

# Chapter 4: Residential Project Types

## Chapter Contents

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|  |             |
|--|-------------|
| <b>Purpose</b> .....   | <b>4-2</b>  |
| <b>Applicability and Use Types</b> .....                                     | <b>4-2</b>  |
| ❖ Single-Family Residential, Detached (SFR) .....                            | 4-2         |
| ❖ Duplex and Triplex, Attached (DPLX & TPLX).....                            | 4-3         |
| ❖ Multi-Family Residential (MFR).....  | 4-3         |
| ❖ Residential Mixed-Use (RMU) .....  | 4-3         |
| <b>(1) Site Design</b> .....   | <b>4-4</b>  |
| ❖ Building Placement and Orientation - Streetscape .....                     | 4-5         |
| ❖ Building Placement and Orientation – Orientation of Homes<br>on Lots ..... | 4-7         |
| ❖ Internal Circulation .....   | 4-9         |
| ❖ Public Space/Pedestrian Amenities .....                                    | 4-12        |
| ❖ Parking .....  | 4-14        |
| ❖ Garage Placement and Design .....  | 4-16        |
| <b>(2) Architecture</b> .....  | <b>4-18</b> |
| ❖ Massing, Scale, and Form .....   | 4-19        |
| ❖ Style and Details.....   | 4-22        |



## Purpose

Chico’s residential neighborhoods, both old and new, define for most residents the livability and attractiveness of the community as a whole. The following design guidelines are intended to ensure that all residential project types are designed with sensitivity to a pedestrian-scale, oriented to streets and sidewalks, and with attention to context between residential densities or nearby non-residential uses.

## Applicability and Use Types

This section includes a listing of the project types with general descriptions for which the design guidelines in this section apply. Related Design Guidelines correspond with the acronym for each project type provided below in parentheses.

- ❖ Single-Family Residential, Detached (SFR)
- ❖ Duplex and Triplex (DPLX and TPLX)
- ❖ Multi-Family Residential (MFR)
- ❖ Residential Mixed-Use (RMU)



### **Single-Family Residential, Detached (SFR)**

Single-family residential, detached is defined as one primary dwelling unit on a single parcel of land. A second dwelling unit may also be allowed in compliance with Title 19 regulations.

**Single-family dwellings are exempt from discretionary design review unless they are part of a Planned Development Permit, Specific Plan, or development of a new residential flag lot.**



### Duplex and Triplex, Attached (DPLX and TPLX)

Duplex, triplex, and four-plex buildings utilize common walls between units and are constructed on a single parcel, typically as apartment rentals. However, units can be created for ownership by a condominium or townhouse subdivision map. Multi-family projects can also include two or more detached single-family structures on a single parcel, defined as “Dwelling Groups” in Title 19 of the Chico Municipal Code.



### Multi-Family Residential (MFR)

Multi-family Residential is defined as two or more residential units on a single parcel of land. Multi-family projects can range from duplexes and triplexes to large multi-unit apartment buildings. The units can be rented as apartments or individually owned as condominiums or townhomes. Multi-Family Project Types are subject to discretionary design review by the Architectural Review Board if proposed as apartments or by the Planning Commission if a condominium or townhouse subdivision map is involved.



### Residential Mixed-Use (RMU)

Residential Mixed-Use development includes both exclusive and predominant residential use of structures. Under the predominant use scenario, the majority of the building square footage is used for residential purposes. The remainder of the building may be commercial or office uses. An example of residential mixed-use in a vertically integrated structure would be retail shops or office space on the ground floor with residential uses on the upper floors. Horizontal integration of uses with residential units adjacent to office or retail buildings can also be accomplished within this project type. Live-work units are also a product type within this designation.

## 1 Site Design

### Design Intent

To build on the positive qualities of Chico neighborhoods and districts with strong physical and visual linkages to surrounding areas.

