

ARTICLE 4

Design Guidelines

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CHAPTER 17.40 - APPLICABILITY, AND GENERAL DESIGN GUIDELINES

Sections:

17.40.010 - Purpose of Design Guidelines

17.40.020 - Applicability

17.40.030 - General Design Guidelines

17.40.010 - Purpose of Design Guidelines

The Design Guidelines in this Article are intended as a guide to assist property owners and project designers in understanding the City's goals for attaining high quality development that is sensitive to the City's unique character. The guidelines will be used by staff and the Site Plan and Architectural Review Committee (SPARC) during the Design Review process, and by the Commission in the review of land use permit applications.

17.40.020 - Applicability

- A. The Design Guidelines in this Article apply to all development within the City. The design elements of each project (including site design, architecture, landscaping, signs, parking design) will be reviewed on a comprehensive basis.
- B. The review authority may interpret these design guidelines with some flexibility in their application to specific projects, as not all design criteria may be workable or appropriate for each project. In some circumstances, one guideline may be relaxed to facilitate compliance with another guideline determined by the review authority to be more important in the particular case. The overall objective is to ensure that the intent and spirit of the design guidelines are followed.

17.40.030 - General Design Guidelines

This Section provides general design guidelines and principles that are applicable to all development within the City.

- A. **Consider adjacent development.** Each development proposal should demonstrate consideration for the context of the proposed project on and off the site including the following:
 1. Land uses and site organization of neighboring properties;
 2. The architectural style and building forms of neighboring structures;
 3. Existing natural features (i.e., mature trees, etc);
 4. Privacy on the site and neighboring properties; and
 5. Links to adjacent development using sidewalks and shared access drives and parking.

C. Landscaping.

1. Landscaped areas should be planned as an integral part of the overall project and not simply located in "left over" areas of the site.
2. Landscaping should be used to help define outdoor spaces, soften a structure's appearance, and to screen parking, loading, storage, and equipment areas.
3. The use of on-site pedestrian amenities (e.g., benches, shelters, drinking fountains, lighting, and trash receptacles) is encouraged. These elements should be provided in conjunction with on-site open spaces and be integrated into the site plan as primary features.

D. Exterior lighting. Exterior lighting should be designed to be compatible with the architectural and landscape design of the project.

1. An appropriate hierarchy of lighting fixtures/structures and intensity should be considered when designing the lighting for the various elements of a project (i.e., building and site entrances, walkways, parking areas, or other areas of the site).
2. The use of exterior lighting to accent a building's architecture is encouraged. All lighting fixtures should be properly shielded to eliminate light and glare from impacting adjacent properties, and passing vehicles or pedestrians. If neon tubing is used to illuminate portions of a building it should be concealed from view through the use of parapets, cornices or ledges. Small portions of exposed neon tubing may be used to add a special effect to a building's architecture but this must be well thought out and integrated into the overall design of the project.
3. To achieve the desired lighting level for parking and pedestrian areas, the use of more short, low intensity fixtures is encouraged over the use of a few tall fixtures that illuminate large areas.

E. Screening.

1. Screening is a technique used to protect and separate uses and site functions from one another for the purpose of decreasing adverse noise, wind, or visual impacts and to provide privacy. The need for screening should be considered early in the design process so that screening elements (e.g., walls, fences, berms, landscaping) can be effectively integrated into the overall project design and not added later as an afterthought.
2. The method of screening should be compatible with the adjacent structure in terms of overall design, materials, and color.
3. Where screening is required at the ground level, a combination of elements should be considered including solid masonry walls, wood fences, berms, and landscaping.

F. Refuse, storage, and equipment areas.

1. Refuse containers, service areas, loading docks, and similar facilities should be located in areas out of view from the general public and so that their use does not interfere with on-site parking or circulation areas, and adjacent uses, especially residential uses.
2. Trash bins shall be fully enclosed. Enclosures should be screened with landscaping on their most visible sides. Recommended locations include inside parking courts or at the end of parking bays. Locations should be conveniently accessible for trash collection and maintenance and should not block access driveway during loading operations.
3. Trash storage areas that are visible from the upper stories of adjacent structures should have an opaque or semi-opaque horizontal cover/screen to mitigate unsightly views. The covering structure should be compatible with the site's architectural style.
4. All screening facilities should be of adequate size for their intended purpose without dominating the site, blocking sight distances, or creating unnecessary barriers.

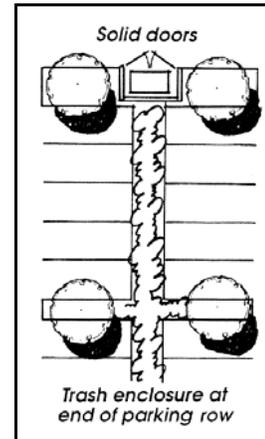


Figure 4-1 - Trash Enclosure Location

G. General building design guidelines.

1. **Compatibility with context.** New buildings should be in proportion to surrounding buildings, except in those cases where current buildings are oversized. Harmony in mass, lines, and materials is important but monotony should be avoided. Buildings should be designed so that adverse impacts on adjacent buildings and properties are minimized. Loss of natural lighting, shade trees, noise pollution, and exhaust fumes and heat from venting should be addressed during project review, and all possible efforts should be made to avoid these effects.
2. **Facade design.** Building facades should be designed to provide visual interest and relief. Continuous street facades, as near the street as possible with predominantly retail uses at grade and office/professional uses above, are encouraged. Buildings should not be overpowering or monotonous. A change in the planes of walls or variety in the roof form provides diversity and visual interest.
3. **Building materials.**
 - a. Artificial or decorative facade treatments, where one or more unrelated materials appear to be simply applied to the surface of a building rather than an integral part of its design, should be avoided. Materials should be used honestly. Artificial products that attempt to imitate real materials (for example, wood, stone, brick, etc.) are discouraged.
 - b. The composition of materials should avoid creating the impression of thinness and artificiality. Veneers should turn corners, avoiding exposed edges.

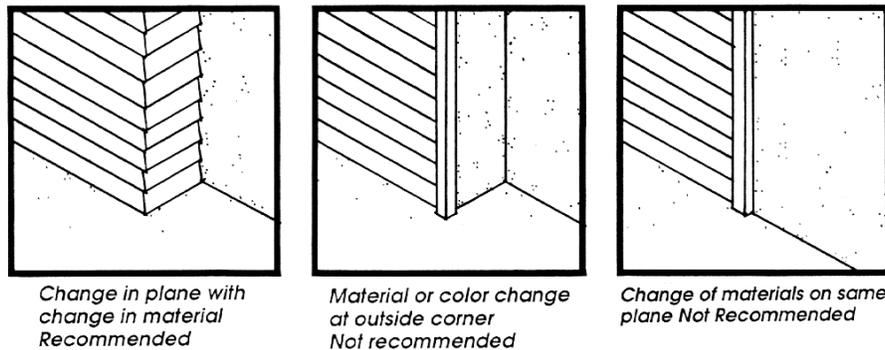


Figure 4-2 - Building Materials at Wall Edges

- c. Natural building materials (e.g., wood, stone, and brick) that blend with the natural surroundings should be used. Other materials should be reviewed on a case-by-case basis. Buildings should minimize the use of large expanses of reflective glazing, aluminum panels, and other materials not normally found in Lodi. Synthetic materials that attempt to simulate the textures or patterns of other materials (e.g., vinyl siding that attempts to simulate the pattern of woodgrain) should not be used.

4. Colors.

- a. Colors should be compatible with the existing colors of the surrounding area but need not duplicate existing colors. The use of muted tones for the structure's base color is recommended. Color should not be used as an attention getting device.
- b. Accent colors should be used carefully and be complementary to the base color or a variation of its hue, either weaker or stronger.
- c. The transition between base and accent colors should relate to changes in building materials or the change of building surface planes. Colors should generally not meet or change without some physical change or definition to the surface plane.
- d. In most cases, only one or two accent colors should be used in addition to the base color.

H. Subdivisions. Subdivisions of commercial, industrial, and multi-family residential properties should be designed to allow coordinated development of the parcels, facilitate shared parking and common driveways, reduce encroachments onto public and private streets, and promote pedestrian activity.

CHAPTER 17.42 - RESIDENTIAL DESIGN GUIDELINES

Sections:

- 17.42.010 - Purpose
- 17.42.020 - Applicability
- 17.42.030 - Single-Family Housing - Infill Development
- 17.42.040 - Single-Family Housing - Additions and Alterations
- 17.42.050 - Multi-Family Housing
- 17.42.060 - Residential Fencing

17.42.010 - Purpose of Chapter

The residential design guidelines are intended to assist in preserving and rehabilitating the houses and other residential buildings in Lodi's various neighborhoods. The guidelines are also intended to:

- A. Provide for infill residential development of high architectural quality that is compatible with existing development;
- B. Promote the conservation and reuse of existing residences; and
- C. Preserve the unique character of the City's distinctive older neighborhoods.

17.42.020 - Applicability

See Section 17.40.020 (Applicability of Design Guidelines).

17.42.030 - Single-Family Housing - Infill Development

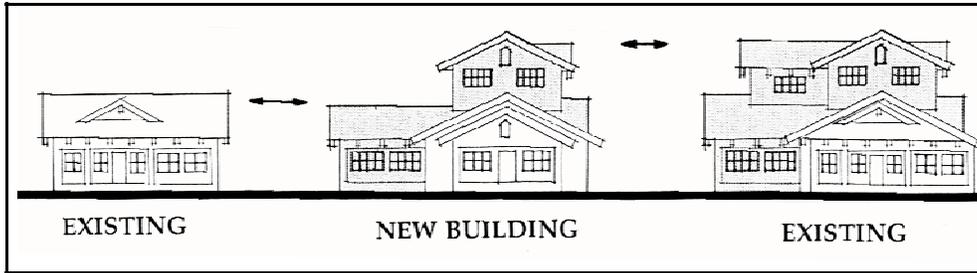
- A. **Applicability of infill development guidelines.** The guidelines in this Section apply to single-family houses that constitute "infill developments." That is, houses which entirely replace existing units or are constructed on vacant parcels within existing neighborhoods.
- B. **General principles.** Infill residential development should be compatible in scale, siting, detailing and overall character with adjacent buildings and those in the immediate neighborhood. This is crucial when a new or remodeled residence is proposed to be larger than others in the neighborhood. When new homes are developed adjacent to older single-family residences, the height and bulk of the new construction can have a negative impact on adjacent, smaller scale buildings.

Houses should build upon or exceed the design quality of the neighborhood. Good architecture involves the creation of meaningful relationships between all the forms, materials, detailing, siting, and window and door openings in a building.

Residential infill development should continue existing neighborhood patterns. For example, common residential patterns that should be continued in the City's residential areas are front porches and entries facing the street, and garages located at the rear of the parcel.

C. Building design/architecture. In some cases infill residential structures should incorporate the traditional architectural characteristics of existing residences in the surrounding neighborhood. These architectural characteristics include: window and door spacing, exterior materials, roof style and pitch, finished-floor height, porches, ornamentation and other details.

a. Visual impacts from building height. In some cases Infill residential structures may be proposed to be taller and larger than surrounding existing houses, and the height and bulk of these infill structures may thereby overpower smaller adjacent houses. The designers of infill residential structures should, therefore, consider proposed height within the context of surrounding residential structures. In some cases, it may be appropriate for an infill structure with greater height to step back above the first story to reduce impacts on adjacent smaller homes. See Figure 4-3.



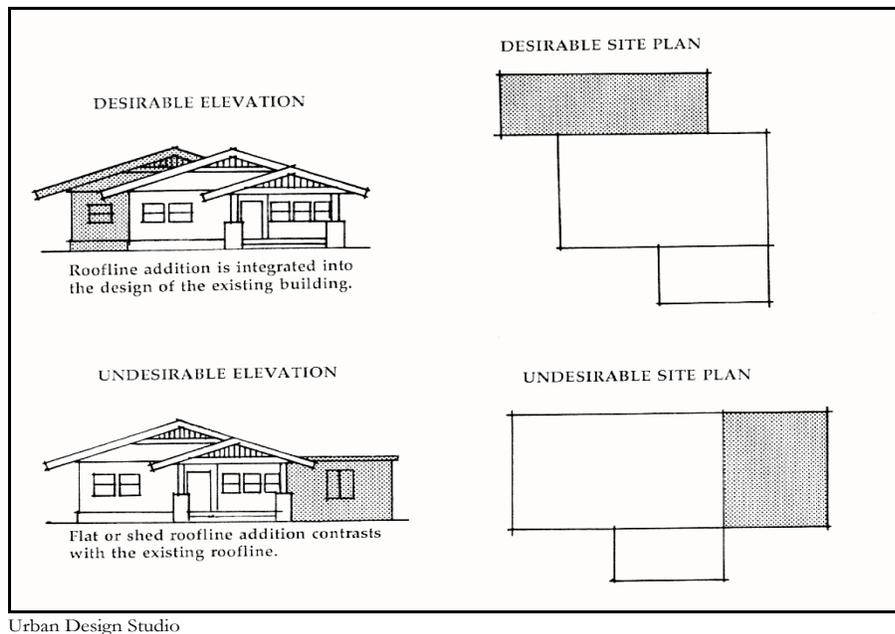
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Figure 4-3 - Appropriate Infill Building Massing

- b. Outdoor living areas.** The incorporation of balconies, verandahs, porches, and courtyards within the building form of infill structures is strongly encouraged.
- c. Exterior finish materials.** The thoughtful selection of building materials can enhance desired neighborhood qualities such as compatibility, continuity, and harmony. The design of infill residential structures should incorporate an appropriate mixture of the predominant materials found in the neighborhood. Common materials in Lodi are stucco, wood, horizontal clapboard siding, shingles, brick, river rock and other stone.
- 4. Exterior colors.** Color schemes for infill residential structures should consider the color schemes of existing residences in the surrounding neighborhood in order to maintain compatibility and harmony.

17.42.040 - Single-Family Housing - Additions and Alterations

- A. **Applicability of guidelines to additions and alterations.** The guidelines in this Section apply to additions to, and the rehabilitation, remodeling, and alteration of existing single-family houses. While these guidelines apply to all houses, those that are designated as cultural resources may be subject to more strict standards.
- B. **Additions.** Additions to residential structures built before 1950 should respect the architectural style, detailing, scale, and composition of the original building. Modifications (e.g., additions, seismic strengthening, replacement of windows or siding material, and new entrances) should not compromise the integrity of historically valuable features, materials, or finishes. Additions should also be designed with consideration for the design and massing of adjacent residences, to promote neighborhood compatibility. See Figure 4-7.

