CITY OF MORENO VALLEY

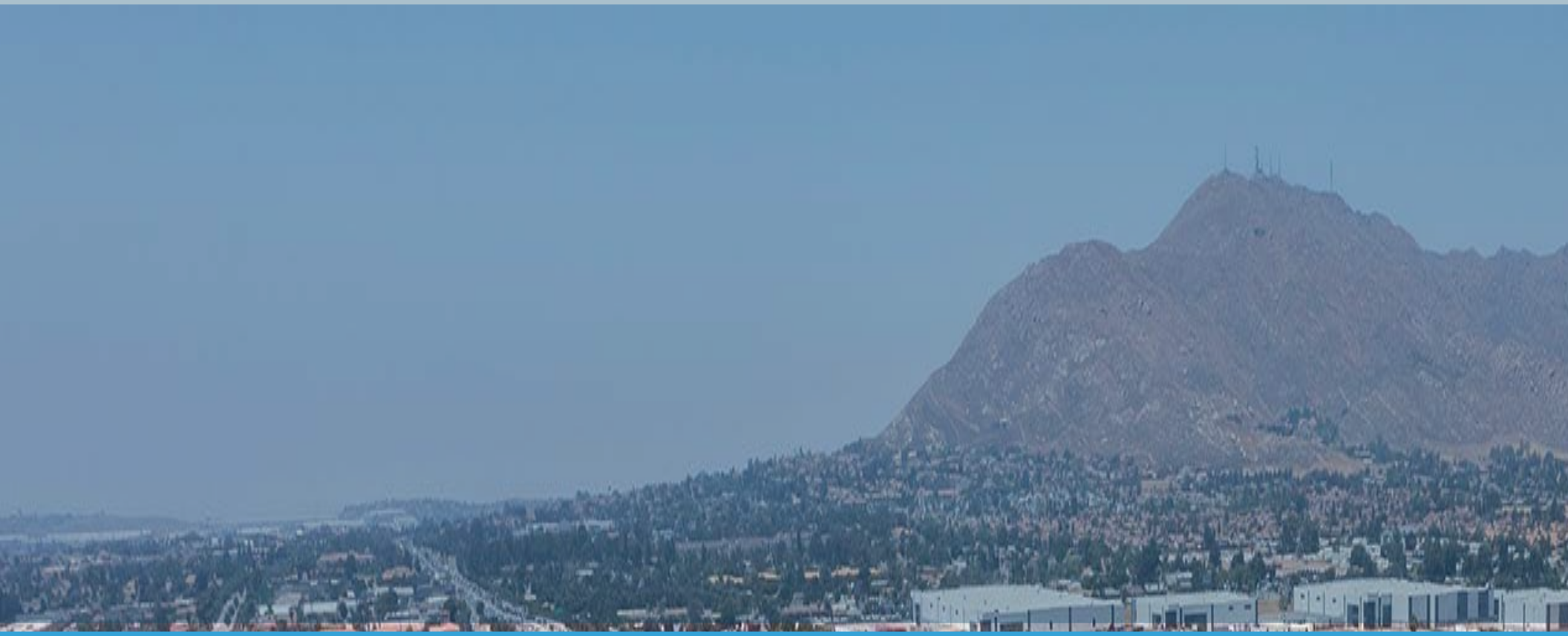
OBJECTIVE DESIGN STANDARDS

for Multiple-Family and Mixed-Use Residential Developments

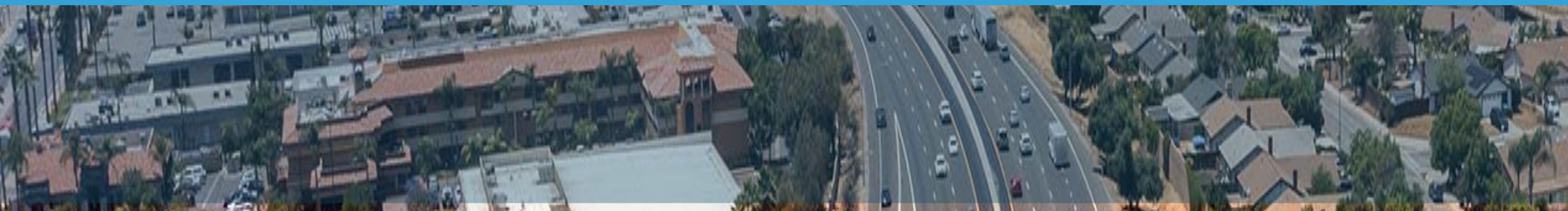
December 2025

MORENO VALLEY
WHERE DREAMS SOAR

This page is intentionally left blank.



1 INTRODUCTION AND RECENT HOUSING LAW



INTRODUCTION

1.1 PURPOSE

The City of Moreno Valley Objective Design Standards (ODS) for multiple-family residential development are designed to address new and amended California State laws authored to increase housing production. These laws require the review or streamlining of eligible projects through the use of "objective" design standards. Unlike design guidelines, which are open to interpretation and discussion, objective design standards facilitate ministerial, staff-level project review and faster approval times.

Objective design standards are intended to make the requirements that apply to certain eligible residential projects more predictable and easier to interpret for all stakeholders, including decision-makers, staff, applicants, and members of the public. The purpose of objective design standards is for applicants to know beforehand what requirements apply to the proposed development and for the applicant to be able to design a project that meets those requirements before submission.

Objective design standards include portions of zoning codes, subdivision requirements, landscaping, and other land development regulations. The WRCOG Objective Design Standards Toolkit was used as the basis for drafting the Objective Design Standards for multi-family and mixed-use development within Moreno Valley.

The Objective Design Standards shall apply to the following broad categories:

- Site Planning Standards
- Landscape Design Standards
- Building Design Standards
- Architectural Style Standards

1.2 WHO IS THIS DOCUMENT FOR?

Developers
The document will provide clear direction for renovation and new construction. The required checklist will serve as a tool for the property owner, the designer/developer, and staff during the review process; it will also clarify the aspects of quality design.

Property Owners
The document will give property owners a clear understanding of the design elements that are required for development projects in Moreno Valley. This document will work in conjunction with the General Plan and Moreno Valley Municipal Code and will provide a clear set of expectations and responsibilities.

City Staff
City staff will use the standards to assist applicants and their representatives with project processing. The document and checklist will serve as the basis for evaluating proposals for quality of design.

Review Bodies and Decision Makers
The document will provide a basis for the City of Moreno Valley Planning Commission, City Council, Community Development Director, and other reviewing bodies to evaluate an application's quality of design.

RECENT HOUSING LAW

1.3 SENATE BILL ("SB") 35

SB 35 requires counties and cities to streamline review and approval of eligible affordable housing projects through a ministerial process, exempting such projects from environmental review under the California Environmental Quality Act ("CEQA"). This process does not allow public hearings to consider the merits of the project; rather only design review or public oversight of the development is allowed, which must be objective and strictly focused on assessing compliance with criteria required for streamlined projects as well as objective design review of the project (Section 65913.4(c)(1).

SB 35 requires the availability of a streamlined ministerial approval process for multi-family residential developments in jurisdictions that have not yet made sufficient progress toward meeting their regional housing need allocation (RHNA) goal for construction of above-moderate income housing and/or housing for units below 80% area median income (AMI).

As a part of this streamlining process, counties and cities are required to establish objective design standards for multi-family residential development. SB 35 defines an objective design standard as one that involves *"no personal or subjective judgment by a public official and is uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant…and the public official prior to submittal."* Like quantitative development or zoning standards, objective design standards provide a clear and straightforward application and approval process for multi-family housing construction.

Projects eligible for SB 35 streamlining include multi-family infill developments with a portion of affordable units. They must be consistent with underlying zoning and be evidenced to have no human health impacts or impacts to natural or historical resources.

SB 35

- A streamlined approval process for housing projects with a specified amount of affordable housing
- Applies to jurisdictions that haven't made enough progress in meeting their RHNA
- Applications must be for infill sites and comply with existing GP or zoning provisions
- Can only apply objective zoning, subdivision, or design review standards to determine consistency

1.4 HOUSING ACCOUNTABILITY ACT

1.4.1 CODE SECTION 65589.5

According to the Housing Accountability Act (HAA), no "housing development project" can be denied or reduced in density if it complies with "objective, quantifiable, written development standards, conditions, and policies" unless it is shown to have a "specific adverse impact" to public health that cannot be mitigated. The amended law states that cities and counties must identify any inconsistencies with any applicable "plan, program, policy, ordinance, standard, requirement, or similar provision" within 30 days after an application for 150 units or less has been deemed complete or within 60 days for projects with more than 150 units. If the local agency does not identify an inconsistency within the required period, the project will be "deemed consistent." (§§ 65589.5(j)(2).)

HAA also states that if the zoning for a project site is inconsistent with the general plan, but the housing project is consistent with 'objective' general plan standards and criteria, the project is considered consistent, and no rezoning or zoning variance is required.

Unlike SB 35 streamlining legislation, the provisions of the HAA apply to all market rate and affordable housing projects. These include projects with residential units only, mixed-use developments with at least 2/3 the square footage dedicated to housing, and transitional or supportive housing projects.

1.5 SB 330

Senate Bill 330 Housing Accountability Crisis Act of 2019 provides for a faster housing project review process. It states that all local governments must provide a preliminary application for housing development projects seeking vesting rights. The application allows applicants to provide a limited subset of information on the proposed project. After submitting the preliminary application to the local agency, applicants have 180 days to submit a full application, or the preliminary application will expire.

SB 330 also established time limits for the final application review. The law states that "Not later than 30 calendar days after any public agency has received an application for a development project, the agency shall determine in writing whether the application is complete." SB 330 provides for an applicant appeal process and limits the review of the appeal by the jurisdiction to 60 days.

1.6 AB 2011 & SB 6

AB 2011, the Affordable Housing and High Road Jobs Act of 2022, and SB 6, the Middle-Class Housing Act of 2022, permit residential development on sites currently zoned and designated for commercial or retail uses. Both bills were signed into law in 2022, effective July 2023.

- AB 2011: This bill creates a CEQA-exempt, ministerial approval process for multifamily housing developments on sites within a zone where office, retail, or parking is the principally permitted use. The law provides different qualifying criteria for 100 percent affordable and mixed-income projects in “commercial corridors.” AB 2011 also requires projects to pay prevailing wages to construction workers, among other labor standards.
- SB 6: A project proposed under SB 6 may be either a 100 percent residential project or a mixed-use project where at least 50 percent of the square footage is dedicated to residential uses. SB 6 projects are not exempt from CEQA but need not provide any affordable housing. SB 6 also requires projects to pay prevailing wages and utilize a “skilled and trained workforce.