The site Design section includes the following subsections:

- 4.1.1** Building Placement and Orientation - Streetscape and Public Realm
- 4.1.2** Building Placement and Orientation - Orientation of Homes on Lots
- 4.1.3** Internal Circulation
- 4.1.4** Public Spaces/Pedestrian Amenities
- 4.1.5** Parking
- 4.1.6** Garage Placement and Design

**Design Guidelines (DG)**

**DG 4.1.11- All Types** - Create a sense of community with residential building designs oriented to the pedestrian by incorporating porches, entries, stoops, and windows that face the street and sidewalk.

**DG 4.1.12 - SFR, DPLX, & TPLX** - Minimize garages and carports from dominating streetscapes, or the front elevation of residential buildings.

**DG 4.1.13 - MFR** - Orient multiple-family residential development to the street and pedestrians.

**DG 4.1.14 - All Types** - Create interest and variety in streetscapes by incorporating a mix of dwelling types and sizes in new residential areas, rather than uniform housing types and sizes throughout.

Cross-Reference: General Plan Policies CD-G-56 and 62, and H-G-29.

**4.1.1 BUILDING PLACEMENT AND ORIENTATION – Streetscape and Public Realm**

**👉 Design Objective**

*Innovative and diverse design of residential streetscapes that facilitate interaction between residents and include homes that are positively oriented to the street.*



DG 4.1.11 & 4.1.13



DG 4.1.11 & 4.1.12 - Large front porch is not dominated by attractive style and color of garage doors - Recommended



Garage is most prominent feature  
**Not Recommended**

**Design Guidelines (DG)**

**DG 4.1.15 - All Types** - Avoid monotonous streetscape for projects with two or more buildings by altering building setbacks or by variations in massing, building size, materials or facades, and roof forms.

**DG 4.1.16 - RMU** - Include in residential mixed-use buildings retail and/or service uses that:

- ◆ Are located on the ground floor, along the street frontage, and on a corner if possible;
- ◆ Separate residential entrances from commercial entrances;
- ◆ Locate commercial entrances and windows with visual and functional connections to the street.



DG 4.1.15 & 4.1.16



DG 4.1.15 & 4.1.16

Retail/commercial uses located on the ground floor with residential uses above

**Design Guidelines (DG)**

**DG 4.1.21 - All Types -** Maintain views from residential units, common buildings, and/or streets to creekside greenways and other designated open space. Minimize the location of buildings that block views to creekside greenways and other designated public open space areas.

**DG 4.1.22 - All Types -** Alleys are encouraged to provide rear loaded access to parking and utility functions so as to not diminish streetscapes.

**4.1.2 BUILDING PLACEMENT AND ORIENTATION - Orientation of Homes on Lots**

**👉 Design Objective**

*Site design of residential projects that create safe, pleasant, and active neighborhoods.*



DG 4.1.12



DG 4.1.22

**Design Guidelines (DG)**

**DG 4.1.23 - MFR** - Design multi-family buildings with varieties of building masses to avoid a monotonous or institutional appearance.

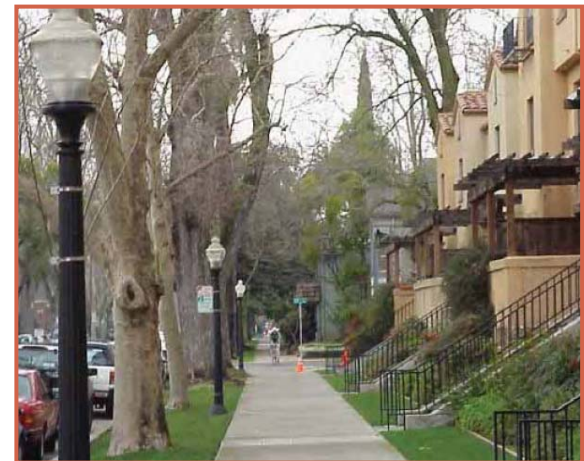
**DG 4.1.24 - MFR** - Include front porches and balconies in multi-family buildings that are oriented to streets to enliven the public street space, create a sense of community, and provide “eyes on the street” for safety and security.



