

**ORDINANCE NO. 3402**

**AN ORDINANCE OF THE CITY OF CORONA, CALIFORNIA, APPROVING AN AMENDMENT TO THE DOWNTOWN REVITALIZATION SPECIFIC PLAN (SP98-01) TO AMEND THE GENERAL RESIDENTIAL GUIDELINES (SPA2024-0001).**

**WHEREAS**, on August 12, 2024, the Planning and Housing Commission of the City of Corona (“Planning Commission”) recommended that the City Council of the City of Corona (“City Council”) approve SPA2024-0001, an amendment to the Downtown Revitalization Specific Plan (SP98-01) to amend the General Residential Guidelines (the “Amendment”); and

**WHEREAS**, the Planning Commission based its recommendation to adopt the Amendment on the findings set forth below and a determination that there is no possibility that the Amendment will have a significant effect on the environment and, thus, is exempt from the requirements of the California Environmental Quality Act; and;

**WHEREAS**, on September 4, 2024, the City Council held a duly noticed public hearing at which all persons wishing to testify in connection with the Amendment were heard and the Amendment was comprehensively reviewed.

**NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF CORONA, CALIFORNIA, DOES ORDAIN AS FOLLOWS:**

**SECTION 1. CEQA Findings.** As the decision-making body for this Amendment, the City Council has reviewed and considered the information contained in the preliminary exemption assessment and the administrative records for this Amendment, including all written and oral evidence presented to the City Council. Based upon the facts and information contained in the administrative record, including all written and oral evidence presented to the City Council, the City Council finds this action exempt pursuant to Section 15061(b)(3) of the Guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. This action is merely a text amendment to a specific plan to amend the residential design guidelines and the environmental impacts of any future development would be reviewed in accordance with the requirements of CEQA. As such, there is no possibility that adopting this ordinance will have a significant effect on the environment. Therefore, no environmental analysis is required, and staff will file a Notice of Exemption with the County of Riverside.

**EXHIBIT 1**

**SECTION 2. Zoning Findings.** Pursuant to Sections 17.53.090 and 17.53.100 of the Corona Municipal Code, Section (B)(9) of Chapter VIII of the Downtown Revitalization Specific Plan, and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby makes and adopts the following findings:

A. SPA2024-0001 systematically implements and is consistent with the General Plan for the following reasons:

(i) This Amendment is consistent with Goal LU-8 of the General Plan because it establishes residential design guidelines that will assure the integrity, quality, and livability of Corona's existing residential neighborhoods and preserve those elements that give them character, cohesion, and quality of life by introducing architectural style standards that are intended to preserve the historic character of the downtown Corona residential neighborhoods as new residential structures are constructed on infill lots.

(ii) This Amendment is consistent with Policy LU-8.7 of the General Plan because it amends the residential design guidelines to require new single-family homes constructed in existing neighborhoods to be designed to complement existing structures in terms of property setbacks, scale, building materials, and color palette, and exhibit a high quality of architectural design.

(iii) This Amendment is consistent with Policy LU-17.14 of the General Plan because the amended residential design guidelines will promote the development of more cohesive and uniform patterns of housing types and densities in the Downtown, and will avoid the hodge-podge appearance that currently exists on some streets.

B. SPA2024-0001 provides for development of a comprehensively planned project that is superior to development otherwise allowed under the conventional zoning classifications for the following reason:

(i) This Amendment amends the general residential design guidelines to introduce architectural style standards that are intended to preserve the historic character of the downtown Corona residential neighborhoods.

C. SPA2024-0001 provides for the construction, improvement, or extension of transportation facilities, public utilities and public services required by the long-term needs of the project and/or other area residents, and complements the orderly development of the City beyond the project's boundaries for the following reason:

(i) This Amendment amends the general residential guidelines for single-family and multifamily properties in the downtown Corona residential neighborhoods by requiring new residential construction or the rehabilitation of existing residential structures to use building forms and materials that are consistent with the scale, building setbacks, and building materials of existing residential structures in the neighborhood, which will ensure that new

construction and rehabilitation complements and facilitates the orderly development of the Downtown.

(ii) The downtown Corona residential neighborhoods pre-date the 1950's and contain existing residential structures and infill vacant properties that are supported by existing infrastructure, such as utilities, and improved City streets.

D. SPA2024-0001 provides for the appropriate orientation and relationship between land uses within and adjacent to the project for the following reason:

(i) This Amendment amends the general residential design guidelines, which applies to properties zoned single-family and multifamily residential according to the land use plan adopted in the Downtown Revitalization Specific Plan and will ensure that new construction and rehabilitation of existing residential structures have the appropriate orientation and relationship with the existing historic character of the downtown Corona residential neighborhoods.

