarpa		Saltbush/Cattle	E	VL
Atriplex Spp.		Saltbush	E	VL
Baccharis 'Starn' P.P. # 11240 (Thompson)		Thompson	E	L
Baccharis 'Centennial'		Hybrid Coyote Bush/Centennial Baccharis	E	L
Baccharis pilularis		Coyote Bush	E	L
Baccharis pilularis 'Pigeon Point'		Dwarf Coyote Bush	E	L
Baccharis pilularis consanguinea		Coyote Bush	E	L
Baccharis pilularis 'Twin Peaks'		Dwarf Coyote Bush	E	L
Baccharis sarothroides (male)		Male Desert Bloom	E	L
Caesalpinia gilliesii		Desert Bird of Paradise	D	VL
Calliandra californica		Fairy Duster, Baja	E	L
Calliandra eriophylla		Fairy Duster, False Mesquite	E	L
Ceanothus griseus Var. Horizontalis 'CVS'		Carmel Creeper, Yankee Point Ceanothus	E	L
Cercocarpus betuloides		Mountain Ironwood	E	VL
Chaenactis fremontii		Mojave Pincushion	A	L
Coreopsis spp		Coreopsis	H	L
Corethrogyne californica	NT	Black Bush	H	VL
Cucurbita palmata		Coyote Melon	A	L
Dalea capitata 'Sierra Gold'	NT	Sierra Gold	se	M
Dasyliion wheeleri		Desert Spoon	E	L
Echinocactus grusonii		Golden Barrel Cactus	E	VL
Echinocereus caespitosus		Hedge Hog Cactus	H	VL
Ephedra nevadensis		Mormon Tea	E	VL
Ephedra viridis		Mormon Tea	E	VL
Ericameria laricifolia	NT	Aguirre Turpentine Bush	E	L
Ericameria laricifolia 'Desert Mountain'	NT	Turpentine Bush	E	L
Ericameria nauseosa v. speciosus	NT	Whitestem Chamisa	E	L
Erigeron divergens	NT	Native Fleabane	H	L
Eriogonum fasciculatum		California Buckwheat	H	VL
Eriogonum grande rubescens		Buckwheat	H	VL
Eriogonum wrightii		Wright Buckwheat	H	VL
Eschscholzia californica		California Poppy	H	VL
Euphorbia rigida	NT	Gopher Plant	H	L

Native Plant Communities (cont.)

Scientific Name		Common Name	Plant Type	Water Use
Euryops spp.		Golden Shrub Daisy	H	M
Fouquieria macdougalii	NT	Mexican Tree Ocotillo	E	L
Fouquieria splendens		Ocotillo	E	L
Fremontodendron 'California Glory'		Flannel Bush	E	VL
Fremontodendron mexicanum		Mexican Flannel Bush	D	VL
Gutierrezia sarothrae		Snakeweed	SE	L
Helianthemum nummularium		Sunrose	E	L
Helictotrichon sempervirens	NT	Blue Oat Grass	H	M
Hyptis emoryi	NT	Desert Lavender	E	L
Lotus rigidus	NT	Deer Vetch	D	L
Lupinus sparsiflorus		Coulter's Lupine	A	L
Lycium andersonii	NT	Desert Wolfberry	D	L
Malacothrix californica/glabrata		Desert Dandelion	A	L
Mirabilis multiflora		Desert Four O'Clock		M
Muhlenbergia rigens		Deer Grass	G	M
Nassella cernua	NT	Nodding needlegrass	G	VL
Nassella lepida	NT	Foothill needlegrass	G	VL
Nolina lindheimeriana	NT	NCN	H	L
Nolina matapensis	NT	Tree Bear Grass	H	L
Nolina microcarpa	NT	Bear Grass	H	L
Nolina nelsoni	NT	Blue Nolina	H	L
Nolina texana	NT	Sacahuista	H	L
Opuntia leptocaulis		Desert Christmas Cactus/ Christmas Cholla	H	VL
Opuntia basilaris		Beavertail Prickly Pear/Beavertail cactus	H	VL
Opuntia engelmannii		Engelmann's Prickly Pear	H	VL
Opuntia macrocentra		Purple prickly pear	H	VL
Opuntia santa-rita		Tubac TM	H	VL
Opuntia turpinii		Pine Cone Prickly Pear	H	VL
Penstemon eatonii		Firecracker Penstemon	A	L
Phacella campanularia	NT	California Desert Bluebells	H	L
Rhamnus californica		Coffeeberry	E	L
Rhus lanceolata	NT	Flame Leaf Sumac	E	L
Rhus ovata		Sugar Bush	E	L
Romneya coulteri		Matilija Poppy	H	L
Salvia dorrii	NT	Desert Sage, Great Basin Blue Sage	E	M
Salvia greggii		Autumn Sage	SE	L
Salvia muelleri	NT	Royal Purple Autumn Sage	E	M
Salvia officinalis		Garden Sage	H	M
Salvia X Trident	NT	Trident	E	L

Native Plant Communities (cont.)

Scientific Name		Common Name	Plant Type	Water Use
Simmondsia chinensis 'vista'		Jojoba, Goatnut	E	VL
Sisyrinchium bellum		Blue-Eyed Grass	H	L
Vauquelinia californica	NT	Arizona Rosewood	E	M
Vauquelinia californica v. pauciflora	NT	NCN	E	M
Verbena gooddingii	NT	Verbena	H	L
Verbena rigida	NT	Sandpaper Verbena	H	M
Yucca baccata	NT	Datil Yucca, Bannana Yucca	E	VL
Yucca brevifolia		Joshua Tree	E	VL
Yucca constricta	NT	NCN	E	L
Yucca filamentosa	NT	Adam's Needle	E	L
Yucca flaccida	NT		E	L
Yucca glauca	NT	Soap weed	E	L
Yucca harrimaniae	NT	Harriman's Yucca	E	L
Yucca neomexicana	NT	NCN	E	L
Yucca pallida	NT	Pale Leaf Yucca	E	L
Yucca recurvifolia		Weeping Yucca	E	L
Yucca rigida	NT	Blue Yucca	E	L
Yucca rostrata	NT	Beaked Yucca	E	L
Yucca rupicola	NT	Twisted leaf Yucca	E	L
Yucca schidigera		Mohave Yucca	E	VL
Yucca schottii	NT	Mountain Yucca	E	VL
Yucca whipplei		Our Lord's Candle	E	VL
Zauschneria californica	NT	California Fushia, Hummingbird flower	H	M
Zinnia acerosa	NT	Desert Zinnia	H	L

NT; Not tested - has been recommended to try based upon climatic conditions in this area

Plant type; A - Annual, D - Deciduous, E - Evergreen, G - Grass, H - Herbaceous, SE - Semi-Evergreen

Water use indicator (H = high water use, M = Average, L = low water use VL= very low water use)

Adaptive Plant Communities (cont.)