DG 4.1.23



DG 4.1.24



DG 4.1.24



**Design Guidelines (DG)**

**DG 4.1.31 - MFR and RMU** - Provide logical structure of internal streets and driveways so that a resident or visitor can easily enter the site, park, and find a particular unit. Easy “way-finding” designs include directory signage, pedestrian signage, and landscape or art accents.

**DG 4.1.32 - All Types** - Provide shared driveways to eliminate the need for excessive curb cuts and to reduce the amount of impervious surfaces.

**DG 4.1.33 - All Types** - Provide special paving (textural change), landscaping, low walls, and other design elements to alert vehicles to pedestrian areas and add visual interest.

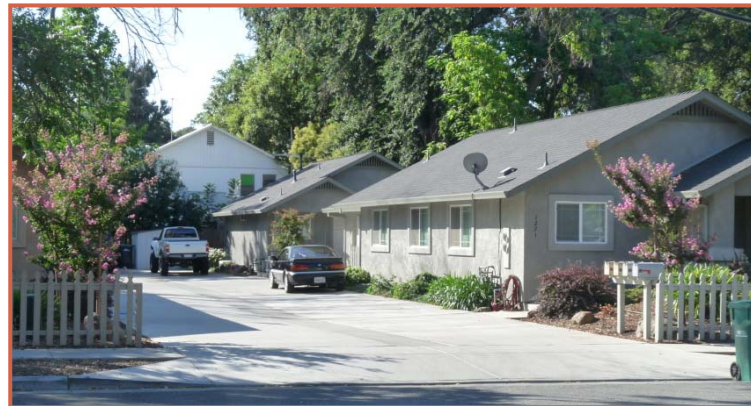
**4.1.3 INTERNAL CIRCULATION**

**Design Objective**

*Design Objective - Circulation patterns that provide for the safe and efficient movement of vehicles, pedestrians, and bicyclists.*



DG 4.1.32



DG 4.1.32



DG 4.1.31



DG 4.1.33



DG 4.1.33

SITE DESIGN

**Design Guidelines (DG)**

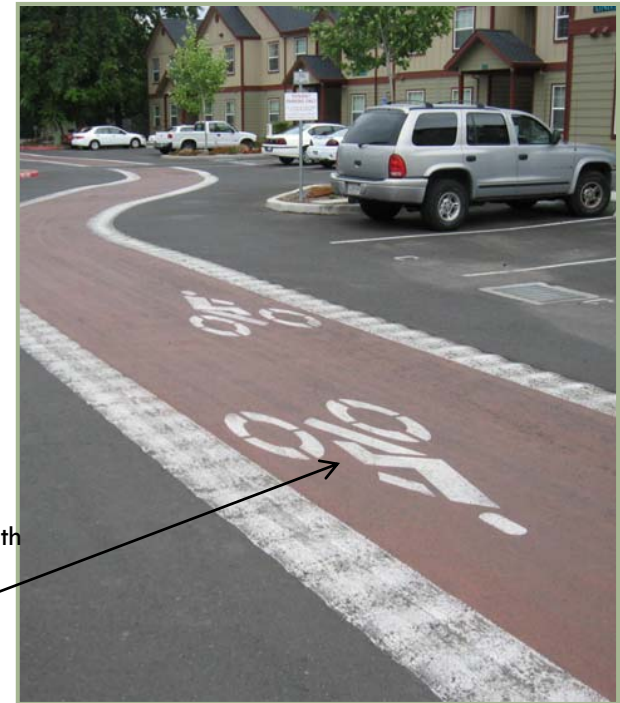
**DG 4.1.34 - All Types -** Provide vehicular, bicycle, and pedestrian connections to adjacent residential and non-residential developments.

**DG 4.1.35 - MFR and RMU -** Integrate multi-family projects into public street and sidewalk systems as follows:

- ◆ Provide direct connections from individual and common entries to the public sidewalk system;
- ◆ Face front entryways of individual units to adjacent public streets.