1.7 APPLICABILITY

Objective Design Standards (ODS) apply to new multi-family and mixed-use development proposals subject to SB 35, SB 330, and any other legislation that requires Objective Design Standards to review multi-family projects. Multi-family projects are defined as a project consisting of multifamily residential uses only with two or more dwellings. Mixed-use projects are defined as projects consisting of a mix of multi-family residential and nonresidential uses where at least two-thirds of the square footage of the development is designated for residential use. All other project types, including single-family homes, commercial-only projects, and interior renovations less than 30% of floor area are not subject to these objective design standards but must satisfy existing development standards in the Zoning Ordinance.

Each year the City of Moreno Valley is required to submit an Annual Progress Report (APR) to the California Department of Housing and Community Development to provide data on the types of units approved and built during the year. The site must meet the "infill" requirements (SB 35 definition) and be zoned for residential or mixed-use development. The applicant must also demonstrate that the site is not within Prime Farmland or farmland within statewide importance, wetlands, a very high fire hazard severity zone, an earthquake fault zone, a special flood hazard area, a protected habitat area, or a conservation easement.

The ODS does not apply to single-family homes, duplexes, accessory dwelling units, or projects approved pursuant to Senate Bill 9. This policy also does not apply to non-residential development.

1.8 GUIDELINE VS STANDARD

Design guidelines provide direction to applicants and staff when reviewing projects but are often vague and open to interpretation. Guidelines and standards are distinguished by their level of enforceability. In general, objective standards are requirements (e.g., "shall" or "must"), and guidelines are recommendations (e.g., "should" or "may")

Table 1-1: Typical Characteristics of Design guidelines Vs. Design Standards

Design Guidelines	Design Standards
Subjective and objective	Objective
Recommendations, which may not be enforceable or have the teeth of regulation	Requirement, which as enforceable as regulations
Open to interpretation	Measurable
Difficult to measure or verify	Verifiable
Uses words such as 'should' or 'may'	Uses words such as 'shall', 'must', or 'required to'

1.9 ADDITIONAL DOCUMENTS

The Development across the City may be subject to additional regulations other than the standards detailed in this document. Because development projects throughout the City are unique by use, character, needs and geographic location, no single document or process can address all aspects of project design. Please refer to these documents for additional information and standards that may apply to specific or unique development contexts.

This list is not exhaustive, and applicants may be required to satisfy other standards during the time of development review. Where a conflict exists between the standards in this document and the Zoning Ordinance, this document shall prevail. Where a conflict exists between the standards in this document and Specific Plans, those Specific Plan regulations shall prevail.

- General Plan
- City of Moreno Valley Municipal Code

- Housing Element
- Climate Action Plan…

1.10 EXCEPTIONS & EXEMPTIONS

All applicable projects are required to comply with Objective Design Standards. Should a project not be able to or choose not to adhere to the Objective Design Standards, a project may seek approvals through the following paths:

1. **Minor Exceptions and Exemptions .** If an applicant is unable to meet certain Objective Design Standards, applicant may request up to three (3) exceptions/exemptions. This allows for limited discretionary review and flexibility for projects that may have a physical constraint or alternative architectural solution to specific standards. The Community Development Director will have full right to deny a project requesting these exceptions/exemptions.

2. Requests shall be made by the applicant in writing to the Community Development Director.
    a. Applicants requesting an exception/exemption shall provide findings on how their project meets the Purpose and intent statement for each topic where the exception/exemption is requested.
    b. Applicant shall document constraints to meeting the standard.
    c. Exceptions/exemptions from quantitative standards shall not deviate more than 5% plus or minus from the standard.

3. **Discretionary Review Path.** Applicant may choose the Discretionary Review Path if they choose not to meet the Objective Design Standards. The Discretionary Review Path voluntarily takes a project outside of requirements including time of review and limit on number of public meetings for projects seeking non-discretionary approvals based on SB330.
    a. Applicant shall provide findings on how their project meets the Purpose and intent statement for each topic in the Objective Design Standards.
    b. Applicants may be subject review by the Planning Commission.
    c. Applicants may be subject to community meetings.

1.11 HOW TO USE THE STANDARDS

This policy is a primary design reference and tool to use when designing new multi-family or mixed-use projects in Moreno Valley. The design standards of this policy assist project applicants in understanding the minimum design standards that shall be met. The ODS are described in Chapters 2-5 and are organized as follows:

- Chapter 2: Site Planning Standards, including building orientation, site layout, site access, on-site streets, parking lots & courts, EV charging stations, trash enclosures, utilities, and mechanical equipment requirements.
- Chapter 3: Landscape Standards, defining landscape requirements, community entries, open space amenities, lighting, and perimeter treatments.
- Chapter 4: Building Design Standards, focusing on building form, heights, roof forms, garages, and architectural elements.
- Chapter 5: Architectural Style Standards, based on the prevalent architectural styles in Moreno Valley.

All multi-family and mixed-use projects that are by-right developments shall comply with these standards. Compliance with the standards will help ensure a streamlined and consistent review and approval process by Staff.

The steps below should be followed at the start of designing new projects.

1. Review the Moreno Valley General Plan to understand the goals and policies for new development.
2. Review the Moreno Valley Municipal Code to determine the applicable zoning code land use requirements that will shape the site and building design.
3. Review the design standards in Chapters 2-5 in this policy to identify the applicable design standards for a multi-family or mixed-use project. All ODS in this policy apply to both multi-family and mixed-use projects unless otherwise indicated in the specific standard.
4. Throughout the design process utilize the applicable checklist in Chapter 6, Objective Design Standards Compliance Checklists, to ensure that all design criteria are met before submission to the City for approval. To determine compliance with the ODS, Staff will use the same checklists to consistently review the City's design standards in relation to by-right multi-family and mixed-use residential project applications. If a project application is determined to be in compliance with the objective design standards, Staff will approve or recommend approval of the project design. An approved project design will still be subject to all other applicable code requirements before a building permit may be issued.

Should a multi-family or mixed-use project not comply with one or more of the ODS, the project applicant may choose to proceed with one of the following actions:

- Receive an explanation from Staff regarding the non-compliance, revise the building design to be in compliance, and resubmit their application for approval.
- Choose a discretionary review process and meet with the Architectural Review Commission for project design approval.
- Withdraw their application.

The City of Moreno Valley Community Development Director may expand upon and/or regularly update the objective design standards in this policy as per their discretion. The removal of any objective design standards in this policy can only be decided upon by the City Council.

This page is intentionally left blank.

2 SITE PLANNING STANDARDS

The intent of the following site planning standards is to enhance the pedestrian experience between multi-family and mixed-use developments and their public-facing frontages, prioritizing the orientation of buildings towards public streets, accessibility from public rights-of-way, and the versatility of bordering fences and walls.

2.1 BUILDING ORIENTATION

a. Building entries shall face the primary public street with pedestrian access provided from sidewalks to all building entries, parking areas, and publicly accessible open spaces. For sites with multiple buildings, building entries may also be oriented to face internal open spaces, paseos, and recreation amenities.

b. A minimum of 70% of the street frontage shall be devoted to buildings located between the minimum and maximum front setback lines. The remaining 30% may be devoted to parking.

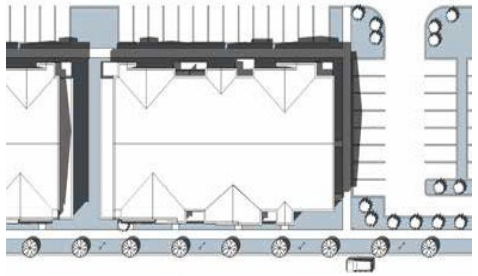
c. For multi-family projects located across the street from a single-family residential zone, parking lot areas and carports shall not be located along the single-family neighborhood street frontages.

d. A minimum of one window (minimum size of three feet wide by three feet tall) from each residential unit shall be located to overlook a landscaped private or common open space area.

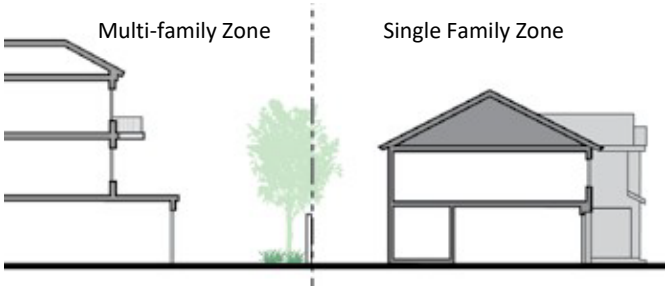
e. If adjacent to a single-family residential zone, windows, balconies or similar openings shall be oriented so as not to have a direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line. This can be accomplished through: balconies facing an interior space of multi-family lots; step-backs of upper stories; window placement to avoid direct line of sight; use of clerestory windows, glass block or opaque glass; or mature landscaping within the rear or side setback areas.

Standard 2.1.a: Building entries shall face primary street or open space

Standard 2.1.b: Surface parking shall be located to the side or rear of the building.



Standard 2.1.e: Building shall avoid direct line-of-sight into adjacent single-family homes through step back and mature landscaping.



2.2 SITE LAYOUT

a. Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum of 18 feet from the back of the sidewalk in order to accommodate stacking for a minimum of two vehicles entering the facility.

b. Controlled entrances shall be designed to accommodate emergency vehicle ingress and egress and are subject to Moreno Valley Public Works and City Fire Department requirements.

c. Arrange multi-family residential buildings to provide functional and accessible outdoor spaces to all residents consistent with Moreno Valley Municipal Code section 9.03.040 G(8) & (9) (Residential site development standards): minimum 150 square feet of private open space per downstairs unit and minimum 100 square feet of private open space per upstairs unit. Common open space at a minimum of 300 square feet per residential unit.

d. Provide parking lots with auto and pedestrian-scale lighting and security as a safety feature, subject to the standards required by City of Moreno Valley Municipal Code section 9.08.100 (Lighting) in certain geographic areas.

Standard 2.2.a and 2.2 b: Controlled entrances

2.3 SITE ACCESS

a. Face entries so they are visible from the street and connect to the public sidewalk. In addition to streetside connections, courtyard buildings can also have entries facing common open space areas. These buildings shall also have rear parking and entries.

b. Alley access, when available, shall be utilized when garage parking is proposed. This arrangement is intended to provide maximum landscaping at the street edge, as well as front facades dominated by porches and entries instead of garage doors.

