

## **Appendix D. Proposed Design Guidelines.**

**The Avenues Neighborhood Plan**

Adopted April 15, 2008

---

## Introduction

The Avenues Neighborhood is an eclectic mix of residential, commercial and institutional development, a mix of new and old. Its homes vary from small alley units and modest bungalow homes to stately manors and multifamily structures. Its commercial buildings range from converted homes and traditional storefronts to strip commercial and mixed use to industrial uses.



The Avenues Neighborhood has stately mature trees and the landmark of its Esplanade, one of the most beautiful boulevards in the country. The very layout and amenities of the neighborhood's streets, easy accessibility for pedestrians, the variety, diversity and vitality of businesses, housing, and places of interest all contribute to the character and image of a successful neighborhood.

There are five character areas in the Avenues:

- North Campus/Rancheria
- East Avenues
- West Avenues
- Office/Commercial Spine (along Esplanade)
- Mansion Park

The North Campus/Rancheria area is near California State University Chico, west of Warner Street and south of West Sixth Avenue. It is characterized by multi-family residential uses on large blocks and large parcelization.

The Office/Commercial Spine along the Esplanade is comprised of professional offices, many of which are converted residential properties, strip commercial, institutional and industrial uses.

The East and West Avenues areas are characterized for the most part by smaller, individually built, modest homes situated on smaller lots. These neighborhoods are also the home to schools, churches, parks and other public institutions.

Mansion Park is characterized by its larger single family homes on larger lots. The neighborhood is between Chico High School and the Bidwell Mansion in the West Avenues.

These design guidelines provide commercial and residential property owners, builders, architects, designers and the general public with information and assistance to guide their planning efforts for new construction and for rehabilitation/renovation of existing commercial and residential buildings in the Avenues Neighborhood.

## The Avenues Neighborhood Plan

Adopted April 15, 2008

---



### Purpose

These guidelines are intended to accomplish the following:

- Establish a high standard of design quality for buildings and facades
- Provide visual continuity along street frontages
- Maintain a building scale which is consistent with diverse attributes
- Encourage commercial development projects to be constructed in patterns which are more pedestrian-friendly
- Insure new development relates to good examples of nearby structures
- Encourage corporate and franchise designs to adapt to the unique character of Avenues Neighborhood sites and the pedestrian
- Reinforce the historic aspects of the neighborhood where applicable
- Encourage additional housing and mixed use development
- Convey design expectations to property owners and developers
- Protect property owner investments by discouraging inappropriate adjacent development
- Streamline the development review process by more clearly communicating community expectations to property owners and developers

These guidelines are not intended to establish or prescribe a particular design theme or style; nor do they force uniformity in the Avenues Neighborhood. The purpose of these guidelines is to encourage good design, with respect to both tradition and innovation, and to prevent bad design.

### Basic Principles

The design guidelines in this document are based on the following basic principles. For projects which are not specifically addressed by these guidelines, they will be used to evaluate whether plans and designs are appropriate and consistent with the overall intent of these design guidelines.

- Projects should reflect the uniqueness of their specific sites and neighboring development
- Projects should emphasize the visual prominence of buildings, building facades, enhance landscaping where possible and minimize the visual impacts of parking
- Commercial building designs should emphasize variety and avoid large box-like structures
- Projects should be pedestrian-friendly
- Signage should be restrained and offer the minimum needed to identify the business
- Commercial buildings located near street frontages should be encouraged in order to enliven the visual environment and encourage pedestrian movement

### Where the Design Guidelines Apply

These design guidelines apply to the entire Avenues Neighborhood.



*Figure D-1. The Avenues Neighborhood Boundaries.*

### Design Review and Approval

In most cases, Chico's design review and approval of commercial and multi-family developments is conducted by the Architectural Review Board and can be appealed to the City Council. In other cases design review is conducted by the Planning Commission and can be appealed to the City Council. In these cases, Architectural Review Board or Planning Commission review is supported by a review and recommendation from city staff.

Unless a land use entitlement is required, single-family homes are normally reviewed by staff as part of the building permit plan check process coordinated through the Building and Development Services Department.