DG 4.1.34 - Class I bike/pedestrian path between new neighborhood and creek-riparian corridor



DG 4.1.34 - Established bike/pedestrian path integrated with new multi-family residential development, that maintains connection between established commercial and residential uses



DG 4.1.35 – Multi-family development with integrated public and private sidewalks

**Design Guidelines (DG)**

**DG 4.1.41 - All Types -** Provide convenient pedestrian access from all residential units to common open space areas and amenities.

**DG 4.1.42 - All Types -** Integrate common open space areas into the overall site design.

**DG 4.1.43 - MFR -** Include in the total useable open space areas for a project a combination of both common areas and private yards or patios.

**DG 4.1.44 - MFR and RMU -** Appropriate lighting for common open space areas should enhance a safe and secure environment, while not creating unnecessary glare impacts to residents, or adjacent neighboring properties.

**4.1.4 PUBLIC SPACE/PEDESTRIAN AMENITIES**

**Design Objective**

*Site design of residential projects that create aesthetically pleasing and vibrant places to gather and provide common amenities for the use and enjoyment of residents.*



Path lighting

Pedestrian path

DG 4.1.41, 4.1.42 & 4.1.44



DG 4.1.43- Private patio



DG 4.1.43- Common area

**Design Guidelines (DG)**

**DG 4.1.45 - MFR** - Provide one or more of the following amenities which may be counted towards useable open space requirements:

- ◆ Tot lot/play structure;
- ◆ Community garden;
- ◆ Picnic tables and barbeque area (with shade structure);
- ◆ Swimming pool;
- ◆ Indoor recreation facility;
- ◆ Sports courts (e.g. tennis, basketball, volleyball);
- ◆ Natural open space areas with benches/viewing areas and/or trails;
- ◆ Exterior public art pieces;
- ◆ Other active or passive recreation areas that meet the intent of this guideline.



DG 4.1.45



DG 4.1.45



DG 4.1.45



DG 4.1.45



DG 4.1.45

**Design Guidelines (DG)**

**DG 4.1.46 - RMU** - Provide the following amenities for projects with ground-floor office or retail uses:

- ◆ Weather protection at each building entrance;
- ◆ A plaza or courtyard next to primary building entrances;
- ◆ Consideration of public art viewable by both the passing public and building occupants.

**DG 4.1.47 - MFR and RMU** - Use amenities such as public art, gathering areas, etc., to animate the public street space by placing along street frontages and at street corners, rather than remote, hard-to-see locations.



DG 4.1.47

Landscaping enhances pedestrian experience

Large overhang protects ground floor outdoor retail use from weather



DG 4.1.47



DG 4.1.47

**Design Guidelines (DG)**

**DG 4.1.51- All Types -**  
Consider shared driveways or alley access for projects with individual garages to reduce the amount of paved surfaces, curb cuts, stormwater runoff, and ambient heat gain. “Hollywood strip” driveways (two parallel paved surfaces separated by turf) may also be used to diminish the appearance of excessive paved driveway surfaces.

**DG 4.1.52 - MFR and RMU -**  
Include in the design and location of parking areas short, direct sidewalks or paths to dwelling units, ideally to allow residents visibility of their parking stalls from their residences and visitor parking that is clearly identified.

