CITY OF ORANGE
INFILL RESIDENTIAL DESIGN GUIDELINES

ADOPTED BY THE ORANGE CITY COUNCIL
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PREPARED BY

THE CITY OF ORANGE
COMMUNITY DEVELOPMENT DEPARTMENT
ADVANCE PLANNING DIVISION

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I. PURPOSE

The City of Orange Infill Residential Development Guidelines are intended to convey to property owners and developers the fundamental expectations the City has for the development of parcel map subdivisions, new single-family residences, accessory dwelling units, and major residential additions. This document offers guidance to promote context-sensitive infill development.

II. BACKGROUND

The residential districts of the City of Orange are diverse, representing the architectural styles and residential development trends of the past two centuries. Architecturally, the City's neighborhoods consist of a variety of housing types ranging from historic Victorian cottages and Craftsman bungalows, to Post-War ranch-style and contemporary residential designs.

Orange neighborhoods are similarly diverse in their urban form, with historic development occurring along streets laid out in a grid pattern, and more recent development occurring along curvilinear street patterns with a preponderance of cul-de-sacs. Neighborhood character throughout the City also varies from urban to semi-rural or equestrian. Single-family residential lot sizes generally range in size from approximately 3,000 square feet to more than two acres.

Compatibility of new development with existing neighborhoods and landforms is important to the community for multiple reasons. Compatibility functions to reinforce or help establish a positive neighborhood image or identity. A positive, cohesive image or identity contributes to property values and a sense of neighborhood pride and "community" among residents. Neighborhood pride and "belonging" have secondary social and public safety benefits as well.

III. GOALS AND OBJECTIVES

The primary goal of these Guidelines is to ensure that future infill residential development, accessory dwelling units, and major single-family residential additions respect and are responsive to their physical context. The key objectives of the Guidelines are:

- Preservation of neighborhood character and property values.
- Maintenance of streetscape integrity.
- Continuation of existing urban form.
- Topographic sensitivity.

IV. RELATIONSHIP TO GENERAL PLAN

The City of Orange General Plan (August 22, 1989) serves as a roadmap for long-term development in the City. The General Plan identifies goals related to preserving community character, while encouraging and accommodating new development. Included in the broad goals of the General Plan are:

- To preserve the character and densities of existing residential neighborhoods.
- To provide a wide range of housing opportunities for all income groups.

In addition to these broad goals, the Land Use Element of the General Plan identifies a number of objectives focused on maintaining and improving the quality of life and physical environment in the City. Among these objectives are:

- To provide a guide for both public and private investments, indicating the nature, density and intensity of that development.
- To preserve and maintain the existing character of the neighborhoods that comprise the City.

A specific Land Use Element goal includes:

> ***Goal 6.0:*** *The City will continue to promote good urban design.*

The Infill Residential Design Guidelines further these General Plan goals and objectives.

V. APPLICABILITY

The Infill Residential Design Guidelines apply to:

1. Small-scale subdivisions (four or fewer lots) subject to the parcel map provisions of the Subdivision Map Act and City of Orange Subdivision Ordinance.
2. New single-family dwellings.
3. New accessory dwelling units.
4. Second story additions.
5. Single story additions that result in an increase of 50 percent or greater of the floor area of the primary residential structure.

For purposes of these Guidelines, the above development scenarios shall constitute "infill residential development".

Infill residential development located within the boundaries of the Old Towne Historic District is subject to compliance with the Old Towne Design Standards. A copy of these standards can be obtained from Planning staff in the Community Development Department.

VI. PROCESS

Any infill residential development that meets the following criteria is subject to review and approval by the City's Design Review Committee (DRC) prior to the issuance of building permits:

- Small-scale subdivisions (four or fewer lots) subject to the parcel map provisions of the Subdivision Map Act and City of Orange Subdivision Ordinance.
- New single-family dwellings.
- New accessory dwelling units.
- All infill residential development located within the boundaries of the Old Towne Historic District.