## A. Commercial and Mixed Use Buildings



**Figure D-1. Commercial and Mixed Use Buildings.**

Commercial uses within the Avenues neighborhood include office buildings, restaurants, retail establishments, and other small-scale local business. In addition to single use commercial buildings, the Avenues contains some and could potentially have many more buildings that mix commercial and residential uses. These “mixed use” buildings have the potential to add to the livability of the Avenues, but the complexity of mixing uses also demands a more thoughtful design approach. No single design approach is appropriate for all of the existing and potential commercial and mixed-use sites. However, all commercial and mixed-use projects must adhere to the following principles:

- Reinforce the street’s existing context and sense of place.
- Enhance the experience for pedestrians and accommodate automobiles in a non-obtrusive manner.
- Define the street as a public space through the design of buildings as integral components of the public realm, as “street walls.”

## 1. Site Design

### a. Location

- Along the Esplanade, buildings should follow the pattern of existing buildings. Buildings should not be set back further than existing adjacent buildings. Development applicants must provide drawings and photographs showing locations of existing buildings along a minimum of one block in either direction of the project site.
- For projects on residential streets, new buildings must follow the pattern of existing building footprints and locations along the street. Development applicants must provide drawings and photographs showing locations of existing buildings along a minimum of one block in either direction of the project site.

### b. Orientation

- Building entries shall be oriented to street frontages; the primary building façade must face a public street and be accessible by way of pedestrian walkways to a public sidewalk.
- At corner retail lots, buildings are strongly encouraged to address the corner by locating the entry at the corner. Additional site features, such as benches, small plazas, lighting, and landscaping can also accentuate street corners and are encouraged.



*Figure D-2. Orientation of Commercial Buildings.*

**c. Parking**

- Parking must be provided and appropriately shaded as required by City zoning. Include adjacent on-street parking spaces to meet City on-site parking requirements for the retail portion of the building.
- Onsite parking shall be located at the rear of the building utilizing alley access wherever feasible.



*Figure D-3. Parking examples.*

**d. Landscape**

- Where buildings are partially setback from the street right-of-way, provide landscaping and paved areas to create an attractive and usable environment for building users and pedestrians.
- Hardscape design shall use high quality materials for paving. Parking and driveway areas should be distinguished from pedestrian walkways. Pedestrian paving shall be continuous across driveways to give priority to pedestrians.
- The use of native trees, shrubs, and groundcover is strongly encouraged.

**e. Crime Prevention Through Environmental Design**

- All building designs, orientation, lighting, details and finishes shall comply with the crime prevention guidelines presented in Section E.

**2. Architecture**

**a. Building Form**

- Building heights should be compatible with the existing neighborhood scale. Generally, buildings should not exceed 3 stories. Four story buildings may be considered but will require additional design review to ensure the compatibility with the neighborhood.





**Figure D-4. Building Forms.**

- Create a pattern of two- to three-story facades along the Esplanade. Above two stories, buildings must step back from the property line or first floor footprint by a minimum of 5 feet.
- For mixed-use buildings with residential units above, each residential unit facing the street must be provided with an accessible balcony facing the street; where a full balcony is not feasible, French balconies may be provided. Residential balconies may be allowed to protrude up to four feet from the property line over the public sidewalk.



**Figure D-5. Balconies.**

**b. Detail and Character**

- Facades shall create a diverse yet continuous environment that encourages pedestrian interest and activity. Entryways, storefront windows, and architectural details at a smaller scale are examples of façade elements that contribute to pedestrian interest.

## The Avenues Neighborhood Plan

Adopted April 15, 2008



**Figure D-6. Facade Details and Design Character.**

- Ensure that the ground floor facing public streets is as transparent as possible. At least 75 percent of the ground-level façade must be fenestrated to provide eyes on the street and visual interest for pedestrians. Highly reflective and dark tinted glazing, or other interior coverings that block the view of the interior are prohibited; vertical or horizontal window blinds are discouraged.



**Figure D-7. Facade Glazing.**

- Building masses should be broken down into smaller rhythms of building bays. Horizontal bays should not exceed 25 feet, and vertical breaks should be made at floor levels. This can be accomplished by shifting the building façade forward or back, by changing materials, or by carefully locating material scoring patterns (as in stucco finishes).



**Figure D-8. Effective Building Massing.**

- Building facades shall incorporate awnings to protect pedestrians from sun and rain, and shading devices to protect windows from heat gain.