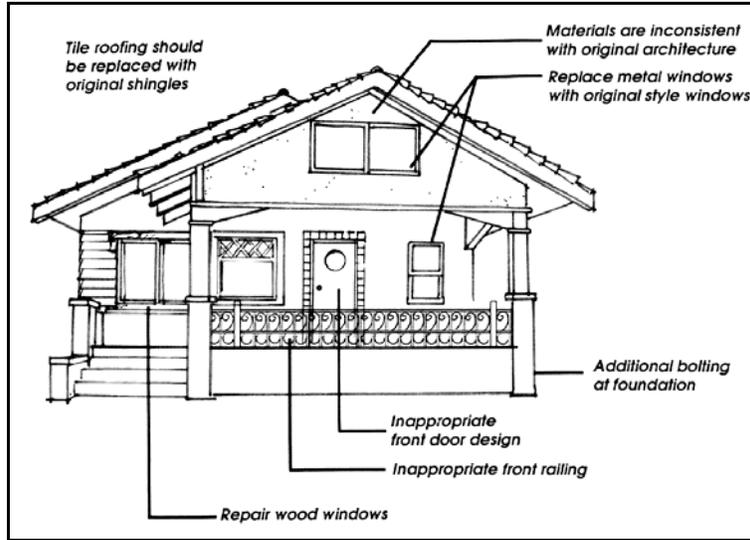


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**Figure 4-7
ADDITIONS TO EXISTING HOMES**

1. **Roof changes.** The roof features of a residential structure, especially its style, materials and pitch, are important architectural elements that must be considered when planning an addition. The roof style, pitch and materials on the addition should match the original.
 2. **Additional floors.** Adding a story to an existing residential structure will change the building proportions and should be carefully designed to follow similar multi-story examples of the particular architectural style found in the neighborhood. In some cases, integrating the new story addition may require that it be set back or "stepped" back from the front facade so that it is less noticeable from the street.
- C. **Alterations - Restoration and remodeling.** The rehabilitation of older buildings should aim to retain and restore their original elements. If damage or deterioration is too severe, the

element should be recreated using original materials to match the design, color, texture and any other important design features. See Figure 4-8.



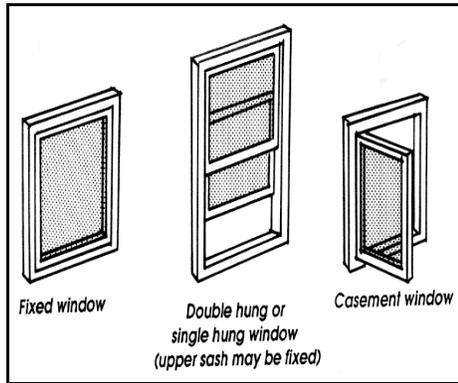
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Figure 4-8
REMODELING FEATURES

When replacement is necessary and materials similar to or consistent with original materials cannot be obtained, substitute materials should incorporate design, colors and textures that convey the traditional appearance of the original material.

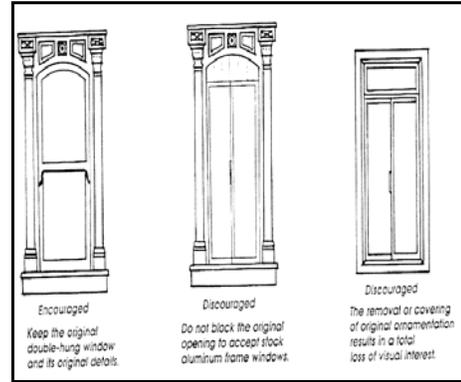
- D. Exterior materials.** Original exterior building materials should be retained whenever possible. Mismatched materials of different sizes, shapes, textures, or finishes should be avoided.
1. **Wood siding.** Residential buildings with original wood clapboard siding should not be stuccoed in an attempt to "modernize" their appearance.
 2. **Brick surfaces.** Brick surfaces should not be sandblasted to remove old paint, nor should they be covered with stucco or other siding materials. Sandblasting will damage the natural fired surface of the brick and cause it to lose its water repellent qualities. Paint should be removed by chemical stripping. Brick that was not intended to be painted as part of a building's original design should not be painted over.

E. Windows. Most older residential structures have wood-framed windows that are either fixed, double hung, or casement. Any necessary window replacements or additions should also use the original type of window. It is strongly recommended that aluminum frame windows not be used as replacements in any residential structure unless they were part of the original design. See Figures 4-9 and 4-10.



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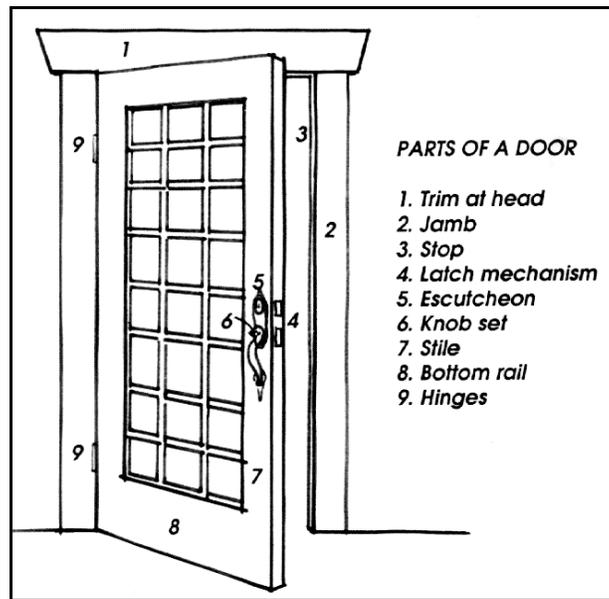
**Figure 4-9
WINDOW TYPES**



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**Figure 4-10
WINDOW TREATMENT**

F. Doors. Many of Lodi's older homes had solid wood doors consistent with the particular architectural style of the building. The front door was typically the most ornate, with secondary doors usually more utilitarian in appearance. The size, shape and style of doors is an important feature of all historical architectural styles, and the original type and design should be used again.

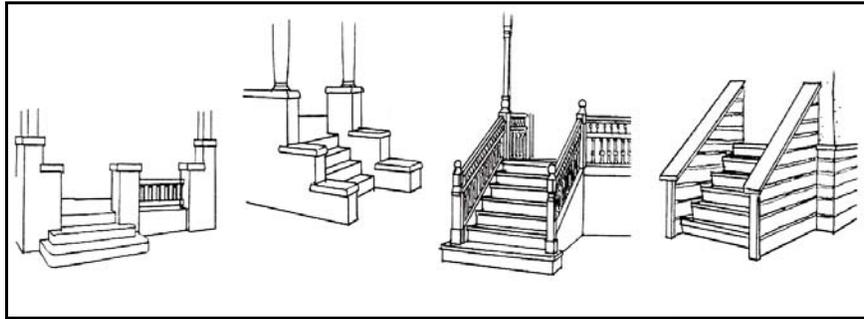


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**Figure 4-11
DOOR FEATURES**

If the original door is missing, an appropriate design should be selected through the study of the doors of similar residential structures in the neighborhood, or by consulting books on architectural styles. Many older-style panel doors are still available from material suppliers, and may closely match original doors.

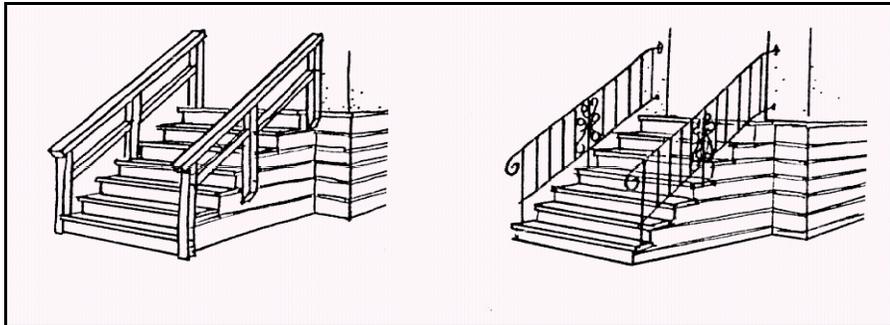
- G. Porches and stairs.** During rehabilitation efforts, the design integrity of the front porch should not be compromised. The installation of wrought iron or aluminum railings should be avoided, as a change in the structural or decorative elements of the front porch will usually compromise the architectural integrity of the entire building. Restoring an older building's architectural integrity may require undoing previous porch alterations.



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**Figure 4-12
APPROPRIATE PORCH STAIRWAY DESIGNS**

The stairs to a front porch are an integral part of the overall style of the building. When stairs require rehabilitation, they should be rebuilt according to the style of the building. Stairway designs and materials that are not in character with the architectural style and massing of the building should be avoided.

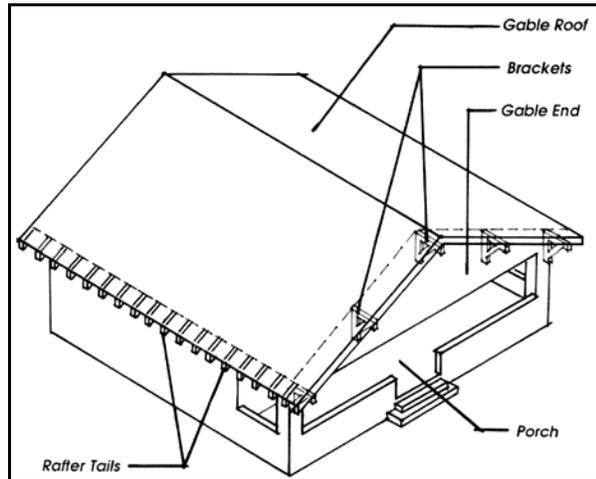


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**Figure 4-13
INAPPROPRIATE PORCH STAIRWAY DESIGNS**

H. Ornamentation and trim. The authentic decoration and trim of a residential structure lends character and identifies the building with a particular architectural style. Great care should be taken in handling these materials during renovation because they are critical components.

I. Roofs. Care should be taken to ensure that roofing materials are compatible with the original style of the structure. See Figure 4-14.



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**Figure 4-14
ROOF FEATURES**

17.42.050 - Multi-Family Housing

Multi-family housing should contribute to the sense of community in their neighborhoods by being designed to relate to the scale and form of adjacent properties, and by incorporating street frontage features that engage the street and create interest for pedestrians and neighboring residents.

The design guidelines for multi-family housing are aimed at maintaining neighborhood compatibility with lower density dwellings. Multi-family housing is typically characterized by increased parking area, bulkier structures, and less private open space. These guidelines are intended to foster quality projects, and provide a pleasant residential environment within the context of higher density.

A. Site features.

1. General principles.

- a. Building and dwelling unit orientation.** All street-facing walls of multi-family buildings and individual dwelling units should contain obvious pedestrian entrances to individual units, to interior courtyard or garden spaces on the site, and preferably, to both. Multi-family projects should never be designed to place parking or garages along the street
- b. Neighborhood features.** Residential development should respect the character of existing properties in the immediate area through the use of similar setbacks, building arrangements, buffer yards, and the avoidance of overwhelming building scale and visual obstructions such as privacy walls, carports and garages.
- c. Landscaping.** New landscaping should compliment existing landscape materials, location and massing on adjacent established developments where appropriate.

2. Open space. Buildings should be oriented to:

- a. Create courtyards and other usable open space;
- b. Provide a series of public spaces for recreation and general open space; and
- c. Take advantage of prevailing breezes and the position of the sun to provide natural lighting and ventilation.

3. Pedestrian access.

- a. **Building entries.** Courtyard doors or gates at multi-family building entries should be attractively designed as an important architectural feature of the building or complex.
- b. **Stairways.** Exterior stairs from a plaza or an entrance from the street should be an attractive architectural feature of the site.

4. Parking and circulation.

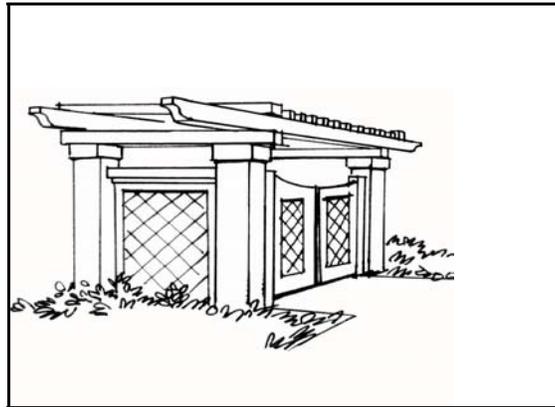
- a. **Visual impact of parking.** The adverse visual impacts of parking areas and garage openings on the residential character of the street should be minimized. Some examples of these impacts are: blank walls, garage doors, parking facilities, and driveway openings along street frontages.
- b. **Driveway location.** Whenever possible, locate access driveways on side streets. When this is not possible, design the main site entry with patterned concrete or pavers to differentiate it from the public sidewalk.
- c. **Entry treatment.** Special accents should be used at site entries. Larger-scale entry features, or appropriately scaled art, ornamental features, decoration, special textured paving, flowering accents, walls, shrubs, and the use of specimen trees should be used to generate visual interest at entry points.
- d. **Carports, garages, and accessory structures.** Carports, detached garages, and accessory structures should be designed as an integral part of project architecture. They should be similar in materials, color, and detail to the principal buildings of a development. Fabric and prefabricated metal carports are prohibited. Carports may be designed as pergolas as long as they are designed and planted in such a way that the vine will act as a full coverage “roof” for the structure.
- e. **Landscaping.** Parking courts should be treated as ‘landscaped plazas,’ with attention to landscape surfaces, softened edges, shade and articulated pedestrian and vehicular circulation. They should be treated as an important public space whose character is clearly and coherently delineated by the landscaping, lighting, and building massing that surrounds it.
- f. **Pedestrian connections.** The parking area should be designed in a manner which links it to the building and street sidewalk system as an extension of the pedestrian environment. This can be accomplished by using design features such as walkways with enhanced paving, trellis structures, and landscaping treatment. The path of travel from the front entrance to the project and from

the parking garage to the front doors of the units should run through common open space and, ideally, through an open courtyard.

- g. Paving materials.** The parking surface should be broken up into sub-areas by the use of materials such as integral color concrete, slate, brick or by areas of permeable surface. These sub-areas may be used to denote entrance, act as forecourts or serve as the foreground area for adjacent landscaped areas.

5. Other design issues.

- a. Screening features.** Walls and other screening features should be constructed of the same or similar materials and finishes as the adjacent building, or of complementing materials, and should be designed and placed to complement the building design.
- b. Screening of storage areas.** Storage areas should be completely screened from ground level view using appropriate materials such as solid shrub massing or wood walls.
- c. Trash disposal areas.** Trash bins must be located within a masonry structure or other approved solid trash enclosure. The enclosure should be finished using materials compatible with the surrounding architecture, and should be softened with landscaping. Gates should be solid metal painted to match adjacent buildings. Recommended enclosure locations include inside parking courts, or at the end of parking bays. Location should be conveniently accessible for trash trucks.



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**Figure 4-15
TRASH ENCLOSURE SCREENING**

- d. Mail boxes.** Where common mail box services are provided, they should be located close to the project entry or near recreational facilities. The design of the box enclosures should be similar in form, materials, and color to the surrounding buildings. (Mail box locations must be approved by the U.S. Postal Service.)

- e. **Lighting.** Lighting for multi-family projects should be designed and installed in compliance with the following principles.
 - (1) **Focus light downward.** A good rule of thumb is to make sure that direct light shines a minimum of 20 degrees below a horizontal plane and in no case above the horizontal plane.
 - (2) **Avoid uplighting.** Whenever possible, avoid uplighting of trees and architectural facades.
 - (3) **Test installation for glare.** After installation, check to make sure that glare will not be a problem for neighbors, pedestrians, or motorists.
 - (4) **Avoid mercury vapor lamps.** Metal halide or high-pressure sodium lamps are preferable for most applications.

