

Community Design Guidelines

Planning and Redevelopment Department



311 Vernon St.
Roseville, CA 95661
www.roseville.ca.us/planning



Community Design Guidelines for the City of Roseville

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Resolution # 95-347

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Planning and Redevelopment Department
311 Vernon St.
Roseville, CA 95678

916.774.5276
www.roseville.ca.us

I. Site Design Guidelines

Site planning respects and enhances the natural environment, connects the project to its surroundings, promotes walkability, ensures effective access and circulation, includes green design features, and provides for services and storage.

A. Site Planning and Building Siting

Design Guidelines

CC-1 Buildings should be arranged to define, connect, and activate pedestrian edges and public spaces.

CC-2 Buildings should be arranged to provide convenient access to transit stops.

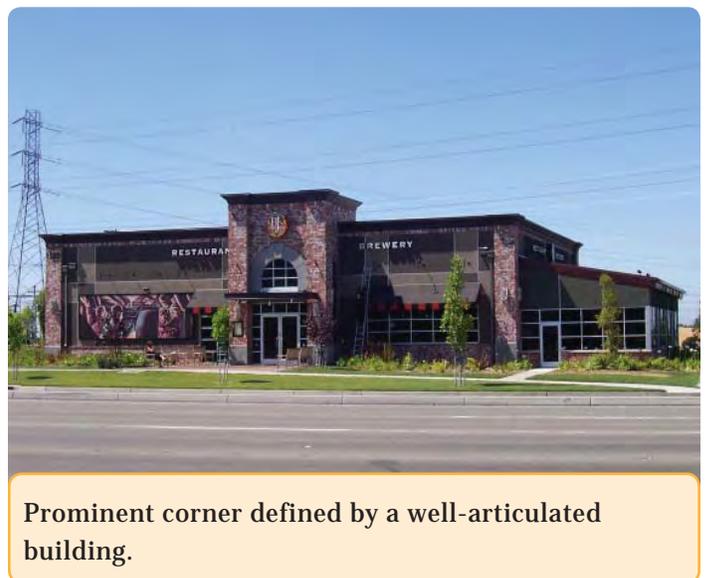
CC-3 The relationship and orientation of buildings to arterial and other prominent roadways should be considered to enhance street frontage.

CC-4 Consideration should be given to the orientation of service bays, drive-thru lanes, pickup windows, and other utilitarian building functions toward the street.

- If drive-thru lanes must be adjacent to the street, they shall be screened through the use of low walls and/or landscaping.
- If pickup windows must be oriented toward the street, they shall be de-emphasized through screening and/or architectural treatment.

CC-5 Projects on the corners of prominent intersections should be treated as community gateways and should be of the highest design quality.

- Gas station canopies, fast-food restaurants with drive-thrus, and other services should be located away from the corner.
- Corners should be defined with appropriate retail uses and architectural treatment.
- Buildings on Signature Corners should be located at the back of the landscape corridor to provide massing and visual interest to frame the intersection.



Prominent corner defined by a well-articulated building.

Design Guidelines for Commercial Development

E. Access, Circulation, and Parking

Design Guidelines

CC-23 Vehicular access to the site, internal circulation, and on-site parking should be adequately designed. The following guidelines should also be considered:

- Short term parking for delivery of mail and small parcels that does not impede circulation should be provided.
- Shared access drives between adjacent parcels are encouraged to minimize the number of curb cuts.
- Reciprocal access easements for vehicles and pedestrians, and shared parking facilities between compatible adjacent uses are encouraged.

CC-24 - For larger commercial shopping centers, customer parking behind the main building or buildings is discouraged unless there is convenient access to the store or stores.