**Figure D-9. Effective Awnings.**

- Security grills may be used, but must be located to the inside of building fenestration.
- For commercial or office uses in historic residences, any alterations to buildings shall complement the existing historical context and shall not obscure significant architectural features of the house.

**c. Materials and Color**

- Only high-quality materials shall be used in building construction. Appropriate materials include brick, stone, stucco, and wood siding. Inappropriate materials, including scored plywood (T1-11) or vinyl siding, are prohibited.
- Material colors and paints should complement the palette of existing building colors. Blandness, however, is discouraged.

**d. Signage**

- Signs should be appropriately integrated with their surroundings in terms of size, shape, color, texture and lighting so they complement the architecture of the

## The Avenues Neighborhood Plan

Adopted April 15, 2008

building and the immediate neighborhood context. Significant architectural features of the building should not be obscured by signage.



*Figure D-10. Signage.*

- Permitted signs include wall signs, awning signs, projecting signs, hanging signs, window signs, tenant directory signs, A-frame signs, and monument signs under 5 feet in height. Pole signs are prohibited.
- Repetitious signage on the same building frontage should be avoided.
- Where multiple uses occupy the same building, the design and alignment of signs should create a unified appearance.
- Signs should be professionally constructed of durable high quality materials such as metal, stone, hardwood, brass plated, and exposed or channel neon.



*Figure D-11. Hanging Shingle-Style Signs.*

- Materials, finishes, and colors should be the same or similar to those of the building or structures on the site
- Sign lighting shall be directed onto the sign and shall not shine into adjacent properties or cause glare for motorists or pedestrians. Backlit, halo lit, or reverse channel letters with halo illumination are strongly encouraged. Signs that flash or blink are not permitted.
- Electrical conduit and transformers shall be concealed from sight.

**e. Lighting**

- Building entryways, sidewalks, and landscaped areas should be lit to enhance safety and comfort.
- Pole-mounted fixtures should not exceed 12 feet in height.



*Figure 12. D-Outdoor Lighting.*

- Building lighting should complement the architectural character of the building and the neighborhood. Light fixtures should not be a source of glare; avoid hot spots by shielding fixtures and by lighting surfaces rather than spaces. Direct light shall be designed to not extend beyond the property line, except to light sidewalks.



*Figure D-13. Outdoor Lighting Mounted on Buildings.*

## **B. Design Guidelines: Multi-Family Buildings**



*Figure D-14. Multi-Family Buildings.*

The density of housing in the Avenues neighborhood varies, with the greatest number of multi-family buildings concentrated in the southwest corner of the study area, closest to the university. According to the 2000 U.S. census, fully 76 percent of all housing units in this portion of the neighborhood are within multi-family buildings. Multi-family buildings can benefit a community by adding a density that supports transit, community retail, and contributes to vitality by adding people to the street. However, poorly designed multi-family units can also contribute to a community's deterioration. In order to realize the potential good and limit the negative effects of multi family housing, all new multi-family projects and major renovations must adhere to the following principles:

- Reinforce the neighborhood's existing context and sense of place.
- Enhance the experience for pedestrians and accommodate automobiles in a non-obtrusive manner.
- Respect the existing and historic pattern of houses.
- Clearly distinguish between public spaces and individual private spaces, and encourage individual spaces to provide "eyes on the street" over public spaces.
- Provide measures that contribute to the overall security of residents and visitors.

### **1. Site Design**

#### **a. Location and Orientation**

- Along the Esplanade, buildings should follow the pattern of existing buildings. Buildings should not be set back further than existing adjacent buildings. Development applicants must provide drawings and photographs showing locations of existing buildings within one block in either direction of the project site.

- For projects on residential streets, new buildings must follow the pattern of existing building footprints and locations along the street. Development applicants must provide drawings and photographs showing locations of existing buildings along a minimum of one block in either direction of the project site. Where adjacent newer buildings do not conform to traditional setbacks, buildings are strongly encouraged to follow traditional patterns.
- Orient building entries to face the principal street; individual units fronting the public street should have their front doors accessible from the public sidewalk.



**Figure D-15. Building Orientations.**

- Locate multi-family buildings to limit intrusiveness to adjacent properties. Shield adjacent properties from views from units located on upper floors by locating exterior windows above head height, by using obscured glazing, or by the placement of landscaping.
- Common outdoor space for the residents should be located to the interior of the site; individual units should have balconies, windows, doors, and patios that allow residents to see and access the common space.