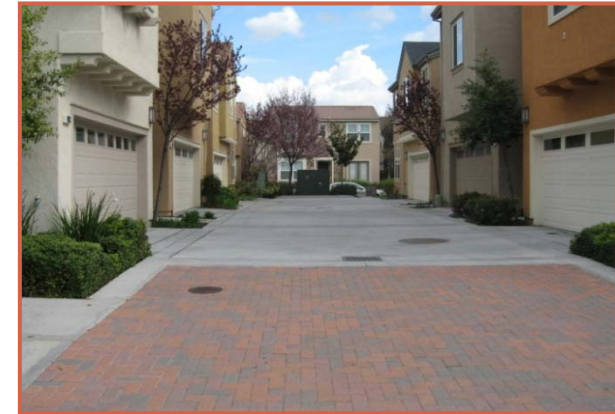
**4.1.5 PARKING**

**Design Objective**

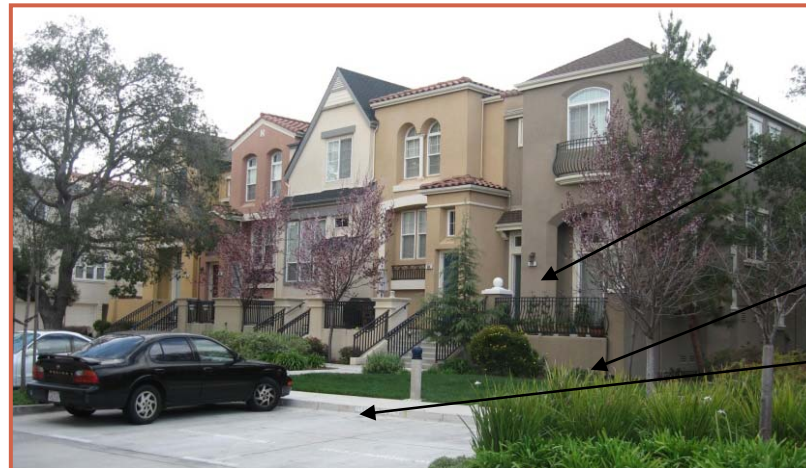
*Parking areas that do not dominate views from public streets and sidewalks.*



DG 4.1.51- “Hollywood strip” driveway design reduces a utilitarian appearance



DG 4.1.51- Alleys reduce need for individual driveways



DG 4.1.52

Housing is elevated above parking area to enhance view from street

Landscaping helps screen parking area

Guest parking is conveniently located in front of units

**Design Guidelines (DG)**

**DG 4.1.53 - MFR and RMU -** Enhance a safe and secure environment with appropriate lighting for parking areas, while not creating unnecessary glare impacts to residents.

**DG 4.1.54 - MFR and RMU -** Consider for larger multi-family projects a common vehicle wash area, designed with appropriate drainage facilities.

**DG 4.1.55 - MFR and RMU -** Soften unaesthetic views of parking areas from residential units with landscape buffers including low berms, hedges, or walls, or widened landscaped areas (e.g. 10 feet in width).



DG 4.1.54- Common vehicle wash area



DG 4.1.55- Parking lot screening



DG 4.1.53- Install lighting with internal shields to reduce glare

**Design Guidelines (DG)**

**DG 4.1.61 - SFR and MFR -**  
For single-family subdivisions approved with a companion planned development permit, and for multi-family projects utilizing garages, minimize the visual impact of garages by employing one or more of the following techniques:

- ◆ Place the garage at the rear of the lot accessed from a side street or an alley, attached or detached from the main dwelling;
- ◆ Recess the garage from the front facade of the primary structure of the dwelling unit by approximately six feet;
- ◆ Cantilever the second story of the residential unit over the garage;
- ◆ Utilize rich architectural finishes and hardware on the garage door;

**4.1.6 GARAGE PLACEMENT AND DESIGN**

**🔑 Design Objective**

*To ensure that the garage is visually subordinate to the residential unit through design and placement.*