E. SPA2024-0001 is consistent with the goals, policies and planning concepts of the Downtown Revitalization Specific Plan for the following reasons:

(i) This Amendment will preserve the City's heritage while accommodating new development.

**SECTION 3. Approval of the Amendment (SPA2024-0001).** The Amendment to the Downtown Revitalization Specific Plan (SPA2024-0001) is hereby approved. Section E (General Residential Guidelines) of Chapter IV of the Downtown Revitalization Specific Plan (SP98-01) is hereby amended as shown in Exhibit "A" attached to this Ordinance and incorporated herein by reference.

**SECTION 4. Custodian of Records.** The documents and materials that constitute the record of proceedings on which these findings are based are located at City Hall for the City of Corona, located at 400 S. Vicentia Avenue, Corona, California. Joanne Coletta, Planning and Development Director, is the custodian of the record of proceedings.

**SECTION 5. Effective Date of Ordinance.** The Mayor shall sign this Ordinance and the City Clerk shall attest thereto and shall within fifteen (15) days of its adoption cause it, or a summary of it, to be published in a general circulation newspaper published in the City of Corona. This Ordinance shall take effect and be in force on the 30<sup>th</sup> day after its adoption.

**ADOPTED** this 18<sup>th</sup> day of September, 2024.

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Mayor of the City of Corona, California

**ATTEST:**

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City Clerk of the City of Corona, California

**CERTIFICATION**

I, Sylvia Edwards, City Clerk of the City of Corona, California, do hereby certify that the foregoing Ordinance was regularly introduced at a regular meeting of the City Council of the City of Corona, California, duly held the 4<sup>th</sup> day of September, 2024, and thereafter at a regular meeting held on the 18<sup>th</sup> day of September, 2024, it was duly passed and adopted by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAINED:**

**IN WITNESS WHEREOF**, I have hereunto set my hand and affixed the official seal of the City of Corona, California, this 18<sup>th</sup> day of September, 2024.

\_\_\_\_\_  
City Clerk of the City of Corona, California

[SEAL]

## **SUMMARY**

On September 18, 2024, the Corona City Council will consider adopting an ordinance to amend the Downtown Revitalization Specific Plan (SP98-01) to amend the General Residential Guidelines to establish architectural style standards that are intended to preserve the historic character of the downtown Corona residential neighborhoods as new residential structures are constructed on infill lots.

A certified copy of the full text of this proposed ordinance is posted in the City Clerk's office.

The City Council meets at 6:30 p.m. in the Council Chambers in the Corona City Hall, located at 400 South Vicentia Avenue. The City Clerk's office is located in City Hall near the Council Chambers.

**EXHIBIT "A"**

**AMENDMENT TO SECTION E OF CHAPTER IV  
OF THE  
DOWNTOWN REVITALIZATION SPECIFIC PLAN**

**(SEE ATTACHED FIFTEEN (15) PAGES)**

# E – General Residential Guidelines

|     |   |              |
|-----|---|--------------|
| 1.  | <b>General Residential Rehabilitation Principles</b> .....      | <b>IV-53</b> |
| 2.  | <b>Exterior Materials</b> .....                                 | <b>IV-54</b> |
| 3.  | <b>Windows</b> .....  | <b>IV-54</b> |
| 4.  | <b>Doors</b> .....  | <b>IV-55</b> |
| 5.  | <b>Porches and Stairs</b> .....                                 | <b>IV-55</b> |
| 6.  | <b>Ornamentation/Trim</b> .....                                 | <b>IV-56</b> |
| 7.  | <b>Roofs</b> .....  | <b>IV-56</b> |
| 8.  | <b>Additions to Existing Structures</b> .....                   | <b>IV-57</b> |
| 9.  | <b>New Infill Residential Structures</b> .....                  | <b>IV-58</b> |
| 10. | <b>Accessory Buildings &amp; Accessory Dwelling Units</b> ..... | <b>IV-59</b> |
| 11. | <b>Adaptive Reuse</b> .....                                     | <b>IV-59</b> |
| 12. | <b>Multi-Family Residential</b> .....                           | <b>IV-59</b> |
| 13. | <b>Architectural Styles For New Residential</b> .....           | <b>IV-61</b> |

The purpose of these guidelines is to help preserve and rehabilitate residential buildings and houses found within Downtown Corona neighborhoods in the RO, SF, R2, and MF districts. The guidelines are also intended to require new compatible residential development with existing development and to promote the conservation and reuse of existing residences.