**Figure D-16. Examples of Effectively Designed Outdoor Spaces.**

- Common facilities such as mail service and laundry rooms should be located adjacent to common outdoor areas to encourage use of the outdoor space.

## The Avenues Neighborhood Plan

Adopted April 15, 2008



*Figure D-17. Services Placed in Common Areas.*

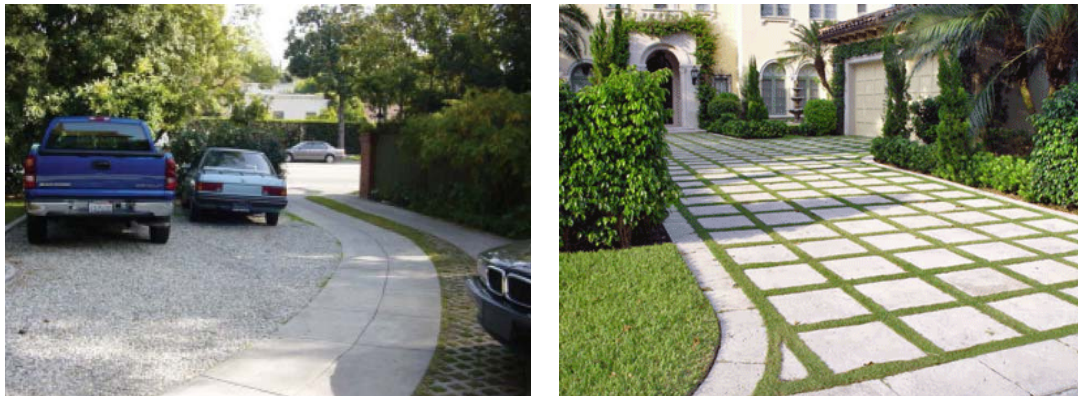
- Duplexes are permitted by the city of Chico on corner lots within single family residential districts. Such units shall orient one entryway and driveway to each street to increase the sense residential, human-scale neighborhood.



*Figure D-18. Orientation of Duplex Units.*

### b. Parking and Driveways

- Adequate off-street parking must be provided for residents and guests, in accordance with City of Chico standards. This requirement must be balanced by the need to avoid unnecessary paved areas. Required paved areas shall be limited to the minimum necessary to accommodate the required spaces, and the use of pervious paving is strongly encouraged.



*Figure D-19. Off Street Parking and Pervious Pavement Design.*



- Parking areas should be screened from the view of adjacent properties, preferably using landscaping, or fencing.
- Where garages are used, they should be designed to avoid the appearance of a wall of garage doors.
- The use of covered parking is encouraged to provide shading, to reduce the heat island effect, and to provide a potential location for photovoltaic panels.



*Figure D-20. Examples of Covered Parking Structures.*

- Bicycle parking shall be provided. The total number of spaces shall be at least 30 percent of the required automobile spaces. Bicycle racks shall be located along a principal access route and be visible from publicly accessible spaces and shall be lighted at night to provide security.

**c. Crime Prevention Through Environmental Design**

- All building designs, orientation, lighting, details and finishes shall comply with the crime prevention guidelines presented in Section E.

**d. Landscape**

- Hardscape design shall use high quality materials for paving. Parking and driveway areas should be distinguished from pedestrian walkways. Pedestrian paving shall be continuous across driveways to give priority to pedestrians.



*Figure D-21. Hardscape Designs.*

## The Avenues Neighborhood Plan

Adopted April 15, 2008

---

- Encourage the use of native trees, shrubs, and groundcover in order to reduce water consumption.



*Figure D-22. Native Species for Landscape Designs.*

- Fencing should be used selectively to enhance the privacy of residents and neighbors. Within multi-family developments, its use should carefully consider safety considerations; tall fences surrounding small private patios limit visibility and surveillance and should be avoided. Low walls less than 36" or fencing that is at least 50 percent transparent are preferred.