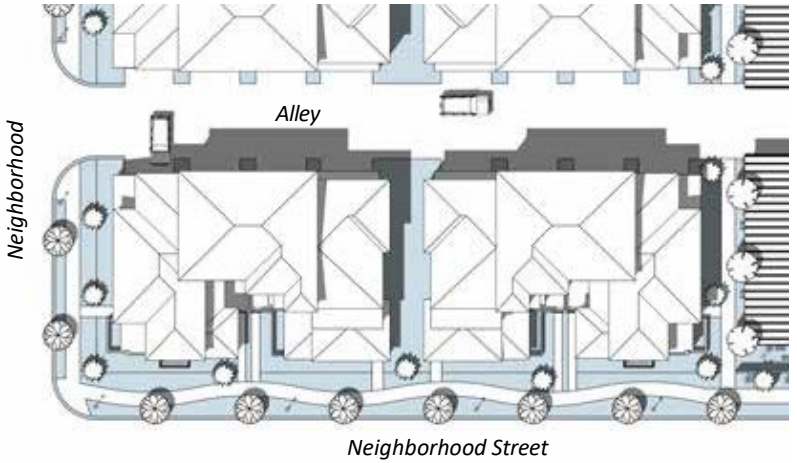
c. Provide full right-of -way half-width dedication between new projects and adjacent neighborhood street including any planned pedestrian and bike path/trail as established by the General Plan or applicable planning documents.

d. When served by a sidewalk or other designated walkway, provide access to ground-floor dwelling units from individual exterior porches or stoops.

e. Pedestrian access must be provided from the sidewalk at the street frontage to building entries and parking areas.

f. Pedestrian connections shall be provided to adjacent public amenities, as well to public paths or trails found adjacent to a project site.

Standard 3.3.a and 3.3.b: Alleys provide access for rear-loaded garages to open-up front yard areas for landscaping and street amenities.



Standard 3.3.a: Courtyard buildings can be accessed via common open space.

2.4 ON-SITE STREETS

a. Separate site entry/exit access shall be provided for pedestrians to promote safety and avoid auto/pedestrian conflicts.

b. On-site trees along each street frontage shall be spaced between 15 feet to 60 feet on center and can be clustered depending on species and project theme, with the overall minimum quantity of trees based on the total lineal feet of frontage with an average of one tree per 60 linear feet of each frontage.

c. City of Moreno Valley Landscape Design Guidelines shall be followed for planning related to streets.

Standard 2.4.a and 2.4.b: Separate entry/exit access must be provided for pedestrians, Spacing of trees

Standard 2.4.b: Spacing of trees

2.5 PARKING LOTS & COURTS

a. All parking lots and courts shall comply with the standards outlined in City of Moreno Valley Municipal Code section 9.11.040 (Parking, Pedestrian, and Loading Requirements).

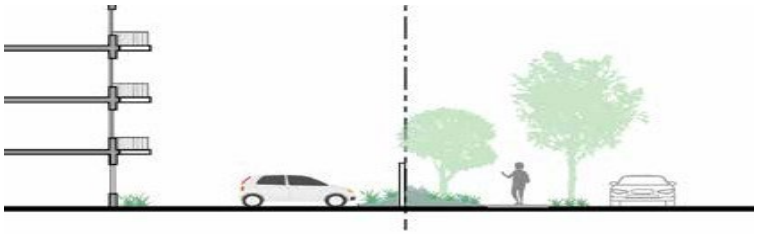
b. One landscaped finger island shall be provided for every ten parking spaces. Islands shall be a minimum of 5 feet (inside dimension).

c. All end parking stalls shall be adjacent to landscape planters. The landscape planter shall contain a 12-inch strip of concrete inside the 6-inch curb of the planter to create an 18-inch concrete strip for a person to step on when getting into or out of a vehicle. This step-out area shall not reduce the minimum inside dimension of the 5-foot wide landscape planter.

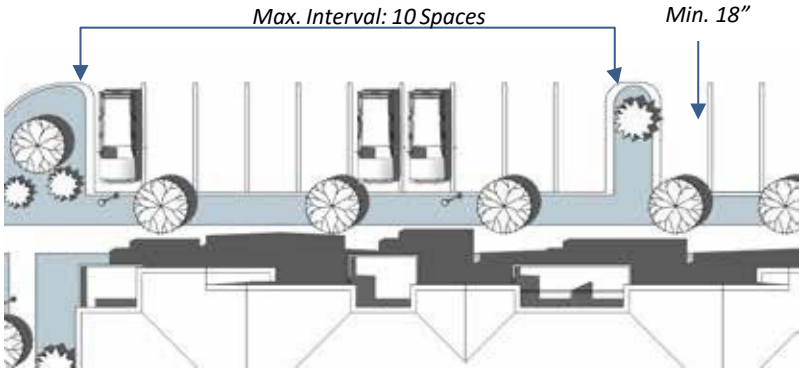
d. Parking areas shall be screened from view along the entire perimeter of the parking lot by the construction of either a three-foot high and three-foot-wide earthen berm, a three-foot-wide planter with shrubbery that can be maintained at the height of three feet, or a three-foot high wall with creepers/ planting. When the parking area is adjacent to a public road right-of-way, the berm or planter shall be five feet in width.

e. Parking lots and drive-throughs shall be screened from the public right-of-way by a 36-inch-high wall, shrub row and/or by berming. If walls are employed, they must be of the same material(s) and design style of the project.

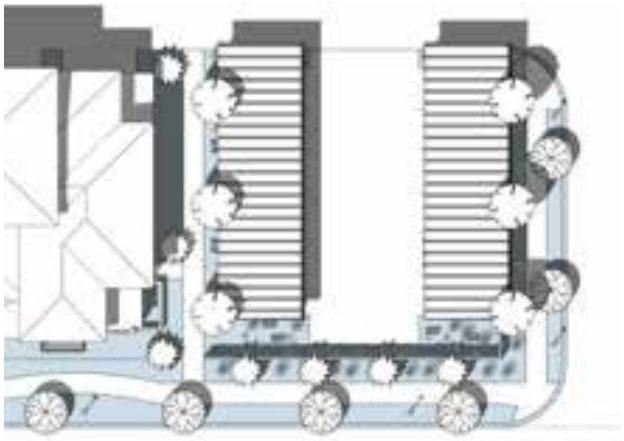
Standard 3.5.d: Parking shall be screened from public street frontages.



Standard 3.5.a and 3.5.b: An 18-inch concrete strip shall be provided next to the end parking stall.



Standard 3.5.d: Parking shall be screened from public street frontage.



2.6 EV CHARGING STATIONS

a. EV charging stations shall be subject to the requirements of City of Moreno Valley Municipal Code section 8.42 (Electric Vehicle Charging Station Review Process).

b. The station installation and equipment shall be consistent with the rules and regulations in CALGreen Building Standards Code and CBC Chapter 11A and 11B as applicable.

c. Required designated parking spaces for carpool/vanpool vehicles, electric vehicles, and zero emissions vehicles shall be provided within 150 feet from a building entrance.

d. Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operation shall be included if it has time limits.

e. Charging station equipment mounted on pedestals, light posts, bollards or other devices shall be a minimum of 24 inches clear from the face of curb.

f. Charging station outlets and connector devices shall be no less than 36 inches or no higher than 48 inches from the top of surface where mounted, and shall contain a retraction device and/or a place to hang permanent cords and connectors sufficiently above the ground or paved surface.

g. When the electric vehicle charging station space is perpendicular or at an angle to curb face and charging equipment, adequate equipment protection, such as wheel stops or concrete-filled steel bollards shall be used.

h. Charging station shall not be placed within any portion of the required parking space area (i.e. 9' x 18').

Standard 3.6.c: Energy efficient vehicle parking shall be located close to building entrances.

Standard 3.6.e: Charging station shall be a minimum of 24 inches clear from the face of curb.

2.7 TRASH ENCLOSURES

a. Trash containers shall be stored within designated storage areas.

b. Locate recycling and trash enclosures away from building fronts and major entries and/or screen such receptacles from view in fixed enclosures.

c. Trash receptacles shall be accessible for trash collection but shall not block circulation drives near loading areas or conflict with parking.

d. Enclosures shall be separated from adjacent parking stalls with a minimum 5' wide low maintenance planter area.

e. Enclosures shall be designed to allow accessibility for persons with disabilities per the California Building Code.

f. Provide separate side pedestrian access to all trash enclosures.

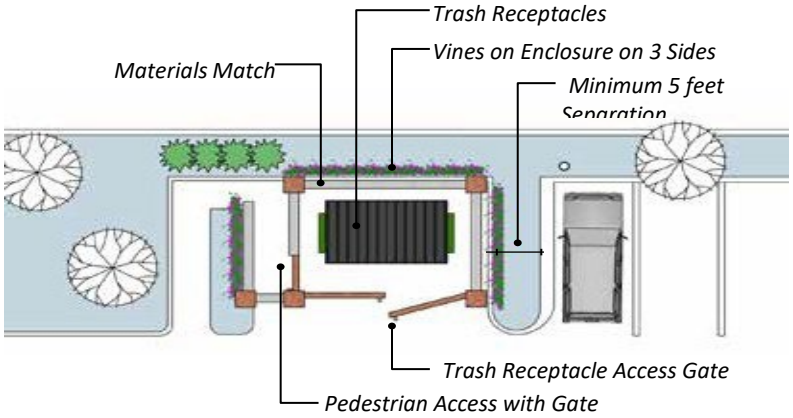
g. Trash enclosures shall be constructed of block walls (with trash receptacles screened from public view) that are consistent with the architecture and materials of the main buildings. Multi-family units shall be required to install trash enclosures and establish an appropriate contract with a duly franchised solid waste hauler.

h. Sizing of the trash enclosures shall meet state and city requirements.

i. Screening of Refuse Storage Areas. Trash/waste enclosure design standards shall be designed to be consistent with all city applicable standards, and shall:

- Be located a minimum of 35 feet from any residential structures or as otherwise approved by the community development director;
- Provide a minimum planter dimension of three feet on three sides of the enclosure walls, and accommodate climbing vines and screening shrubs within the planter area;
- Be constructed to include a solid roof cover;
- Be designed using materials and colors consistent with the materials and colors used in the project.
- (Ord. 359, 1992; Ord. 426 § 3.1(d), 1994; Ord. 461 §§ 1.2, 1.3, 1.4, 1995; Ord. 475 § 1.4, 1995; Ord. 534 § 1.3, 1998; Ord. 616 § 2.2.12, 2003; Ord. 694 § 1.1, 2005; Ord. 808 §§ 2.3.2, 2.3.3, 2010; Ord. 984 § 3, 2022)

Standard 2.7.a, Standard 2.7.d and Standard 2.7.e: Solid waste and/or recycling enclosure shall have reasonable access for both pedestrian and collection trucks.



Standard 2.7.c: Trash receptacles shall be accessible for trash collection but shall not block circulation.

2.8 UTILITIES

a. All utility equipment shall be located out of the pedestrian path of travel. All utility equipment shall be placed adjacent to alleyways, within parking areas, rear, or side yards, or within building "notch outs" and screened from public view.

b. Double detector check valves (DDCs) shall be installed in locations not visible from the public right-of-way or placed in a manner that is architecturally integrated into the building design.

c. DDCs and other water related utilities shall not be placed adjacent to the sidewalk along the building facades that face the street.

d. All electrical utility equipment, electrical meters, and junction boxes shall be placed within a utility room. If a utility room is not feasible, then all utility equipment shall be placed adjacent to alleyways, within parking areas, or within rear or side yards, and screened from public view.

e. Gas meters shall be painted to blend into the built environment.

f. Trees and shrubs shall be placed a minimum of 5' away from water meter, gas meter, or sewer laterals; a minimum of 10' away from utility poles; and a minimum of 3' away from fire hydrants and fire department sprinkler and standpipe connections, unless another dimension is approved by the local utility having permitting authority.