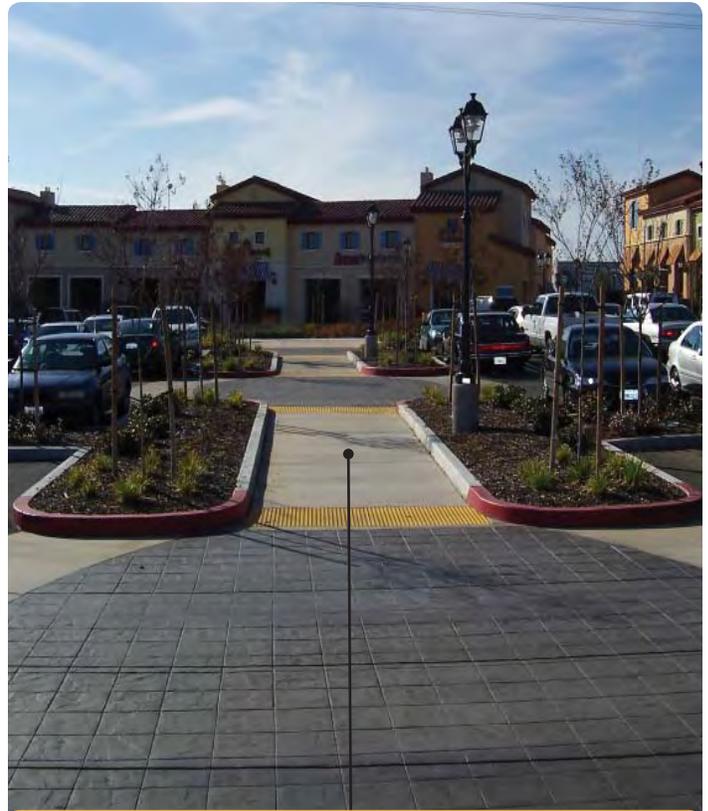
CC-26 Shopping cart return areas should be adequate to the size and use of the project and should be conveniently located. Cart return areas shall not eliminate required parking spaces or conflict with pedestrian or vehicle circulation.

CC-27 Paving material for driveways, drive aisles, and walkways should be consistent with the architectural style of the buildings and should incorporate similar accent elements.

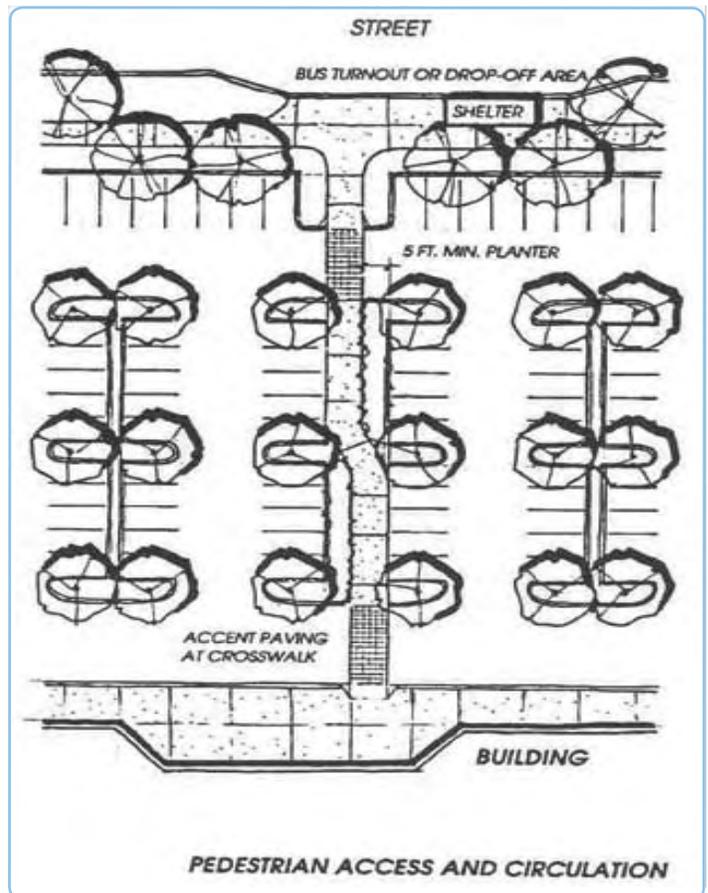
- Stamped and/or colored concrete or other decorative accent is encouraged.

CC-28 Site circulation should allow for and facilitate emergency access to the site and all buildings.

- Speed bumps are strongly discouraged as they impede emergency response.
- Long, straight drives are discouraged to prevent speeding, which conflicts with pedestrian safety.



Sidewalk separated from the drive aisle and bordered by landscaping provides safe, convenient, and comfortable path for pedestrians.



CC-29 Recycling drop off areas, when required by State law, shall comply with the Zoning Ordinance regulations for such areas, and should be conveniently located to encourage their use and avoid conflict with pedestrian and vehicle circulation.