Scientific Name		Common Name	Plant Type	Water Use
Acacia craspedocarpa		Leatherleaf Acacia	E	L
Achillea ageratifolia		Greek Yarrow	H	L
Achillea filipendulina 'CVS'		Fernleaf Yarrow	H	L
Achillea filipendulina 'Gold Plate'		Yarrow/Fernleaf Yarrow	H	L
Achillea filipendulina 'Moonshine'		Yarrow/Fernleaf Yarrow	H	L
Achillea species		Yarrow	H	L
Achillea tomentosa		Wooly Yarrow	H	L
Achnatherum hymenoides		Indian Rice Grass	G	L
Agave americana		Century Plant	H	L
Agave americana 'Marginata'		Century Plant	H	L
Agave americana 'Mediopicta'		Century Plant	H	L
Agave angustifolia 'Marginata'	NT	Maguey Laechugma	H	L
Agave bovicomuta	NT	Cowhorn Agave	H	L
Agave celsii 'Nova'	NT	Nova Agave	H	L
Agave colorata	NT	Mescal Agave	H	L
Agave deserti	NT	Desert Agave	H	L
Agave desmettiana 'Variegata'	NT	Varigated smooth Agave	H	L
Agave desmettiana 'Zebra Stripe'	NT	Zebra Stripe Smooth Agave	H	L
Agave 'Felipe Otero'	NT	Sierra Mixteca Agave	H	L
Agave ferdinandi-regis	NT	King of the Agave	H	L
Agave franzosini	NT	Agave	H	L
Agave geminiflora	NT	Twin-flowered Agave	H	L
Agave gentryi 'Jaws'	NT	Hardy Agave	H	L
Agave harvardiana	NT	Harvard Agave	H	L
Agave lechguilla	NT	Lechguilla Agave	H	L
Agave ovatifolia	NT	Agave	H	L
Agave palmeri	NT	Palmer Agave	H	L
Agave parryi 'Rose'	NT	Rose Artichoke Agave	H	L
Agave parryi 'Compacta Variegata'	NT	Dwarf Varigated Artichoke Agave	H	L
Agave potatorum 'Verschaffeltii'	NT	Butterfly Agave	H	L
Agave pygmaea	NT	Pygmae agave	H	L
Agave salmiana	NT	Giant Agave	H	L
Agave 'Shark Skin'	NT	Sharkskin Agave	H	L
Agave shawii	NT	Shaw's Agave	H	L
Agave sislana 'variegata'	NT	Agave	H	L
Agave stricta 'Pueblensis'	NT	Pencil Agave	H	L
Agave toumeyana	NT	Agave	H	L
Agave utahensis var. eborispina	NT	Ivory-Spined Agave	H	L

Adaptive Plant Communities (cont.)

Scientific Name		Common Name	Plant Type	Water Use
Agave v. parryi	NT	Parry's Agave	H	L
Agave victoriae-reginae	NT	Queen Victoria Agave	H	L
Agave victoriae-reginae 'Compacta'	NT	Compact Queen Victoria Agave	H	L
Aloysia machrostachya	NT	Aloysia	D	L
Aloysia virgata	NT	NCN	H	L
Amaryllis belladonna		Naked Lady	H	L
Ambrosia dumosa	NT	White bursage		L
Amsonia grandiflora	NT	Large-flowered Blue Star	D	L
Aquilegia caerulea		Rock Mountain Columbine	H	L
Aquilegia chrysantha		Golden Columbine	H	L
Aquilegia vulgaris ssp. Dicroa		Portuguese Columbine/Europe an Columbine	H	L
Arctostaphylos "Howard McMinn"		Manzanita/Vine Hill	E	M
Arctostaphylos uva-ursi		Bearberry	E	M
Arctostaphylos uva-ursi 'Point Reyes'		Manzanita 'Point Reyes'	E	M
Armeria maritima		Sea Pink, Common Thrift	H	M
Asparagus asparagoides		Smilas asparagus	H	L
'Myers'		Fern	H	M
Atriplex canescens		Four Wing Saltbush	E	VL
Atriplex hymenelytra		Desert Holly	E	VL
Atriplex lentiformis		Quail Bush	D	VL
Atriplex polycarpa		Saltbush/Cattle	E	VL
Atriplex Spp.		Saltbush	E	VL
Baccharis 'Starn' P.P. # 11240 (Thompson)		Thompson	E	L
Baccharis 'Centennial'		Hybrid Coyote Bush/Centennial Baccharis	E	L
Baccharis pilularis		Coyote Bush	E	L
Baccharis pilularis 'Pigeon Point'		Dwarf Coyote Bush	E	L
Baccharis pilularis consanguinea		Coyote Bush	E	L
Baccharis pilularis 'Twin Peaks'		Dwarf Coyote Bush	E	L
Baccharis sarothroides (male)		Male Desert Bloom	E	L
Bouteloua gracilis		Blue Grama/Mosquito Grass	G	L
Bractrantha bracteatum		Strawflower	H	L
Brahea armata		Mexican Blue Palm	E	L
Brahea edulis		Guadalupe Palm	E	L
Caesalpinia gilliesii		Desert Bird of Paradise, Yellow Bird of Paradise	D	VL
Calliandra californica		Fairy Duster, Baja	E	L
Calliandra eriophylla		Fairy Duster, False Mesquite	E	L
Calliandra tweedii		Brazilian Flamebush	E	M
Callistemon citrinus		Lemon Bottlebrush	E	L

Adaptive Plant Communities (cont.)

Scientific Name		Common Name	Plant Type	Water Use
Calylophus hartwegii v. fendleri	NT	Hartweg's Sundrops	E	M
Carex perdentata	NT	Texas Hill Country Sedge	G	M
Ceanothus griseus Var. Horizontalis 'CVS'		Carmel Creeper, Yankee Point Ceanothus	E	L
Centaurea ragusina		Dusty Miller	H	M
Cerastium tomentosum		Snow in Summer	H	M
Ceratostigma plumbaginoides		Dwarf Plumbago	D	M
Cercocarpus betuloides		Mountain Ironwood	E	VL
Chaenactis fremontii		Mojave Pincushion	A	L
Chrysothamnus nauseosus		Gray Rabbit brush	D	VL
Chrysothamnus nauseosus albicaulis		White-stem Rabbit brush	D	VL
Chrysothamnus viscidiflorus		Green Rabbit brush	D	VL
Cistus ladanifer		Crimson Spot Rockrose	E	L
Cistus salviifolius		Sageleaf Rockrose	E	L
Cistus spp		Rockrose	E	L
Cistus 'Sunset'		Sunset Rockrose	E	L
Cistus X hybridus		White Rockrose	E	L
Cistus X purpureus		Orchid Rockrose	E	L
Clytostoma callistegioides		Lavender Trumpet Vine, Violet Trumpet Vine	E	M
Cneoridium dumosum	NT	Bushrue	E	L
Convolvulus cneorum		Morning glory Bush	E	M
Coreopsis auriculata nana		Dwarf Coreopsis	H	L
Coreopsis 'Early Sunrise'		Coreopsis	H	L
Coreopsis grandiflora		Coreopsis	H	L
Coreopsis lanceolata 'Grandiflora'		Biglower Coreopsis	H	L
Coreopsis tinctoria	NT	Calliopsis/Annual Coreopsis	H	L
Coreopsis 'Zagreb'	NT	Zagreb Coreopsis	H	L
Coreopsis verticillata 'cvs'	NT	Threadleaf Coreopsis	H	L
Corethrogyne californica	NT	Black Bush	H	VL
Cucurbita palmata		Coyote Melon	A	L
Dalea bicolor v. bicolor	NT	Indigo Bush	D	M
Dalea bicolor v. bicolor Monterrey Blue	NT	Monterrey Blue	D	M
Dalea capitata	NT	NCN	se	M
Dalea capitata 'Sierra Gold'	NT	Sierra Gold	se	M
Dalea frutescens	NT	Black Dalea	E	M
Dalea frutescens Sierra Negra	NT	Sierra Negra	E	M
Dalea greggii		Trailing Indigo Bush	se	L

Adaptive Plant Communities (cont.)