In general, preservation and rehabilitation efforts shall aim toward protecting the essential architectural features of a residential building that help to identify its individual style and thereby further its contribution to the historic character of the area.

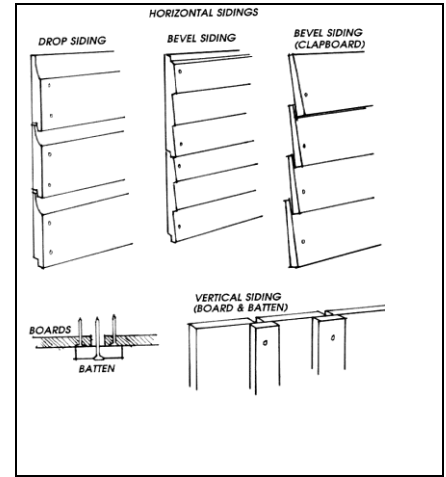
## I. General Residential Rehabilitation Principles

- a. The rehabilitation or repair of architectural details of historic residential buildings listed on the Corona Heritage Inventory and Corona Register shall comply with Corona’s Design Guidelines for Historic Buildings to retain and restore 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.
- b. Rehabilitation of residential buildings not listed on the Corona Heritage Inventory shall incorporate architectural style that contributes to the traditional residential character of the area.



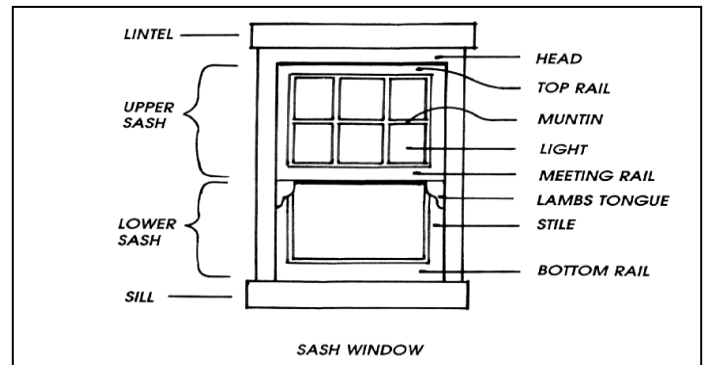
## 2. Exterior Materials

- a. Original exterior residential building materials shall be retained whenever possible. It is not desirable to use mismatched materials of different sizes, shapes, textures, or finishes.
- b. Residential buildings with original wood clapboard siding shall not be stuccoed in an attempt to "modernize" their appearance.
- c. Brick surfaces shall not be sandblasted in an attempt to remove old paint. 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.



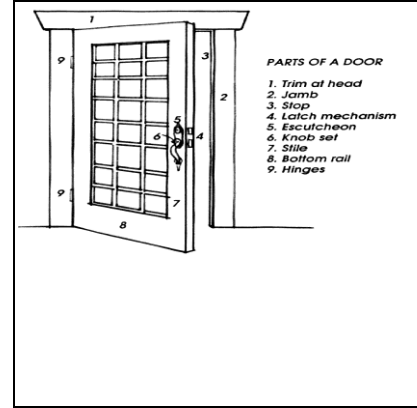
## 3. Windows

- a.. When window replacement is necessary, the new window shall match the original size, shape and style. Special milling may be required.
- b. An alternative to special milling may be the use of an "off-the-shelf" standard window that closely matches the original. While this may compromise the true architectural integrity of the building it may be an economical alternative for areas of the building that are not visible from the public right-of-way.
- c.. Aluminum frame windows shall not be used as replacements on any part of a residential structure.
- d. Exterior window frames of the structure, such as the lintel, sill, and casing shall consist of the same exterior building materials used on the building.



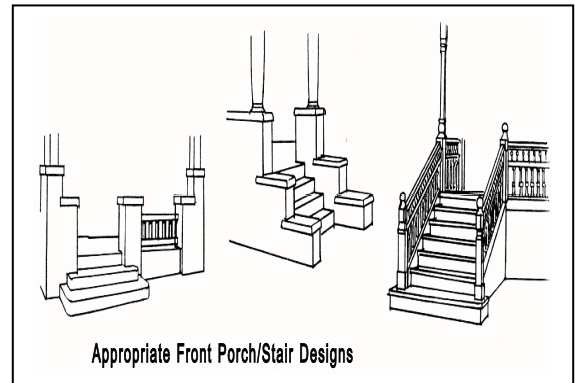
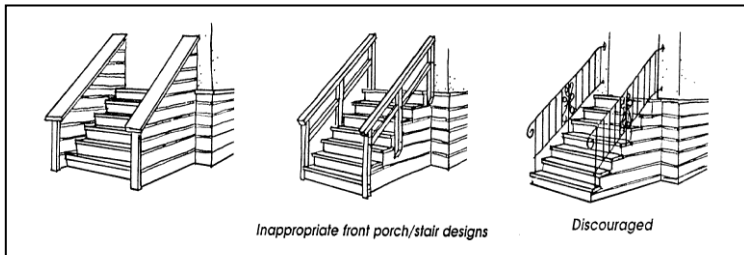
## 4. Doors