Technical Guidelines

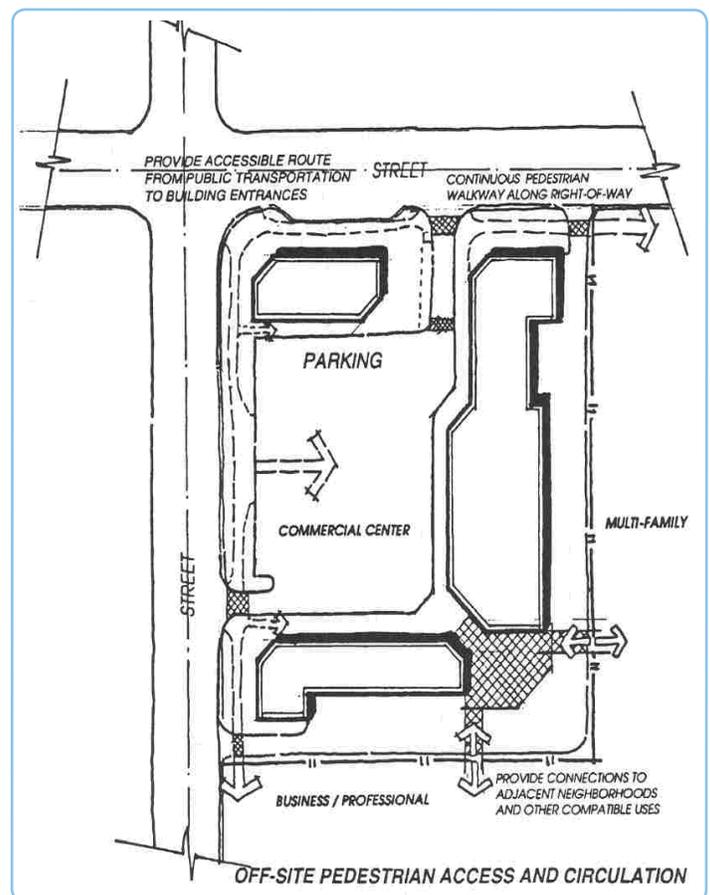
CC-30 Drive through aisles for fast food restaurants shall provide a minimum of 180 feet of stacking distance (measured from the pickup window) that does not conflict with the on-site parking and circulation system. Other similar operations such as car washes and automatic teller machines shall provide a minimum of 100 feet of stacking.

CC-31 Street and drive aisle widths, throat depths, stacking distances, and parking shall comply with current City standards.

- Required number of parking spaces shall be provided, as defined in the Zoning Ordinance.
- Compact parking spaces, when provided, shall not exceed thirty percent of the number of required parking spaces, and should be dispersed throughout the parking lot and not concentrated or grouped in one area.
- All pedestrian circulation walks shall be designed to provide access to the disabled in compliance with the American's with Disabilities Act (ADA), California Title 24 and the City's Improvement Standards.
- Bicycle racks or lockers shall be provided in the quantity required by the Zoning Ordinance and should be located in highly visible and convenient areas.
- Projects that are required to prepare and gain approval of a Transportation Management Plan shall provide the required and optional elements as stipulated in the TSM Ordinance.

CC-32 Sidewalk corridors (i.e., designated pedestrian "spines") in parking lots should have a minimum of five feet of landscaping on at least one side of the walkway or alternating from one side to the other to provide a comfortable walking environment, including shade for pedestrians.

CC-33 Consistent with the Bikeway Master Plan and various specific plans, commercial projects may be required to provide bikeway improvements, including (but not limited to) connections to bike trails, on-street bike lanes, and/or Class 1A trails within the project's landscape frontage.



Design Guidelines for Commercial Development

F. Service and Storage

Design Guidelines

CC-34 Consideration should be given to loading, delivery, and transfer of merchandise. Loading areas should be provided when appropriate.

CC-35 Drive-thru lanes adjacent to roadways should be screened from view through a combination of low screen walls ("knee walls"), berming, and landscaping.

CC-36 Services and storage, including garbage collection, recycling, fire, and utilities should be adequately planned.

- Outdoor storage shall be screened from public view through a combination of building design, landscaping and berming, and/or location.

Technical Guidelines

CC-37 Trash enclosure location, dimensions, and design shall comply with current City standards.

- All refuse containers shall be placed within screened storage areas or enclosures.
- Refuse containers should be conveniently located throughout the project, yet sufficiently buffered from project entries, main building entries, and main pedestrian paths.
- Enclosures should be located to provide easy access for users, adequate space for servicing by refuse trucks, and visibility for safe vehicle circulation.
- Enclosure materials and colors should be consistent with, and complimentary to, building materials and finishes.
- A minimum three foot landscape buffer should be provided on all non accessible sides of trash enclosures. A larger buffer area will be required when adjacent to single family residential areas.

CC-38 Perimeter planting areas needed to provide screening should be a minimum of five feet wide.

Architecturally integrated screenwall effectively screens loading dock from street.



Low screen walls and landscaping effectively screen drive-thru from view.



Refuse enclosure material and color is consistent with, and complimentary to, building.

III. Public Space Guidelines

The design of public spaces provides safe, active and accessible gathering places in the community that encourage social interaction and a sense of community.