Scientific Name		Common Name	Plant Type	Water Use
Dalea pulchra	NT	Indigo Bush	E	M
Dasyllirion acrotrichum	NT	Green Desert Spoon	E	L
Dasyllirion bigelovii	NT	Beargrass	H	L
Dasyllirion leiophyllum	NT	Green Desert Spoon	E	L
Dasyllirion longissimum	NT	Tree, Toothless	E	L
Dasyllirion texanum		Green Sotol, Texas Sotol	E	L
Dasyllirion wheeleri		Desert Spoon	E	L
Distictis buccinatoria		Blood-Red Trumpet Vine	E	M
Drosanthemum hispidum		Pink Ice Plant	H	L
Echinocactus grusonii		Golden Barrel Cactus	E	VL
Echinocereus caespitosus		Hedge Hog Cactus	H	VL
Echinopsis terscheckii		Argentine Saguaro	H	L
Ephedra nevadensis		Mormon Tea	E	VL
Ephedra viridis		Mormon Tea	E	VL
Ericameria laricifolia	NT	Aguirre Turpentine Bush	E	L
Ericameria laricifolia 'Desert Mountain'	NT	Turpentine Bush	E	L
Ericameria nauseosa v. speciosus	NT	Whitestem Chamisa	E	L
Erigeron divergens	NT	Native Fleabane	H	L
Eriogonum fasciculatum		California Buckwheat	H	VL
Eriogonum grande rubescens		Buckwheat	H	VL
Eriogonum wrightii		Wright Buckwheat	H	VL
Eschscholzia californica		California Poppy	H	VL
Euphorbia rigida *	NT	Gopher Plant	H	L
Euryops pectinatus		Golden Shrub Daisy	H	M
Euryops pectinatus viridis		Green Euryops	H	M
Fallopia aubertii	NT	Silver Lace Vine	D	M
Fallugia paradoxa	NT	Apache Plume	E	L
Feijoa sellowiana		Pineapple Guava	E	L
Festuca glauca		Common Blue Fescue	H	M
Festuca ovina 'Glaucua'		Blue Fescue	H	M
Ficus pumila		Creeping Fig	E	M
Fouquieria macdougalii	NT	Mexican Tree Ocotillo	E	L
Fouquieria splendens		Ocotillo	E	L
Fremontodendron 'California Glory'		Flannel Bush	E	VL
Fremontodendron mexicanum		Mexican Flannel Bush	D	VL
Gaillardia X grandiflora		Blanket Flower	H	M
Gaura lindheimeri		Gaura	H	M
Gaura lindheimeri 'Siskiyou Pink'		Pink Gaura	H	M

Adaptive Plant Communities (cont.)

Scientific Name		Common Name	Plant Type	Water Use
Gaura lindheimeri 'Whirling Butterflies'		White Gaura	H	M
Gazania hybrids (Rigens)		Treasure Flower, Gazania	H	M
Gazania rigens leucolaena		Trailing Gazania	H	M
Gutierrezia sarothrae		Snakeweed	SE	L
Helianthemum nummularium		Sunrose	E	L
Helictotrichon sempervirens	NT	Blue Oat Grass	H	M
Hesperaloe funifera		Coahuilan Hesperaloe	E	L
Hesperaloe parviflora		Red Hesperaloe	E	L
Hesperaloe parviflora 'Yellow'		Yellow Hesperaloe	E	L
Hyptis emoryi	NT	Desert Lavender	E	L
Kniphofia uvaria		Red Hot Poker, Torch Lily, Poker Plant	H	L
Krascheninnikovia lanata	NT	Winter Fat	SE	L
Larrea tridentata		Creosote Bush	E	VL
Lavandula angustifolia		English Lavender	E	M
Lavandula lanata hybrids		NCN	E	M
Lavandula latifolia		Spike Lavender	E	M
Lavandula stoechas varieties		Spanish Lavender	E	M
Lavandula viridis		Lavender	E	M
Lavandula x intermedia varieties		Lavandin, Hedge Lavender	E	M
Leucanthemum X superbum		Shasta Daisy	H	M
Leucophyllum candidum Thunder Cloud TM	NT	Thunder Cloud TM	E	L
Leucophyllum frutescens 'Alba'		Texas Ranger	E	L
Leucophyllum frutescens 'Compacta'		Texas Ranger	E	L
Leucophyllum frutescens 'Green Cloud'		Green Cloud Texas Ranger	E	L
Leucophyllum frutescens 'Silver Cloud'		Silver Cloud Texas Ranger	E	L
Leucophyllum laevigatum	NT	Chihuahuan Sage	E	L
Leucophyllum langmaniae 'Lynn's Legacy'	NT	Rio Bravo	E	L
Leucophyllum pruinsum	NT	Sierra Bouquet TM	E	L
Leucophyllum revolutum	NT	HoudiniTM	E	L
Leucophyllum x Heavenly Cloud	NT	Heavenly Cloud	E	L

Adaptive Plant Communities (cont.)

Scientific Name		Common Name	Plant Type	Water Use
Leucophyllum x Rain Cloud TM	NT	Red CloudTM	E	L
Leucophyllum zygophyllum	NT	NCN/ Cimarron	E	L
Lotus rigidus	NT	Deer Vetch	D	L
Lupinus sparsiflorus		Coulter's Lupine	A	L
Lycium andersonii	NT	Desert Wolfberry	D	L
Malacothrix californica/glabrata		Desert Dandelion	A	L
Manfreda maculosa		Texas Tuberose	H	L
Melampodium leucanthum	NT	Blackfoot Daisy	H	L
Mentha requienii		Jewel Mint of Corsica, Corsican Mint	H	M
Mirabilis multiflora		Desert Four O'Clock		M
Miscanthus transmorrisonensis	NT	Evergreen eulalia	G	M
Monarda didyma	NT	Bee Balm	H	M
Monarda fistulosa	NT	Bee Balm	H	M
Muhlenbergia capillaris		Pink Muhly	G	M
Muhlenbergia capillaris 'Regal Mist'		Regal Mist	G	M
Muhlenbergia dumosa		Bamboo Muhly	G	M
Muhlenbergia emersleyi		Bull Grass	G	M
Muhlenbergia lindheimeri		Big Muhly	G	M
Muhlenbergia lindheimeri 'Autumn Glow'		Autumn Glow TM	G	M
Muhlenbergia porteri		Bush Muhly	G	M
Muhlenbergia rigens		Deer Grass	G	M
Muhlenbergia rigida		Purple Muhly	G	M
Muscari macrocarpum		Grape Hyacinth	H	M
Nassella cernua	NT	Nodding needlegrass	G	VL
Nassella lepida	NT	Foothill needlegrass	G	VL
Nassella pulchra	NT	Purple Needlegrass	G	VL
Nassella tenuissima	NT	Texas Needlegrass	G	VL
Nerium oleander spp. (Not Petite)		Oleander	E	L
Nolina lindheimeriana	NT	NCN	H	L
Nolina matapensis	NT	Tree Bear Grass	H	L
Nolina microcarpa	NT	Bear Grass	H	L
Nolina nelsoni	NT	Blue Nolina	H	L
Nolina texana	NT	Sacahuista	H	L

Adaptive Plant Communities (cont.)

Scientific Name		Common Name	Plant Type	Water Use
Opuntia leptocaulis		Desert Christmas Cactus/ Christmas Cholla	H	VL
Opuntia basilaris		Beavertail Prickly Pear/Beavertail cactus	H	VL
Opuntia engelmannii		Engelmann's Prickly Pear	H	VL
Opuntia macrocentra		Purple prickly pear	H	VL
Opuntia santa-rita		Tubac TM	H	VL
Opuntia turpinii		Pine Cone Prickly Pear	H	VL
Panicum virgatum 'Prairie Sky'	NT	Switch Grass	G	VL
Parthenocissus quinquefolia		Virginia Creeper	D	M
Parthenocissus tricuspidata		Boston Ivy	D	M
Penstemon eatonii		Firecracker Penstemon	A	L
Perovskia spp		Russian Sage	E	L
Petalostemon purpureum	NT	Purple Prairie clover	H	M
Petunia x hybrida		Petunia	h	M
Phacella campanularia	NT	California Desert Bluebells	H	L
Phormium tenax 'Atropurpureum'		Purple New Zealand Flax	H	M
Phormium tenax 'Aureum'		Golden New Zealand Flax	H	M
Phormium tenax 'Bronze'		Bronze New Zealand Flax	H	M
Phormium tenax 'Rubrum'		Red New Zealand Flax	H	M
Phormium tenax 'Tiny Tiger'		Dwarf New Zealand Flax	H	M
Phormium tenax 'Variegatum'		Variegated New Zealand Flax	H	M
Poliomintha maderensis	NT	Mexican oregano, Lavender Spice	H	L
Polygonum aubertii	NT	Silver Lace Vine	D	M
Prunus ilicifolia		Hollyleaf Cherry	E	L
Psilostrophe cooperi	NT	Paper Flower	E	L
Psilostrophe tagetina	NT	Wooly Paper Flower	E	L
Punica granatum		Common Pomegranate	D	L
Punica granatum 'Nana'		Dwarf Pomegranate	D	L
Purshia mexicana stansburyana	NT	Cliff Rose	E	L
Rhamnus alaternus		Italian Buckthorn	E	L
Rhamnus californica		Coffeeberry	E	L
Rhus lanceolata	NT	Flame Leaf Sumac	E	L
Rhus ovata		Sugar Bush	E	L

Adaptive Plant Communities (cont.)