- a. The front door of the residence was 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/design should be used again.
- b. If the original door is missing, select an appropriate design by studying the doors of similar residential structures in the neighborhood or consulting books on architectural styles. Many older style panel doors are still available from material suppliers and may match original doors very closely.



## 5. Porches And Stairs

- a. During rehabilitation efforts, the design integrity of the front porch shall not be compromised. Architectural decoration, roof form, and materials on the front entrances and porches shall be typical of the style and period of the residential structure.

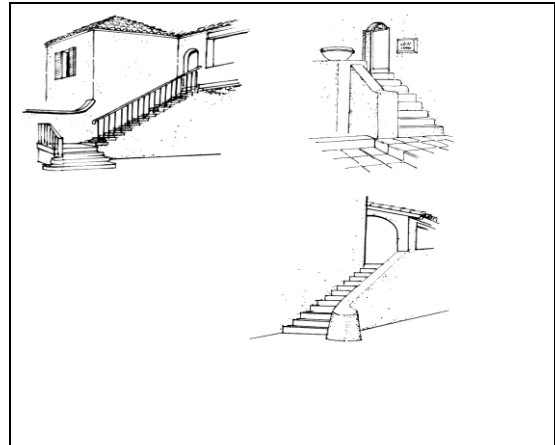


## 5. Porches and Stairs (continued):

- b. Stairs that require rehabilitation shall be rebuilt according to the style of the building. Off-the-shelf, ready-made wrought iron or aluminum railings are prohibited.

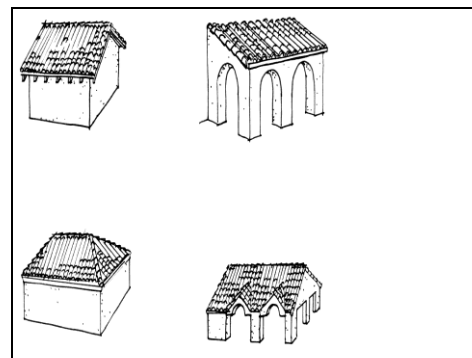
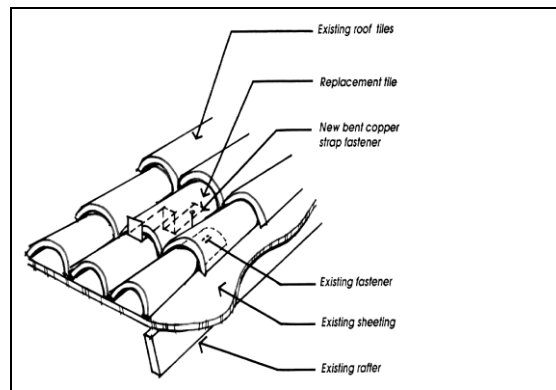
## 6. Ornamentation/Trim

- a. Most often it is the authentic decoration and trim on a residential structure that lends character and identifies the building with its particular architectural style. Great care should be taken in handling these materials during renovation because many times they are the very components that make a building so special.