*Figure D-23. Examples of Effective Fencing Designs.*

### C. Design Guidelines: Single-Family Residential



*Figure D-24. Single Family Homes in The Avenues Neighborhood.*

The Avenues neighborhood was historically a single family dominated community. Its adjacency to the university has altered this pattern, but the historic pattern is still present throughout the neighborhood and is largely intact, especially in the East Avenues. In order to preserve the valuable character of the housing stock, new single family construction should adhere to the following principles:

- Enhance, not harm, the rich context of existing houses and the historical patterns of development.
- Continue the existing relationship between public and private through the use of porches, doors, windows, and other architectural and landscape features.
- Minimize the presence of driveways, parking, and garages.
- Use landscaping to enhance the aesthetics and security of the street.

#### 1. Site Design

##### a. Location and Orientation

- New buildings shall follow the traditional pattern of building footprints and locations along the street. Applications for Architectural Review Board or Planning Commission review must provide drawings and photographs showing locations of

existing buildings along a minimum of one block in either direction of the project site.

- Entryways to homes shall be clearly defined by orienting the entry to face the street.

**b. Parking and Driveways**

- Garages shall not dominate the front façade of the house. The garage shall not occupy more than 40 percent of the building frontage. Garages shall be designed to hold a maximum of two vehicles. Garages shall be set back from the front door of the house a minimum of 3 feet, and should preferably be located at the rear of the lot or be accessed from the alley.



*Figure D-25. Avoid Visually Dominant Garage.*

- Carports shall be designed with respect to the character of the houses to which they are attached, and shall be made of materials that complement the building style.



*Figure D-26. Integrated Carport Designs.*

- Uncovered parking shall be located at the side or rear of the lot, whenever the lot is large enough to develop the required parking to the rear. This minimizes parking along the façade facing the street and affords an unobstructed and attractive view of the home.
- Driveways shall be subordinate to the home and the landscaping. They shall be minimized where possible.



*Figure D-27. Reducing Visual Prominence of Driveway.*

**c. Crime Prevention Through Environmental Design**

- All building designs, orientation, lighting, details and finishes shall comply with the crime prevention guidelines presented in Section E.

**d. Landscape**

- Hardscape materials shall enhance the overall appearance of the home and the yard. Impervious surfaces add to water runoff and shall be minimized, limited to the driveway, walkways, and small patios.
- Encourage the use of native trees, shrubs, and groundcover in order to reduce water consumption.



*Figure D-28. Selecting Native, Drought-Tolerant Plants for Landscaping.*

- Fences and walls should reflect the style, materials, colors, and architectural character of the building and the neighborhood. They shall be of high quality materials and shall not obstruct views from the street to the front entrance. Stone, stucco, decorative iron, and wood fences are examples of appropriate materials. Chain-link and vinyl fencing is not allowed.

## The Avenues Neighborhood Plan

Adopted April 15, 2008



*Figure D-29. Fencing Examples.*

- Fences and walls located along sidewalks shall be set back from the sidewalk at a minimum of 12 inches to provide a more accessible walking environment for pedestrians and to provide a location for plantings which enhance the streetscape. Fences within the front yard setback must be no taller than 36 inches in height and must be at least 50 percent transparent. Solid walls within the front yard setback must be no taller than 24 inches in height.



*Figure D-30. Fencing Examples.*



*Figure D-31. Wall Design Examples.*

## 2. Architecture

### a. Building Form

- Building massing should be complementary to the adjacent context of the neighborhood. Where traditional single-family residences exist, new buildings should appear similar in mass and scale to single family residences. This may be accomplished by reducing the building mass toward the street or by breaking up the mass of the building into smaller parts.
- Buildings larger than one story shall be designed so that their masses are broken into smaller parts; all sides of the building should be considered. Changes in materials, shifts in the plane of the building exterior, and changes in color are all tools that can be used to accomplish this requirement.



*Figure D-32. Effective Massing.*

- For additions, new construction should respect the original dwelling and the scale of existing homes on the street. It should be visually subordinate to the original structure, either in size or through the use of color and materials. New construction should typically be located to the rear of the home to minimize its visibility from the street.

## The Avenues Neighborhood Plan

Adopted April 15, 2008

---



*Figure D-33. Well-Designed and Integrated Additions and New Construction.*

- Two story buildings and additions should respect adjacent properties by limiting intrusiveness to adjacent properties. Shield adjacent properties from views from upper floors by locating exterior windows above head height, by using obscured glazing, or by the placement of landscaping.