DG 4.1.61- Garages are placed at the rear and share a common driveway



DG 4.1.61- Carport is designed with respect to the character of the house



DG 4.1.61- Garage is recessed into the house



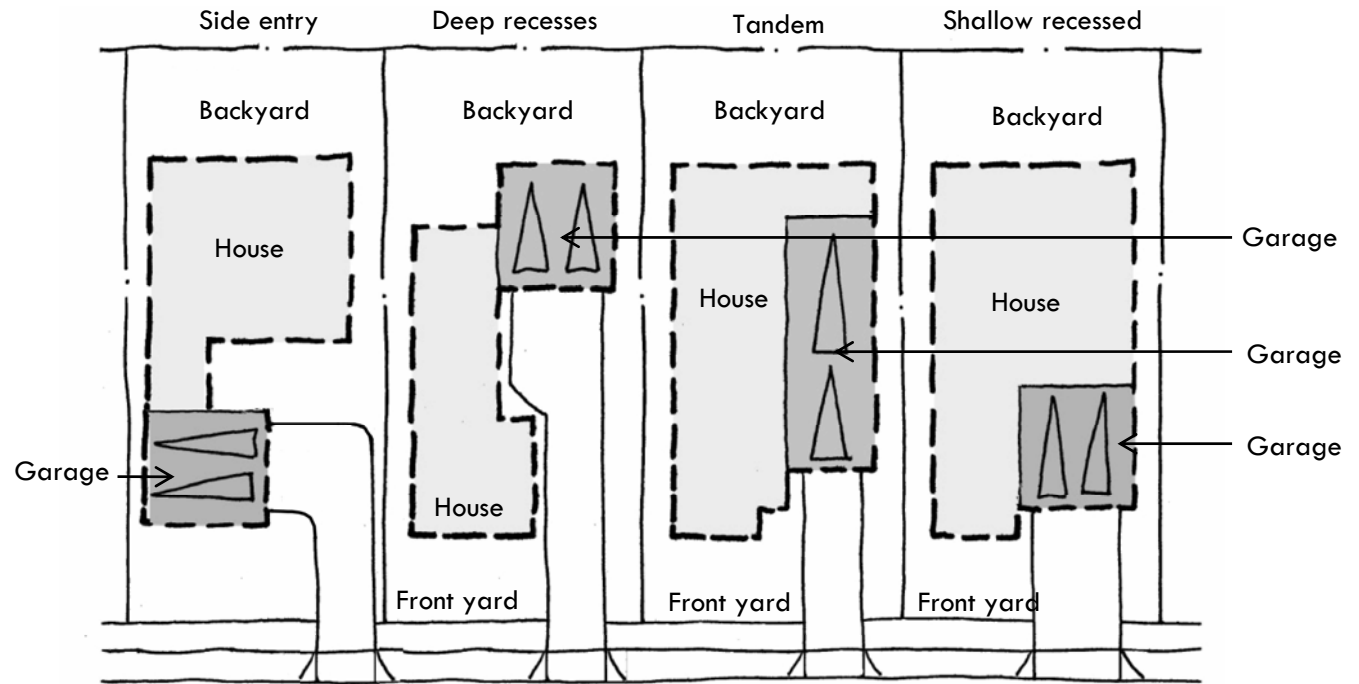
**Design Guidelines (DG)**

**DG 4.1.61 cont. -**

- ◆ Incorporate a tandem garage so that the appearance from the street is that of a single-car garage;
- ◆ Articulate garage doors with high quality detailing;
- ◆ Utilize a side-on garage where the side of the garage faces the street and incorporates windows along the street elevation.

**DG 4.1.62 - MFR -** Minimize a monotonous streetscape appearance by avoiding three or more garages facing the street.

**DG 4.1.63 - All Types -** Carports and garages should be custom designed to complement the project architecture in terms of design, materials, and colors.



DG 4.1.61- Options for attached garage placement and orientation



DG 4.1.61- Recommended - Garage is set back from front of house



DG 4.1.61- **Not Recommended** - Garage is set in front of house and dominates the front façade

## 2 Architecture

### **Design Intent**

To emulate the best qualities and characteristics of the timeless and distinct architectural styles developed within traditional Chico neighborhoods.

The Architecture section includes the following subsections:

- 4.2.1** Massing, Scale, and Form
- 4.2.2** Style and Design Details
- 4.2.3** Style and Design Details - Facade
- 4.2.4** Style and Design Details - Entries

**Design Guidelines (DG)**

**DG 4.2.11- DPLX, TPLX, and MFR** - Reduce architectural massing into smaller components that are representative of individual dwelling units. Design techniques to reduce mass include:

- ◆ Fenestration that defines entries, windows, porches, or patios;
- ◆ Articulation of dormers, overhangs, balconies, wall projections, and porches;
- ◆ Varied roof forms (e.g. hip, gable, dormers, and varied roof pitch) that are appropriate to the overall architectural style;
- ◆ Thoughtful material changes to create harmonious variations;
- ◆ Staggered or jogged unit plans that are harmonious in scale and repetition to the proposed buildings.