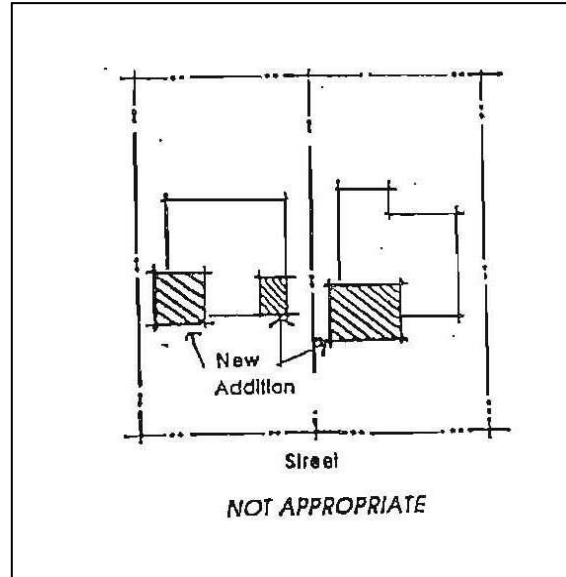
## 7. Roofs

- a. Roofs are important both functionally and aesthetically. Great care should be taken to ensure that roofs are water-tight and that roofing materials are compatible with the original style of the residential structure. Often times roofs only need minor repairs but when replacement is necessary roofing materials shall be appropriate to the building's architectural style.
- b. The determination of what material to use for the replacement of wood shingles or shakes on historic buildings is a hard decision. The desire for the most aesthetic material is often superseded by the desire to provide maximum fire protection. In cases where wood shingles or shakes are being replaced, newer "architectural" styles of asphalt roofing (e.g. thick butt composition) that closely resemble wood shingles and provide fire resistance shall be considered.
- c. Metal roofs are prohibited.

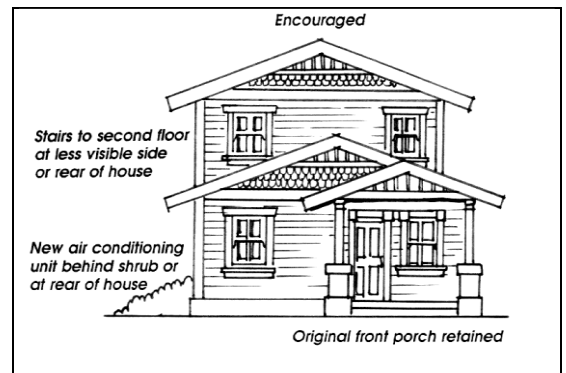


## 8. Additions to Existing Structures

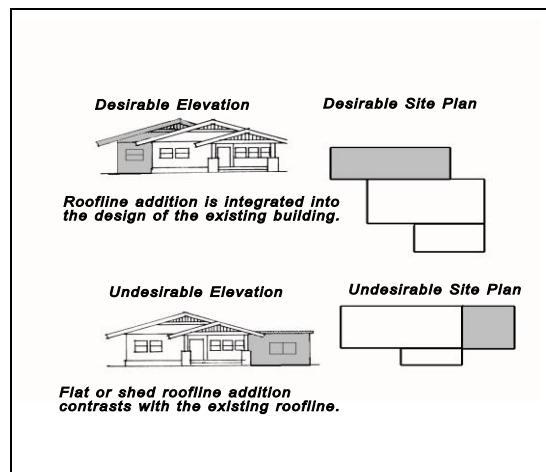
- a. Additions should be carefully placed to minimize changes in the appearance of the residence from the street (public right-of-way). Additions should be placed to the side or rear of the residence and should not obstruct the original appearance of the building from the street (public right-of-way). If an addition is placed at the front of the residential structure, the architectural character of the addition shall be consistent with the traditional character of the area and have an integrated design with the existing residential structure.



- b. The roof of a residential structure, especially its style, materials and pitch, is an important architectural element that must be taken into consideration when planning an addition. The roof style, pitch and materials on the addition shall match the original.



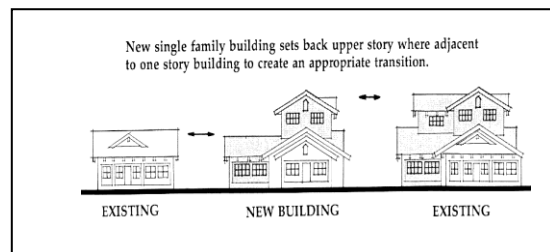
- c. Adding an additional story to an existing residential structure will always change the building's proportions and shall be carefully designed to follow similar two story examples of that particular architectural style found in the neighborhood. Integrating the new second story addition into the original design of the residence may be easier if the addition is setback or "stepped" back from the front facade so that it is less noticeable from the street (public right-of-way).



## 9. New Infill Residential Structures

The single most important issue of new infill residential development is one of compatibility, especially when considering larger residences. When new residential structures are developed adjacent to older single family residences, there are concerns that the height and scale of the infill structures may have a negative impact on the adjacent smaller scale buildings. The following considerations are intended to address this concern:

- a. New infill residential structures shall adhere to the architectural style provided in Section IV.E.13.
- b. New residential development shall continue the functional, on-site relationships of the surrounding neighborhood. For example, common patterns that should be continued in Corona are front porches and entries facing the street and garages/parking located at the rear of the parcel.
- c. Garages in front are prohibited.
- d. Front yard setbacks for new residential infill development shall match existing setback patterns of surrounding dwellings.
- e. New infill residential structures shall incorporate the traditional architectural characteristics of existing residences found in the Downtown Corona residential neighborhood, for example: window and door spacing, exterior materials, roof style and pitch, finished-floor height, porches and decoration/detail.
- f. The proper use of building materials can enhance desired neighborhood qualities such as compatibility, continuity, harmony, etc. The design of infill residential structures shall incorporate an appropriate mixture of the predominant materials found in the neighborhood. Common materials are brick, stone, wood, horizontal clapboard siding and shingles.
- g. New infill residential structures taller than one story can impose on smaller adjacent residences. The height of new residential structures shall consider the context of surrounding residential structures. New residential structures with a taller height should consider setbacks or "stepping back" the second story by at least five feet to reduce impacts on adjacent existing single story residences.



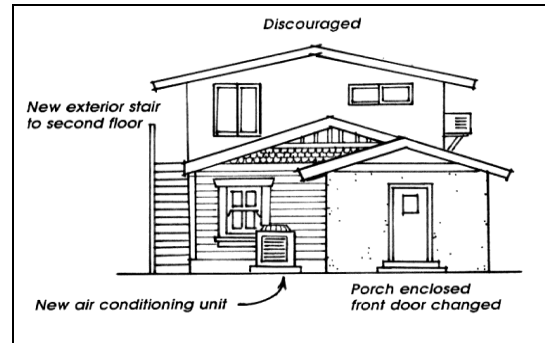
- h. The incorporation of traditional balconies, verandas and porches within the building form is strongly encouraged.
- i. Color schemes for infill residential structures shall consider the color schemes of existing residences in the surrounding neighborhood in order to maintain compatibility and harmony. Avoid sharp color contrasts with existing building colors.

## 10. Accessory Buildings and Accessory Dwelling Units

New accessory buildings (garages, sheds) and accessory dwelling units (living quarters) that are visible from the public right-of-way shall incorporate the distinctive architectural features (e.g. materials, color, roof pitch, etc.) of the main residence. Accessory dwelling units are also subject to the regulations in Corona Municipal Code Chapter 17.85.

## 11. Adaptive Reuse

The term “adaptive reuse” applies to both non-historic and historic houses and residential structures which were originally designed as residences and which are being converted (or adapted) to a new use. Adaptive reuse is an issue in the RO-Residential Office, R-Residential, and MF-Multi-family Districts in Downtown Corona.



Adaptive reuse presents a number of special problems because the needs of the new use (such as increased parking, air conditioning, new entrances and exits, handicapped access, added floor area, etc.) are often substantially different from the old use and yet must be accommodated within the same house.

- a. The overriding principle of design for adaptive reuse is to be consistent with the significant design of the existing house or residential structure.
- b. On-site parking and driveways should be located to be unobtrusive to the historical appearance of a building from the street. Parking should be located in the back, with access from the street or an alley, if one exists. Driveways should not be “flared” at the street to provide parking in front of the home or in the front yard.

## 12. Multi-Family Residential

The purpose of the Multi-Family Residential Design Guidelines is to maintain neighborhood compatibility with other low-density neighborhoods. Multiple family housing tend to generate large parking areas, taller structures and an overall decrease in private open space. If not properly

designed, these residential developments can decrease the quality of life of the established residential neighborhoods. The guidelines that follow are intended to help mitigate the negative effects of these developments and to provide a pleasant residential environment within the context of higher density. Multi-family residential in residential neighborhoods shall adhere to the architectural style provided in Section IV.E.13.

**a. Multi-Family Site Design**

- 1) Site setbacks of new units from public streets should continue the prevailing setback pattern unless a different setback standard is required.
- 2) New multi-family development should respect the site settings of existing properties in the immediate area thorough the use of similar setbacks, building arrangements, buffer yards and avoidance of overwhelming building scale and visual obstructions such as privacy walls, carports and garages.
- 3) New multi-family development shall incorporate representative characteristics of the architecture used in the Downtown Corona residential neighborhood, and a positive, distinctive site layout and/or established functional pattern.
- 4) New landscaping shall compliment existing landscape materials, location and massing on adjacent established developments where appropriate.

**b. Building Placement**

- 1) Clustering of multi-family units should be a consistent site planning element. Buildings composed of a series of simple yet varied plans assure compatibility and variety in overall building form.
- 2) Buildings should be oriented to maximize southern exposure to large window areas to encourage passive solar heating in the winter months.
- 3) Buildings should be oriented in such a way as to create courtyards and open space areas, thus increasing the aesthetic appeal of the area.
- 4) Building orientation should provide a series of public spaces for recreation and general open space.