A. Streetscape Design

Design Guidelines

CC-51* Projects shall address bicycle and pedestrian needs in their design. Options to achieve this include, but are not limited to:

- Providing physical separation from streets and drive aisles through landscaping to encourage walking.
- Providing pedestrian amenities such as appropriate signage, street furniture, landscaping and pedestrian-scale lighting.
- Promoting walkability by providing pedestrian linkages between stores, public spaces, parking areas, and adjacent projects.
- Providing pedestrian pathways through parking lots separated from drive aisles.

CC-52 Streetscape design should include the following elements:

- Primary street trees that provide shade for pedestrians, soften and frame the street, and define the public space.
- Secondary trees that complement and support the primary trees in form and function,
- Accent trees that are used to define entrances, add variety in form and color, or highlighting other focal points of the street.
- Primary, secondary and accent shrubs which are used to form the understory and further define entrances and provide screening of parked cars where necessary.



Technical Guidelines

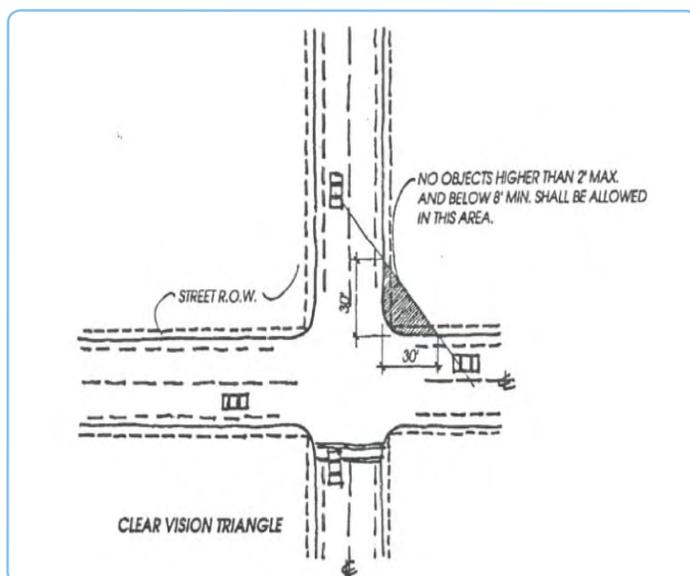
CC-64 Trees should shade at least 50% of the paved parking areas as measured at 15 year maturity based on the tree species and mid summer sun angle conditions. The shade values for various tree species are located in the specific plan landscape guidelines. Shade calculations shall be made in accordance with the Parking Lot Shade Diagram in Appendix C.

CC-65 Plant materials shall be selected and located to avoid conflicts with the underground or above ground utilities.

CC-66 Trees and shrubs planted at all intersections and driveways shall be selected and located to maintain safe sight line distances per the City's Clear Vision Triangle as defined in the Zoning Ordinance.

CC-68 Tree selection and placement should allow for sufficient root space adjacent to paved surfaces. The following minimum planter widths (measured inside curbs) should be provided:

- Eight feet for large canopy trees (may be reduced to five feet with deep root barriers and irrigation)
- Six to eight feet for medium to large canopy trees
- Six feet for medium to small canopy trees
- Four feet for small canopy trees



CC-69* Planters shall be protected from vehicles by use of raised curbs or wheel stops.

CC-70 Trees should be a minimum of fifteen gallon size. It is recommended that larger sized trees be incorporated for accent or activity areas.

CC-71 Shrubs should be a minimum of one gallon in size; however, a mix of one gallon and five gallon shrubs is encouraged. Screen plantings may require five gallon minimum sizes in order to provide immediate effectiveness. Shrub ground covers may be specified in either liner or one gallon sizes.

CC-72 Landscape plans should be prepared by a licensed landscape architect and shall be prepared in accordance with the Water Efficient Landscape Requirements.

CC-73 Slopes for landscaped areas should not exceed three to one, and the minimum slope shall be two percent.

CC-74 The protected zone of native oak trees located in landscaped areas shall be treated with a bark or other appropriate organic groundcover.

CC-75 The top and toe of slopes within landscaped areas shall be setback a minimum of two feet from fences, walls, property lines, street curbs, pedestrian/ bike paths or other hardscape surfaces in order to prevent drainage across these surfaces.

D. Green Site Design

Design Guidelines

OI-18 Consistent with the City's Stormwater Treatment Manual, surface water and pollutant runoff should be reduced by maximizing the use of pervious surfaces and vegetative ground cover.

- Use of permeable paving, pavers, turf stone, brick, and decomposed granite is encouraged.
- Use natural topographic features or built swales for site drainage, provide pervious or semi-pervious pavement, etc.