Scientific Name		Common Name	Plant Type	Water Use
<i>Rhus trilobata</i>		Squawbush / Three Leaf Sumac / Skunkbush	D	L
<i>Rhus trilobata</i> 'Autumn Amber'	NT	Prostrate Sumac	D	L
<i>Rhus virens</i>	NT	Evergreen Sumac	E	L
<i>Romneya coulteri</i>		Matilija Poppy	H	L
<i>Rosmarinus officinalis</i> ssp. Low growing varieties, 1.5' to 2' tall - Min. 5 deg. F cold tolerance		Prostrate Rosemary	E	L
<i>Salvia dorrii</i>	NT	Desert Sage, Great Basin Blue Sage	E	M
<i>Salvia greggii</i>		Autumn Sage	SE	L
<i>Salvia muelleri</i>	NT	Royal Purple Autumn Sage	E	M
<i>Salvia officinalis</i>		Garden Sage	H	M
<i>Salvia</i> X Trident	NT	Trident	E	L
<i>Santolina chamaecyparissus</i>		Lavender Cotton	E	L
<i>Santolina rosmarinifolia</i>		Green Lavender Cotton	E	L
<i>Sedum</i> spp.		Stonecrop	E	L
<i>Simmondsia chinensis</i> 'vista'		Jojoba, Goatnut	E	VL
<i>Sisyrinchium bellum</i>		Blue-Eyed Grass	H	L
<i>Sisyrinchium californicum</i>		Yellow-Eyed Grass	H	L
<i>Sophora arizonica</i>	NT	Arizonia Laurel	E	L
<i>Sphaeralcea ambigua</i>	NT	Globe Mallow	P	L
<i>Sporobolus airoides</i>	NT	Alkali Sacaton	H	L
<i>Sporobolus wrightii</i>	NT	Giant Sacaton	H	L
<i>Stipa calamagrostis</i>	NT	Spear Grass	H	L
<i>Stipa cernua</i>	NT	nodding feathergrass	H	L
<i>Stipa gigantea</i>	NT	Giant Feather Grass	H	L
<i>Stipa lepida</i>	NT	Foothill Stipa	H	L
<i>Stipa pulchra</i>	NT	Purple Stipa	H	L
<i>Stipa splendens</i>	NT	NCN	H	L
<i>Stipa tenuissima</i>	NT	Mexican Feathergrass	H	M
<i>Teucrium fruticans</i>	NT	Bush Germander	E	L
<i>Teucrium fruticans</i> 'Azurea'	NT	Shrubby Germander	E	L
<i>Teucrium fruticans</i> 'Compactum'	NT	Compact Bush Germander	E	L
<i>Teucrium x lucidrys</i>		Dwarf Germander	E	L
<i>Teucrium x lucidrys</i> 'Prostratum'		Prostrate Germander	E	L
<i>Thuja orientalis</i> 'Aurea'		Dwarf Golden Arborvitae (beckman Dwarf Arborvitae)	C	L

Adaptive Plant Communities (cont.)

Scientific Name		Common Name	Plant Type	Water Use
Thuja orientalis 'Westmont'		Oriental Arborvitae	C	L
Thymus serpyllum		Creeping Thyme	H	L
Tradescantia virginiana		Spiderwort	H	M
Trifolium fragiferum O'Connor's Legume		O'Connor's Legume	E	L
Trithrinax acanthocoma	NT	Spiny Fiber Palm	H	M
Trixis californica	NT	Trixis	E	L
Ungnadia speciosa	NT	Mexican Buckeye	D	M
Vauquelinia californica	NT	Arizona Rosewood	E	M
Vauquelinia californica v. pauciflora	NT	NCN	E	M
Verbena gooddingii	NT	Verbena	H	L
Verbena rigida	NT	Sandpaper Verbena	H	M
Viguiera deltoidea	NT	Goldeneye	H	L
Viguiera stenoloba	NT	Skeleton-Leaf Goldeneye	P	L
Viguiera multiflora		NCN	H	L
Wisteria spp. and varieties		Wisteria	D	M
Yucca baccata	NT	Datil Yucca, Bannana Yucca	E	VL
Yucca brevifolia		Joshua Tree	E	VL
Yucca constricta	NT	NCN	E	L
Yucca filamentosa	NT	Adam's Needle	E	L
Yucca flaccida	NT		E	L
Yucca glauca	NT	Soap weed	E	L
Yucca harrimaniae	NT	Harriman's Yucca	E	L
Yucca neomexicana	NT	NCN	E	L
Yucca pallida	NT	Pale Leaf Yucca	E	L
Yucca recurvifolia		Weeping Yucca	E	L
Yucca rigida	NT	Blue Yucca	E	L
Yucca rostrata	NT	Beaked Yucca	E	L
Yucca rupicola	NT	Twisted leaf Yucca	E	L
Yucca schidigera		Mohave Yucca	E	VL
Yucca schottii	NT	Mountain Yucca	E	VL
Yucca whipplei		Our Lord's Candle	E	VL
Zauschneria californica	NT	California Fushia, Hummingbird flower	H	M
Zinnia acerosa	NT	Desert Zinnia	H	L

NT; Not tested - has been recommended to try based upon climatic conditions in this area

Plant type; A - Annual, D - Deciduous, E - Evergreen, G - Grass, H - Herbaceous, SE - Semi-Evergreen

Water use indicator (H = high water use, M = Average, L = low water use VL= very low water use

Appendix C. Glossary

A. Purpose

This section provides definitions of terms and phrases used in the UNSP's *Development Standards, Design and Landscape Guidelines* that are technical or specialized, or that may not reflect common usage.

If a definition in this section conflicts with a definition in another provision of the Municipal Code, these definitions shall control for the purposes of this Specific Plan. If a word or phrase used in this Specific Plan is not defined in this section, or in the City of Palm Desert Municipal Code, the Community Development Director shall determine the correct definition, giving deference to common usage.

B. Definitions of Specialized Terms and Phrases

As used in this Regulating Code, the following terms and phrases shall have the meaning ascribed to them in this section, unless the context in which they are used clearly requires otherwise.

Adverse Impact: The negative consequences of the use of a building on adjacent lots, usually as a result of noise, vibration, odor, pollution, or socioeconomic disruption. The noise level emanating from the building, as measured at the property line, shall not exceed that of 25 mph traffic noise. Negative consequences resulting from the use of the building and confined within the lot boundary are not considered to create Adverse Impact.

Alcoholic Beverage Sales - Off-Premise: The retail sale of beer, wine, and/or spirits in sealed containers for off-site consumption, either as part of another retail use, or as a primary business activity.

Alcoholic Beverage Sales - On-Premise: The sale of beer, wine, and/or spirits for on-site consumption, limited to premises that contain a kitchen or food-servicing area in which a variety of food is prepared and cooked. The primary use of the premises shall be for sit-down food service to patrons. The premises shall serve food to patrons during all hours the establishment is open for customers. No alcoholic beverages, including beer or wine shall be sold or dispensed for consumption beyond the premises. The premises shall be defined as a "bona fide public eating place" by the State of California Department of Alcoholic Beverage Control.

Arcade: A Frontage Type created by projecting a building's upper floors above the sidewalk while aligning the ground

floor facade with the property line. Arcades typically contain ground-floor storefronts, making this frontage type is ideal for retail use. A colonnade structurally and visually supports the building mass that encroaches into the public right-of-way. See Appendix A.7.

ATM: An automated teller machine (computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel), located outdoors at a bank, or in another location. Does not include drive-up ATMs, which are instead included under the definition of "Drive-Through Retail."