Standard 2.8.c: DDCs shall not be placed adjacent to the sidewalk along the primary building facades.

Standard 2.8.g: Planting shall maintain the minimum clearance when it is close to the utility facilities and fire hydrants.

2.9 MECHANICAL EQUIPMENT

a. Air conditioning or other mechanical equipment shall be placed in the back of the unit, on the roof, or on the ground and shall be properly screened from public view. Ground placement of air conditioning or other mechanical equipment is discouraged, but if used, it should be properly screened with the landscape. No equipment shall be located within the designated private open space "patio" area.

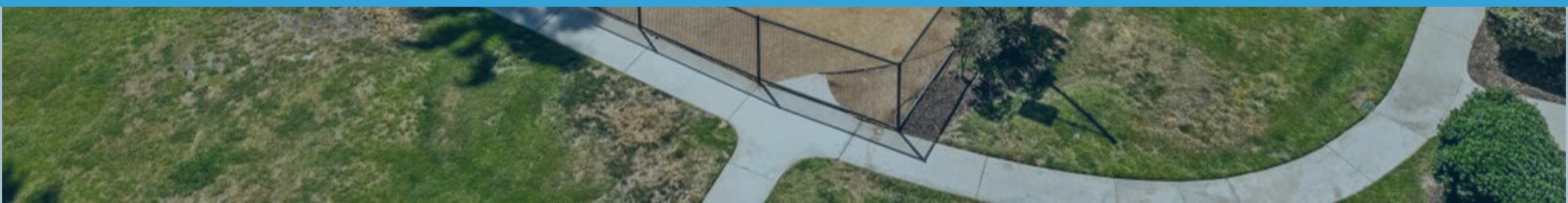
b. No exterior water heater enclosures shall be permitted. Water heaters must not be visible.

c. Air conditioners, heating, cooling and ventilating equipment and all other mechanical, lighting or electrical devices shall be operated so that noise levels do not exceed 60 dBA (Ldn) at the property line. Additionally, such equipment, including roof-mounted installation, shall be screened from surrounding properties and streets and shall not be located in the required front yard or street side yard. All equipment shall be installed and operated in accordance with other applicable city ordinances.

Standard 3.9.a: *Air conditioning or other mechanical equipment shall be screened from public view.*

This page is intentionally left blank.

3 LANDSCAPE STANDARDS



3.1 COMMUNITY ENTRIES

Community entries play a key role in the establishment of placemaking and the creation of community identity. Community entries integrate the site with the surroundings and provide an entry and exit experience that creates an aesthetic and functional transition with adjacent areas. Community entries are required when a community has four or more buildings.

a. The entry of new projects shall feature entry monuments, street signs, street trees, landscaping, and lighting.

b. Monuments shall be placed within setbacks, landscaped entries, or open spaces at primary entries.

c. Community entry monuments may have a maximum height of twenty (20) feet

d. Community entry monuments shall be set back eight (8) feet minimum from the inboard edge of the walk where a sidewalk or path is provided or from the property line.

e. Landscaping is required at the base of all monument signs and shall occupy a minimum ground area of 150 square feet, including the sign and other elements.

f. The architectural themes of the primary structures shall be reflected in neighborhood identification monuments.

g. Entry monuments shall be constructed of stone, brick, stucco, beams, or planks.

h. A diagram of the complex showing the location of the viewer and the building designations shall be positioned at each visitor entrance of a multiple-family development.

Standard 3.1.a, b and f: Smaller community entry monument example

Standard 3.1.f: Larger Community Entrance- Landscaping is required at the base of all monument signs.

3.2 PRIVATE OPEN SPACE AND COMMON OPEN SPACE

a. Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space.

b. Open space areas shall not be located directly next to arterial streets, service areas, or adjacent commercial development to ensure they are sheltered from the noise and traffic of adjacent streets or other incompatible uses. Alternatively, a minimum of 10 feet of dense landscaping shall be provided as screening between the open space area and arterial street, service area, or commercial development.

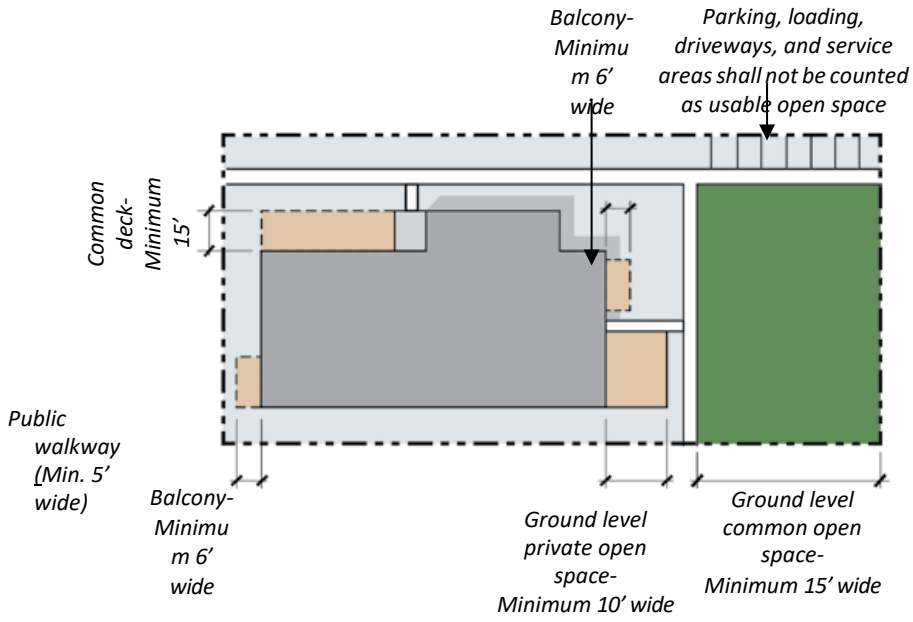
c. Open space surfaces shall include a combination of lawn, garden, flagstone, wood planking, decomposed granite, concrete, or other serviceable, dust-free surfacing. The slope shall not exceed 10%.

d. Enclosed open space (i.e., open space that is enclosed on four sides, such as a courtyard): one to one ratio.

e. The required open space shall have a width of at least one-half the height of the adjacent building façade (measured perpendicularly from the façade). This requirement shall apply to all sides of the required open space.

f. Open space that is open on one or more sides: two to one ratio. The required open space shall have a width of at least one-third the height of the adjacent building façade (measured perpendicularly from the façade). This requirement shall apply to all sides of the required open space.

Standard 3.2.e: Both common open space and private open space is required for multi-family projects.



3.3 COMMON OPEN SPACE

a. Minimum Dimensions: Common usable open space located on the ground level shall have no horizontal dimension less than 10 feet. Common upper-story decks shall have no horizontal dimension less than 10 feet. Rooftop open space (also known as roof decks) shall have no horizontal dimension less than 15 feet, and no more than 20 percent of the total area counted as common open space for the project may be provided on a roof.

- Minimum walkway in either direction: 10 feet
- Pedestrian walkway width: six-feet minimum
- Courtyard internal to a project, or enclosed on at least three sides.

b. Minimum Quantity: Depending on the number of dwelling units, the common open space shall be provided in a project per the following minimums:

- 14 to 50 dwelling units: One space minimum with 15 feet minimum dimension in both directions (400 square feet minimum area)
- 51 to 100 dwelling units: One space minimum with thirty (30) feet minimum dimension in both directions (900 square feet minimum area)
- 101 or more dwelling units: Two spaces minimum, each with forty feet minimum dimension in both directions (1,600 square feet minimum area each)

c. Placement: Common open spaces shall be provided adjacent to private areas, common areas, or a combination of both. All common open spaces shall interface with adjacent buildings via direct connections through doors, windows, and entryways.

d. Visibility: At least one side of the common open space shall border residential buildings with minimum 3 feet by 3 feet sized transparent windows at eye level and/or entryways.

e. Pedestrian Walkways: Pedestrian walkways six-feet minimum shall connect the common open space to a public right-of-way or building entrance.

f. Seating: All common open spaces shall include seating. Site furniture shall use graffiti-resistant material and/or coating and skateboard deterrents to retain the site furniture's attractiveness.

g. Amenity Features: At least one amenity feature such as a play structure, plaza, water feature, gas fireplace, or community garden shall be included in each open space area.

h. Play Areas: Developments that include 15 or more units of at least one bedroom or more must include children's play areas and play structures. This requirement does not apply to senior housing developments.

i. Openness and Buildings: There shall be no obstructions above the open space except for devices to enhance the usability of the space. Buildings and roofed structures with recreational functions (e.g., pool houses, recreation centers, gazebos) may occupy up to 20% of the area counted as common open space.

j. Material Type: No more than 25 percent of common recreational-leisure area can be hardscape, with the exception of pools and other water features.

3.4 PRIVATE OPEN SPACE

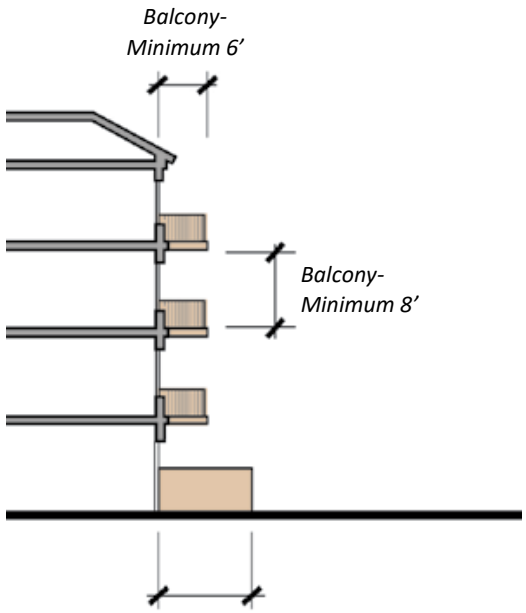
a. Private open space areas may include balconies, patios, terraces, or rooftop decks. These areas shall be integrated into the overall architectural design of the building. Architectural elements (e.g., railings, trellises, short walls, roof-top enclosures, etc.) shall be consistent with the architectural style of the structure to which they are attached.

b. Accessibility: Private usable open space shall be accessible to only one living unit by a doorway or doorways to a habitable room or hallway of the unit.

c. Each multiple-family unit shall have at least 150 square feet of private open space per downstairs unit and a minimum of 100 square feet of private open space per upstairs unit. Private open space may consist of a fenced yard area, patio or balcony. Fenced yards and patios shall have a minimum dimension of at least eight feet. Balconies shall be at least five feet deep.

d. Openness: Above ground-level space shall have at least one exterior side open and unobstructed clear height for at least 8 feet above floor level, except for incidental railings and balustrades.