**c. Parking and Circulation**

- 1) There should be no more than six (6) spaces of uninterrupted parking on open surface parking areas. Each of the six (6) spaces shall be separated from additional spaces by a landscaped bulb of a minimum width of four (4) feet or diamond planter.
- 2) Divide large parking lots. Large parking areas should be divided into a series of connected smaller lots which are laid out in an efficient, straightforward manner.

- 3) Provide access from side streets, whenever possible.,
- 4) Use special accents at entries. Monumentation, special textured paving, flowering accents, walls, shrubs, and the use of specimen trees shall be used to generate visual interest at entry points.
- 5) Screen parking lots. Utilize a 36 inch high hedge with rolling berm or 42 inch high wall to screen parking at the street periphery. (Minimum shrub container size should be five (5) gallon.)
- 6) Carports, detached garages, and accessory structures shall be designed as an integral part of the architecture of the project. These structures shall be similar in materials, color, and detail to the principal buildings of the development. Prefabricated metal carports are prohibited.
- 7) Parking courts should be treated as “landscape plazas” with attention to landscape surfaces, softened edges, shade and articulated pedestrian/vehicular circulation.
- 8) The parking area shall 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/or landscaping treatment.

**d. Miscellaneous**

- 1) Architectural screening shall be constructed of the same materials and finishes that are compatible with the building, and shall be designed and placed to compliment the building design.
- 2) Storage areas shall be completely screened from ground level using appropriate materials such as solid shrub massing or walls.
- 3) Trash bins shall be located within a trash enclosure. The enclosure shall be finished using materials compatible with the surrounding architecture, and shall be softened with landscaping. Gates shall be solid metal painted to match adjacent buildings. Recommended enclosure locations include inside parking courts, or at the end of parking bays. Location of the enclosure should be conveniently accessible for trash truck access.
- 4) Where common mailbox services are provided, they should be located close to the project entry near recreational facilities. The architectural character should be similar in form, materials, and color to the surrounding buildings. Mailbox locations must be approved by the U.S. Postal Service.

### **13. Architectural Styles For New Residential**

Throughout the Downtown Corona residential neighborhoods, pre-1950 residential structures are common. Common architectural styles for historic residential structures include Victorian,






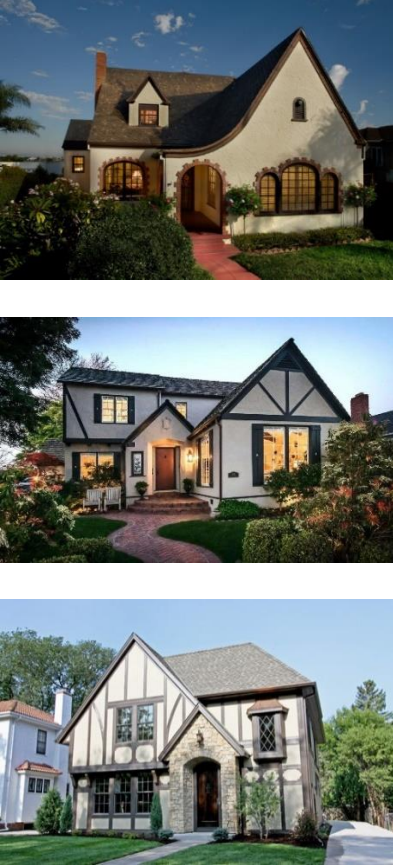
Mission and Spanish Revival, Colonial, Tudor, Bungalow and Craftsman Bungalow, and Ranch. To preserve the historic character of the Downtown Corona residential neighborhoods, the following are acceptable architectural styles that are to be used for new residential construction. These architectural styles are to be used with the General Residential Design Guidelines.


**a. Architectural Styles for Downtown Corona Residential Neighborhoods**


The following architectural styles and materials shall be used for new residential construction in residential neighborhoods and for residential rehabilitation projects that will extensively change the appearance of the existing residential structure. Architectural styles that are not listed in this section but contribute to Corona’s heritage and the Downtown residential neighborhood may be permitted by the Planning and Development Director.