Automotive Uses -

Automotive gasoline station. A retail business selling gasoline or other motor vehicle fuels, which may also provide vehicle engine maintenance and minor repair services incidental to fuel sales. The use may also include mini-markets and other food sales, accessory towing and trailer rental services. These uses do not include the sale, storage or repair of wrecked or abandoned vehicles, vehicle painting, body or fender work, or the rental of vehicle storage or parking spaces.

Automotive rental agency. A retail establishment for the display or rental of new or used automobiles, trucks, vans, motorcycles, mobile homes, recreation vehicles, and boats.

Automotive sales of accessory parts and supplies. A retail establishment that sells only new automobile parts, tires, and accessories. These uses do not include any type of vehicle repair, battery replacement, service bays, oil changes, or tire recapping establishments.

Automotive sales new and used (outdoor/indoor). A service industrial establishment selling and/or renting new and/or used automobiles, boats, vans, campers, trucks, mobile homes, recreational and utility trailers, motorized farm equipment, motorcycles, mopeds, golf carts, snowmobile and jet skis. The sales of all automobiles can take place outdoors or indoors. These uses include parts for sale and repair shops only when part of a dealership selling new vehicles on the same site. These uses do not include service stations, which are separately defined.

Automotive service facility: A facility to repair and/or store vehicles. It includes the repair of automobiles, trucks, motorcycles, mobile homes, recreational vehicles, or boats, including the sale, installation, and servicing of related equipment and parts. These uses include auto repair shops, body and fender shops, wheel and brake shops, oil change shops, auto glass sales and installation, stereo and alarm sales and installation, and tire sales and installation, but exclude vehicle dismantling or salvage and tire retreading or recapping.

Awning (optional backlit): An internally illuminated, fixed, space-frame structure with translucent, flexible, fabric reinforced covering designed in awning form and with graphics or copy applied to the visible surface of the awning.

Awning sign: A sign painted on, printed on, or attached to the surface of an awning.

Financial institution: An establishment such as a bank or trust company, credit agency, holding (but not primarily operating) company, lending and thrift institution, or investment company. Also includes automated teller machines (ATM).

See also, "ATM" Does not include check cashing stores, which are instead defined under "Personal Services - Restricted."

Bar, Lounge: Any use where the on-site sale and consumption of alcoholic beverages equals or exceeds 50 percent of gross sales of food and beverages from that location.

Bed and Breakfast: Residential structures with one family in permanent residence with up to five bedrooms rented for overnight lodging, where meals may be provided subject to applicable health department regulations. A bed and breakfast inn with more than five guest rooms is considered a hotel or motel and is included under each definition of Hotels and Motels.

Building Type: The structure defined by the combination of configuration, disposition and function.

Build-to Line: A line appearing graphically on the regulating plan or stated as a setback dimension, along which a building facade shall be placed.

Bungalow Court: An arrangement of four or more detached single-family houses around a shared courtyard or greenway, which provides direct access to all houses that do not directly front on a street.

Business Support Service: Establishments primarily within buildings, providing other businesses with services such as maintenance, repair and service, testing, rental, etc. Support services include but are not limited to:

- Equipment repair services (except vehicle repair; see Vehicle services).
- Commercial art and design (production).
- Computer-related services (rental, repair).
- Copying, quick printing, and blueprinting services (other than those defined as Printing and publishing).
- Equipment rental businesses within buildings (rental yards are storage yards).
- Film processing laboratories.
- Heavy equipment repair services where repair occurs on the client site.
- Janitorial services.
- Mail advertising services (reproduction and shipping).
- Mailbox services.
- Outdoor advertising services.
- Photocopying and photofinishing.

Café, Coffee Shop, Delicatessen (no alcoholic beverages sales): A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated.

Carriage Unit: A Carriage unit is an auxiliary housing unit located above or adjacent to the garage of the primary housing unit on the lot, with the front door and access directed towards an alley. A carriage unit constitutes a residential second unit in compliance with the Government Code Section 65852.2 and, as provided by the Government Code, is not included in the maximum density limitations established by this Specific Plan.

Daycare Facilities: Facilities that provide care and supervision of minor children for periods of less than 24 hours. These facilities include the following, all of which are required to be licensed by the state Department of Social Services:

Day Care Center: A commercial or nonprofit child or adult day care facility not operated as a small or large family day care home. Includes infant centers, preschools, extended day care facilities, and facilities for adults who require supervision and care because of advanced age, mental or physical deterioration, dementia, Alzheimer's disease, or similar disabling condition. These may be operated as part of a business, school, or religious facility, or as an independent land use.

Day Care, Large Family: A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for 9 to 14 children. Children under the age of 10 years who reside in the home count as children served by the day care facility.

Day Care, Small Family: A day care facility located in a single-family residence where an occupant of the residence provides care and supervision for eight or fewer children. Children under the age of 10 years who reside in the home count as children served by the day care facility.

Civic: A term defining not-for-profit organizations, dedicated to arts, culture, education, religious activities, government, transit, municipal parking facilities and clubs.

Civic Building: Civic Buildings are designed for occupancy by public or quasi public uses that provide important services to the community. A Civic Building contributes significantly to the quality of a place and often is the focal point of a public open space. For that reason, the architectural quality of a Civic Building shall exceed the quality of the surrounding buildings. Civic Buildings may be publicly owned and operated, semipublic, or privately owned and operated.

Clinic, Medical: An organization of doctors providing physical or mental health service and medical or surgical care of the sick or injured but does not include inpatient or overnight accommodations. May also include laboratories that are ancillary to the primary use.

Colonnade: A structure consisting of a row of evenly spaced columns.

Commercial: Operated or carried on primarily for financial gain. Commercial complex means two or more businesses shown on a common development plan, plot plan, or precise plan of design functioning as a unit, with common off-street parking provided on the property as an integral part of the unit.

Commercial Building: A Commercial Building is designed for occupancy by commercial uses such as retail, restaurant, personal service or office uses. Commercial Buildings are typically single-story structures but may also accommodate two-story commercial spaces. A Commercial Building may be occupied by a single user or may be subdivided into multiple smaller commercial units, each with a separate entrance.

Common Yard: A Frontage Type created by substantially setting back the building facades from the property line. Common Yards remain unfenced and are visually continuous with adjacent yards, supporting a common landscape. Porches or stoops that provide access to the buildings may encroach into the setback. See Appendices A.5 and A.7.

Congregate Care Housing Facility: A multi-family residential facility with shared kitchen facilities, deed-restricted or restricted by an agreement approved by the City for occupancy by low or moderate income households, designed for occupancy for periods of six months or longer, providing services which may include meals, housekeeping and personal care assistance as well as common areas for residents of the facility.

Convenience/Mini-Market (up to 5,000 sq.ft.): A neighborhood serving retail store of 5,000 square feet or less in gross floor area, primarily offering food products, which may also carry a range of merchandise oriented to daily convenience shopping needs, and may be combined with food service (e.g., delicatessen).

Courtyard Housing: An arrangement of stacked and/or attached dwelling units around one or more common courtyards, which provide direct access to all dwelling units that do not directly front on a street. The courtyard is intended to be a semi-public space that functions as an extension of the public realm into the private lot.

Cornice: Any projecting ornamental molding that finishes or crowns the top of a building, wall, door or window.

Design Review: The comprehensive evaluation of a development and its impact on neighboring properties and the community as a whole, from the standpoint of site and landscape design, architecture, materials, colors, lighting, and signs, in accordance with the criteria and standards contained in the Specific Plan. This compliance evaluation is conducted through a discretionary permit decision by the Planning Commission or sub-committee following submittal of an application containing the information specified in Chapter 27.12.090 of the Palm Desert Municipal Code.

Director: The Community Development Director of the City of Palm Desert, or his/her duly appointed representative.

Dooryard: A Frontage Type consisting of an elevated yard or terrace between the street and the building. Dooryards are enclosed by low garden walls at or near the property line, with a few steps leading from the sidewalk to the elevated yard. Building facades are set back from the property line. Buildings are accessed directly from the Dooryards. See Appendix A.7.