Standard 3.4.b and Standard 3.4.c: Private open space minimum dimensions



Standard 3.4.: Private Open Space

3.5 PLANTING

a. "Functional Turf" meaning grassed area dedicated as active play and recreation areas with minimum 10 feet diameter is allowed. Use of natural turfgrass lawns within the front yards of new residential developments is prohibited.

b. Street trees shall be in a 24-inch box with 15- to 60-foot maximum spacing in between. Trees shall be selected following local plans, ordinances, approved planting lists, and other guidance that provide direction on tree selection based on specific issues, e.g., fire-resistance.

c. Provide root barrier when trees are located 5' or closer to any hardscape element or building.

d. Palm trees shall only be used in community pool areas and as main entry focal points.

e. Any and all landscape plans must adhere to the Moreno Valley Plan Design Standards.

f. Drip irrigation shall be used wherever possible. No overhead irrigation is allowed within 24 inches of a non-permeable surface.

g. Selection of trees, plants, shrubs, and other plantings shall follow the County of Riverside's Guide to California Friendly Landscaping, per Moreno Valley Municipal Code section 9.17.030(A) for approved plant lists to meet the needs of local conditions and must follow Moreno Valley's tree palette. The invasive species list included within the Western Riverside County Multiple Species Habitat Conservation Plan and the Coachella Valley Multiple Species Habitat Conservation Plan shall be avoided.

3.6 BUFFER AND SETBACKS

a. **Buffers Between Dissimilar Uses**. Buffers between residential and nonresidential or dissimilar and incompatible uses shall have buffers or separation to the extent feasible. Options include:

- Require open space and recreation buffers, consisting of increased setbacks, to the minimum of a five-foot-wide continuous landscape barrier.
- Landscape screening minimum of six-feet high
- Fencing shall be a minimum of six-feet high with at least 3 feet high landscape on both sides of the fence
- Decorative block/masonry wall shall be a minimum of six feet high with landscape on both sides of the wall

b. **Landscape Softening**. Landscaping at a minimum of two-foot-width shall be incorporated around the base of buildings to separate between parking, drive aisles, and sidewalks. In area 0 to 5 feet surrounding the building, ember-resistant landscaping should be used by limiting plants in this area to low-growing, non-woody, properly watered and maintained plants and/or use of hardscape like gravel, pavers, concrete, and other non-combustible mulch materials. No combustible bark or mulch will be allowed.

c. Lot sizes under 40,000 square feet shall adhere to Moreno Valley R-2 district standards and lot sizes greater than 40,000 square feet shall adhere to Moreno Valley R-1 district standards. Lot sizes under 20,000 square feet shall fall under R-3 Standards.

d. For setback minimums , refer to Moreno Valley Municipal Code Table 9.03.040-7 Residential Site Development Standards Multifamily Standards.

Standard 3.6.a: Landscape screening or fencing shall be placed between residential and non-residential.

Standard 3.6.a: Standard 3.6.b: Landscaping shall be placed around the building base.

3.7 SITE LIGHTING

Lighting is an important consideration for multi-family homes to encourage nighttime activity and ensure safety. However, excess light can have negative environmental impacts. The following standards apply to site lighting requirements:

a. Building entrances and street numbers shall be well-lit, illuminated, and visible from the street.

b. Walkways, access, paseos, and parking lots shall be illuminated with a minimum of 1 foot-candle to ensure safe nighttime conditions.

c. Building mounted security lighting fixtures shall not project above the fascia or roof of the building.

d. Light sources for wall washing and tree lighting shall meet the standards established by City of Moreno Valley Municipal Code section 9.08.100 for mitigating light pollution and shall be hidden from direct view.

Standard 3.7.b: Walkways, paseos and parking lots shall be illuminated to meet the safety requirement.

e. Incorporate timers and sensors to comply with lighting hours of operation requirements of City of Moreno Valley Municipal Code section 9.08.100.

f. Light fixtures shall complement and be compatible with the building's design and architectural style.

g. Light All outdoor lighting associated with residential uses shall be fully shielded and directed away from adjacent residential properties. Such lighting shall not exceed one-quarter foot-candle minimum maintained lighting measured from within five feet of any property line, and shall not blink, flash, oscillate or be of unusually high intensity or brightness.

h. All lighting installations shall be designed and installed with full cutoff and be fully shielded to reduce glare and light trespass.

i. The maximum wattage for residential lighting shall be 100 watts incandescent or equivalent light intensity and 26 watts compact fluorescent or equivalent light intensity, except as allowed for parking lot lighting and recreational courts.

j. Parking lot lighting for designated multiple-family residential parking areas shall meet the requirements included in subsection (C)(4).

Standard 3.7.a: Building entrances and street numbers shall be well-lit.

3.8 WALLS AND FENCES

Walls and fencing play an important role in the establishment of the overall level of quality of a community. The following standards apply to wall and fencing requirements:

a. All walls and fences shall be in compliance with City of Moreno Valley Municipal Code section 9.08.070

b. Community perimeter or theme walls shall be solid decorative block or masonry walls. Decorative block shall be split face both sides.

c. Wall materials shall be brick, slump stone, tile, textured concrete, stucco on masonry, or steel framing. Plain concrete block walls (i.e. precision block) nor chain link fencing with inserts are not permitted.

d. Wall caps are to be incorporated as a horizontal design element at the top of walls and should not exceed 4 inches vertical.

e. Wrought iron, tubular steel fencing, or other transparent type of fencing or walls limited to six feet in height shall be included along frontages. Fences shall be measured from the finished grade at the bottom.

f. All perimeter treatments shall incorporate standards to provide for decorative columns, pilasters, or other architectural element to provide relief and break the monotony at every 20 feet.

g. All non-transparent perimeter walls and/or fences shall be treated with anti-graffiti paint or vines on both sides and shall incorporate landscaping whenever possible.

h. Where a multiple-family project abuts property in a single-family district, a decorative masonry wall at least six feet in height and screening landscaping within a planter of at least five-foot interior width shall be erected and maintained between such uses and the single-family district. Decorative walls composed of block, brick, stone, stucco-treated masonry or concrete panels are acceptable.

Standard 3.8.a: Community perimeter or theme walls shall be solid decorative block walls.

4 BUILDING DESIGN STANDARDS

4.1 GENERAL BUILDING FORM

a. The maximum length of any individual building containing townhouse dwelling units or multi-family dwelling units shall be 200 linear feet, regardless of the number of units.

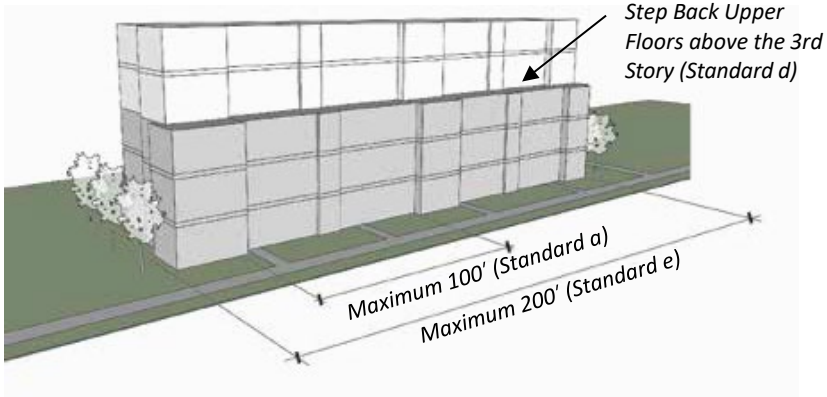
b. Corner buildings at street intersections and main project entrances shall incorporate at least two architectural elements including prominent towers, cornice features, roof shapes and roof line variation.

c. At least two different architectural styles, as defined in the Architectural Styles Standards Section, shall be included in projects with more than 10 buildings. However, different styles may not be mixed within a single building.

d. For residential projects three stories or taller, development shall use one or more of the following strategies: utilize roof forms and pitches that are similar to those of other structures in the neighborhood; integrate the upper floor units into the roof form; step back upper floors above the third story; use a different material on the top floor walls to visually make the building seem lower.

e. Buildings over 3 stories shall have major massing breaks at least every 100 feet along any street frontage, adjacent public park, publicly accessible outdoor space, or designated open space, using varying setbacks and/or building entries. Major breaks shall be a minimum of 5 feet deep and 25 feet wide and extend the full height of the building.

Standard 4.1.a, Standard 4.1.d and Standard 4.1.e: Break development into separate vertical planes to reduce the appearance of bulk.



Standard 4.1.e: Massing breaks and material change will add visual interest to the buildings.

4.2 BUILDING HEIGHT & MASSING

a. The massing of upper stories, particularly those over a garage, shall be modulated by offsetting elements a minimum of two-feet from the ground floor setback and/or through the use of projecting bays.

b. For row-type townhouses, each unit shall be varied in height and setback.

c. Structures three stories or more shall emphasize horizontal planes through the use of trim, awnings, eaves, other ornamentation, or a combination of complementary colors.

d. The upper story of buildings over two stories shall be stepped back to reduce the scale of façades facing streets, courtyards, or open space areas.

e. Facades shall be subdivided into 30- to 50-foot-wide units similar to the width of nearby homes. These widths shall be expressed by using one or more of the following repeated at intervals: entry porches, projecting wall planes, fenestration patterns, and/ or bay windows.

Standard 4.2.a: The massing of upper stories, particularly those over a garage, shall be modulated by off-setting elements a minimum of 2 feet from the ground floor setback.

Standard 4.2.c: Structures 3 stories or more should emphasize horizontal planes

4.3 FACADE ARTICULATION

a. For every 100 feet of building length, there shall be a plane-break along the facade comprised of an offset of at least 5 feet in depth by 25 feet in length. The offset shall extend from grade to the highest story.