| Bungalow & Craftsman   | Common Materials  | Common Architectural Features  |
|--|---|--|
|  | <p>Wood<br/> Wood Shingles (side wall)<br/> Wood Clapboard<br/> Fieldstone<br/> River Rock<br/> Brick<br/> Concrete</p> | <ul style="list-style-type: none"> <li>• Low pitch gable or hipped roof</li> <li>• Gable dormer</li> <li>• Multiple roof planes</li> <li>• Wide eave overhang</li> <li>• Roof wall braces</li> <li>• Extended rafter tails</li> <li>• Square or rectangular form</li> <li>• Horizontal clapboard siding</li> <li>• Band casement or double-hung windows</li> <li>• Expansive open porch</li> <li>• Square or round columns and balustrades</li> <li>• Windows: mullion, muntin, sash</li> <li>• Flat roof shingles (Class A roofing required)</li> </ul> |


| Mission and Spanish Revival  | Common Materials   | Common Architectural Features  |
|--|--|--|
| <p data-bbox="204 275 375 306">Mission Style</p>  <p data-bbox="204 768 399 800">Spanish Revival</p>   | <p data-bbox="656 275 862 485">Stucco<br/>Plaster<br/>Terra Cota Tile<br/>Red Clay tile<br/>Wrought Iron<br/>Brick</p> | <p data-bbox="1042 275 1143 306">Mission</p> <ul data-bbox="1089 317 1409 915" style="list-style-type: none"> <li>• Mission dormer or roof parapet (can be combined with low pitch roof)</li> <li>• Red clay barrel tile roof covering (Class A roofing required)</li> <li>• Overhanging eaves</li> <li>• Smooth stucco or plaster finish</li> <li>• Quatrefoil windows on mission dormer or roof parapet</li> <li>• Casement windows</li> <li>• Recessed entry over front door</li> </ul> <p data-bbox="1042 957 1240 989">Spanish Revival</p> <ul data-bbox="1089 999 1409 1524" style="list-style-type: none"> <li>• Low pitch roof</li> <li>• Cylindrical turrets</li> <li>• Terra cotta tile or red clay barrel tile roof covering (Class A roofing required)</li> <li>• Smooth stucco walls</li> <li>• Casement windows</li> <li>• Decorative iron work</li> <li>• Arched openings</li> <li>• Recessed entry over front door</li> <li>• Patio</li> </ul> |

| Tudor  | Common Materials                           | Common Architectural Features  |
|--|--|--|
|  | <p>Stucco<br/>Brick<br/>Stone<br/>Wood</p> | <ul style="list-style-type: none"> <li>• Steeply pitched roof; side gable</li> <li>• Cross gables</li> <li>• Decorative half-timbering on wall surface</li> <li>• Tall, narrow windows; multiple styles</li> <li>• Rounded arched doorway</li> <li>• Flat roof shingle (Class A roofing required)</li> </ul> |

| Colonial Revival   | Common Materials                                     | Common Architectural Features  |
|--|--|--|
|  | <p>Wood<br/>Wood Clapboard<br/>Brick<br/>Plaster</p> | <ul style="list-style-type: none"> <li>• Gable roof or side gable roof</li> <li>• Symmetrical window placement</li> <li>• Symmetrical façade with door in center</li> <li>• Pediment over entrance</li> <li>• Portico supported by columns</li> <li>• Covered front porch</li> <li>• Horizontal wood siding</li> <li>• Double hung window, can include muntin</li> <li>• Window lintel and sill</li> <li>• Flat roof shingle (Class A roofing required)</li> </ul> |

| Victorian   | Common Materials  | Common Architectural Features  |
|---|---|--|
|  | <p>Wood<br/> Wood Shingle<br/> Wood Clapboard<br/> Wood Shiplap<br/> Brick<br/> Stone</p> | <ul style="list-style-type: none"> <li>• Steeply pitched gable roof</li> <li>• Decorative shingles within pitch area of roof</li> <li>• Turrets can be included in roof plane</li> <li>• Use of varying wall textures between floors</li> <li>• Dentil molding underneath cornice</li> <li>• Horizontal wood siding</li> <li>• Irregular, asymmetrical massing</li> <li>• Covered front porch with decorative brackets underneath roof</li> <li>• Patio railing</li> <li>• Rectangular shaped windows; double hung sashes</li> <li>• Flat roof shingle (Class A roofing required)</li> </ul> |



| Ranch  | Common Materials  | Common Architectural Features  |
|--|---|--|
|  | <p>Wood<br/>Wood Shingle<br/>Wood Clapboard<br/>Stone<br/>Brick</p> | <ul style="list-style-type: none"> <li>• Low pitch gable roof (can include dormers)</li> <li>• Cornice return underneath roof pitch</li> <li>• Wainscot or different wall textures along façade</li> <li>• Horizontal wood siding</li> <li>• Wide front porch with columns</li> <li>• Rectangular windows</li> <li>• Window side shutters</li> <li>• Window lintel and sill</li> <li>• Flat roof shingle (Class A roofing required)</li> </ul> |