B. Building design and architecture.

- 1. **Mass and scale.** Multi-family buildings should be designed with consideration of the context of surrounding residential structures.
 - a. The perceived height and bulk of multi-story buildings should be reduced by dividing the building mass into smaller-scale components and adding details such as projecting eaves, dormers or balconies.
 - b. In some cases, it may be desirable to “step back” the upper stories of new multi-family buildings to reduce the scale of facades that face streets, common spaces, and adjacent residential structures.
 - c. A visual balance, or horizontal rhythm, should be created in the relationships between the dimensions of multi-family buildings, their parts, and the spaces between and around them.
- 2. **Architectural elements and materials.**
 - a. Multi-family building frontages on public streets should incorporate variety in architectural elements including bays, bay windows, recessed or projecting balconies, verandas, and other elements, to improve visual interest, and the scale and character of the street and neighborhood.



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Figure 4-17
VARIETY IN BUILDING FACADE DESIGN

- b. Architectural elements in multi-family buildings, including recessed balconies and porches, are spaces that residents can occupy and enjoy as a link to the street and as a sheltered, fresh-air environment. These spaces create a sense of depth. This vocabulary of voids and solids, and enclosed spaces enriches building composition and massing.
- C. **Security.** Safety in multi-family residences, buildings, and neighborhoods is important to residents and visitors alike. The following guidelines are grouped under three basic concepts: natural surveillance, natural access control, and territorial reinforcement.
 1. **Natural surveillance.** Natural surveillance means increasing the opportunity for people who are in the spaces outside individual units to be easily watched. That is, a space should be designed so that users feel that they will be seen if they do something inappropriate. It includes the organization of physical features, activities and people in ways that maximize visibility. It also includes: the thoughtful placement of windows, doors, and plazas; the alignment of sidewalks and paths so that lines of sight are created; the minimization of large areas of blank walls; the locations and levels of lighting; and close connection of open spaces to surrounding living units. These measures make it easier for visitors and residents to see and be seen.
 - a. The entry of each dwelling should be visible from more than one other unit.
 - b. The windows of frequently used rooms (e.g., kitchens and living rooms) should be placed to facilitate the natural surveillance of nearby entries and courtyards.
 - c. Selected lighting fixtures should be easy to maintain.
 - d. Lighting fixtures should be selected to not produce excessive glare or dark shadows, unlike high intensity security lamps that create the impression of a hostile and dangerous environment. Lighting fixtures that are readily perceived as “security” lamps should be avoided in favor of fixtures that provide good levels of lighting, selected because their appearance and the light they generate is suitable for the project.

- e. Any management office should be located at a central, visible point within the multi-family project.
- 2. Natural access control.** Natural access control means the creation and reinforcement of physical and psychological boundaries, limits and barriers to clarify which spaces belong to residents only, to residents and visitors, and to the general public. It involves the physical guidance of people coming and going from a space by the careful placement of entrances, exits, signs, fencing, landscaping and lighting. A space should be designed to comfortably accommodate the activities of legitimate users, but discourage individuals carrying out undesirable activities.
- a. The site planning and architectural design of multi-family structures should minimize the number of entries into the site. Site entries should be located to enhance natural surveillance opportunities.
 - b. The site planning of multi-family structures should include vehicular and pedestrian circulation design elements that provide clear ingress and egress.
 - c. Plantings adjacent to pedestrian and vehicular circulation areas should be maintained at a low height, not to exceed three feet. Low planting can be used to define circulation areas and to eliminate opportunities for “cutting through” the site.
 - d. All building and site entries should be planned and designed for nighttime accessibility and visibility.
- 3. Territorial reinforcement.** Territorial reinforcement incorporates the use of site design features that express ownership, including fences, pavement treatments, art, signage and landscaping. Space should be clearly ordered as a hierarchy: public (intended for all to use), semi-private (intended for specific users or uses), and private (intended for private use by a household).
- a. Courtyards and other centrally-oriented common spaces should be designed to be visible to all the dwellings served.
 - b. The design should utilize paving patterns to delineate use areas and entry zones. These paving patterns add visual interest and reinforce multi-family residents’ territorial claims.
 - c. When designing new multi-family development, public or common open spaces can be provided that residents can enhance by such means as potted plants or moveable seats.
 - d. Individual or grouped mailboxes should be located such that they are visible from dwellings.
 - e. Public phones and intercoms, if included in the design of multi-family buildings, should be located near the entry in a well-lit area which is highly visible from dwellings.
 - f. All areas on multi-family sites should be designed appropriately based on space hierarchy: public (e.g., sidewalk), semi-public (e.g., front yard), semi-private

(e.g., interior courtyard) and private (e.g., patio). No spaces should be “unclaimed”; that is, all areas of multi-family developments should be within the domain of an individual dwelling or dwellings.

17.42.060 - Residential Fencing

Residential projects designed to be continuous walled compounds, isolated from the rest of the community, are strongly discouraged. While fences and walls may be needed for security, sound attenuation and privacy, these objectives can often be met by careful design that controls fence and wall height and length, provides variation in wall planes, and uses planting for screening and relief. When walls are necessary, the following guidelines should be used for consistent design treatment:

- A. Materials and colors.** Fences and walls should be designed with materials and colors that complement project architecture. When selecting wood as a material, it is important to consider its increased maintenance demands.
- B. Design.** A wall should not run in a continuous plane for more than 60 feet without incorporating at least two of the following:
- A minimum 2-foot change in plane for at least 10 feet;
 - A minimum 18-inch raised planter for at least 10 feet;
 - A minimum 18-inch change in height for at least 10 feet;
 - Use of pilasters at 50-foot intervals and at changes in wall planes; or
- C. Masonry Walls.** Masonry walls shall have a decorative end cap topping the wall. The dry staking method of construction a masonry wall is highly discouraged and will only be allowed with the approval of the Director. Wood fencing shall only be allowed along interior property lines that separate individual side and rear yards of parcels. Wood fencing shall not be allowed on property lines separating parcels from the public right-of-way.

CHAPTER 17.44 - COMMERCIAL BUILDING DESIGN GUIDELINES

Sections:

- 17.44.010 - Purpose
- 17.44.020 - Applicability
- 17.44.030 - Site Planning Outside of the Downtown
- 17.44.040 - Building Orientation
- 17.44.050 - Building Design and Architecture
- 17.44.060 - Security
- 17.44.070 - Walls and Fences

17.44.010 - Purpose

The commercial design guidelines in this Chapter are intended to assist in preserving and rehabilitating the commercial areas of Lodi. The guidelines are also intended to provide for infill commercial development of high architectural quality that is compatible with existing architecturally superior development, to promote the conservation and reuse of existing buildings of high quality design. While these guidelines are primarily oriented toward the downtown area, they are also designed to enhance and preserve the small town character of the City's other commercial areas.

17.44.020 - Applicability

See Section 17.40.020 (Applicability of Design Guidelines).

17.44.030 - Site Planning Outside of the Downtown

B. Building and parking location.

1. General placement principles.

Buildings should generally be oriented parallel to streets and placed as close to the street as required setbacks permit. Buildings may be angled to create interesting juxtapositions if there is a specific design goal to be achieved. However, definition of the street edge is an important role for buildings that should be considered in design. Exceptions may occur for wider setbacks from the street if a compatible use is proposed (for example, outdoor dining or pedestrian rest area) or to maintain continuity with

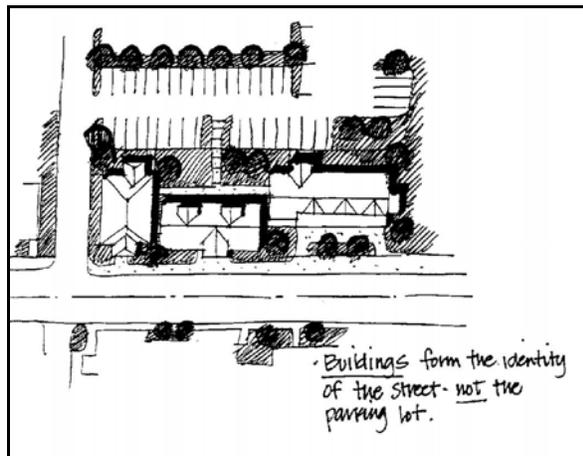


Figure 4-1
BUILDING PLACEMENT AT STREET

landscaped areas on adjacent properties.

2. **Pedestrian orientation.** The orientation of buildings should establish and maintain pedestrian-oriented street frontages. Buildings with high pedestrian use should face, and be directly accessible from the public sidewalk.
3. **Vehicle-oriented areas.** Buildings in areas of the City that rely more on the use of the automobile for access should be oriented to major open space and streetscape elements, and as much as possible should not be located behind parking lots located between the building and the street.
5. **Corner buildings.** Corner buildings should have a strong tie to the setback lines of each street. The primary mass of the building should not be placed at an angle to the corner. This does not preclude angled building corners or an open plaza at the corner which are strongly encouraged.
6. **Projects with multiple structures.** Multiple buildings in a single project should create a positive functional relationship with one another and the street. The first priority for multiple-building projects is to address the street with features that provide pedestrian interest and facilitate access to the project. Second, buildings should be clustered to achieve a "village" scale. This creates opportunities for internal plazas and pedestrian areas. When clustering is impractical, a visual link should be established between buildings. This link can be accomplished through the use of an arcade system, trellis, colonnade, and through enhanced paving.

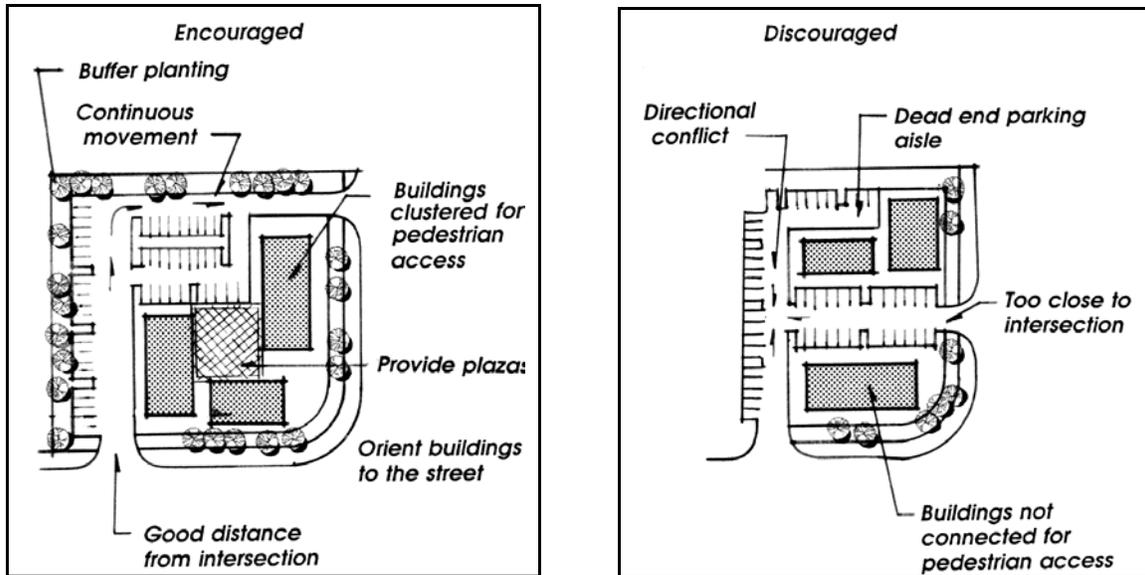


Figure 4-2
LOCATION OF PARKING AND BUILDINGS

7. **Open space areas.** Open space areas should be accessible from the majority of structures, and should be oriented to take advantage of sun or shade as appropriate.
8. **Pedestrian walkways.** Projects should connect the on-site pedestrian circulation system to the off-site public sidewalk at intervals of at least one connection for each 200 linear

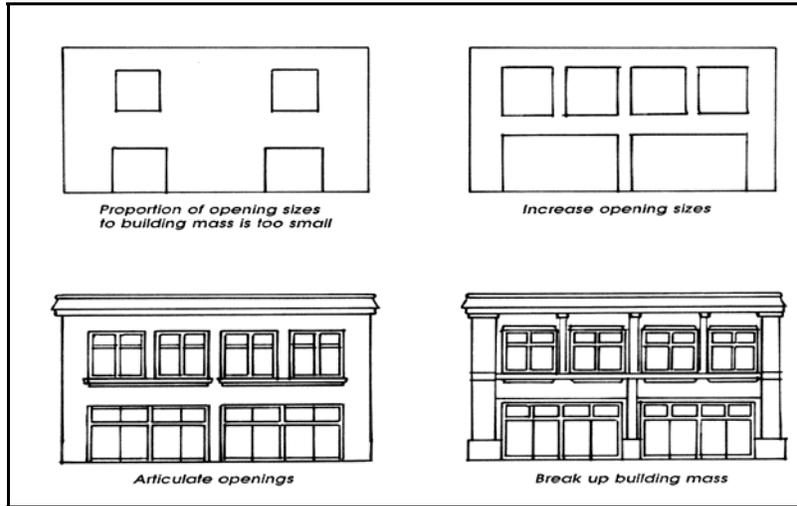
feet (or fraction thereof). Parking areas should be connected to building entrances by means of enhanced paving (patterned or stamped).

17.44.040 - Building Orientation

The organization and orientation of commercial buildings and spaces is crucial in creating streets that are welcoming and friendly to pedestrians. Active public spaces and city streets that are heavily used by pedestrians contribute to the character and economic vitality of the City. High levels of pedestrian activity — shopping, eating, “people watching,” exercising, strolling, relaxing, walking from place to place — are valued and encouraged throughout the City’s commercial areas. These activities create interest, provide a sense of safety on the street, and add to community image and identity. The following guidelines provide a framework for site organization and orientation of commercial land uses.

A. Street orientation.

1. Building facades, including storefronts, should be designed to orient to the major street frontage, with the primary building entry also oriented toward the major street.
2. Buildings on corners should include storefront design features for at least 50 percent of the wall area on the side street elevation.
3. Long, blank, unarticulated street wall facades are strongly discouraged unless unavoidable because of specific site circumstances. Monolithic street wall facades should be "broken" by vertical and horizontal articulation, characterized by:
 - b. Sculpted, carved or penetrated wall surfaces defined by recesses and reveals);
 - c. Breaks (reveals, recesses);
 - d. Window and door openings; or
 - e. Balconies, awnings and canopies.



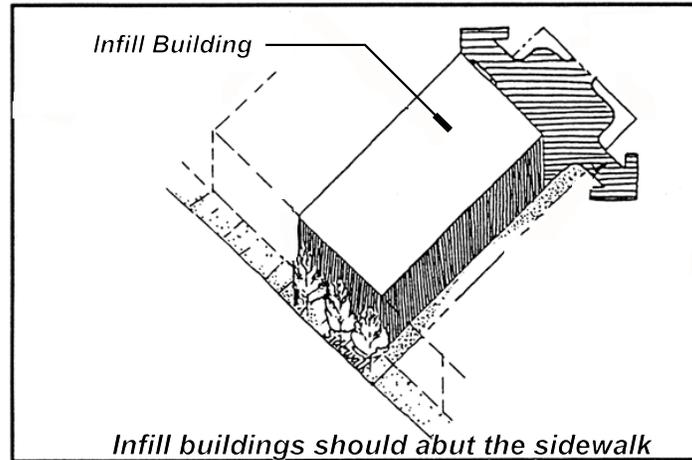
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Figure 4-18
STOREFRONT PROPORTIONS

4. Large unbroken facade surfaces should be avoided at the storefront level. This can be achieved in a number of ways including:
 - a. Dividing the facade into a series of display windows with smaller panes of glass;
 - b. Constructing the facade with small human scale materials such as brick or decorative tile along bulkheads;
 - c. Providing traditional recessed entries;
 - d. Careful sizing, placement and overall design of signage; and
 - e. Providing consistent door and window reveals.