*Figure D-34. Unobtrusive Upper Floor Windows.*

### **b. Detail and Character**

- The architectural character of new homes should complement the existing context of the street. Where no single architectural style predominates, homes may have more freedom of stylistic expression.
- Whether contemporary or traditional, the detailing of new homes shall provide variety and interest at the pedestrian scale.
- Front porches are encouraged; porches should be a minimum of six feet deep and should be one story in height only. The scale and style of the porch should be compatible with the rest of the house; its columns and railings should be detailed using materials and stylistic elements that are similar to that of the house.





*Figure D-35. Effective Porch Designs.*

- All sides of a home should be given visual interest through the careful placement of windows, while also respecting the privacy of adjacent homes.
- Architectural elements such as dormers, vent louvers, exposed roof eaves, and roof brackets, should be used when appropriate to the architectural style.
- Additions should be designed with architectural details that are similar to those of the existing home.
- Doors should be visible from the street and should be designed to enhance the overall composition of the house; they should not be flat surfaces, but rather should include recessed panels, glass, or some other form of detailing or articulation.

**c. Materials and Color**

- Only high-quality materials shall be used in building construction. Appropriate materials include brick, stone, stucco, and wood siding. Inappropriate materials, including scored plywood (T1-11) or vinyl siding, are prohibited.
- Use simple material finishes; limit the use of highly reflective and intense colors to accent features.
- Windows should be constructed of high quality materials such as wood, vinyl, or wood clad; unpainted metal windows are not allowed.
- Colors should complement the palette of colors of the existing neighborhood.

**d. Lighting**

- Building lighting should be integrated with the building and should be complementary to the architectural character of the building and the neighborhood.
- Lighting must be shielded such that light is directed at building surfaces, travel surfaces, and landscape elements only; direct light shall be designed to not extend beyond the property line or to the sky.

## **D. Design Guidelines: Accessory Dwellings – Second Units**

### **1. Use of the Units**

- Minimum lot size shall be 4,500 square feet, or 75 percent of the primary unit size up to 650 square feet.
- One of the two units on the lot shall be owner occupied.
- The second dwelling shall consist of a single unit having no more than one bedroom.
- No more than two occupants per bedroom shall reside in the second dwelling.

### **2. Size, Location and Orientation**

- The second dwelling unit shall be placed to the rear of the primary dwelling.
- Side and rear lot setbacks, separation between buildings, maximum gross floor area and minimum lot size are governed by the Zoning Ordinance.
- For dwelling units created in or added to existing garages, the front façade, if visible from the street, shall be rebuilt to reflect its residential use.
- All second dwellings should have the front door and at least one window facing toward the street, unless built on an alley. Where built on an alley, front door and windows shall face the alley.
- The height of the second dwelling is established by Zoning Ordinance.
- Where a two-story building is allowed, the structure shall give the appearance of being two stories tall even if the interior space is one story or a loft-type space.
- Privacy landscaping (i.e., trees or tall shrubs) shall be planted along side and rear property lines if the second unit is taller than one story, or 15 feet.
- Private open space shall be provided for use of the second dwelling unit.
- Open space may be on or above ground level.

### **3. Parking and Driveways**

- The number of additional parking spaces shall comply with the Zoning Ordinance.
- Parking spaces shall be located to the rear of the front yard setback or behind the front of the primary dwelling, whichever is farther from the street.
- Permeable paving material (gravel, concrete tire strips, concrete/grass grid, etc.) should be used wherever feasible to improve percolation of rainwater, reduce run-off and minimize visual impact of the driveway.
- Driveways in the front yard setback shall be no more than one car width or a maximum of 9 feet.
- Where alleys exist, vehicular access to parking for the second dwelling unit shall be from the alley.