The review process is initiated through the filing of a Planning Application with the Planning Division staff of the Community Development Department. Application materials and submittal requirements for both processes can be obtained from City staff. Some projects may also require approval by the Planning Commission or City Council should they involve the need for a variance, conditional use permit, or major site plan review in accordance with Chapter 17.10 of the Orange Municipal Code. City staff will work with applicants to determine the appropriate approval process for your project.

Infill residential development consistent with the following criteria is subject to review and approval by the Community Development Director, or designee, if it can be determined that the project is consistent with the objectives and guidelines identified in this document:

- Second story additions.
- Single story additions that result in a floor area increase of 50 percent or greater of the floor area of the primary residential structure.

If this determination cannot be made by the Community Development director, or designee, action on the project shall be referred to the DRC. Decisions made by the Community Development Director and DRC may be appealed to the Planning Commission, and ultimately the City Council, in accordance with Section 17.08.050 of the Orange Municipal Code.

VII. GUIDELINES

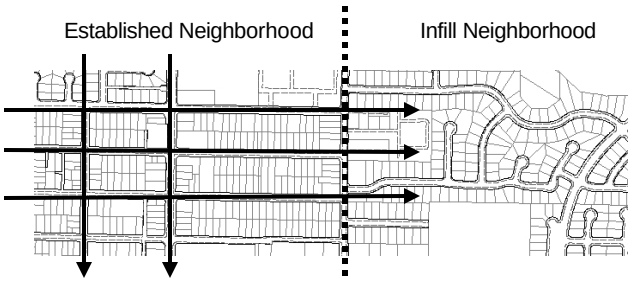
The following guidelines address design issues related to:

- Site Planning
- Scale
- Architectural Considerations
- Topography and Natural Features
- Accessory Features

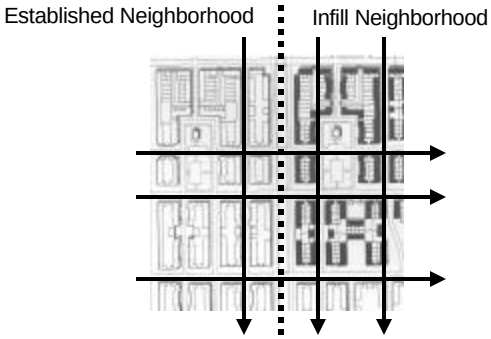
A. Site Planning

Key Design Objective: ***Achieve infill development and streets that are sensitively designed to respect existing residential patterns and development, and reinforce the character and functional relationships of existing neighborhoods.***

1. New streets should be designed in a manner that reflects the predominant street scale, pattern, and block size of the surrounding established neighborhood.



Infill street pattern does not continue established street pattern.

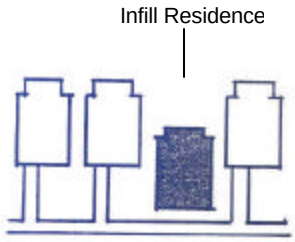


Infill street pattern continues established street

2. The street pattern at the edges of a new project area should be extended into the site.

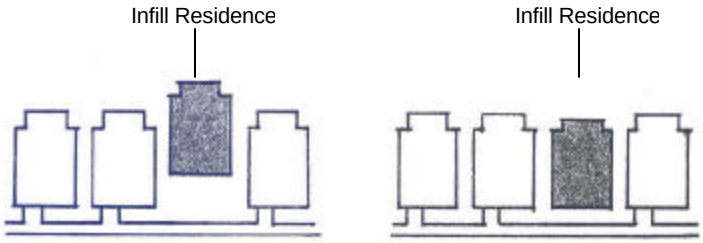
3. Gated communities are discouraged within established predominately non-gated neighborhoods.

4. Placement of a building on a lot and the siting of additions should reflect the prevailing pattern of the established neighborhood. *(Please also refer to Section F. Accessory Structures and Features.)*



Infill structure is setback closer to street than typical neighborhood pattern.

Discouraged



Infill structure has similar or greater setback to street than typical neighborhood pattern

Encouraged

5. New infill residences and additions should be compatible with the existing on-site relationships of the surrounding established neighborhood such as front façade orientation, scale of front entries, and prevailing front and side yard setback areas.