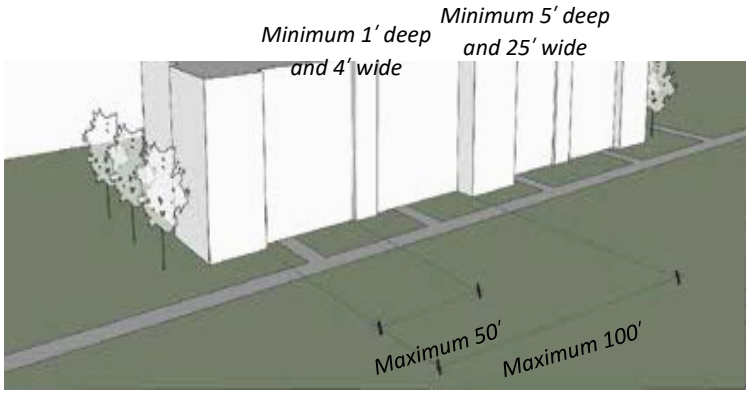
b. Buildings shall have minor massing breaks at least every 50 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Minor breaks shall be a minimum of one-foot deep and four-feet wide and extend the full height of the building.

c. The street-facing front façades of buildings shall be articulated with wall offsets (e.g., projections or recesses in the façade plane) that are at least two-feet deep and spaced no more than 30-feet apart. In addition to wall offsets, street-facing front façades shall provide at least three of the following articulation elements:

- A covered porch
- A recessed entrance
- One or more dormer windows or cupolas
- Pillars, posts, or pilasters
- One or more bay windows projecting at least 12 inches from the façade plane
- Eaves projecting at least four inches from the façade plane
- Raised corniced parapets over the entrance door
- Multiple windows with a trim at least four inches wide
- Integral planters that incorporate landscaped areas or places for sitting

d. Walls that are blank, i.e. without doors, windows, landscaping treatments; shall span no more than 30 feet in length.

Standard 4.3.a and Standard 4.3.b: Multi units building shall have Major and minor massing breaks to reduce bulkiness.



Standard 4.3.c: Street-facing façades shall be articulated with wall offsets.

4.4 THREE STORY & HIGHER BUILDINGS

a. Buildings of three stories or higher shall have a clearly defined base and roof edge so that the façade has a distinct base, middle, and top. Elements to articulate a building's façade shall include:

- The ground floor shall be taller than the upper floors.
- The base of the building shall have one or more of the following: a recessed ground floor; a continuous horizontal element at the top of the ground floor; and enhanced window or entry elements such as awnings or canopies. Where pedestrians have access to the base of the building, high-quality, durable, and easy-to-clean materials, and finishes shall be used, such as stone, brick, cementitious board, glass, metal panels, and troweled plaster finishes.
- The middle or body of the building shall have a façade made up of regular components, including one or more of the following: consistent window pattern; repeating bay windows; regularly spaced pilasters; recesses; or other vertical elements.
- The top of the building shall have one or more of the following: a cornice line with minimum 6-inch overhang; a parapet with minimum six-inch cap; eaves with brackets or other detailing; upper floor setbacks; and/or sloped roof forms.
- The elements comprising the base, middle, and top to the building may be interrupted by a protruding vertical element such as a tower, or a recessed vertical element such as a massing break, an entry, or a courtyard.
- Architectural features marking main entries to buildings may extend above the ground floor.
- A clear separation between the ground floor and floors.

b. A clear separation between the ground floor and floors above shall be provided, which may consist of any of the following: a line of awnings or canopies over ground floor storefronts or windows; a change in the material; a change in the scale of openings; and/or a change in building plane, with the middle of the building either recessed from or projecting over the ground floor.

c. Structures three stories or more shall emphasize horizontal planes using use horizontal trim, awnings, eaves, other ornamentation, or a combination of complementary colors to visually separate the floors.

d. Buildings over three stories must provide a ground floor elevation that is distinctive from the upper stories by providing a material change between the first floor and upper floors along at least 75% of the building façade with frontage upon a street, adjacent public park, or public open space.

Standard 4.4.c: Street-facing façades shall be articulated with wall offsets.

4.5 ROOF FORMS

a. Rooflines shall be broken at intervals no greater than 50-feet long by changes in height or step-backs. Rooflines shall be segmented and varied in the horizontal direction every 100-feet or less by changing the roof height, offsets, direction of slope, or by incorporating architectural elements such as dormers.

b. Rooflines shall be vertically articulated at least every 50-feet along the street frontage, using architectural elements such as parapets, varying cornices, reveals, clerestory windows, and varying roof height and/or form.

c. When employed, hipped or gable roofs shall cover the entire building.

d. Roof forms, if provided, shall be included on all elevations. An exception to this standard can be made if a roof form is used for a specific use such as to cap a tower element or to express an entrance to a building.

e. Roof levels, pitch directions and forms on buildings more than 75-feet in length shall be varied to decrease the apparent scale of the building.

f. Cornice details shall be at least 18-inches in height and 6-inch deep.

g. The cornice detail shall extend the entire width of the front façade.

h. Along street frontages, the appearance of exterior roof drains and rainwater leaders shall be minimized. An exception is made for architecture in the Spanish Revival style, which uses drains and rainwater leaders as a decorative element.

i. Multi-family buildings shall be designed using at least two different roof forms to visually break up the massing of the building. Options for varying roof forms include:

- Butterfly roof
- Clerestory roof
- Conical roof
- Cross hipped roof
- Curved/barrel vaulted roof
- Dome roof
- Flat roof
- Gable roof
- Hexagonal roof
- Hip and valley roof
- Intersecting gable roof
- Hip roof
- M-shaped roof
- Monitor roof
- Pyramid hip roof
- Sawtooth roof
- Skillion roof
- Shed roof

Standard 4.4.a: Rooflines shall be broken at intervals no greater than 50 feet long by changes in height or step backs.

4.6 DOORS & ENTRYWAYS

a. Entries to individual units shall be easily identifiable, distinguishable, and oriented to the street, an interior courtyard or common open space.

b. Main entries and lobbies shall be oriented toward primary street frontages or open space areas that connect directly to the primary street. Where there are multiple buildings in a project, entries may also be oriented to internal circulation streets or pathways that connect directly to a street. Primary building entries, including courtyard doors or gates used at multi-family buildings or residential lobbies for mixed use buildings, shall be recessed into entry bays and accented with treatments that add three-dimensional interest to the façades and enhance the sense of entry into the building through one or more of the following treatments:

- Marked by a taller mass above, such as a modest tower or within a volume that protrudes from the rest of the building surface.
- Accented by projecting architectural elements which may include canopies, overhanging roofs, awnings, and trellises.
- Indicated by a recessed entry or recessed bay in the façade.

c. When nonresidential and residential uses are located in a vertical mixed-use structure, separate pedestrian entrances shall be provided for each use.

d. Upper floor entries shall be clearly identifiable from the street and sidewalks. The entry area shall be a minimum of six-feet wide and shall be projected minimum two-feet from the surrounding area. The projection need not be carried throughout the height of the building.

e. No more than four units for a two-story structure should be served by one entry.

f. Duplexes, triplexes, and fourplexes abutting single-family neighborhoods shall use individual entry doors and/or interior stairs instead of common doors or stairs.

g. Individual ground-floor residential entries shall not be located on major arterials unless the building does not have frontage or access on the minor roads. When located on larger streets, entries shall be set back from the sidewalk a minimum of five feet and provided with landscaping and/or low fencing to provide a transition space.

h. Balconies and corridors that are more than 60 feet long and provide access to multiple units shall be avoided. Instead, access points shall be clustered.

i. Main building entries shall be defined by the use of architecturally compatible elements, including one or more of the following: canopies, arches, arcades, porticos, posts, awnings, decorative lights, small entry plazas, and vertical massing.

j. Project icons, thematic pilasters, special paving treatment, and specialty landscaping shall be used at building and common space entryways to unify a project.

Standard 4.6.b: Main entries and lobbies shall be oriented toward primary street frontages.

4.7 WINDOWS

a. Building walls along all street frontages shall have windows on all floors above ground level.

b. Buildings shall include vertically oriented and proportioned façade openings with windows that have a greater height than the width (an appropriate vertical/horizontal ratio ranges from 1.5:1 to 2:1). Where glazed horizontal openings are used, they shall be divided with multiple groups of vertical windows. Smaller windows in utility areas or bathrooms may be horizontally proportioned.

c. Along primary and secondary street frontages, window frames shall be recessed and not flush against the walls. In these locations, shaped frames, and sills, detailed with architectural elements such as projecting sills, molded surrounds, or lintels, shall be used to enhance window openings and add additional relief.

d. Windows shall be articulated along the primary façade with one or more of the following:

- Trim. Trim surrounds shall be provided at all exterior window and door openings. In lieu of exterior window trim, windows can be recessed from the wall plane. As defined by the architectural style, windows shall be generously inset from building walls to create shade and shadow detail. The minimum inset shall be 3" inches for wood siding, 3" -6" for stucco, and 6" -12" for masonry.
- Shutters. Faux shutters, if used, shall be two shutters to each window opening
- Paired decorative wood shutters. Shutters shall be equal to half the width of the window. Shutter styles can be paneled or louvered.
- If windows have shutters, the shutters' color shall match the accent color that is used for the doors or decorative trim.
- Awnings authentic to the architectural style of the building

e. Glass shall be clear with a minimum of 88 percent light transmission. Mirrored and deeply tinted glass or applied films that create mirrored windows and curtain walls are prohibited. To add privacy and aesthetic variety to glass, fritted glass, spandrel glass, and other decorative treatments are appropriate.

f. Snap-in muntins shall not be used.

Standard 4.7.d: Windows shall be articulated along primary street frontage

4.8 GARAGES, LAUNDRY, AND STORAGE

a. Garages and garage doors shall be located on secondary building facades

b. Each garage space shall be equipped with an automatic door opener and a roll-up sectional or similar garage door that does not extend onto the apron. On multifamily dwellings, a security gate on a multi-space garage is permitted.

c. Garage entries, loading and service entries, utility rooms, stairs, elevators, and other similar inactive elements shall occupy no more than 20% of the width of a public street-facing building façade.

d. Garages shall be recessed from the façade of the building. No more than 50% of garage frontage shall be located within 20 feet of the property line.

e. All two-car garages shall have a minimum free and clear interior dimension of 20 feet x 20 feet, while one-car garages shall have a minimum dimension of 10 feet x 20 feet.

f. Garage doors shall incorporate the color palette, materials, and/or architectural style of the building.

g. Where visible from the public right-of-way or adjacent properties, garage entrances shall be recessed and/or accompanied by projecting elements like porches, bay windows, trellises, architectural ornament, and/or landscaping.

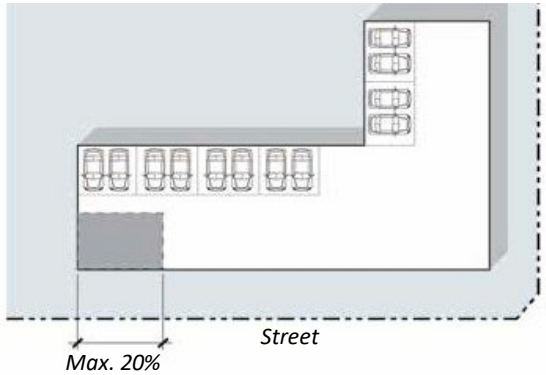
h. Laundry Facilities. Each unit shall be provided with washer and dryer hookups and laundry space within the unit. For Apartment units, common laundry facilities may be provided.

i. Storage Facilities. Each unit shall be provided with a separate storage area having a minimum of 300 cubic feet of private and secure storage space. This storage space may be located within the parking garage, provided it does not interfere with garage use for automobile parking. Closet and cupboard space within the dwelling unit shall not count toward meeting this requirement.