#### 4. Building Materials and Detailing

- Siding materials and color should match the primary dwelling unit. Traditional materials, locally available (wood or wood-look clapboards, board and batten, cedar shake shingles, stucco or stone) are preferred.
- Windows of an accessory building shall match the primary dwelling unit (or the majority of homes on that block) in at least three of the following ways:
  - Type of window (double hung, awning, transom, casement, etc.)
  - Number of panes into which the window is divided
  - Trim style (width, depth, ornamental qualities)
  - Proportions (height to width)
  - Location of the windows on the wall
  - Floor-to-sill height
  - Percentage of wall space that windows occupy.
- Windows should not invade the privacy of the neighboring properties. Where windows are needed on walls facing neighbors to provide for light or air, they shall use a frosted glazing material, or install skylights.
- Roof type (i.e., hip, gable, etc.) and material shall match the primary dwelling unit. Roof pitch should not be less than 6 inches of rise in 12 inches of run or it shall match the primary dwelling unit.
- Check post office mailbox mounting requirements and comply with all regulations. Where secondary unit mailbox is not mounted on the building, mount mailbox for second dwelling at or near the front setback line on fence, wall or other structure rather than on a free-standing post. If primary dwelling unit mailbox is mounted on a post, add secondary dwelling mailbox to post.
- Exterior lighting should be provided at the main entry in a manner that lights the entryway for a distance of 10 feet without creating a nuisance to neighbors or directing light skyward.
- Mechanical equipment and garbage carts shall be located where it cannot be seen from the public right-of-way or adjacent properties. If equipment can be seen from these vantage points, it shall be screened from view.
- The applicant should consider the use of permeable paving materials in lieu of concrete or asphalt for drives, walks, patios, etc.
- Tree protection shall comply with the existing Chico standards.
- Street address numerals shall be mounted on the second dwelling unit so as to be readily visible from the public right-of-way, for use by emergency services personnel.

**The Avenues Neighborhood Plan**

Adopted April 15, 2008



*Figure D-36. Alley-Facing Doorways.*

## **E. Crime Prevention Through Environmental Design**

Development projects shall employ the following strategies for preventing crime via initial design.

### **1. Residential**

#### **a. Natural Access Control**

- Paving treatments, plantings and architectural design features such as columned gateways shall guide visitors toward public areas and away from private areas.
- All doorways open to the outside shall be well lit.
- Front doors shall be visible from the street.
- Windows on all sides of a home shall provide full visibility of property; at least one active room such as a kitchen or living space shall face the street.
- Sidewalks and all areas of the yard shall be well lit.
- Driveways shall be visible from either the front or back door and at least one window.

#### **b. Natural Surveillance**

- Landscaping shall not create blind spots or hiding spots.
- Open green spaces and recreational areas shall be located so they can be clearly observed from neighboring homes.
- Pedestrian scale street lighting shall be used in high pedestrian traffic areas.

#### **c. Territorial Reinforcement**

- Lots, streets and houses shall be designed to encourage interaction between neighbors.
- Front porches or stoops are encouraged; they shall create a transitional area between the street and the home.
- Entrances shall be accentuated with different paving materials, changes in elevation, and architectural or landscape design.
- Residences shall be clearly identified by street address numbers that are a minimum of 5 inches high; all street address numbers shall be well lit at night.
- Property lines shall be defined with fencing, gates and plantings to direct pedestrian traffic.
- Residents shall be assigned their own parking spaces.

#### **d. Doors and Windows**

- Interior doors that connect to a garage to a building shall have a single cylinder dead bolt lock.
- Wherever possible, door locks shall be located a minimum of 40 inches from adjacent windows.

## **The Avenues Neighborhood Plan**

Adopted April 15, 2008

---

- Exterior doors shall be hinged on the inside and shall have a single cylinder deadbolt lock with a minimum 1 inch throw.
- All windows shall have locks.
- Sliding glass doors shall have one permanent door on the outside; the inside moving door shall have a locking device and a pin.

### **2. Commercial**

#### **a. Natural Access Control**

- Cash registers shall be located in front of stores near main entrances.
- Public paths shall be clearly marked.
- Signs shall direct patrons to parking and entrances.
- There shall be no easy access to the roof.
- Rear access shops shall be provided from rear parking lots.

#### **b. Natural Surveillance**

- Windows shall face rear parking lots for increased visibility.
- Window signs shall cover no more than 15 percent of any window.
- Exteriors of all buildings shall be well lit.
- Loading areas shall not create secluded hiding places.
- Clear visibility shall be maintained from the store to the street, sidewalk, parking area and passing vehicles.
- All entrances shall be under visual surveillance or monitored electronically.
- Dumpsters shall not create blind spots or hiding areas.

#### **c. Territorial Reinforcement**

- Property boundaries shall be marked with hedges, low fences or low walls.
- Private areas shall be easily distinguishable from public areas.
- Shops shall be identified by wall signs for those parking in the rear.
- Parking shall be clearly visible from the building or street.