6. Steps should be taken in the siting and design of infill residences and additions to minimize adverse effects of the proposed development on the light, air, and privacy of existing adjacent properties in light of the fact that new development within an established neighborhood setting, by its very nature, may result in a real or perceived loss of privacy for existing residents.

7. Building site planning and design should complement any remaining mature vegetation or unique physical features of the site.

B. <u>Scale</u>

Key Design Objective: ***Achieve infill development that follows the established scale and massing of the existing streetscape through the use of similar proportions and details.***

1. Adjacent residences should be compatible in scale and height in order to blend with neighboring structures, and not overwhelm them with disproportionate size.

Encouraged

Discouraged

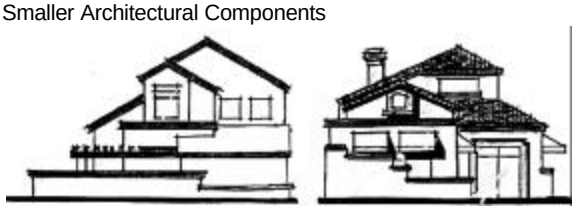
2. New residences and additions should convey a sense of human scale through architectural articulation, materials, and proportion.

3. The dominant existing scale of an established neighborhood should be maintained. Special attention should be given to the design of a two-story structure or addition constructed in a predominately one-story neighborhood to ensure that it is similar in scale and mass with surrounding structures and contributes to a harmonious transition between new development and the existing neighborhood.

4. Larger houses and additions introduced into modest neighborhoods should be divided into smaller "modules" of similar size to traditional houses seen in the existing neighborhood, to appear smaller in scale and mass, and be more compatible with the established neighborhood context. In these instances, special design attention should be directed to two-story facades.

5. The perceived scale of new infill residences and additions should be minimized. To achieve this, two-story buildings should be stepped back from public streets and adjacent smaller buildings, broken up into smaller architectural components, or include a substantial single-story element.

Stepped Building Elements, Horizontal Design Features, and Smaller Architectural Components



Encouraged

6. Buildings and additions should maintain a proportional relationship with buildings on adjacent properties.

Encouraged

7. Accent materials or varied wall planes are encouraged to break up the vertical mass of two-story structures and additions.

8. Front facades on large structures and additions should be interrupted by various architectural elements such as trellises, balconies, steps, openings, etc., about every 30 ft. to appear smaller in scale.

C. Architectural Considerations

Key Design Objective: ***Achieve infill development that fits into the existing neighborhood context, avoiding abrupt changes in neighborhood character.***

General

1. Infill development within existing neighborhoods should be sensitively designed to respect existing residential patterns and development, and reinforce the character and functional relationships of existing neighborhoods

2. New residences need not match the style or design of existing development, but should incorporate design features and architectural rhythms of adjacent and nearby structures in a manner that establishes a contextual relationship between existing and new residences.

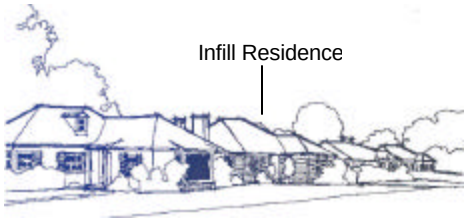
Encouraged

Discouraged

3. Additions and accessory dwelling units should match the style and design of the existing principal residence, and incorporate design features and architectural rhythms of adjacent and nearby structures in a manner that establishes a contextual relationship between existing residences and the new construction.

4. In areas where no prevailing architectural style exists, the general neighborhood character should be maintained by the use of similar forms, and materials. The style of individual houses can be varied to reflect the mix of forms and materials that characterize the existing established neighborhood.

5. New infill residences and additions should preserve and reinforce the streetscape character by maintaining similar horizontal and vertical proportions with the adjacent facades to maintain architectural unity. Building style and materials, and roof form should be consistent within an individual residence and compliment the neighborhood. First and second floor plate heights should be consistent with those of homes in the existing established neighborhood.