B. Street edge.

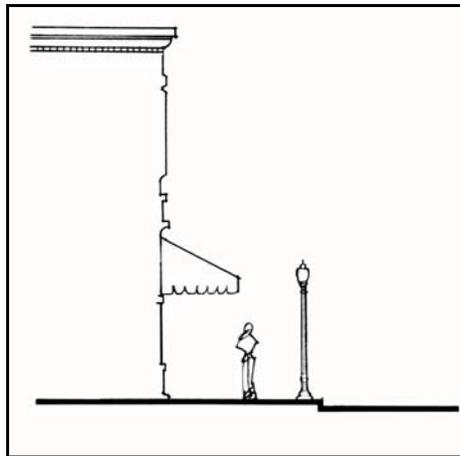
1. The first floor of any infill commercial building should be built directly at the front property line — abutting the sidewalk — unless minor variations are permitted by the City for plazas, public art or other pedestrian-oriented purpose.



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**Figure 4-19
PLACEMENT OF INFILL BUILDINGS**

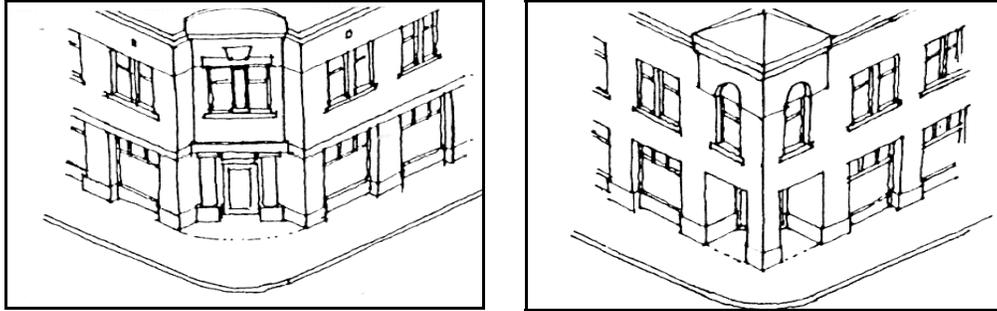
2. Awnings , trellises and other accessory structures that are relatively open and do not restrict pedestrian or vehicular movement may project over the right-of-way with City approval.



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**Figure 4-20
AWNINGS PROVIDE
PEDESTRIAN SCALE AND
COMFORT**

3. Any building located at a corner intersection should incorporate architectural features at the ground floor which emphasize the importance of pedestrian movement. These features may include building cut-offs, walk-through covered arcades, trellis structures and other elements which focus visual interest on the corners.



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Figure 4-21

DESIRABLE DESIGN FEATURES FOR STREET CORNER BUILDINGS

C. Public spaces. Public space associated with commercial buildings should serve as a transition from the outside to the inside of buildings, and should be supportive of pedestrian activity. Public areas should be designed so that all members of the public feel that they may enter, and should be designed as extensions of the public space of the sidewalk (e.g., by providing pedestrian amenities such as benches and fountains, and by continuing the hardscape of the sidewalk).

1. Plazas.

- a. Plazas should be designed to supplement, rather than replace on-street activity areas. Paving and furniture used in private plazas should complement streetscape elements used in the public right-of-way.
- d. Retail shops, restaurants, offices or other activity-generating uses should be located at the edges of plazas; blank walls should be minimized adjacent to pedestrian spaces.
- e. Plazas should be designed with unimpeded lines-of-sight to and from the public sidewalk. Security fences, walls, and entry gates shall not block the sidewalk edge of the plaza or views into the plaza. At least 15 feet of building frontage should be transparent or visually penetrable to provide entry to and views into the plaza.
- f. Entries to a plaza, and storefront entries within the plaza, should be designed and lit so they do not create hiding places.
- g. Visual features, such as public art or a fountain, should be incorporated in plazas to attract pedestrians.
- h. Seating should be provided at a ratio of at least one seating area for each 100 square feet of plaza, in addition to any outdoor dining areas.

- n. Plazas, including all entrances and exits, should be fully illuminated one-half hour after sunset to one-half hour before sunrise to facilitate natural surveillance opportunities and to discourage illegitimate activities. Lighting should be designed to help define, order and further develop the design concept of the space in a manner that appears welcoming to pedestrians.
 - o. Signs or other mechanisms should identify that the plaza is available for public use during business hours.
 - p. Security gates and security fencing may not be used in plazas, except as may be permitted by the Review Authority when granting the land use permit for the project, based on a determination that unusual circumstances justify their use.
- 2. Entry courtyards.** Where used, courtyards should:
- a. Include focal elements of sculpture, water, plantings and seating niches.
 - b. Be provided trees that are drought tolerant, and planted in symmetric patterns.
 - c. Be designed to provide both visibility and separation from the street.

17.44.050 - Building Design and Architecture

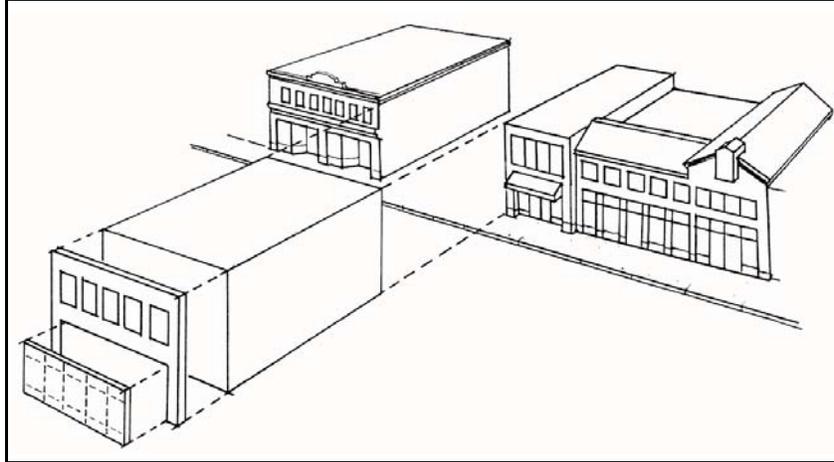
The visual relationships between individual commercial buildings contribute to community identity, levels of pedestrian activity, and economic vitality. When the architectural features (for example, entry spacing, window lines, and signs) of commercial buildings are complementary, the larger district image becomes more positive and unified. Building facades, in particular, influence cohesiveness, legibility and aesthetic pride. Likewise, storefront design can encourage shopping, increase a sense of security, and generate pedestrian activity. Where commercial buildings are neighbors to residential buildings, consideration of scale, detail, and materials are even more important.

- A. Mass and scale.** Building scale and massing contributes to the unique character and pedestrian-orientation of the downtown and some of the other commercial areas of Lodi. Smaller-scale buildings, or buildings perceived to be of small-scale, are most suitable to creating the atmosphere desired in the City. Human-scale buildings are comfortable and create a friendly atmosphere that enhances the marketability of commercial areas. To this end, buildings—and their parts—should impart a sense of human scale and assume a reinforcing relationship with the sidewalk, street, and pedestrian activity. The relationship of the building elements to the overall building should create a clear set of meaningful relationships between the building and the elements and the elements to each other. The elements of the building should not appear as random or unrelated to each other.

The height and scale of infill development and alterations to existing development within commercial areas should complement existing structures while providing a sense of human scale and proportion. Infill structures should be designed to provide storefront windows, doors, entries, transoms, awnings, cornice treatments and other architectural features designed to complement existing structures without duplicating a particular architectural style. Specific guidelines related to mass and scale of building architecture are as follows:

- 1. General design principles.**

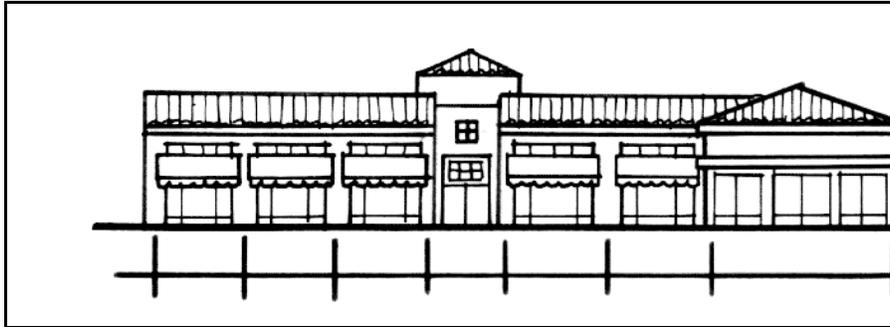
- a. The characteristic proportion (relationship of height to width) of existing facades should be considered in relation to infill development, alterations and additions.



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**Figure 4-22
INFILL FACADE PROPORTIONS**

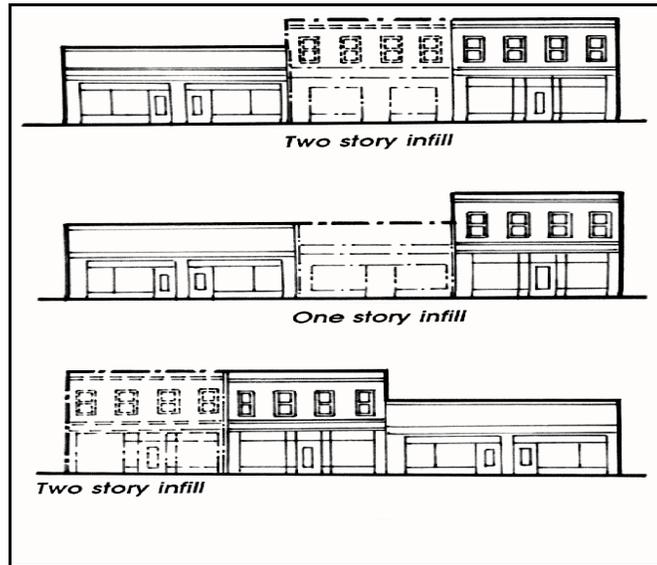
- b. Whenever an infill building is proposed which is much "wider" than the existing characteristic facades on the street, the infill facades should be broken down into a series of appropriately proportioned "structural bays" or components typically segmented by a series of columns or masonry piers which frame window, door and bulkhead components. Creating and reinforcing a facade rhythm helps tie the commercial street together visually and provides the pedestrian with a standard measurement of his or her progress.



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**Figure 4-23
INFILL STRUCTURE FACADE DIVIDED INTO BAYS**

- c. The commercial buildings in Lodi are generally in the one- to three-story range. Infill buildings or upper story additions to existing buildings should not be much higher or lower than the height of surrounding structures.

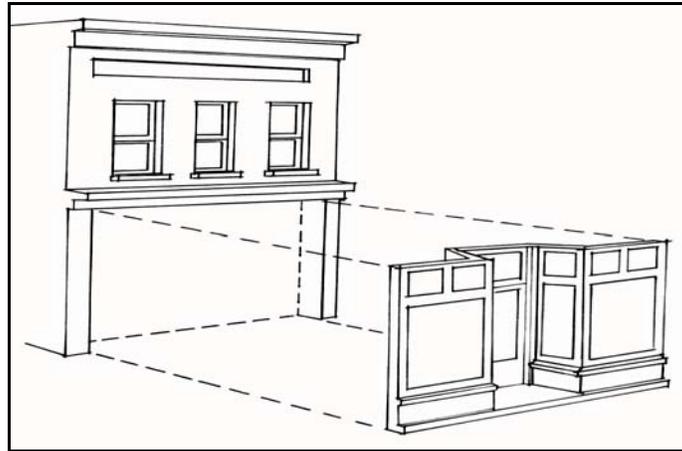


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Figure 4-24
INFILL CONSISTENT WITH CONTEXT

2. Building proportions.

- a. Maintain a clear visual distinction between upper story openings and street level storefront openings (windows and doors). There should usually be more window area at the storefront level to provide greater interior visibility for pedestrians, as opposed to upper stories with smaller window openings.



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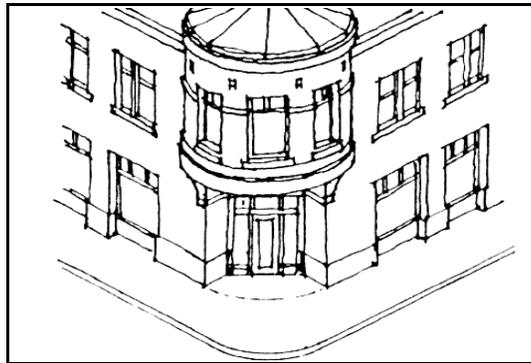
Figure 4-25
NEW STOREFRONT PROPORTIONS
CONSISTENT WITH CONTEXT

- b. Whenever an infill building is proposed between two adjacent commercial structures, the characteristic rhythm, proportion and spacing of existing door and window openings should be maintained.
- ## 3. Horizontal rhythms/alignment of architectural elements.
- a. When an infill building is proposed, the common horizontal elements (e.g. cornice line, window height/width and spacing) of neighboring structures should be identified and the infill should have similar rhythm or alignment.
 - b. If maintaining a horizontal rhythm or alignment in an infill building is very difficult or otherwise impossible, the use of fabric canopies or awnings is encouraged to establish a shared horizontal storefront rhythm.
- ## 4. Architectural features.
- a. Features such as balconies, open and enclosed turrets, finials and bay windows that help give human scale and interest to buildings are encouraged.
 - b. Decorative ornamentation, the decorative use of color and integral color materials, and architectural composition that employs abstract or representational ornament to help order the facade or emphasize the relative importance of different building elements are encouraged.

B. Architectural elements/materials. The types of materials and architectural elements incorporated into commercial buildings contribute to visual interest, community image, business identity and architectural quality. The following guidelines provide a framework for creating a cohesive commercial character while providing flexibility and promoting unique architectural features.

1. Entries and doorways.

- a. Main building entries should emphasize the point of arrival in one or more of the following ways:
 - placement of art or decorative detailing
 - a turret or balcony over the entrance
 - change of material or detailing
 - greater concentration of ornaments
 - flanked columns, decorative fixtures or other details
 - recesses within a larger arched or cased decorative opening
 - a portico (formal porch) projecting from or set into the building face
 - changes in roofline, a tower, or a break in the surface of the subject wall
 - architectural features above it
- b. Street corner commercial buildings should provide a prominent entrance to street level shops or lobby space at or near the corner.



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**Figure 4-26
PROMINENT CORNER ENTRANCE**

2. Doors and windows.

- a. Retail store doorways should contain a high percentage of glass to allow pedestrians to see the retail contents and activities in stores.