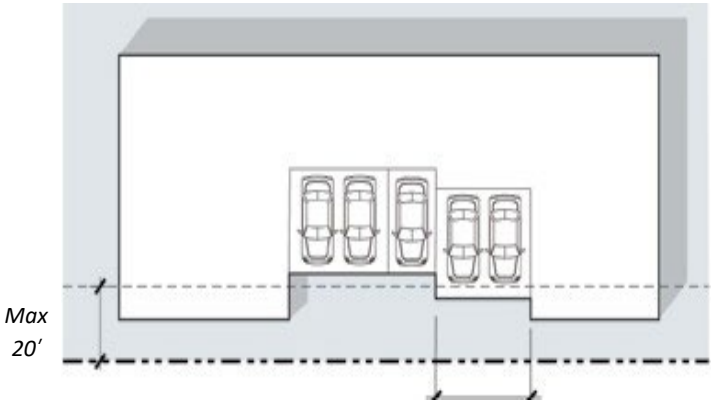
j. For townhome projects, primary entries shall not directly face a neighboring unit's garage.

Standard 4.8. a: Garage doors shall not be visible from the primary

Standard 4.8.b: Service and utility area shall be less than 20% of a public street facing building façade.



Standard 4.8.c: Garages should be recessed from the façade of the building a minimum six-inches. No more than 50% of garage frontage shall be located within 20 feet of the property line.



Max. 50% of Front Facing Garages

4.9 ARCHITECTURAL ELEMENTS

a. Building walls along the street frontage shall have architectural detail (e.g., brackets, rafter tails, or dentils) at the cornice or roof eave.

b. Architectural elements that add visual interest, scale, and character, such as recessed or projecting balconies, trellises, recessed windows, verandas, and porches, are required.

c. Architectural design features, such as window treatments, awnings, moldings, projecting eaves, dormers, and balconies, shall be continued or repeated upon all elevations of a building facing a primary or secondary street or common open space.

d. Exterior stairwells shall be solid; prefabricated metal stairs are prohibited.

e. At least two different architectural styles shall be included in projects with more than ten buildings. However, different styles may not be mixed within a single building.

f. For balconies and decks facing public streets or open spaces, solid rail walls of three feet to four feet in height shall be provided to hide the contents of the balconies. Juliet balconies, which are shallow rails no more than six inches in depth, are exempt from this standard.

g. Special architectural treatments (e.g., feature entry location, feature window detail, tower, roof line variation, etc.) shall be provided at street corners and other focal points.

Standard 4.9.c: Architectural design features shall be continued or repeated.

Standard 4.9.g: Corner buildings at street intersections shall have special architectural elements.

This page is intentionally left blank.

5 ARCHITECTURAL STYLE STANDARDS

The architectural standards in this ODS document are carefully chosen based on the prevalent architectural styles in Moreno Valley and include the following styles:

1. Spanish Revival Style
2. Craftsman Style
3. Tuscan Style
4. Farmhouse Style
5. Western Style

The following cut-sheets identify key architectural attributes of each style with example imagery appropriate to Moreno Valley.

5.1 SPANISH REVIVAL

Derived from Spanish/Mediterranean and early Californian influences, this style emerged in the late 19th and early 20th centuries. Generally, Spanish Colonial Revival-style buildings are asymmetrically arranged. The style features low-pitched roofs with little or no overhang covered with S Type Clay red roofing tiles. These houses were almost always wood framed with stucco siding. The use of the arch was common, especially above doors, porch entries, and main windows.

5.1.1 FORM & MASSING

Required Elements

- **a.** Asymmetrical façade/elevations
- **b.** Multiple roof planes
- **c.** Balconies or small porches
- **d.** Entrances recessed at least 12-inches

Optional Elements

- **e.** Arcades supported by columns
- **f.** Articulated facades with massing break every 50’
- **g.** Stucco finish chimney

5.1.2 ROOF

Required Elements

a. Low pitched roof (4:12 maximum)

b. Red, fired, clay tile roofs. Common shapes include both Spanish (S-shaped) and Mission (half-cylinder) types

c. Shallow eaves

d. Overhanging eaves (minimum 24 inches on elevation that face a public street) with exposed rafter tails or beams

e. Small one foot or less decorative exposed rafter tails

Optional Elements

f. Gabled and shed roofs, gabled roofs are on the side and front facing

g. Shaped parapet with coping

5.1.3 MATERIALS AND COLOR

Required Elements

a. White or tan stucco wall with smooth or lightly textured finish (i.e., hand troweled or smaller particles)

b. Wood or wooden style material frames

c. Wooden beam and brackets

Optional Elements

d. Decorative metal hardware (typically iron)

5.1.4 DOORS AND WINDOWS

Required Elements

- **a.** Arched (flat arch or semi-circle arch) windows
- **b.** Recessed windows (minimum six inches) with sill and/or headers or stucco window /door trim
- **c.** Simple divisions of window muntins

Optional Elements

- **d.** Casement windows, typically arranged in pairs- A minimum of 50% of total number of windows shall be this window type if selected
- **e.** Tall, double–hung windows- A minimum of 50% of total number of windows shall be this window type if selected
- **f.** Small sparse windows (1 foot to 2 feet in height and width)
- **g.** Window Grilles
- **h.** Wooden shutters
- **i.** Quatrefoils

5.1.5 DECORATIVE DETAILS

Additional Elements (Choose 5)

- **a.** Porches (at least 6 feet wide and 6 feet deep)
- **b.** Decorative tiles
- **c.** Clay tile vents
- **d.** Wrought iron railing
- **e.** Courtyards
- **f.** Recessed niches
- **g.** Dark metal or wrought iron light fixture with curving brackets
- **h.** Paired wood or metal doors- steel or aluminum (made to look like wood) with iron hardware.
- **i.** Fabric awnings with metal spear supports

5.2 CRAFTSMAN

The Craftsman or California Bungalow style emerged in the early 20th century out of the Arts and Crafts movement. This style is deployed to create a visually rich residential environment with allusions to regional history. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the artful use of wood and natural materials, low-pitched gabled or hipped roofs, horizontal orientation, and earth-toned colors.

Common design elements also include exposed rafters and beams under eaves, decorative brackets and fasteners, full- or partial-width porches, and large columns or piers. Though this style exhibits a horizontal emphasis, vertical architectural elements are often deployed to accentuate corners and entrances. Period Craftsman residences often featured exterior cladding of wood shingles or clapboard siding and details such as extended lintels and decorative lighting with geometric detailing.

5.2.1 FORM & MASSING

Required Elements

- **a.** Multiple roof planes
- **b.** Porches or balconies
- **c.** Design elements that emphasize horizontal orientation, such as long window groupings, fencing, rails, siding, balconies
- **d.** Articulated facades with massing break every 25 feet minimum
- **e.** Porches with battered, square, double post or 4-post columns of stone or wood

5.2.2 ROOF

Required Elements

a. Low- to moderate-pitched gable or hipped roofs (maximum of 5:12 slope)

b. Overhanging eaves (minimum 12 inches along primary elevation) with exposed rafter tails or beams

c. Brackets or knee braces at gabled ends

5.2.3 MATERIALS AND COLORS

Required Elements

a. Wood shingles, clapboard siding, or fiber cement siding and natural materials such as arroyo stone or bricks

b. Neutral or earth-toned color palette

c. Contrasting paint palette for details (e.g. columns, rafter tails, trim)

d. Minimum three paint colors: one for the cladding, one for trim, and one or two for accents such as windows and decorative details

5.2.4 DOORS AND WINDOWS

Required Elements

- **a.** Windows with muntins dividing the upper sash into a minimum of four sections.
- **b.** Wood trim around windows and doors
- **c.** Extended lintels above doors and windows
- **d.** Window and door trim color shall contrast with color of walls
- **e.** Window combinations in group of two or three

5.2.5 DECORATIVE DETAILS

Additional Elements (Choose 3)

- **a.** Stone pier and battered wood support
- **b.** Exposed rafter tails and knee-brace brackets
- **c.** Dormers are often located on the front façade
- **d.** Second-story balcony
- **e.** Decorative attic/gable vent
- **f.** Light fixtures are typically box- shaped, with metal frame and geometric pattern.
- **g.** Chimneys are visible at the exterior and arranged on a side elevation

5.3 TUSCAN

An interpretation of traditional Mediterranean architectural style based on precedents found in the Spanish Revival style joined by rural Italian elements. This style harkens to the Mediterranean variants found throughout California. As indicated in the accompanying precedent images and illustrative diagram, recognizable elements include the use of stone and stucco, light earth tones, and red-tiled roofs. Classical elements such as columns and arches and decorative ironwork add visual complexity. Squared towers and projections speak to Italianate references. Porches and porticoes are common, as are vertically oriented recessed windows.

5.3.1 FORM AND MASSING

Required Elements

a. Asymmetrical arrangement of windows and design elements along primary elevation

b. Porches, porticoes and/or Juliet balconies

c. Recessed entries

5.3.2 ROOF

Required Elements

- **a.** Flat or low to moderate-pitched roof (maximum 6:12 slope)
- **b.** Red-toned clay tiles
- **c.** Variation of roof planes
- **d.** Overhanging eaves (minimum 12 inches) along primary elevation

5.3.3 MATERIALS AND COLORS

Required Elements

a. Incorporate rough-hewn stone as accent feature

b. Flat Stucco walls in light earth tones

5.3.4 DOORS AND WINDOWS

Required Elements

- **a.** Vertically oriented rectangular or arched windows arranged in asymmetrical patterns
- **b.** Casement or double-hung sash with flat or arched lintels
- **c.** Walls are composed of predominantly flat surfaces
- **d.** Windows are recessed 3 to 12-inches from outer wall
- **e.** Divided lite windows

5.3.5 DECORATIVE DETAILS

Additional Elements (Choose 6)

- **a.** Juliet balconies
- **b.** Rafter extensions and brackets
- **c.** Stone or stucco window /door trim
- **d.** Arched entryways and garage entries
- **e.** Stucco or stone chimneys
- **f.** Arcade or porch at entry
- **g.** Use of brick, stone or wood columns
- **h.** Decorative ironwork (window grilles, railings, light fixtures, decorative planters)
- **i.** Pedimented or framed windows
- **j.** Paired decorative wood shutters
- **k.** Tower element
- **l.** Wood trellis structure

5.4 FARMHOUSE

The Farmhouse style is an interpretation of traditional rural residential forms and materials. This style reflects Moreno Valley's agricultural and ranching history and regional context. As indicated in the accompanying precedent images and illustrative diagram, the style utilizes elements such as vertical or horizontal wood siding, monochrome colors with contrasting accents, and sparse or simple ornamentation. Roofs are typically medium to high-pitched.