**4.2.1 MASSING, SCALE, AND FORM****🔑 Design Objective**

*Visual interest in the streetscape via attention to pedestrian-level scale and compatibility with surrounding properties.*



DG 4.2.11



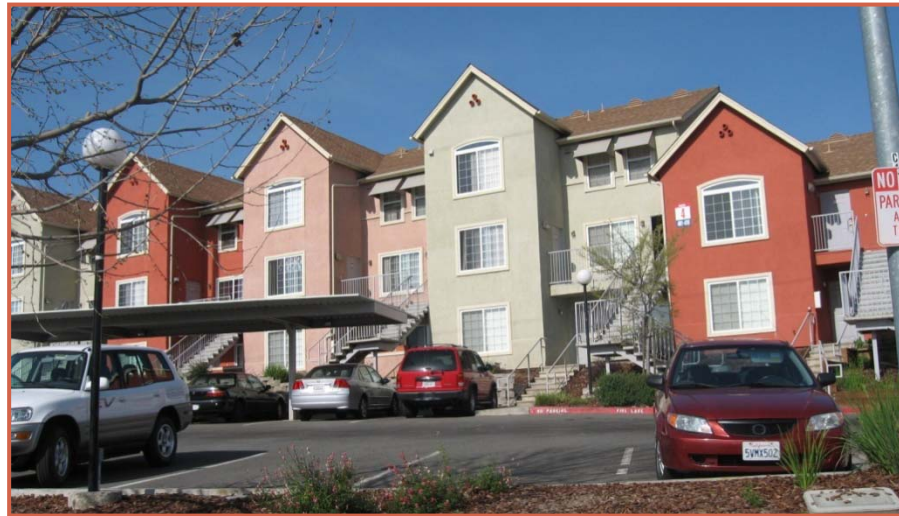
DG 4.2.11

**Design Guidelines (DG)**

**DG 4.2.12 - DPLX, TPLX, and MFR** - Transition the scale of multi-unit structures along the project edge to adjacent one- or two-story single-family detached homes.

**DG 4.2.13 - DPLX, TPLX, and MFR** - Clearly define individual units by building masses, entries, and roof forms to avoid an institutional appearance.

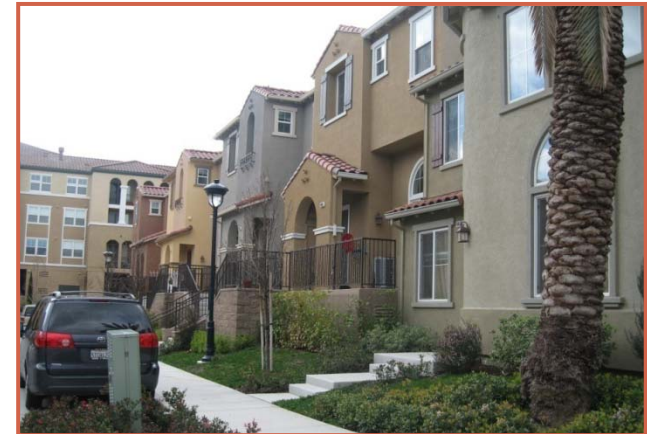
**DG 4.2.14 - All Types** - Achieve a pedestrian-level scale by placing lower architectural masses and smaller architectural details closer to sidewalks and street frontages including front porches, entry overhangs, trellises, and steps, with attention to window proportions and trim sizes.



DG 4.2.12



DG 4.2.13



DG 4.2.14

**Design Guidelines (DG)**

**DG 4.2.15- SFR - Planned development permits only.**

Provide sufficient variety between house designs in new subdivisions to avoid a monotonous streetscape.