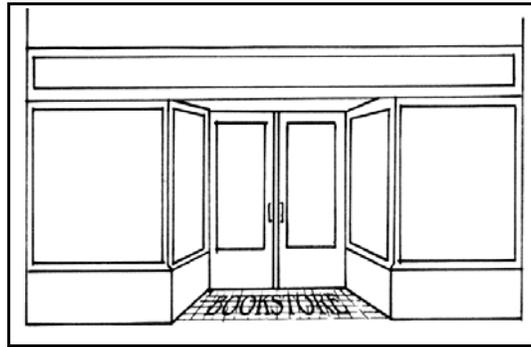
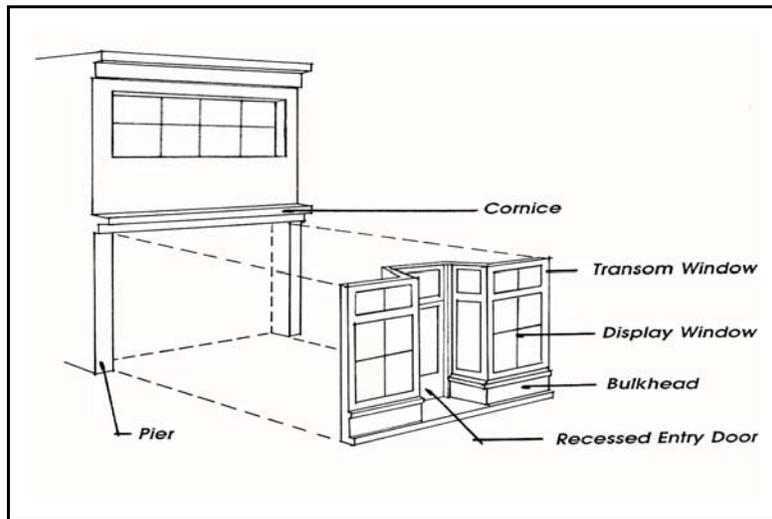


Figure 4-27
MAINTAIN EXTENSIVE
STOREFRONT GLASS AREA

- b. When windows are added or changed, it is important that the design be compatible with the facade theme of the block (streetscape).
- c. Use clear glass (at least 88 percent light transmission) in first floor windows.
- d. Storefront windows should be as large as possible and no closer than 18 inches from the ground (bulkhead height). By limiting the bulkhead height, the visibility to the storefront displays and retail interior is maximized. Maximum bulkhead heights for infill construction should be 17 inches.



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Figure 4-28
STOREFRONT COMPONENTS

- e. Introducing or changing the location or size of windows or other openings that alter the architectural rhythm or character of the original building is discouraged.

- f. Permanent, fixed security grates or grilles in front of windows are not permitted. Any necessary security grilles should be placed inside, behind the window display area.
- g. Traditional storefront transom windows should be retained whenever feasible. If the ceiling inside the structure has been lowered, the ceiling should be stepped up to meet the transom so that light will penetrate the interior of the building.

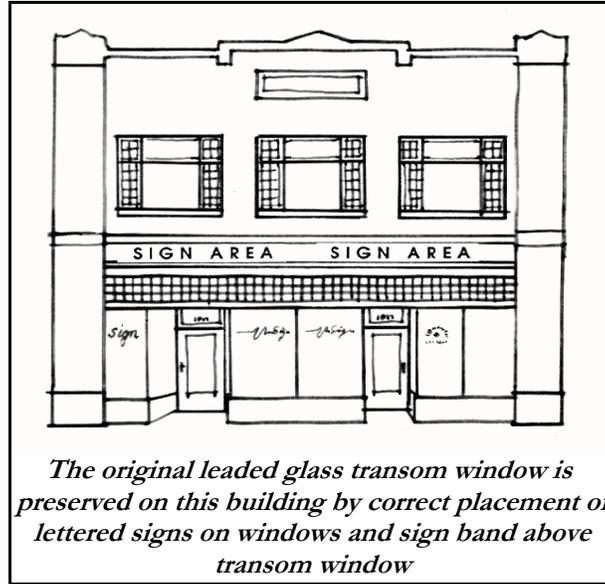
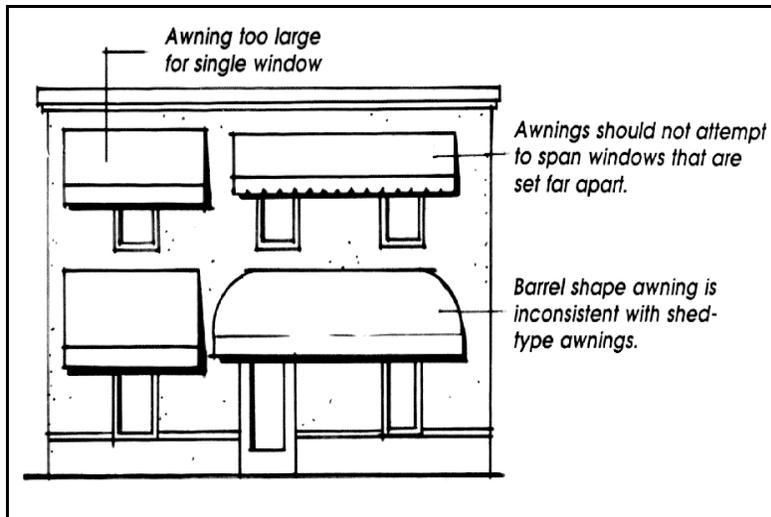
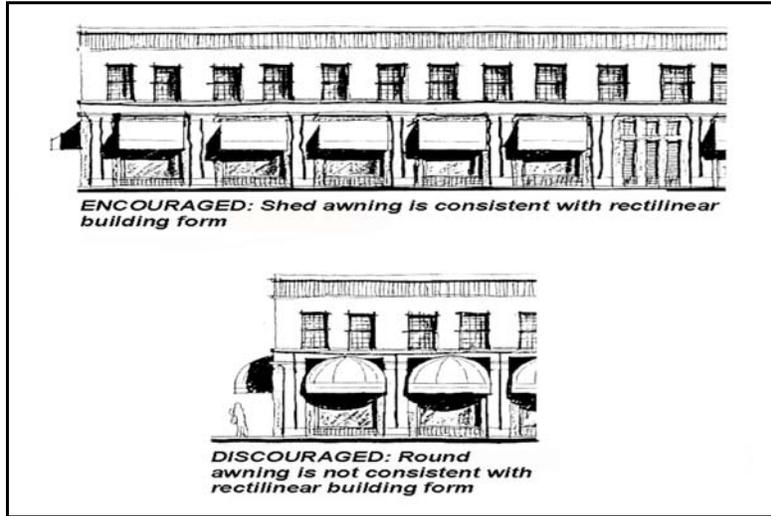


Figure 4-29

3. Awnings and canopies

- a. Where the facade of a commercial building is divided into distinct structural bays (sections defined by vertical architectural elements, such as masonry piers), awnings should be placed within the vertical elements rather than overlapping them. The awning design should respond to the scale, proportion and rhythm created by these structural bay elements and *nestle* into the space created by the structural bay.



**Figure 4-30
APPROPRIATE AND INAPPROPRIATE AWNING FORMS**

- b. Awning shape should relate to the window or door opening. Barrel-shaped awnings should be used to complement arched windows while square awnings should be used on rectangular windows.
 - c. Awnings shall not be internally illuminated.
- 4. Grillwork/metalwork and other details.** There are a number of details, often thought of as mundane, which may be incorporated into the design to add a degree of visual richness and interest while meeting functional needs. These details include the following:
- a. Light fixtures, wall mounted or hung with decorative metal brackets.

- b. Metal grillwork, at vent openings or as decorative features at windows, doorways or gates.
- c. Decorative scuppers, catches and down-spouts, preferably of copper.
- d. Balconies, rails, finials, corbels, plaques, etc.
- e. Flag or banner pole brackets.



**Figure 4-31
METALWORK DESIGN ELEMENTS**

- e. **Exterior walls and materials.** The exterior wall design elements of commercial buildings involve two aspects — color and texture. Materials with integral color such as hard smooth troweled plaster, tile and stone is encouraged. If the building's exterior design is complicated, with many design features, the wall texture should be simple and subdued. However, if the building design is simple (perhaps more monolithic), a finely textured material, such as patterned masonry, can greatly enrich the building's overall character.

Storefront materials should complement the materials used on significant adjacent buildings. The following materials are considered appropriate for commercial buildings within Lodi. The number of different wall materials used on any one building should be kept to a minimum, ideally two or less.

- clear glass
- glass block (transom)
- exterior plaster (smooth trowelled preferred)
- new or used face-brick
- cut stone, rusticated block (cast stone)
- ceramic tiles (bulkhead)

- clapboard (where appropriate)

The following exterior building materials are considered inappropriate in Lodi commercial areas and are discouraged:

- Mirror glass and heavily tinted glass.
- Windows with false divisions (i.e., a window where the glass continues uninterrupted behind a surface mounted mullion)
- Vinyl and aluminum siding
- Painted or baked enamel metal awnings
- Rough “Spanish lace” stucco finish
- Unpainted plywood
- False stone veneer
- Bulky cast stone window and door surrounds
- Corrugated sheet metal
- Corrugated fiberglass
- Split face concrete block
- Exposed concrete block without integral color

6. Lighting.

- a. Lighting should be designed as an integral part of the overall site and building design. It should contribute to and help define the character and the spaces created by the building and its site development. Lighting design should have a conscious purpose of helping to strengthen the constituent elements of the site through means such as highlighting areas that are more important, or by picking out areas of the site that have a different character from the rest of the site. Lighting should complement architectural elements, changes in material of the ground plane and landscaping. The intensity, color placement of the light and the placement and design of the light fixtures should be part of this effort.
- b. Lighting should provide illumination for the security and safety of on-site areas such as entrances, exits, parking, loading, pathways, and working areas.
- c. Lighting should be provided for the pedestrian to create a sense of welcoming on the public sidewalk, that the pedestrian is literally being accompanied by light. Providing a greater number of softer light sources is strongly encouraged over having only a few very bright lights.
- d. The design of light fixtures and their structural supports should be architecturally compatible with the main buildings on the site. Fixtures should be integrated within the architectural design for the buildings.
- e. As a security device, lighting should be adequate but not overly bright. Building entrances should be well lighted. The lighting should be designed so that the lighting is an attractive element in its own right, acting as a public amenity.
- f. All lighting should be shielded to confine light spread within the site boundaries. Lighting should be provided from one-half hour after sunset to one-half hour before sunrise at all exits, entrances, loading areas, parking lots, plazas, and alleys. An average of one foot candle evenly distributed across the site is a suggested minimum; with up to two foot candles at entrances, exits and loading areas.

- g. The following lighting fixtures and lamps are considered inappropriate in Lodi commercial areas and are discouraged:
- Mercury vapor lights (metal halide or high-pressure sodium lamps are preferable for most applications)
 - Fluorescent light tubes that are exposed without filtering lenses
 - Fluorescent lamps without non-color corrected bulbs (color correction may also be accomplished by a color-correcting lens)
 - The Zoning Ordinance prohibits flashing or blinking lights.
- h. Focus light downward. A good rule of thumb is to make sure that direct light shines a minimum of 20 degrees below a horizontal plane and in no case above the horizontal plane.
- a. Test installations for glare. After installation, check to make sure that glare will not be a problem for neighbors, pedestrians, or motorists.
- j. Illuminate signs and billboards from above, not below.
- k. Avoid reflective surfaces beneath down-lit signs.
7. **Rear entrances.** Rear entrance design should consider a number of issues. In general, the rear entrance must respond to the same needs as the storefront, but at a reduced scale. It must also meet the functional service needs of the business, including providing a loading area. Since these two functions are often in conflict, the design of the rear entrance must be carefully planned. A particular concern is the storage and disposal of refuse. All trash cans, dumpsters, and other containers must be hidden and screened from public view as required by the Zoning Ordinance. Exterior utilities must be screened. Regular maintenance is of paramount importance.

The design of a rear entrance should be appropriate to its surroundings. The visual character of rear facades, alleys, and parking lots is relatively casual and utilitarian, especially when compared to formal street facades. In this context, a refined or grand design can look out of place. The design should instead be pleasantly inviting, and architecturally compatible with the front, but very simple in detail.



**Figure 4-32
REAR ENTRANCES SHOULD BE
AESTHETICALLY SIMPLE AND UTILITARIAN**

- a. An awning can soften a rear facade and provide a pleasant protected space.
- b. The rear entry door should be wood and glass similar to the front door. Special security glass (i.e. wire imbedded) is allowed.
- c. Security lighting should be modest and should focus on the rear entry door.
- d. Selective use of tree plantings, potted plants and other landscaping can subtly improve a rear facade.
- e. Refuse containers and service facilities must be screened from view by solid walls. The use of landscaping (shrubs and vines) to screen walls can help deter graffiti.

- C. Alterations — Restoration and remodeling.** Renovating or remodeling commercial structures provides an excellent means of maintaining and reinforcing the character and image desired in Lodi. Renovation and expansion not only increases property values in the area but also serves as an inspiration to other property owners and designers to make similar efforts.

When an existing structure is to be renovated or added to, the work should respect the original design character of the structure. The following design guidelines apply where appropriate and whenever a structure is to be renovated or expanded.

1. Traditional features & decoration.

- a. Sensitive response to existing materials, details, proportions, as well as patterns of materials and openings is required when any such work will affect the appearance of an existing building's exterior.
- b. Storefront remodeling often retains original decorative details only as visual "leftovers" or simply covers them. If a building is to be refurbished, these forgotten details should not be wasted. If enough of them remain, they can be restored as part of the original design. If only a few remain, they can be incorporated as design features in a new storefront. In either case, the design of any improvements should grow out of the remaining traditional details and create a harmonious background which emphasizes them.

- 2. Removal of elements inconsistent with original facade.** Existing building elements incompatible with the original facade design should be removed. These include: excessive use of exterior embellishments and "modernized" elements (metal grilles, oversized molding cornices or rusticated materials, etc.). Buildings are often altered over time by owners or shopkeepers to "keep up with changing times" or to "remake a tired image." Unfortunately, such changes are often done in a "tacked-on" manner and result in gradual but severe erosion of original character and cohesion of the commercial area.

3. Storefront renovation.

- a. Where the original storefront remains (little or no remodeling has occurred), it should be preserved and repaired with as little alteration as possible.
- b. Where only part of the original storefront remains (limited remodeling has occurred), the storefront should be repaired, maintaining historic materials where possible, including the replacement of extensively deteriorated or missing parts with new parts based upon surviving examples of transoms, bulkheads, pilasters, signs, etc.