Drive-Through Retail: An restaurant that serves food to motorists in their vehicles for off-premise consumption, and/or an automated teller machine (ATM), bank, or pharmacy dispensary where services may be obtained by motorists without leaving their vehicles.

Dry Cleaner (without on-site cleaning facility): A business which offers retail laundry service, but at which no dry cleaning services are performed on the premises.

Duet: The Duet is a single-family house that shares a common wall with one adjacent unit in a single structure, creating the appearance of a large house. See Appendix A.7.

Dwelling Unit: One or more rooms and a single kitchen, designed for occupancy by one family for living and sleeping purposes.

Single Family: A residential structure containing a single dwelling unit. Includes for the purposes of this Regulating Code: Large Lot Houses, Sideyard Houses, Rearyard Houses, Duets, Rowhouses, and Live-Work Buildings. See Appendices A.2 and A.4 for definitions of each of these types.

Dwelling, Second Unit: A dwelling unit, attached or detached, that provides complete independent living facilities for one or more persons on a parcel zoned for residential uses. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as the single-family dwelling is situated.

Dwelling, Guest: Living quarters within an accessory building which occupies not more than one-tenth of the area of the lot on which it is situated, for use exclusively by temporary, nonpaying guests of the resident family, such quarters having no kitchen.

Two, Three, Multiple Family: A residential structure containing two or more dwelling units, including Multi-generational House, Triplex, Quadplex, Villa, Courtyard Housing, and Mixed-Use Building. See Appendices A.2 and A.4 for definitions of each of these dwelling types.

Facade: The vertical surface of a building that is set parallel to a Frontage Line and facing a street. Building walls containing garage doors are not classified as facades, and may not be located on lots where facades are permitted and/or required by this Code.

Fitness/Athletic, Health Club: Fitness centers, gymnasiums, health, and athletic clubs including indoor sauna, spa, or hot tub facilities; and indoor tennis, handball, racquetball, and other indoor sports activities.

Flat: A dwelling unit that occupies only part of a building and is organized on a single floor.

Forecourt: A Frontage Type created by setting back a portion of a buildings facade, typically the middle, to create a small entry square. Forecourts often provide access to a central lobby of a larger building, but may also be combined with other frontage types that provide direct access to the portions of the facade that are close to the sidewalk. Forecourts may be landscaped or paved, depending on the ground floor uses of the building.

Frontage:

Building Frontage: That building elevation that fronts on a public street, alley, driveway, parking area, pedestrian plaza, courtyard, or arcade.

Frontage Line: The property line(s) of a lot fronting a street or other public way, such as a park, green or paseo.

Frontage Type: See Section 3.4 and Appendix A.5.

Front Yard: The portion of a lot between the building facade and the front property line. The size of the front yard is determined by applicable setback requirement. See Appendix A.5.

Gallery: A Frontage Type created by attaching a colonnade to a building facade that is aligned with or near the property line. Galleries typically contain ground-floor storefronts, making this frontage type ideal for retail use. Galleries may be two-story structures, providing a covered balcony for the upper story uses. The Gallery projects over the sidewalk and encroaches into the public right-of-way.

Garden Wall: A low masonry wall enclosing a yard or portions of a yard, typically located at or near the property line.

General Retail: Stores and shops intended to serve the City as destination retail, rather than convenience shopping. Examples of these stores and lines of merchandise include:

Art galleries, retail, art supplies, including framing services, books, magazines, and newspapers, cameras and photographic supplies, clothing, shoes, and accessories, collectibles (cards, coins, comics, stamps, etc.), drugstores and pharmacies, dry goods, fabrics and sewing supplies, furniture and appliance stores, hobby materials, home and office electronics, jewelry, luggage and leather goods, musical instruments and-carried), parts, accessories, small wares, specialty grocery store, specialty shops, sporting goods and equipment, stationery, toys and games, variety stores, videos, DVDs, records, CDs, including rental stores.

Groceries/Market (up to 50,000 sq.ft.): A retail store larger than 5,000 square feet in gross floor area with more than 60% of its floor area devoted to food products. This type of use is limited to 50,000 square feet in gross floor area.

Height: A limit to the vertical extent of a building. Height limits do not apply to masts, belfries, clock towers, chimney flues, water tanks, elevator bulkheads, and similar structures. *See Height in Chapter 4, Table 4.2 for details.*

Home Occupation: Residential premises used for the trans-action of business or the supply of professional services. Home occupation shall be limited to the following: agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, interior decorator, lawyer, notary public, teacher, and other similar occupations, as determined by the Director. Such use shall not simultaneously employ more than 1 person in addition to residents of the dwelling. The total gross area of the home occupation use shall not exceed 25% of the gross square footage of the residential unit. The home occupation use shall not disrupt the generally residential character of the neighborhood. The Director shall review the nature of a proposed home occupation

use at the time of review of a business license for such use, and may approve, approve with conditions, continue or deny the application. See also City of Palm Desert Municipal Code, Chapter 17.04.250.

Hotel: Any building or portion thereof with access provided through a common entrance, lobby, or hallway to six or more guest rooms, and which rooms are designed, intended to be used or are used, rented, or hired out as temporary or overnight accommodations for guests.

Large Lot House: A detached single-family house built on a lot large enough for substantial yard space on all four sides. The larger lot allows for a variety of building configurations, floor plan layouts and orientations. Large Lot Houses are typically bigger in footprint and floor area than other house types. In addition to the primary house a carriage unit may be built at the rear of lots.

Laundromat: An establishment providing washing and drying machines on the premises for rental use to the general public for laundering of clothes.

Library: A place in which literary, musical, artistic, or reference materials (as books, manuscripts, recordings, or films) are kept for use but not for sale.

Live-Work Building: An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes:

1. Complete kitchen space and sanitary facilities in compliance with the Building Code; and
2. Working space reserved for and regularly used by one or more occupants of the unit.

Commercial Component: The “work” or commercial component of a live-work unit is secondary to its residential use, and may include only commercial activities and pursuits that are compatible with the character of a quiet residential environment.

Residential Component: The residential component is the owner-occupied dwelling of the live-work building and is located above and/or behind the street facing work space.

Loft: A dwelling unit that occupies only part of a building and is not partitioned into rooms.

Maisonette: A two-level dwelling unit that occupies only part of a building. The two adjoining floors of the unit are connected by an internal staircase.

Master Developer/Builder: The Master Developer/Builder controls or owns the site, is responsible for managing the development and disposition of the property from initiation and design of the master plan or specific plan that guides development for the entire site to final buildout, obtains financing and approvals, oversees site preparation and infrastructure development, controls and contracts for of the phased implementation of the plan by specialized builders/developers with experience in each product type required to complete the approved plan. The Master Developer/Builder may or may not be involved in the construction of buildings, but performs design review to insure quality control of proposals by specialized builder(s)/developer(s) implementing the Master Plan or Specific Plan.

Master Developer/Builder Design Review Committee: A committee assembled by the Master Developer/Builder to review design submittals by Neighborhood Builders/Developers.

Master Plot Plan Review: The comprehensive evaluation of a site layout diagram of an entire proposed development project or major phase or sub-phase, in accordance with the criteria and standards contained in the Specific Plan from the standpoint of the mix and fit of buildings within the development. This review is conducted through a discretionary permit decision by the Planning Commission or sub-committee pursuant to the procedures specified in Chapter 17.50 on the Municipal Code following submittal of an application containing information which shows: the plan type and elevation, architectural style, plan orientation (normal or reverse), building outline, overall dimensions, and number of stories, location of the primary building, secondary building and other structures, porches, terraces, steps, raised decks, patio covers, retaining walls, fences, garages, walks, driveways, and other permanent improvements on each lot.

Meeting Facility, Public or Private: A facility for public or private meetings, including:

Community centers, religious assembly facilities (e.g., churches, mosques, synagogues, etc.), civic and private auditoriums, Grange halls, union halls, meeting halls for clubs and other membership organizations, etc.