Technical Guidelines

OI-19 Roof drains and parking lot run-off should be routed through turf or other landscaping to treat storm water runoff and allow percolation.

E. Access, Circulation, and Parking

OI-20 Vehicular access to the site, internal circulation, and parking lot designs should consider the following:

- Short term parking for delivery of mail and small parcels that does not impede circulation should be provided.
- Shared access drives between adjacent parcels are encouraged to minimize curb cuts.
- Reciprocal access easements for vehicles and pedestrians, and shared parking facilities between compatible adjacent uses are encouraged.
- Drive through aisles for automatic teller machines shall provide a minimum of 100 feet of stacking distance that does not conflict with the on-site parking and circulation system.
- The determination of adequate stacking for project entry driveways shall account for security gates, checkpoints and guard shacks if applicable.
- Conflicts between truck traffic and employee and visitor parking should be minimized.

OI-21 Office and Industrial site design should promote walkability and pedestrian linkages between stores, public spaces, and adjacent projects.

- Pedestrian pathways through parking lots separated from drive aisles are highly encouraged.

OI-22 Paving material for driveways, drive aisles, and walkways should be consistent with the architectural style of the buildings and should incorporate similar accent elements.

- Stamped and/or colored concrete or other decorative accent is encouraged.

OI-23 Site circulation should allow for and facilitate emergency access to the site and all buildings.

- Speed bumps are strongly discouraged as they impede emergency response.
- Long, straight drives are discouraged to prevent speeding and conflicts with pedestrians.

Surface water and pollutant runoff is reduced by maximizing the use of pervious surfaces and vegetative ground cover



Design Guidelines for Office and Industrial Development

F. Services and Storage

Design Guidelines

OI-28 Loading docks and service areas should be screened from public view and adjacent incompatible land uses by a combination of building design and/or layout, masonry walls, grade separations and/or dense landscaping.

OI-29 Drive-thru lanes adjacent to roadways should be screened from view through a combination of low screen walls (“knee walls”), berming, and landscaping.

OI-30 Services and storage, including garbage collection, recycling, fire, and utilities should be planned.

- Outdoor storage shall be screened from public view through a combination of building design, landscaping and berming, and/or location.
- Perimeter planting areas needed to provide screening should be a minimum of five feet wide.

Technical Guidelines

OI-31 Trash enclosure location, dimensions, and design shall comply with current City standards.

- All refuse containers shall be placed within screened storage areas or enclosures.
- Refuse containers should be conveniently located throughout the project, yet sufficiently buffered from project entries, main building entries, and main pedestrian paths.
- Enclosures should be located to provide easy accessibility for users, adequate room for servicing by refuse trucks, and should not hinder visibility for vehicle circulation.
- Enclosure materials and colors should be consistent with, and complimentary to, building materials and finishes.
- A minimum three foot landscape buffer should be provided on all non accessible sides of trash enclosures. A larger buffer area will be required when adjacent to single family residential areas.



Service bays with roll up doors are oriented internally and away from the street frontage.



Drive-thru lane and pick-up window screened from view.



Parking Lot Shading Requirements

Parking lot areas subject to the 50% shading requirement are as follows:

1. Parking stalls;
2. All vehicular back up areas.

Parking areas not subject to the shading requirement include:

1. Truck loading areas in front of overhead doors;
2. Truck maneuvering and parking areas separate from other vehicle parking areas;
3. Driveways;
4. Surfaced areas not accessible for vehicle parking, driving or maneuvering;

Shading requirements shall be calculated as follows:

1. Shade shall be calculated according to the percentage of shade coverage of the canopy, determined by the location of the tree within the parking lot. Refer to the parking lot shading diagram.
2. The shade percentage figures are based on the canopy spread of the tree 15 years from planting. The tree is assumed to be planted from 15 gallon containers.
3. Overlapping shade is not calculated twice. Therefore, spacing trees closer than their designated spread will not provide more shade value.

Example of Shade Calculation

Tree	Interior Planter - 100%	South, East and West - 50%	Corner and North - 25%
Celtis sinensis	3 x (962) = 2,886	NA	NA
Lagerstroemia indica	NA	5 x (157) = 785	NA
Magnolia grandiflora	NA	2 x (481) = 962	2 x (240) = 480
Pyrus calleryana	NA	2 x (354) = 708	2 x (177) = 531
Calculated Total	2,886+	2,455 +	1,011 = 6,352

Required Total
Area of Paving: 12,422 square feet

Area required to be shaded: 12,422 x 50% = 6211 square feet 6,352 > 6,211
Shade provided exceeds amount required. Thus, shading requirements are satisfied.