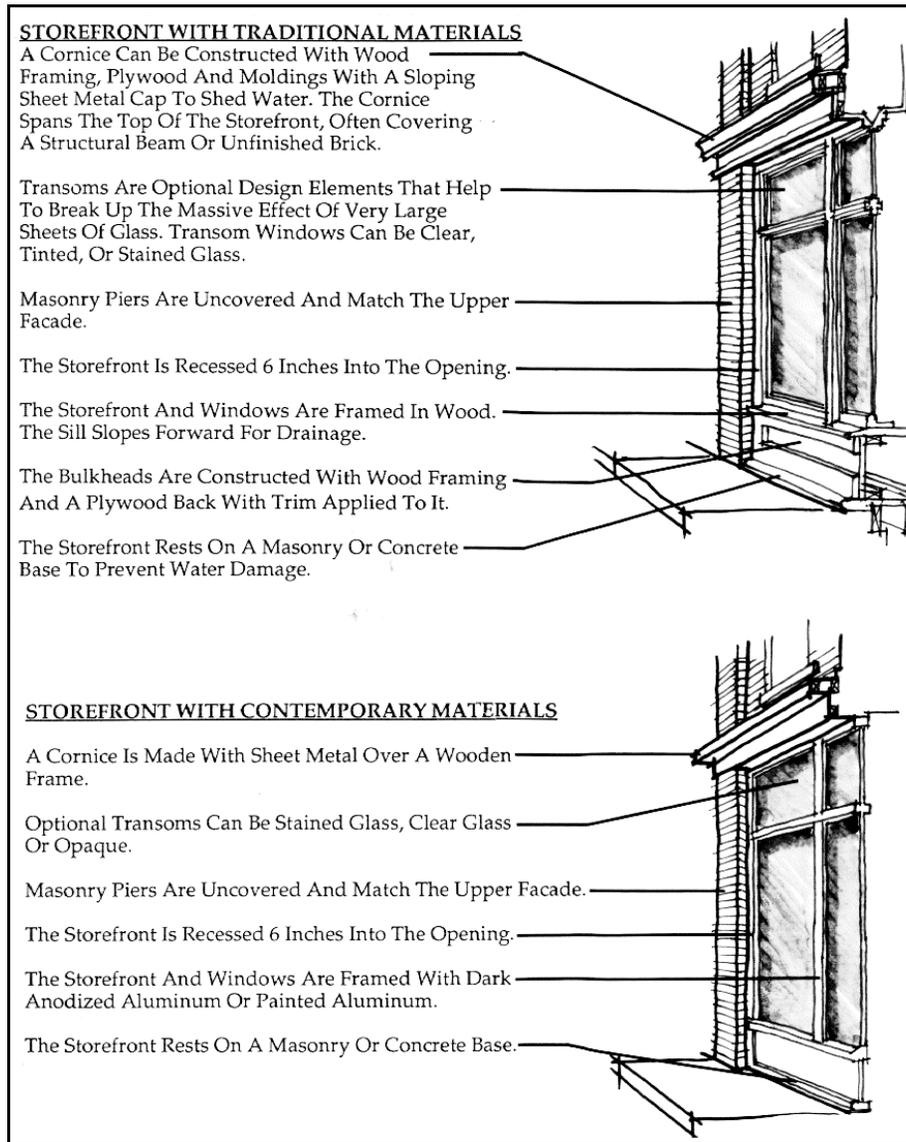


Figure 4-33

- c. Where the original storefront is completely missing (extensive remodeling has occurred), the first priority is to reconstruct the storefront based upon historical, pictorial and physical documentation. If that is not practical, the design of the new storefront should be compatible with the size, scale, proportion, material and color of the existing structure.

4. Window replacement.

- a. The impact of windows on the facade is determined by the size, shape, pattern of openings, spacing and placement within the facade. When altering or reconstructing windows, consideration of these elements is crucial to retaining the structure's original architectural balance and integrity.
- b. Wherever possible retain original window openings. If the existing ceiling has been lowered, pull the dropped ceiling back from the original window.
- c. If possible, save and restore original windows and frames. Replace missing, rotting or broken sash, frames, mullions and muntins with similar material.
- d. If original window openings have been altered, restore the openings to their original configuration and detail. Avoid blocking or filling window openings that contribute to the overall facade design.
- e. When replacing windows, consideration should be given to the original size and shape detailing and framing materials. Replacement windows should be the same operating type as the original window.

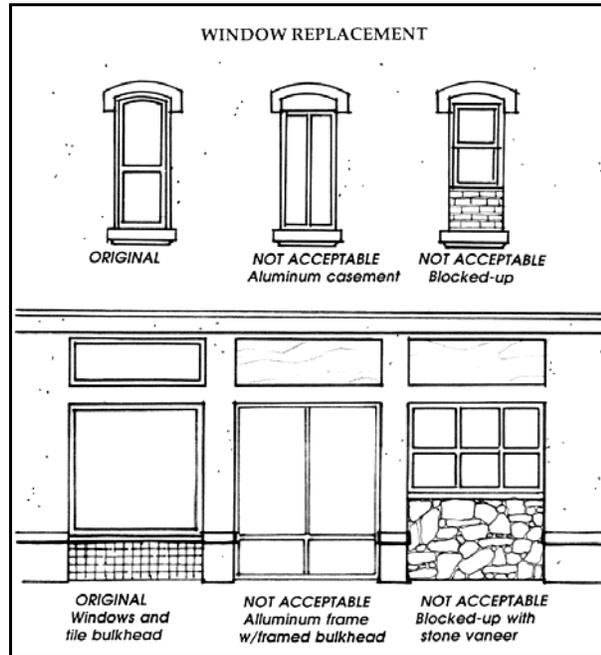
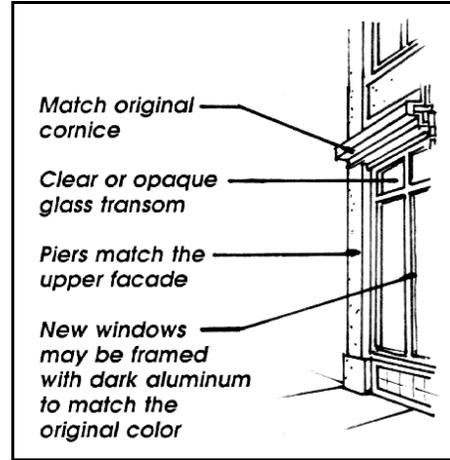


Figure 4-34

5. Door replacement.

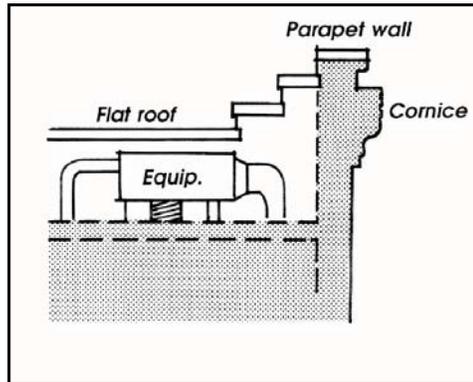
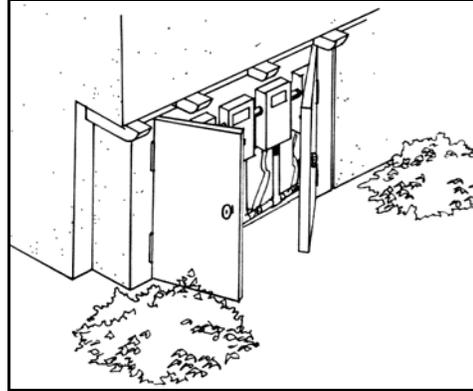
- a. Original doors and door hardware should be retained, repaired and refinished provided they can comply with the requirements of the Americans with Disabilities Act (ADA).
- b. If replacement doors are necessary, they should be compatible with the historical character and design of the structure.

6. Additions to existing structures.

- a. The design of a proposed addition should follow the general scale, proportion, massing and detailing of the original structure and should result in a harmonious—rather than stark—contrast.
 - b. Additions should be interpretations of the existing buildings, with the main characteristics of the existing structure incorporated using modern construction methods. This may include: the extension of architectural lines from the existing structure to the addition; repetition of window and entrance spacing; use of harmonizing colors and materials; and the inclusion of similar, yet distinct, architectural details (i.e., window and door trim, lighting fixtures, tile or brick decoration, etc.).
 - c. Additions should be designed so that if the addition were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.
7. **Seismic retrofitting.** Where structural improvements for seismic retrofitting affect the building exterior, such improvements should be done with care and consideration for the impact on appearance of the building. Where possible, such work should be concealed. Where this is not possible, the improvements should be planned to carefully integrate into the existing building design.

E. Equipment and utilities.

1. All mechanical or utility equipment, whether on the roof, ground or side of building must be screened from view, above or below. The method of screening should be architecturally integrated with the structure in terms of materials, color, shape and size. The design of the screening should be done in concert with and as a part of the design of the building, rather than as an afterthought.
2. Roof mounted mechanical or utility equipment must be screened. The method of screening should be architecturally integrated with the structure in terms of materials, color, shape and size. It is preferable to screen equipment with solid building elements (e.g. parapet wall) instead of after-the-fact add-on screening (e.g. wood or metal slats).
3. Air conditioning units placed in individual windows and window transom areas are *strongly* discouraged.



**Figure 4-35
EQUIPMENT SCREENING**

17.44.060 - Security

Safety in commercial areas is important to business owners, workers and visitors, and to the overall economic well-being of businesses. Design strategies incorporating safety should be based on the practice called Crime Prevention Through Environmental Design or CPTED (pronounced “sep-ted”). CPTED focuses on the proper design and use of the built environment to enhance opportunities for positive, constructive activities while minimizing opportunities for illegitimate or undesirable activities. CPTED is a measure for proactive and retrofit crime prevention planning — one that can help reduce the incidence and fear of crime, and improve overall quality of life. By no means is CPTED a panacea in the efforts to rid communities of crime; however, it is one strategy among others that should be considered in commercial development. There are five principles used in the application of CPTED: Natural Surveillance, Natural Access Control, Territorial Reinforcement, and Management and Maintenance.

- A. Natural surveillance.** The organization of physical features, activities and people in such a way as to maximize visibility. That is, a space should be designed so that users feel that they will be seen or observed if they do something illegitimate. The placement of windows, doors, and plazas, the alignment of sidewalks and paths, the minimization of large areas of blank walls, the locations and levels of lighting, and the proper design and size of open spaces can contribute to natural surveillance opportunities.
- B. Natural access control.** The physical guidance of people coming and going from a space by the judicious placement of entrances, exits, signs, fencing, landscaping and lighting. A space should be designed so that it is conducive to the activities undertaken by legitimate, law-abiding users but discouraging to those carrying out undesirable activities.
- C. Territorial reinforcement.** The use of physical attributes that express ownership, such as fences, pavement treatments, art, signage and landscaping. CPTED stresses the importance of clearly designing a hierarchy of spaces: public (i.e. intended for all to use), semi-private (i.e. intended for specific users or uses), private (i.e. intended for private use by businesses).
- D. Management and maintenance.** The continued use of a space for its intended purpose, which serves as an additional expression of ownership (e.g., complying with landscape maintenance and lighting standards to ensure that visibility is not reduced). Although the physical dimensions of CPTED are important, no effort is sustained unless it is properly maintained and operated.
- E. Design considerations.** The following design considerations, as well as many of the preceding guidelines, incorporate CPTED principles and should be considered for new commercial development in Lodi.
 - 1. Window materials.** Storefront security may be enhanced with shatter-resistant laminated vigil pane security glass (or glass-clad polycarbonate windows).

2. **Security screens.** The use of exterior scissors-style security screens is strongly discouraged. Any use of interior scissors screens shall be concealed from public view when not in use by retracting the screen into casings which are in proportion and scale with the building architecture. However, although they are allowed, the use of interior scissors screens is strongly discouraged since they communicate a message of high crime and cannot be integrated visually into the overall design of a building or storefront.

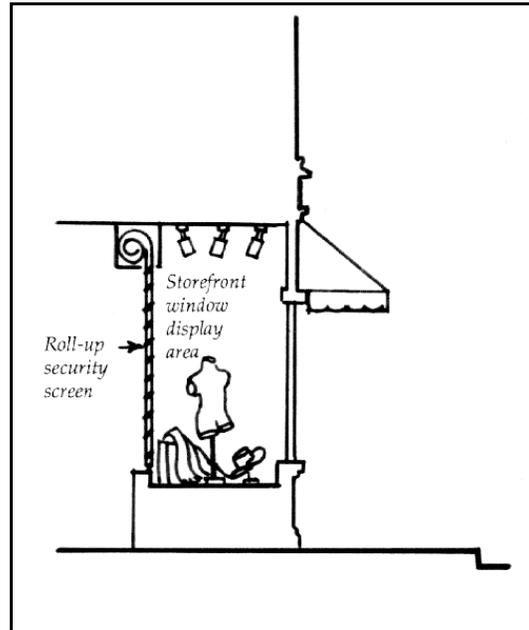


Figure 4-36
SECURITY SCREEN PLACEMENT

3. **Security bars.** Permanent security bars (those clearly visible and fixed to windows or the facade) and exterior roll-up metal security doors are strongly discouraged.

4. **Lighting placement.** Exterior lights that are a part of streetscape improvements should provide adequate lighting levels. However, in the case of a deep threshold to a building, a light applied to the ceiling of this area is strongly recommended to illuminate building entrances.

5. **Lighting design.** Lighting should be designed to satisfy both functional and decorative needs. Storefront lighting should complement the architectural style of the building while providing illumination of building facades and entrances.

6. **Rear security lighting.** Rear security lighting should be provided and maintained at 1½ foot candles per square foot. The level of lighting should be measured at ground level. All security lighting should be designed as part of an overall lighting plan rather than as single stand-alone elements.

7. **Window signs.** Any window signs should be placed to provide a clear and unobstructed view of the interior of the business establishment from the sidewalk (and are not permitted by this Zoning Ordinance to exceed 20 percent of the window area).

8. **Street addresses.** Street addresses should be identified by posting numbers so they are clearly visible from the public right-of-way wherever possible.
9. **Safety behind buildings.** Safety behind buildings should be ensured through use of:
 - a. Adequate security lighting for parking areas and pedestrian ways;
 - b. Limited access (walls, fences, gates, shrubs);
 - c. Signage;
 - d. Introduction of activities (e.g., rear entrances for commercial activities) that increase surveillance;
 - e. Surveillance through windows or with cameras; and
 - f. Ongoing maintenance of storage areas and alleys.



**Figure 4-37
STREET ADDRESSES
SHOULD HELP EASY
IDENTIFICATION**

17.44.070 - Walls and Fences

If walls or fences are not required for a specific screening or security purpose they should not be used. Any necessary walls or fences should be as low as possible while still performing their screening and security functions.

- A. **Materials and colors.** Fences and walls should be designed with materials and colors that complement project architecture. When selecting wood as a material, it is important to consider its increased maintenance demands. Landscaping should be used in combination with walls whenever possible.
- B. **Design.** Long expanses of wall or fence surfaces should be offset and architecturally designed to prevent monotony. Landscape pockets should be provided along the wall.
- c. **Security fencing.** When required, security fencing should be a combination of solid pillars, or short solid wall segments, and wrought iron grille work.

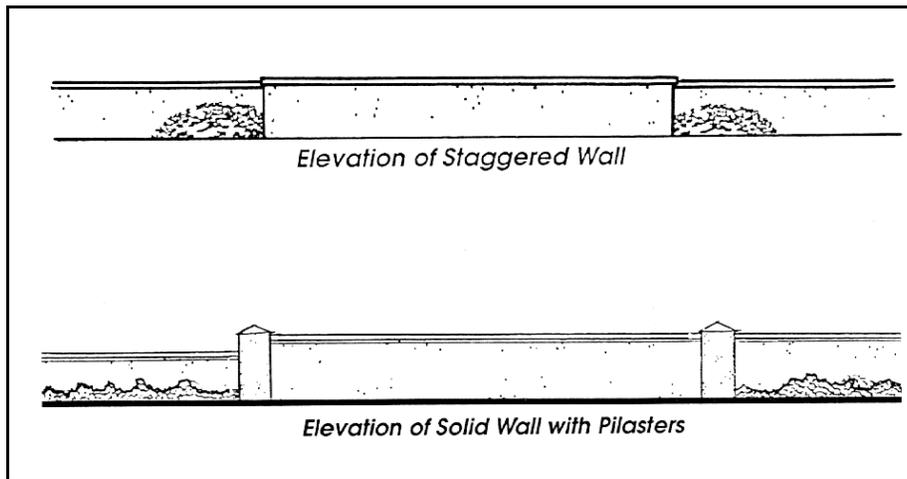


Figure 4-38
APPROPRIATE WALL DESIGNS

CHAPTER 17.46 - PARKING AND CIRCULATION DESIGN GUIDELINES

Sections:

- 17.46.010 - General Design Considerations
- 17.46.020 - Access and Entries
- 17.46.030 - Lighting
- 17.46.040 - Hardscape
- 17.46.050 - Circulation
- 17.46.060 - Landscaping, Screening, and Buffering
- 17.46.070 - Parking Structures

17.46.010 - General Design Considerations

The primary design considerations for parking lot layout and site access are safety and efficiency, minimizing the visual impact of large paved areas, reinforcing the street environment, integrating parking into overall site development, and maximizing pedestrian orientation by means of lighting, landscape, hardscape, and parking layout.