**DG 4.2.16 - SFR - Planned development permits only.**

Orient homes within new subdivisions to the street by de-emphasizing garage fronts, either by recessed or detached garages, or by some other means including enhanced garage door styles.

**DG 4.2.17- SFR – Planned development permits only.**

Provide architectural interest for homes within new subdivisions through use of design details, color, and building masses.

Cross-Reference: General Plan Policies CD-G-56, -60, and -61.



DG 4.2.15 & 4.2.17- Variation of front facades within common planned development



DG 4.2.15 & 4.2.17- Variation of front facades within common planned development



DG 4.2.16- Garages are set back from the front facade of the house

**Design Guidelines (DG)**

**DG 4.2.21-** All Types - Avoid visual monotony by not locating identical floor plans or elevations adjacent or across the street from another.

**DG 4.2.22 -** All Types - Utilize architectural design themes or styles to establish a unified project identity.

**4.2.2 STYLE AND DESIGN DETAILS**

**Design Objective**

*Incorporating design elements that establish a clearly identifiable architectural style.*



Eastlake Bungalow



Modern



Colonial

DG 4.2.21 & 4.2.21- Various examples of single family housing architecture



Mission Revival



Chateau Contemporary



Tudor Contemporary

DG 4.2.21- Various examples of multi-family housing architecture



Bavarian



19<sup>th</sup> Century Vernacular



Contemporary

DG 4.2.21- Various examples of multi-family housing architecture

**Design Guidelines (DG)****DG 4.2.31 - All Types -**

Enhance visual interest on front elevations facing public right-of-ways or open space by the following methods:

- ◆ Select facade colors and accent materials from a rich palette that enhances the streetscape, rather than simply blends with surrounding architecture. Avoid bland colors and unnecessary and/or trendy accent materials;
- ◆ Provide additional detail along the base of multi-story buildings such as wainscots;
- ◆ Reduce monotony along expansive facades or multi-story facades by use of trim with sufficient depth and detail, window boxes, brackets, overhangs, trellises, lattice, and/or art.

**4.2.3 STYLE AND DESIGN DETAILS – Elevations****🔑 Design Objective**

*Design details of residential building elevations that reinforce a clear architectural style.*



DG 4.2.31

**Design Guidelines (DG)**

**DG 4.2.32 cont. - All Types -** Include on front elevations porches and other architectural elements that relate to the human scale and provide a transition from public to private space with the following characteristics:

- ◆ Clear sidewalk or path treatment from the public sidewalk or parking lots to the front door;
- ◆ Front porches that are functional with ample area to accommodate seating and access.



DG 4.2.32



DG 4.2.32



DG 4.2.32



**Design Guidelines (DG)**

**DG 4.2.41 - All Types** - Clearly denote front entrances by use of distinct architectural elements, massing, and materials.

**DG 4.2.42 - DPLX, TPLX, and MFR** - Select entry doors that complement the architectural style, including color and hardware.

**DG 4.2.43 - All Types** - Include in the design of building entries architectural elements that provide protection from the elements, including rain and excessive heat gain by over-exposure to the sun, by utilizing techniques that can include the following:

- ◆ Functional roof or porch overhangs;
- ◆ Awnings;
- ◆ Recessed building alcoves.

**DG 4.2.44 - All Types** - Offer sufficient security for residents with clear visibility of entry doors from the public right-of-way and by use of adequate lighting without glare impacts to off-site residents.

**4.2.4 STYLE AND DESIGN DETAILS – Entries**

**Design Objective**

*Residential entries that create an inviting transition between public and private areas while supplying necessary shelter and security.*



Main floor and entry are elevated above the street providing security

Steps provide the transition when housing is setback close to the street

DG 4.2.41 & 4.2.44



Roof over porch is integrated into design

An elevated porch with prominent columns provide an inviting entry

DG 4.2.41, 4.2.43 & 4.2.44

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