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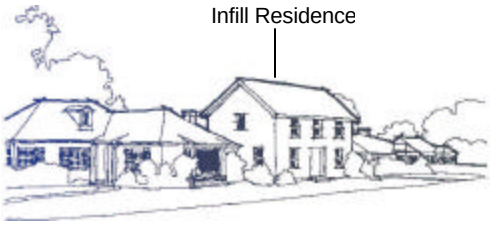

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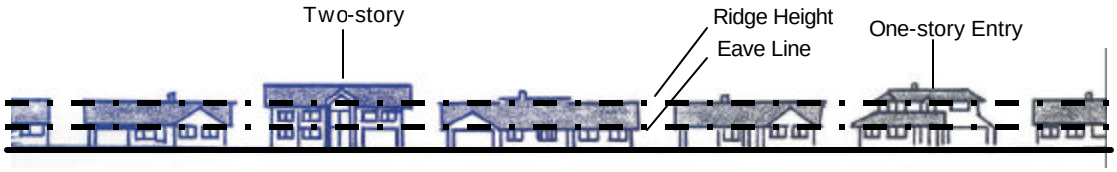


Discouraged **Encouraged**

6. The garages of new houses should be designed in a manner that minimizes their prominence on the front elevation. This may be accomplished by recessing the garage door in the front façade, or refinement of other architectural features on the front elevation. ***(Please also refer to Section E. Accessory Structures and Features.)***

7. Random mixing of decorative details should be avoided.

Discouraged

Discouraged

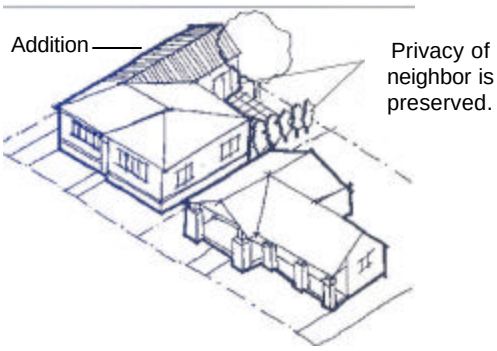
Privacy considerations

1. The placement of windows, building orientation, building height, and location of on-site open spaces should consider the privacy of existing adjacent residences.

2. Placement of windows and openings on second story additions should not create a direct line of sight into the living space or the back yard of adjacent properties to maintain privacy.

3. Where privacy between adjacent residences is a concern, windows should be staggered, placed at the top third of the wall, or frosted.

4. The design and orientation of second story balconies or decks should be sensitive to windows or private open space areas of existing adjacent properties.



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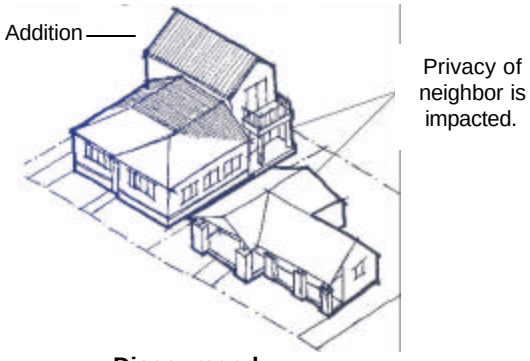
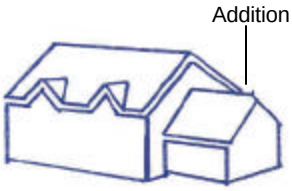


Discouraged

Roof Forms and Pitch

1. For new residences, building roof forms should be similar to those found in the surrounding established neighborhood. In the case of accessory dwelling units and residential additions, roof forms and pitch should match the principal residence.



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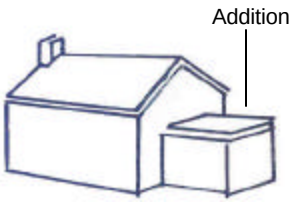


Discouraged

2. Unusual roof forms are discouraged unless the design of the residence(s) is of particular merit to justify the roof style.

3. Multiple roof forms and pitches on a single structure should be avoided. However, on large residences and second story additions varying roof planes are encouraged to add visual interest and decrease the perceived scale of the residence.