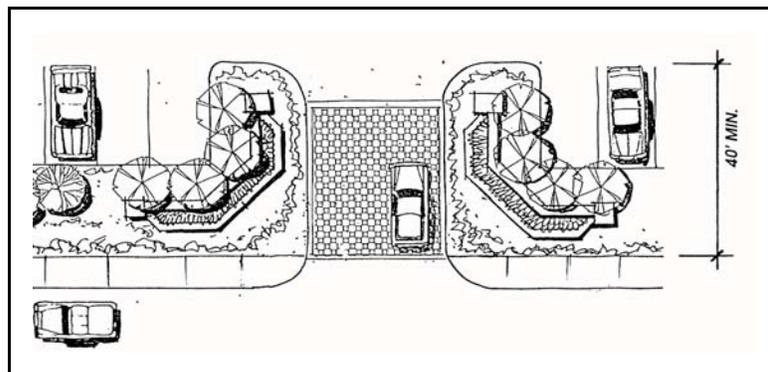
A. Factors to consider. The following factors should be considered in the design and development of off-street parking areas:

1. Ingress and egress with consideration to possible conflicts with vehicular and pedestrian traffic;
2. Intra-parking lot pedestrian and vehicular conflicts;
3. Reinforcing the street edge and a pedestrian environment;
4. On-site circulation and service vehicle zones;
5. Overall configuration and appearance of the parking area;
6. Promoting compatibility with adjacent land uses;
7. Minimizing opportunities for crime and undesirable activities through natural surveillance, access control and activity support;
8. Potential to connect parking lot with neighboring properties;
9. Shading the parking lot by means of canopy trees and other landscaping;
10. Creating a sense of spatial organization and experiential meaning through the layout of the design of the parking lot;
11. Reducing heat gain by shading pavement and employing light-colored pavement and walls; and
12. Maximizing on-site percolation and minimizing runoff to storm drains.

- C. **Location of parking lots.** Parking lots should not occupy street frontages, and should be located behind buildings to the maximum extent feasible, so that the street frontage in both residential and non-residential areas remains pedestrian-oriented.
- B. **Relationship to adjacent buildings.** Parking areas should be separated from buildings by either a raised concrete walkway or landscaped strip. If space allows, parking stalls directly abutting buildings should be avoided.
- C. **Pedestrian-friendly features.** Lighting, landscaping, hardscape, fencing, parking layout and pedestrian paths should all contribute to the strength and clarity of the parking lot as a deliberate and thorough design.

17.46.020 - Access and Entries

- A. Pedestrian and vehicular entrances must be clearly identified and easily accessible to minimize pedestrian and vehicle conflicts. Entrances to parking lots should be from alleys, or between buildings, retaining the street frontage for buildings and locating parking to the rear of buildings, or to the side where no other alternative is available. The use of enhanced paving, landscaping, and special architectural features and details is encouraged to distinguish entrances.



**Figure 4-39
ENHANCED PARKING LOT ENTRY**

- B. Where parking cannot be located other than adjacent to a public street, the facility should include a point of entry and clear and safe access for pedestrians from the lot, to the on-street sidewalk, to the sidewalk entrance of the building.

17.46.030 - Lighting

Carefully designed lighting is an essential element of good parking lot design. The placement, type, height number and bulb type of lights should all contribute to a coherent lighting design (See lighting under Commercial Guidelines).

17.46.040 - Hardscape

- A. A well thought-out selection and composition of hardscape materials can help to order space and reinforce the relationship of the parking lot to its surroundings and to the buildings it serves. Entrance and exit areas, areas that are the central focus of the parking lot design, major axis and areas that act as forecourts for entrances may be suitable locations for special paving materials such as brick or stamped asphalt.

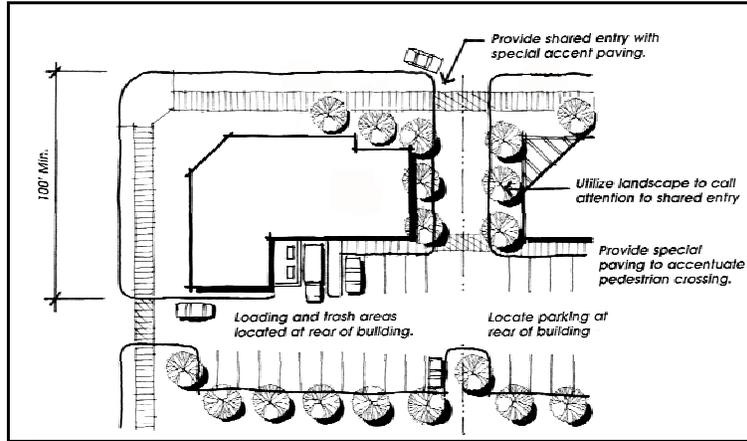


Figure 4-40

- B. Limit curb cuts for driveways. **HARDSCAPE MATERIALS** Common shared access driveways which provide access to more than one site are encouraged to reduce the number of driveway entries along commercial streets.

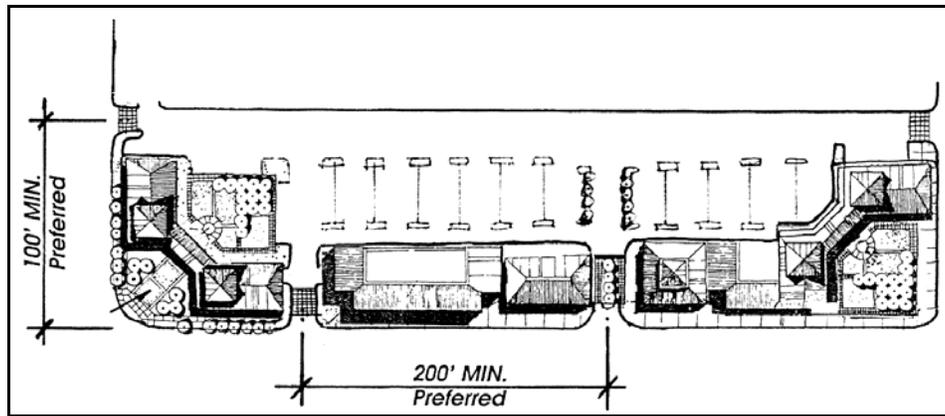


Figure 4-41

SPACING OF DRIVEWAY CURB CUTS

- C. Design parking areas so that pedestrians walk parallel to moving cars. Minimize the need for the pedestrian to cross parking aisles and landscape areas.
- D. Access for service vehicles, trash collection and storage areas should be located on alleys where alleys exist.

17.46.050 - Circulation

- A. Separate vehicular and pedestrian circulation systems should be provided where possible. The layout of parking areas should be designed so that pedestrians walk parallel to moving

cars, minimizing the need to walk between parked cars or to cross parking aisles and landscape areas.

- B. Pedestrian linkages between uses in commercial developments should be emphasized. Parking lot designs should include walkways and planting that help direct pedestrians comfortably and safely to their destinations.

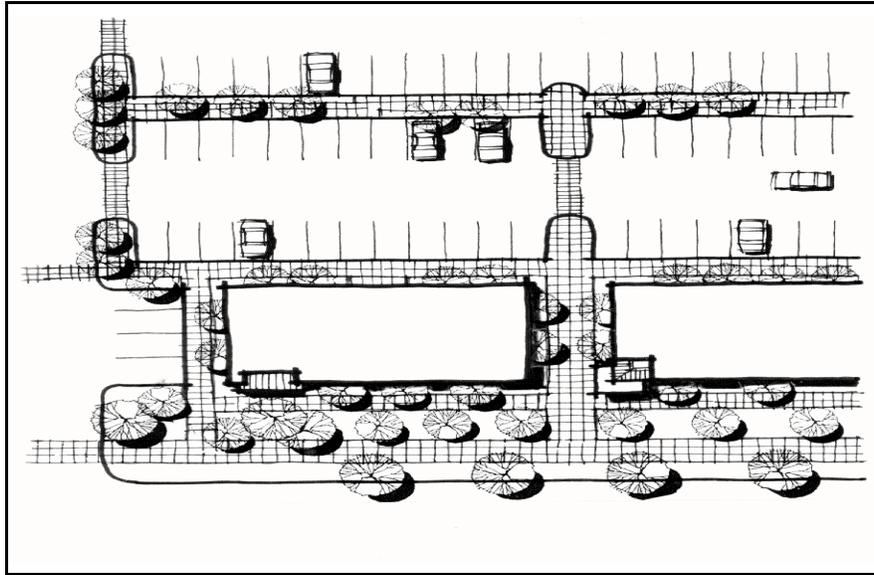


Figure 4-42
PEDESTRIAN CONNECTIONS

- C. Parking aisles should be separated from primary vehicle circulation routes whenever possible.

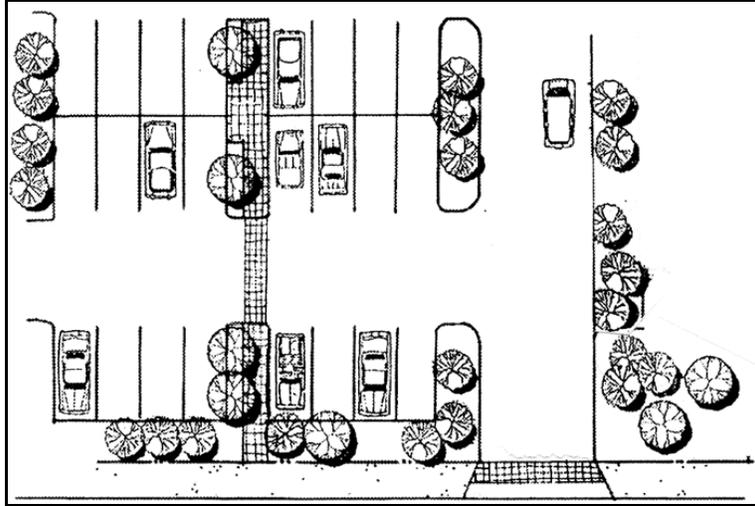


Figure 4-43

SEPARATE CIRCULATION FROM PARKING AISLES

- D. Where parking areas are connected, interior circulation should allow for a similar direction of travel and parking spaces in all areas to reduce conflict at points of connection.

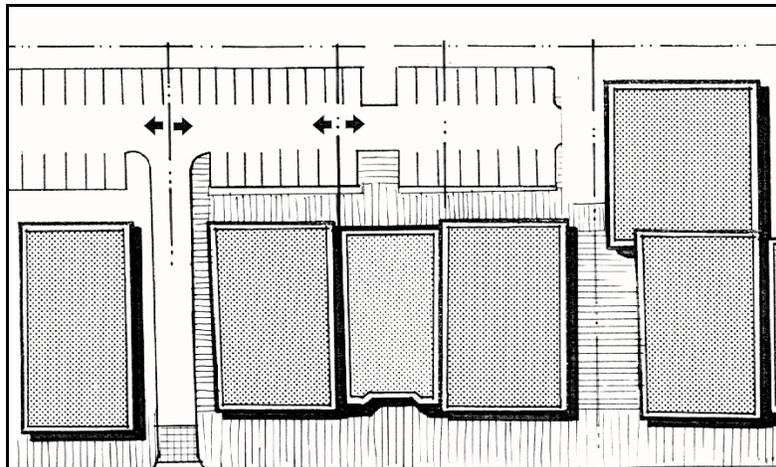


Figure 4-44

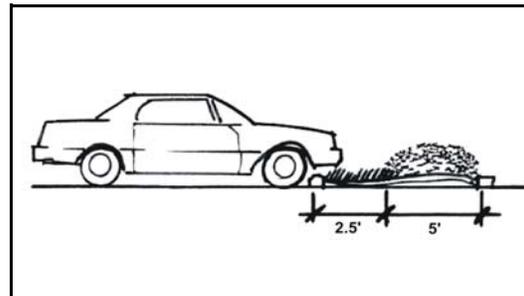
SHARED PARKING ACCESS IS PREFERRED

17.46.060 - Landscaping, Screening, and Buffering

- A. Parking facilities should be landscaped with the following objectives in mind:
 - 1. Visually break up large paved areas with landscaping;
 - 2. Maximize distribution of landscaping;
 - 3. Promote compatibility and function as a “good neighbor;”
 - 4. Consider the use of trees planted at regular distances as a grove;
 - 5. Reduce the amount of storm water run-off resulting from the lot; and
 - 6. Shade 50 percent of the asphalt area within five years from time of installation.

- B. If a parking lot must be located adjacent to a street, the lot should be landscaped to soften the visual impact of parked vehicles from the public right-of-way. Screening should consist of a combination of low walls and landscape materials. The objective is to strike a balance between screening parked automobiles and facilitate safety through natural surveillance opportunities.

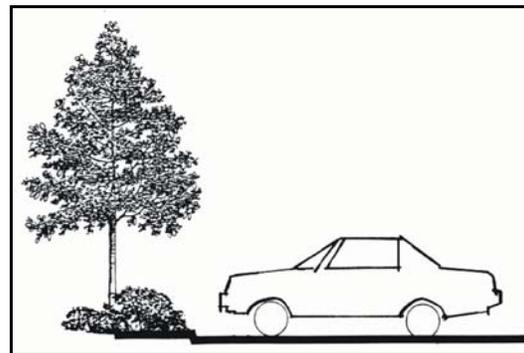
C. As long as an open surveillance zone is maintained between 3½ and 6 feet above grade, landscaping should be used in combination with walls and fences.



**Figure 4-45
PROTECT LANDSCAPING**

D. Planting areas adjacent to parking areas, drives or walks should be protected by curbing where necessary, while allowing for drainage of surface water into permeable surface areas. See Figure 4-45.

E. Both perimeter and interior landscaping should incorporate canopy-type trees. The location and spacing of trees is dependent on the type of tree used, but the overall effect should be of a relatively consistent tree cover which will shade the pavement and vehicles. See Figure 4-46.



**Figure 4-46
TREE COVER**

F. Reduce conflicts between trees, lighting and signage by coordinating location of trees, light poles & signs. The maximum height of lights shall be lower than the typical pruning height of the tree used. The use of monument signs is highly encouraged to reduce tree/sign conflicts.

G. All trees indicated on plans shall be planted and no change of species is allowed unless approved by the director.

- H. Planter areas shall have increased soil volume and reduced compaction to an appropriate level set by the submitted plans. The use of structural soil mix under paving to retain parking spaces while increasing soil volume is highly encouraged.
- I. Tree well and planting islands shall have a minimum dimension of 8 feet and be excavated to a depth of 3 feet and filled with amended soil as necessary.
- J. Stakes shall be removed from trees as soon as the tree can support itself.
- K. The pruning of parking lot trees early in order to train their growth is encouraged.
- L. Tree care should be performed under the supervision of a certified arborist.
- M. If a tree is removed, it must be replaced with a tree of equivalent size and value.