Also includes functionally related internal facilities such as kitchens, multi-purpose rooms, and storage. Does not include conference and meeting rooms accessory and incidental to another primary use, and which are typically used only by onsite employees and clients, and occupy less floor area on the site than the offices they support. Does not include:

Cinemas, performing arts theaters, indoor commercial sports assembly or other commercial entertainment facilities.

Related on-site facilities such as day care centers and schools are separately defined, and separately regulated by this Regulating Code.

Mixed-Use: Multiple functions within the same building or the same general area through superimposition or within the same area through adjacency.

Mixed-Use Building: A Mixed-Use Building is designed for occupancy by a minimum of two different uses that may be vertically or horizontally demised.

Commercial Component: The portions of a mixed-use building dedicated to uses generating visitor or customer traffic (such as retail, restaurants, personal services). These uses shall be located on the ground floor facing the sidewalk.

Residential Component: The portions of a mixed-use building dedicated to residential uses. Residential units may consist of flats, maisonettes, and lofts. Residential uses shall be located on upper floors or behind street fronting commercial uses.

Multifamily: see Dwelling.

Multi-generational House: The Multi-generational House provides living space for larger families where multiple generations live under one roof. Rather than one unit with multiple bedrooms, the Multi-generational House is an assembly of up to three attached dwelling units on one lot that provide sufficient privacy for each generation while preserving the street appearance of a single-family house.

Museum: A building or institution, open to the public, which is dedicated to the acquisition, conservation, study, exhibition, and educational interpretation of objects having scientific, historical, cultural or artistic value.

Neighborhood Builder / Developer: Someone who purchases land from or contracts with the Master Developer/Builder to build a specific Neighborhood or portion of a Neighborhood contained in the Master Plan or Specific Plan.

Newspaper Rack: A self-service coin-operated box, container, storage unit or other dispenser designed, used or maintained for the display or sale of any written or printed material, including newspapers, news periodicals, magazines, books, pictures, photographs and records.

Noxious: Harmful to health or physical well-being.

Office: Business, Administrative, Medical or Professional.

Business/Service: Establishments providing direct services to consumers. Examples of these uses include employment agencies, insurance agent offices, real estate offices, travel agencies, utility company offices, elected official satellite offices, etc. This use does not include “Bank, Financial Services,” which are separately defined.

Medical: A facility for examining, consulting with, and treating patients with medical, dental, or optical problems on an out-patient basis.

Professional: Offices of administrative businesses providing direct services to consumers (e.g., insurance companies, utility companies), government agency and service facilities (e.g., post office, civic center), professional offices (e.g., accounting, attorneys, employment, public relations), and offices engaged in the production of intellectual property (e.g., advertising, architectural, computer programming, photography studios). This use does not include medical offices (see Medical, offices), financial institutions (see Financial institution), temporary offices, or offices that are incidental and accessory to another business or sales activity that is the primary use (see Office, accessory). Outdoor storage of materials is prohibited.

Parking Determination: A number of land uses are not assigned a specific parking requirement but require the Director to make a Parking Determination, identifying the number and location of required parking spaces.

Parking District: An area where parking has rules and restrictions that are commonly managed by an entity.

Parking Facility, Public or Commercial: Parking lots or structures operated by the City, or a private entity providing parking for a fee. Does not include towing impound and storage facilities.

Parking Spaces: Off-street parking spaces shall be a minimum of 9 feet by 19 feet, except that in parking lots of 10 spaces or more up to 30% of the spaces may be a minimum of 8 feet by 16 feet. The paved parking stall length may

be decreased by up to 2 feet by providing an equivalent vehicle overhang into landscaped areas, or over paved walkways. Pairs of on-site parking spaces for use by employees of a single business, or for use by residents of a single dwelling unit, may be provided in tandem configuration (one behind the other) when approved by the Director.

Paseo: A pedestrian alley located and designed to reduce the required walking distance within a neighborhood.

Personal Services (barber, beauty, nails, etc.): Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include:

Barber and beauty shops, clothing rental, massage (licensed, therapeutic, non-sexual), nail salons, pet grooming with no boarding, tanning salons.

These uses may also include accessory retail sales of products related to the services provided.

Porch, Front: A roofed structure that is not enclosed and attached to the facade of a building. See Appendix A.5.

Porch and Fence: A Frontage Type consisting of a porch that encroaches into the front setback, and an optional fence that delineates the property line. See Appendix A.5.

Porte-Cochère: A roofed porch-like structure covering a driveway at the side entrance of a front-accessed house to provide shelter while entering or leaving a vehicle. A porte-cochère is open on three sides and supported by columns or posts, rather than walls. Porte-cochères are different from carports in which vehicles are parked; at a porte-cochère the vehicle passes through to a garage or carport located at the rear of the lot, stopping only for a passenger to get out. A portecochère may have habitable space at the second floor level, in which case the structure shall not encroach into the applicable side setback.

Primary Building: A building that accommodates the primary use of the site.

Prohibited Uses: The following are examples of uses not permitted anywhere within the Downtown Addition: animal hatcheries; boarding houses; chemical manufacturing, storage, or distribution; any commercial use in which patrons remain in their automobiles while receiving goods or services; enameling, painting, or plating of materials, except artist’s studios; kennels; the manufacture, storage, or disposal of hazardous waste materials; mini-storage warehouses; outdoor advertising or billboards; packing houses; prisons or retention centers, except as accessory to a police station; drug and alcohol treatment and rehab centers;

thrift stores; soup kitchens and charitable food distribution centers; sand, gravel, or other mineral extraction; scrap yards; tire vulcanizing and retreading; vending machines, except within a commercial building; uses providing goods or services of a predominantly adult-only or sexual nature, such as adult book or video stores or sex shops; and other similar uses as determined by the Director.

Project: Any project undertaken pursuant to the issuance of a building permit or any other approval, ministerial or discretionary development permit, by the city as required by the applicable ordinances, regulations, and rules of the city and state law. Projects undertaken by or on behalf of the city are subject to the fee.

Public Access Easement: A public access easement is a legally binding agreement that grants to the public in general a right-of-way to use the real property of an individual owner for access purposes only. The terms of the easement are defined in the easement documentation. In the Downtown Addition, public access easements include sidewalks, which may encroach into private properties along specific street sections, and alleys. See Section 3.4.

Quadplex: A small multi-dwelling structure containing four separate units on a single lot, each with its own entrance. The dwelling units within a Quadplex may be arranged side by side or one on top of the other, or a combination thereof.

Rearyard House: A detached single-family house with a clear distinction between the public, street facing side, and the private side which is oriented to the yard behind the building. This configuration requires an alley and makes the Rearyard House suitable for a range of lot sizes, including lots that are quite narrow to mid-sized lots. A carriage unit may be built at the rear of the lot.

Recreation Facility - Indoor: An establishment providing indoor amusement and entertainment services for a fee or admission charge, including:

Bowling alleys, coin-operated amusement arcades, electronic game arcades (video games, pinball, etc.), ice skating and roller skating, pool and billiard rooms as primary uses.

This use does not include sex oriented businesses. Four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) in any establishment, or a premises where 50% or more of the floor area is occupied by electronic games or amusement devices, are considered a commercial recreation facility; three or fewer

machines or devices are not considered a land use separate from the primary use of the site.

Repair (leather, luggage, shoes, etc.): An establishment providing repair services to individuals, including:

Home electronics and small appliance repair, locksmiths, shoe repair shops, tailors.

These uses may also include accessory retail sales of products related to the services provided.

Residential: Premises used primarily for human habitation. Units shall not be less than 375 square feet in net area.

Restaurant (without drive through): Any use providing for the preparation, retail sale, and on-site consumption of food and beverages. Restaurants include but are not limited to cafes, coffee shops, sandwich shops, ice cream parlors, fast food take-out and drive-through stores, and places of business with similar uses. The term restaurant may include the licensed sale of alcoholic beverages for consumption on the premises, provided that the sales of food and nonalcoholic beverages equals or exceeds 51 percent of gross sales of food and beverages. Businesses where the sales of food and nonalcoholic beverages do not exceed 51 percent of gross sales of food and beverages shall be deemed a bar or lounge.