4. Artificial roof forms, such as “mansards”, affixed to the building are discouraged.

Building Materials

1. Building materials should be similar or complementary to the predominant building materials of the established neighborhood or existing principal residence.

2. The use of more than three exterior building materials is discouraged unless the design of the building(s) is of particular merit to justify the use of additional materials.

Existing Addition Existing Addition

Encouraged

Discouraged

Windows and Doors

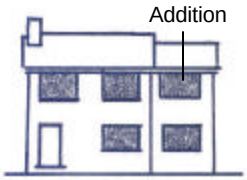
1. Large areas of flat, blank wall are discouraged.

2. All windows and doors should be related to the architectural style of the building.

3. Windows with widely varying styles are discouraged.

4. Windows and doors not in scale with the building are discouraged.

5. The patterns of windows and doors should reflect the predominant scale and patterns in the established neighborhood, or on the existing house in the case of additions.



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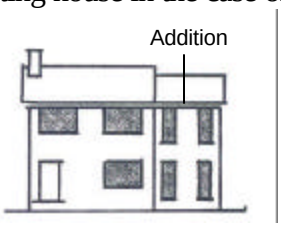


Discouraged

D. <u>Topography and Natural Features</u>

These guidelines are intended to complement the *City of Orange Guidelines for Landform Grading and Planting*. A copy of this document can be obtained from Planning Division staff.

Key Design Objective: ***Achieve infill development that is sited and designed to preserve the appearance of ridgelines and minimize disruption to the natural topography.***

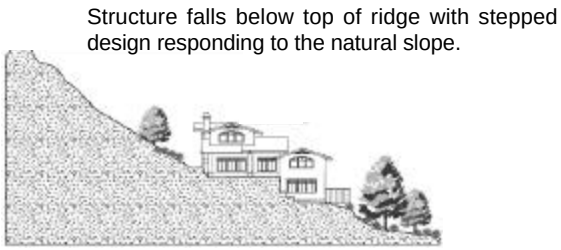
1. Residences and additions should be designed to respond to the natural slope and contours of the site. Site design involving substantial landform alteration is discouraged.

2. When developing in hillside or sloped areas, engineered site grading should not result in substantial differences in grade between adjacent development sites; or, if such grade differences appear naturally, site grading should not increase the disparity.

3. The architectural design of hillside homes and additions should not be overly dominant in the landscape. Particular attention should be given to the design of decks, retaining walls, and building color. Long un-interrupted building surfaces, and materials or design that create glare should be avoided.

    a. Split-level or multi-level floorplans are encouraged on sloping lots to minimize changes to existing topography.

    b. Natural features, such as mature trees, shrubs, or other landscape elements should be integrated into new development to facilitate the integration of new development with an established neighborhood.



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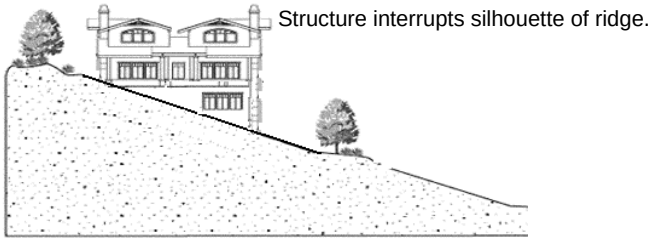

Discouraged

E. <u>Accessory Structures and Features</u>

1. Accessory structures such as sheds, gazebos, carports, exercise rooms and pool houses should be designed using forms and materials that are compatible with the principal structure, and similar amenities found in the existing established neighborhood.

2. Garages may be attached or detached; however, the incorporation of garages into infill development should reflect the predominant pattern of the established neighborhood.

Infill structure has attached garage at rear of residence while predominant neighborhood development pattern consists of detached garages at rear corner of parcel.

Discouraged

Infill structure has detached garage at rear corner of parcel consistent with the predominant neighborhood development pattern.

Encouraged

3. Fences and walls similar in material and character to those typically found in the surrounding established neighborhood are encouraged.

4. Landscaping should be utilized to soften the differences between infill development and existing adjacent properties in the established neighborhood.