CHAPTER 17.48 -SIGN DESIGN GUIDELINES

Sections:

- 17.48.010 - Purpose
- 17.48.020 - Design Compatibility
- 17.48.030 - Color
- 17.48.040 - Materials
- 17.48.050 - Sign Legibility
- 17.48.060 - Sign Illumination

17.48.010 - Purpose

The following guidelines should be considered in the design of all signs within Lodi. These guidelines are intended to complement other requirements in the previous Sections of this Chapter.

17.48.020 - Design compatibility

- A. **Creative design encouraged.** Signs should make a positive contribution to the general appearance of the street and commercial area in which they are located. A well-designed sign can be a major asset to a building.
- B. **Proportionate size and scale.** The scale of signs should be appropriate for the building on which they are placed and the area in which they are located. The size and shape of a sign should be in proportion with the scale of the structure.
- C. **Integrate signs with the building.** Signs should not obscure architectural features. Their design should be integrated with the design of the building. A well-designed building facade or storefront is created by the careful coordination of sign and architectural design and over-all color scheme. Signs in multiple tenant buildings should be designed to complement or enhance the other signs in the building.

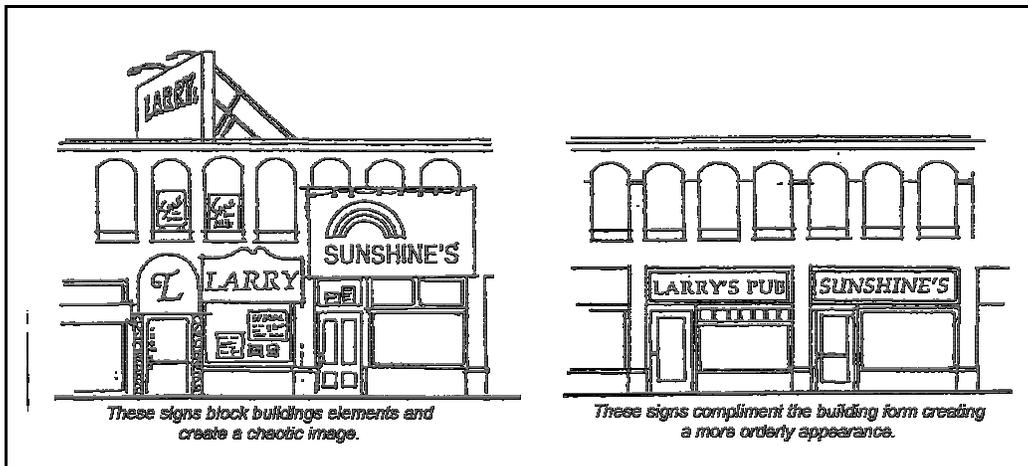


Figure 4-47
DESIGN COMPATIBILITY

- D. Reduce sign impact.** Because residential and commercial uses generally exist in close proximity, signs should be designed and located so that they have little or no impact on adjacent residential neighborhoods.

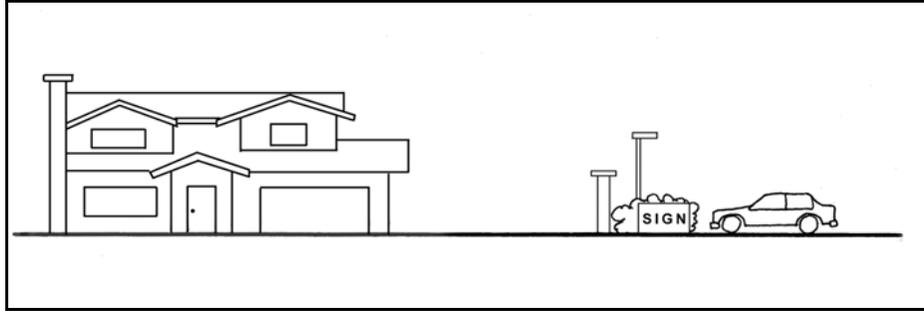


Figure 4-48
REDUCE SIGN IMPACT

- E. **Sign placement.** Place wall signs to establish facade rhythm, scale and proportion where facade rhythm does not otherwise exist. On buildings that have a monolithic or plain facade, signs can establish or continue appropriate design rhythm, scale, and proportion.

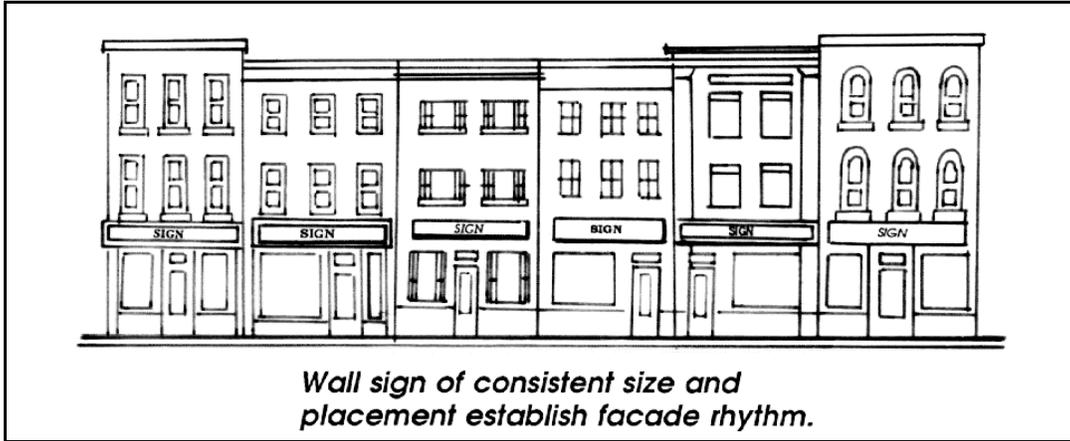


Figure 4-49
SIGN PLACEMENT

- F. **Pedestrian-oriented signs are encouraged.** It is desirable and encouraged to include a pedestrian-oriented sign as one of the permitted signs for a business. Pedestrian-oriented signs are signs that are designed for and directed toward pedestrians so that they can easily and comfortably read the sign as they stand adjacent to the business.
- G. **Use individual letters.** As an alternative to an attached sign, lettering may be painted directly on the building facade. However, signs should not be painted directly over ornamental and architectural features or over brick and stone surfaces of buildings.

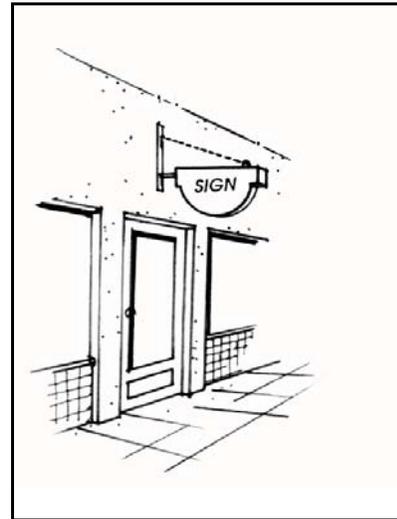


Figure 4-50
PEDESTRIAN-ORIENTED SIGN

17.48.030 - Color

- A. **Select colors carefully.** Color is one of the most important aspects of visual communication — it can be used to catch the eye or to communicate ideas or feelings. Colors should be selected to contribute to legibility and design integrity. Even the most carefully thought out sign may be unattractive and a poor communicator because of poor color selection. Too many colors used thoughtlessly can confuse and negate the message of a sign.
- B. **Use contrasting colors.** Contrast is an important influence on the legibility of signs. A substantial contrast should be provided between the color and material of the background and the letters or symbols to make the sign easier to read in both day and night. Light letters on a dark background or dark letters on a light background are most legible.



**Figure 4-51
CONTRASTING LETTERS AND BACKGROUND**

- C. **Avoid using too many colors.** Colors or color combinations that interfere with legibility of the sign copy or that interfere with viewer identification of other signs should be avoided. Small accents of several colors may make a sign unique and attractive, but the competition of large areas of many different colors often decreases readability.
- D. **Use complementary colors.** Sign colors should complement the colors used on the structures and the project as a whole.

17.48.040 - Materials

- A. **Sign materials.** The following sign materials are recommended:
 1. Wood (carved, sandblasted, etched, and properly sealed, primed and painted, or stained).
 2. Metal (formed, etched, cast, engraved, and properly primed and painted or factory-coated to protect against corrosion).
 3. High density pre-formed foam or similar material. New materials may be very appropriate if properly designed in a manner consistent with these guidelines, and painted or otherwise finished to compliment the architecture.
 4. Custom neon tubing, in the form of graphics or lettering, may be incorporated into several allowed sign types.
- B. **Compatibility of materials.** Sign materials should be compatible with the design of the face of the facade where they are placed. The selected materials should contribute to the legibility of the sign. For example, glossy finishes are often difficult to read because of glare and reflections.

- C. **Appropriate materials.** Paper and cloth signs are not suitable for exterior use (except on awnings) because they deteriorate quickly. Paper and cloth signs are appropriate for interior temporary use only. The use of interior signs on paper or cloth should be the result of careful thinking about readability and the image of the business.

17.48-050 - Sign Legibility

An effective sign should do more than attract attention, it should communicate a message. Usually, this is a question of the readability of words and phrases. The most significant influence on legibility is lettering.

- A. **Pedestrian-oriented signs.** Make signs smaller if they are oriented to pedestrians. The pedestrian-oriented sign is usually read from a distance of fifteen to twenty feet; the vehicle-oriented sign is viewed from a much greater distance. The closer a sign's viewing distance, the smaller that sign need be. See the following table.

**LETTERING SIZE FOR
PEDESTRIAN-ORIENTED SIGNS**

Minimum Character Size (inches)	Intended Reading Distance (feet)
3.5	60
4.0	70
4.5	80
5.0	90
5.5 to 6.0	100

- B. **Use a brief message.** A brief message should be used whenever possible. The fewer the words, the more effective the sign. A sign with a brief, succinct message is easier to read and looks more attractive. Evaluate each word. If the word does not contribute directly to the basic message of the sign, it detracts from it and probably should be deleted.
- C. **Space letters and words carefully.** Letters and words should not be spaced too closely. Crowding of letters, words or lines will make any sign more difficult to read. Conversely, over-spacing these elements causes the viewer to read each item individually, again obscuring the message. As a general rule, letters should not occupy more than 75 percent of sign panel area.
- E. **Use symbols and logos.** Symbols and logos can be used in place of words wherever appropriate. Pictographic images will usually register more quickly in the viewer's mind than a written message.

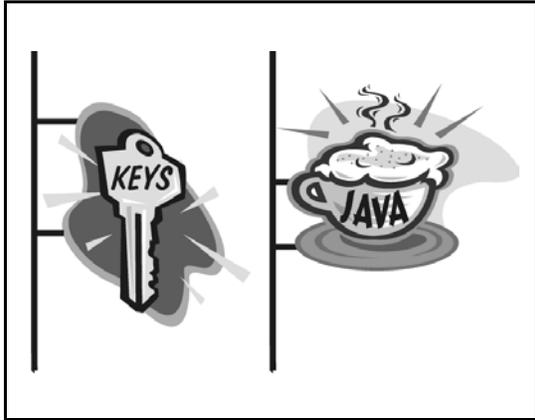


Figure 4-52
USE OF SYMBOLS/LOGOS



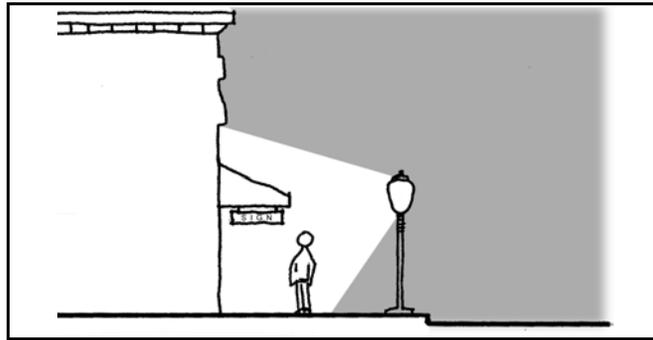
Figure 4-53
LETTER SPACING

- D. **Limit the number of letter styles.** The number of lettering styles should be limited in order to increase legibility. A general rule to follow is to limit the number of different letter types to no more than two for small signs and three for larger signs. Intricate typefaces and symbols that are difficult to read reduce the sign's ability to communicate.

17.48.060 - Sign Illumination

The possible illumination of a sign should be carefully considered. Like color, illumination can provide more effective visual communication, or can confuse the message. Imaginative and innovative lighting techniques for signs are encouraged.

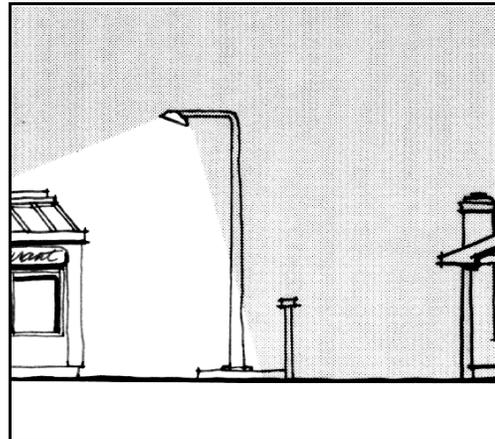
- A. **Use illumination only if necessary.** Consider if the sign needs to be lighted at all. Lights in the window display may be sufficient to identify the business. This is particularly true if good window graphics are used. Often, nearby street lights provide ample illumination of a sign after dark.



**Figure 4-54
USE OF EXISTING ILLUMINATION**

- B. **Use a direct light source.** If the sign can be illuminated by a direct source of light (e.g., spotlight), this is usually the best arrangement because the sign will appear to be better integrated with the building's architecture. Light fixtures supported in front of the structure cast light on the sign and generally a portion of the face of the structure as well. Direct lighting emphasizes the continuity of the structure's surface, and signs become an integral part of the facade. Direct lighting is also appropriate because it produces a more intimate ambiance on the street. The lighting of signs should be considered as an element in a building's overall lighting design.

- C. **Shield the light source.** Whenever direct lighting fixtures are used (fluorescent or incandescent), care should be taken to properly shield the light source to prevent glare from spilling over into residential areas and any public right-of-way. Signs should be lighted only to the minimum level required for nighttime readability.



**Figure 4-55
SHIELDED LIGHT SOURCE**

- D. **Back-lighted signs.** Back-lighted, solid letters are encouraged. Signs consisting of opaque individually cut letters mounted directly on a structure (push-through letters) can often use a distinctive element of the structure's facade as a backdrop, thereby providing a better integration of the sign with the structure.

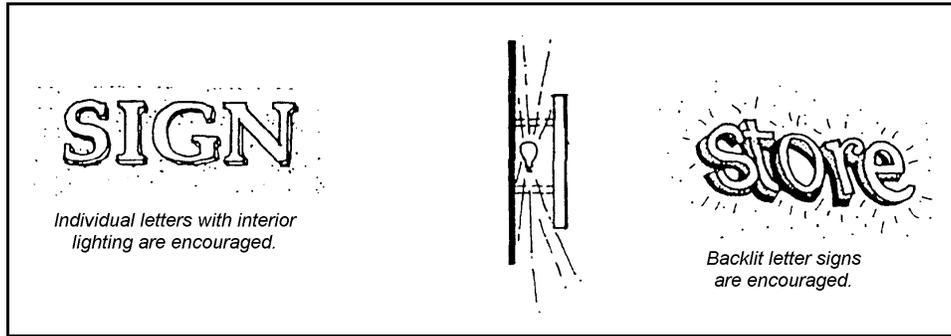


Figure 4-56
BACK-LIGHTED SIGNS