Rowhouse: A building with two or more single-family dwellings located side by side, with common walls on the side lot lines, the facades reading in a continuous plan. See Appendix A.2 and A.4.

School: Includes the following facilities.

Elementary, Middle, Secondary: A public or private academic educational institution, including elementary (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades), and facilities that provide any combination of those levels. May also include any of these schools that also provide room and board.

Specialized Education/Training: A school that provides education and/or training, including tutoring, or vocational training, in limited subjects. Examples of these schools include:

Art school, ballet and other dance school, business, secretarial, and vocational school, computers and electronics school, drama school, driver education school, establishments providing courses by mail, language

school, martial arts, music school, professional school (law, medicine, etc.), seminaries/religious ministry training facility.

College / University: An educational institution designed for instruction, examination, or both, of students in many branches of advanced learning, conferring degrees in various faculties, and often embodying colleges and similar institutions. See Section 5.9.

Does not include pre-schools and child day care facilities (see “Day Care”). See also the definition of “Studio - Art, Dance, Martial Arts, Music, etc.” for smaller-scale facilities offering specialized instruction.

Secondary Building: A building that accommodates the secondary use of the site.

Service Station: A retail business selling gasoline and/or other motor vehicle fuels, and related products.

Setback:

Area: The area between the building line and the property line, or when abutting a street, the ultimate right-of-way line.

Distance: The distance between the building line and the property line, or when abutting a street, the ultimate right-of-way line.

Shared Parking: Any parking spaces assigned to more than one use, where persons utilizing the spaces are unlikely to need the spaces at the same time of day. See Section 5.2.

Shed Roof: A roof having only one slope or pitch.

Sideyard House: A detached single-family house that is oriented toward a usable yard along one side of the building. This yard side is the “active” side of the building and may provide the main entrance, whereas the opposite building side is the “passive” side, typically located near the adjacent property line. A carriage unit may be built at the rear of the lot.

Sidewalk Encroachment: Describes the lawful encroachment of building elements (such as signs, awnings, roof overhangs) into the public sidewalk. Encroachment shall be limited as determined in this Regulating Code.

Single-Family: see Dwelling.

Shopfront: The portion of a building at the ground floor of a Commercial or Mixed-Use Building that is made available for retail or other commercial use. Shopfronts shall be

directly accessible from the sidewalk, with no intervening step. See Shopfront and Awning below, and Appendix A.7 Architectural Guidelines for further detail.

Shopfront and Awning: A Frontage Type created by inserting storefronts with large transparent windows into the ground floor facade of a building. The facade is aligned with the property line, although partially recessed storefronts, such as recessed entrances, are also common. The building entrance is at sidewalk grade and provides direct access to a non-residential ground floor use. Shopfronts are composed of storefronts, entrances, awnings or sheds, signage, lighting, cornices, and other architectural elements. Awnings or sheds may encroach into the public right-of-way and cover the sidewalk to within two feet of the curb. See Appendix A.7.

Stoop: A Frontage Type consisting of an exterior stair with a landing that provides access to building placed close to the property line. Building facades are set back just enough to provide space for the Stoop. The exterior stair of a Stoop may be perpendicular or parallel to the sidewalk. A Stoop's landing may be covered or uncovered. See Appendix A.7.

Storefront (or storefront infill assembly): The portion of a Shopfront that is composed of the display window and/or entrance and its components including windows, doors, transoms and sill pane that is inserted into the Shopfront. It does not include the wall and piers that are a part of the Shopfront facade, in which the display window assembly is set. See Appendix A.7 (Architectural Guidelines) for further detail.

Story: A habitable floor level within a building, typically 8 to 12 feet high from floor to ceiling. Individual spaces, such as lobbies and foyers may exceed one story in height. In Shopfront spaces, the ceiling height of the first story may be as high as 16 feet.

Studio - Art, Dance, Martial Arts, Music, etc: Small scale facilities, typically accommodating no more than two groups of students at a time, in no more than two instructional spaces. Larger facilities are included under the definition of “Schools - Specialized Education and Training.” Examples of these facilities include:

Individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics instruction, and aerobics and gymnastics studios with no other fitness facilities or equipment.

Also includes production studios for individual musicians, painters, sculptors, photographers, and other artists.

Streets: *For individual Street Type Standards and illustrations see Section 3.3.*

Neighborhood Streets may be classified into the following three relative categories, denoting their function and location:

Primary/Secondary Street: “Primary Street” and “Secondary Street” are relative designations for clarity in describing the concept of T-alleys, and should not be confused with the specific Street Types defined in Sections 3.3 and 3.4.

Side Street: The side street abuts the side of a lot. At corner lots the building frontage and main entrance are typically oriented toward and face the Primary Street, although multi-unit dwelling buildings may have entrances on both Primary and Side Streets. At corner lots, alleys intersect the Side Street. See Primary Street.

Substantial Conformance: It occurs when physical improvements to the existing development site are completed which constitute the greatest degree of compliance with current development provisions.

Telecommunications Facility: Public, commercial and private electromagnetic and photoelectrical transmission, broadcast, repeater and receiving stations for radio, television, telegraph, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. Does not include telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections.

Terminated Vistas: A building or portion thereof designated to terminate a view through or along a street centerline.

Theater - Cinema, Performing Arts: An indoor facility for group entertainment, other than sporting events. Includes indoor movie theaters, performing arts centers, etc.

Tower: A portion of a building that is at least one story higher than the rest of the building. Its massing shall have vertical proportions, i.e. its height to the eave shall be greater than any of its horizontal exterior dimensions. The purpose of a tower is generally to access a view which is distant or otherwise blocked.

Town Architect: The Town Architect’s role is to review all projects within the Project Area to ensure that they are consistent with the Regulating Code and Architectural Standards that were established as part of the Specific Plan. The role may be performed by a full-time resident-town architect or a part-time outside professional. The Town Architect meets with builders, architects/designers, and clients as necessary to discuss and mark up design drawings. Unlike a conventional review process that only indicates non-compliance with the standards, the Town Architect explains the principles behind the problems in a collaborative setting, thus helping to improve the quality of the designs over time. The Town Architect’s fees are paid for by the builders.

Triplex: A small multi-dwelling structure containing three separate units on a single lot, each with its own entrance. The dwelling units within a Triplex may be arranged side by side or one on top of the other, or a combination thereof.

Utility Facility: A fixed-base structure or facility serving as a junction point for transferring electric utility services from one transmission voltage to another or to local distribution and service voltages, and similar facilities for water supply and natural gas distribution. These uses include any of the following facilities that are not exempted from land use permit requirements by Government Code Section 53091:

Electrical substations and switching stations, natural gas regulating and distribution facilities, public water system wells, pump stations, treatment plants and storage, telephone switching facilities, wastewater treatment plants, settling ponds and disposal fields.

These uses do not include office or customer service centers (classified in “Offices”). “Utility Facilities” do not include uses defined under “Utility Infrastructure” below.

Utility Infrastructure: Pipelines for water, natural gas, and sewage collection and disposal; and facilities for the transmission of electrical energy for sale, including transmission lines for a public utility company. Also includes telephone, telegraph, cable television and other communications transmission facilities utilizing direct physical conduits. Does not include offices or service centers (see “Offices”), storage tanks, well sites, pump stations, or distribution substations (see “Utility Facility”). “Utility Infrastructure” does not include uses defined under “Utility Facility” above.

Villa: A small multi-dwelling building with one common main entrance and designed to have the appearance of a large house. The dwelling units within a Villa may be arranged side by side or one on top of the other, or a combi-

nation thereof.

Vine Pocket: A small planting area within a larger paved area, such as a sidewalk, allowing the planting of a vine in the ground. Vine pockets are often attached to a wall or column.

Walkability: “Walkability” or “walkable” or a “comfortable walking distance” or variations thereof used in this Specific Plan are based on an approximate 5-minute walk, or a 0.25-mile radius for the average person.

Zoning Ordinance: The City of Palm Desert Zoning Ordinance, Title 17 of the Palm Desert City Municipal Code.