Minimal detailing often includes awnings, porches, and wall-mounted gooseneck lights.

5.4.1 FORM AND MASSING

Required Elements

a. Façades emphasize verticality

b. Incorporate farm and ranch forms inspired by barns, silos, sheds, tank houses and granary towers

c. Multiple gable and shed roof planes

d. Covered porches and awnings to break up volumes between lower and upper floors

5.4.2 ROOF

Required Elements

- **a.** Medium to high-pitched (minimum 6:12 slope)
- **b.** Front and/or side facing gables
- **c.** Variation in heights and/or planes
- **d.** Asphalt shingle, metal roofs or synthetic slate shingles, concrete tile

5.4.3 MATERIALS AND COLORS

Required Elements

- **a.** Unadorned materials: metal, wood, masonry
- **b.** Utilize board and batten siding, corrugated panels to give texture and variation to exterior walls
- **c.** Neutral or muted colors shall be predominant
- **d.** Monochrome accents of doors, windows or architectural features
- **e.** Combine contemporary design with rustic materials
- **f.** Stucco prohibited

5.4.4 DOORS AND WINDOWS

Required Elements

a. Minimal molding around window and door openings

b. Double hung or casement windows with muntins

c. Contrast color of window sash with color of the body of the building

5.4.5 DECORATIVE DETAILS

Additional Elements (Choose 5)

- **a.** Wide front porch or balcony with simple columns
- **b.** Iron-inspired barn-style lighting
- **c.** Carriage-style garage doors
- **d.** Metal awning without sides
- **e.** Porches with architecturally compatible ceiling fans
- **f.** Dark shutters and window sashes
- **g.** Shed dormers
- **h.** Simple gable brackets, vents and trim
- **i.** Wooden rustic looking front door, shutters and garage doors
- **j.** Large doors and windows to maximize natural light
- **k.** Doors with glass panes in the top
- **l.** Metal classic style awning

5.5 WESTERN

Derived from the American vernacular architecture that originated from the passing of the Homestead Act of 1862, Western Architecture evolved to encompass the Victorian style during the later 19th century when milled wood became widely available. This style combines simple, rustic forms with Victorian embellishments to create a relaxed, informal feel compatible with the spirit of the American West. Qualities that reflect the Western theme can be described as rural, informal, traditional, rustic, low profile, and equestrian oriented. Conversely, qualities that are inconsistent with the Western theme are urban, formal, contemporary, sophisticated, and massive.

5.5.1 FORM AND MASSING

Required Elements

a. Building form is square or rectilinear, accentuated with a covered porch or walk.

b. Buildings with facades greater than 100' in length are divided into smaller, distinct masses by horizontally staggering walls, changing the roof line, inserting windows and doors, and applying wood siding in different directions.

c. Flat silhouettes are avoided. Buildings and building complexes are of variable heights to add visual interest.

d. Right angles predominate over curved walls or arches.

e. Expression of floor levels through ornamentation is required with such features as second floor balconies, upper level windows and exterior staircases.

5.5.2 ROOF

Required Elements

a. Principal roof forms are gable, gambrel, hip or shed

b. Flat roofs are permitted when screened by a decorative parapet

c. Exposed rafter tails have a minimum thickness of two-inches where a fascia board is used, and four-inches where no fascia is used or where exposed on the underside of a porch or covered walk

d. Tower elements, chimneys, cupolas, exposed wood beams, roof overhangs, and trellises are permitted

e. Skylights are permitted but shall be integral with the roof slope and design of the building

5.5.3 MATERIALS AND COLORS

Required Elements

a. The primary exterior material of the building shall appear to be wood siding or adobe/plaster/ stucco. If river rock, flag stone, wrought iron, or brick is used for architectural accent material it shall not exceed 25 percent of the total building facade

b. Stains, paints, or materials that simulate the appearance of weathered wood, such as cement fiber siding, are allowed

c. Roofs constructed of metal, concrete or asphalt tiles that simulate wood shingle or Spanish tile and standing seam metal roofing

d. Primary building colors of earth tone hues such as brown, beige, and gray; accent colors also in earthen hues, and colors such as sky blue, forest or sage green, barn red, white, black

e. If darker and lighter shades of the same color used on the building walls they shall be used to enhance building ornamentation and trim

f. Exposed gutters, downspouts, flashing, sheet metal, vent stacks and pipes painted to match adjacent roofs or walls to minimize their visibility.

5.5.4 DOORS AND WINDOWS

Required Elements

a. Building entries accented architecturally through color, framing, and roof variations

b. Doors with windows that have the appearance of divided sash, with the appearance of small individual panes (not exceeding 168 square inches, and not more than 13 inches on a side), the width of rectangular panes shall be shorter than their length

c. Doors and windows trimmed with wood

5.5.5 DECORATIVE DETAILS

Required Elements

- **a.** Wood posts with a minimum size of 6x6 inches
- **b.** Knee bracing at posts balconies and overhangs
- **c.** Balconies, boardwalks, and covered porches with wood railings

Additional Elements (Choose 3)

- **d.** Wood ornamentation at building cornices, the tops and bottoms of wood posts, eaves, balconies, and building corners
- **e.** Decorative elements on buildings such as weathervanes and wood ornamentation
- **f.** Trellis structures, windmills and other site amenities
- **g.** Recessed building entries or building entries that project outward with roof overhangs
- **h.** Doors constructed of wood or have the appearance of wood material

5.6 ARCHITECTURAL STYLE DEFINITIONS

Arcade. A roofed passageway or lane. A series of arches supported by columns, piers, or pillars, either freestanding or attached to a wall to form a gallery.

Awning: An architectural fabric or metal projection that provides weather protection, building identity, or decoration and is wholly supported by the building to which it is attached. An awning is comprised of a lightweight frame structure over which a cover is attached.

Board and batten: a form of sheathing for wood frame buildings consisting of wide boards, usually placed vertically, whose joints are covered by narrow strips of wood over joints or cracks.

Brackets: A projection from a vertical surface providing structural or visual support under cornices, balconies, windows, or any other overhanging member.

Coping (Cap). A flat cover of stone or brick that protects the top of a wall.

Cupola. A small dome or tower placed on the roof level. A cupola is used to ventilate and provide natural light for the structure underneath it.

Corbel: A structural piece of stone, wood, or metal jutting from a wall to carry a superincumbent weight, a type of bracket.

Cornice Return: Also called an eave return, a cornice return is a graceful way to transition the eave and the main fascia board around the gable end of a house.

Awning

Board **Batten**

Corbel

Gable Vent

Cornice Return

Dormer

Decorative Gable Vents: A non-venting louver mounted on the top of the gable.

Divided Lite: Individual panes of glass held in place by wood or synthetic material to create a pattern.

Dormer: A structure projecting from a sloping roof, usually housing a vertical window that is placed in a small gable or containing a ventilating louver.

Front-gabled Roof: A gabled roof that faces the road or main entrance.

Gable Roof: A roof having a gable at one or both ends; a roof sloping downward in two opposite directions from a central ridge so as to form a gable at each end.

Hipped Roof: A roof that slopes upward from all four sides of a building, requiring a hip rafter at each corner.

Juliet Balcony: A pseudo balcony; a low ornamental railing to a window, projecting but slightly beyond the plane of the window, threshold, or sill, having the appearance of a balcony when the window is fully open.

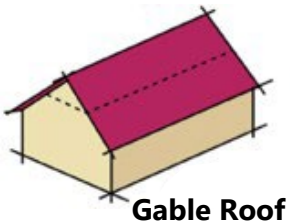
Mission Parapet: A low protective wall or railing along the edge of a roof, balcony, or similar structure; in an exterior wall, the part is entirely above the roof.

Mullion: A dividing piece between the lights of windows, usually taking on the characteristics of the style of the building.

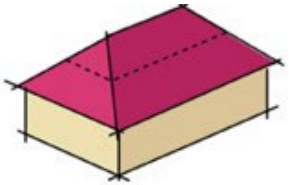
Muntin: A secondary framing member to hold panes in a window, window wall, or glazed door; an intermediate vertical member that divides panels of a door.

Overhanging Rake and Eaves: The projecting overhang at the lower edge of a roof that sheds rainwater. An Eave is defined as the edge of the roof that overhangs the face of a wall. Rake is the overhang of a building that occurs on the side that is topped by a gable roof

Pediments: A low-pitched triangular gable above the doorway or above a window; a triangular gable end of the roof above the horizontal cornice, often with sculpture.



Gable Roof



Hip Roof

Juliet Balcony

Mission Parapet with Quatrefoils

Pediment

Rake and Eves Overhang

Quatrefoils: An ornamental window that consists of four partially overlapping, symmetrical circles of the same diameter. The "barbed quatrefoil" is similar to a quatrefoil but notched at the angles with an inscribed square.

Rafter Tails: The portion of the rafter that hangs over the wall.

Shingle: A small thin piece of building material, often with one end thicker than the other, for laying in overlapping rows as a covering for the roof or sides of a building.

Shutter: Each of a pair of hinged panels, often louvered, fixed inside or outside a window that can be closed for security or privacy or to keep out light.

Side-gabled Roof: A gabled roof that faces either side of the main entrance.

Sill: The horizontal exterior member at the bottom of a window or door opening, usually sloped away from the bottom of the window or door for drainage of water and overhanging the wall below.

Window Sash: The movable part of a window is made up of the vertical and horizontal frame that holds the glass.

Casement Window

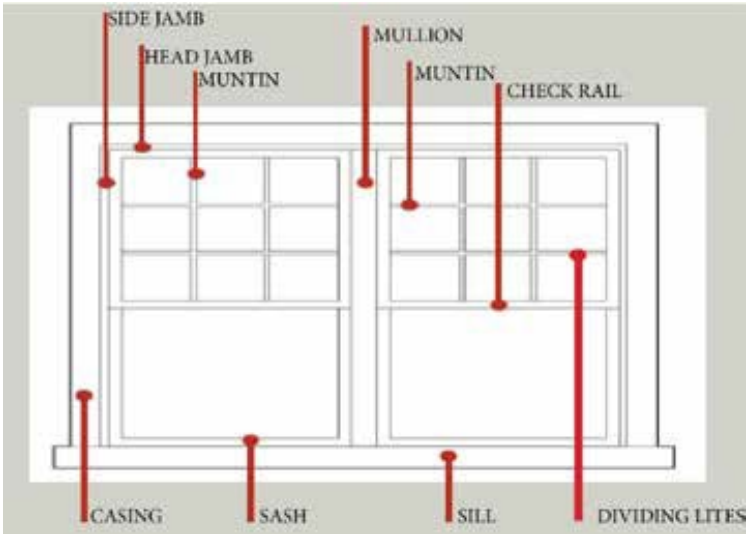
Double Hung Window

Bay Window

Rafter Tails

Side Gable

Front Gable



Parts of a Window