

TRILLIUM CREEK

Design Guidelines

This is a list of features and qualities which are strongly encouraged, with **mandates in bold** which must be met for design approval. These guidelines are in addition to existing City of Arcata design standards and codes. Use and behavioral guidelines and mandates will be added to this list in the final CC&R's for the development.

A **Homeowners Association** will be formed to enforce the CC&Rs over time; administer the common buildings, common properties, and conservation preserve; maintain common landscaping, roads, pathways, fencing, lighting and utilities; and manage all other common concerns associated with the development.

Design:

Home owners are encouraged to design and build homes that efficiently use materials and energy, beautifully fit into the natural and developed surroundings, easily connect to neighborhood common spaces, and elegantly last as long as possible with little maintenance. "Green" building practices and materials should be used as much as possible minimizing use of nonrenewable, non sustainable and toxic materials.

Home and landscaping designs shall be reviewed and approved by the Developers to be in accordance with these guidelines.

Size:

Ideally homes will take advantage of strategies such as open and combined spaces that enhance an experience of spaciousness without needing large total square footage of living space. It is intended that individual homes can be smaller with residents using the neighborhood common building for large space needs such as gatherings and more active indoor activities.

Any secondary units should be above, below or attached to a side of the primary unit.

Garages should be built under living spaces wherever possible.

Bike storage and parking that is easily accessed should be included to encourage use.

Home design on lots 3, 4, 7, and 9 should consider shading of next door northern neighbors and use single story wherever possible.

Spacing between homes north-south should be carefully considered and maximized as much as possible.

Maximum size including any planned or future garage conversions:

Primary unit: 2000 square feet of living space

Secondary unit: 1000 square feet of living space

Equal sized units: 1300 square feet of living space each

Maximum height of homes on lots 4 and 7 is twenty-four (24) feet; lot 9 is twenty-six (26) feet and lot 3 is twenty-eight (28) feet.

Setbacks:

Lot Number	To north property line	To south property line	Home to road	Garage to road
2	20'	20'	10'	20'
3	20'	20'	10'	20'
4	20'	5'	10'	20'
6	10'	20'	10'	20'
7	20'	10'	10'	20'
8	10'	10'	10'	20'
9	30'	10'	10'	20'
10	20'	10'	10'	20'

Style and color:

Homes should have generous roof slopes and overhangs; gable, hip, and Dutch hip vs. shed; Traditional vs. contemporary, Horizontal, vertical or shingle wood or simulated wood siding, stucco if combined with brick, stone or simulated stone walls and wainscoting.

Surfaces shall be left unfinished or stained natural earth or wood tone colors and shades. Roof overhangs shall be 14” minimum.

Roofing material shall be metal, wood patterned concrete tile, variegated asphalt composition shingles in natural earth or wood tone colors or sod.

Roof slope shall be at least 5 in 12 for metal, concrete tile or asphalt shingles and 3 in 12 with sod.

Solar panels angles shall match rooflines.

Secondary units shall match primary units in style, siding, color, roofing, roof slope, overhangs, windows, trim etc.

Roof runoff and gutters

Collection and concentration of roof runoff water should be minimized. Rather than standard gutters most eave lines should have drip edge deflectors. Ground under these deflectors should be designed to receive edge runoff, provide for long term high infiltration rates and direct water away from building with surface and subsurface out-sloping. If runoff is collected in a gutter it should be piped away from buildings, roads and drives and infiltrated into the ground.

Energy Conservation:

Green certification: A minimum “score” shall be required for design approval. (The specifics are being researched, including the “Green Point” and L.E.E.D. systems).

Any window or combined “window bank” greater than 10 square feet shall be fitted with insulating window coverings to achieve a total combined insulating value of at least R7.

Edges of coverings should be designed to minimize air movement around coverings.

Passive Solar Design:

Homes should be designed as narrow north-south as possible, with as much south glazing, as little north glazing and as much internal thermal mass as possible.

Family and living areas should be oriented to the south whenever feasible.

Homes shall be oriented with their long axes within 20° of east-west.

Any north-south living space cross section shall be no deeper than 36'.

Glass area on south side shall be at least 10 % of the total floor area of the living space.

Active Solar

Homeowners are encouraged to install both solar water heating and solar electric systems.

One south facing roof plane shall be provided with a minimum of 256 square feet of area that could be used to mount solar water heating and/or solar electric panels.

If solar panels are not installed initially, plumbing and electrical lines shall be installed to make future installation of solar panels as easy as possible.

Composting

Composting of kitchen scraps is encouraged provided the method employed does not create offensive odors and does not attract flies or animals such as dogs, raccoons, bears and skunks. The developers have designed and tested a simple effective double walled kitchen scrap digester that uses recycled plastic barrels.

All residential units shall be equipped with an approved odor-free and animal proof composting unit.

Accessory buildings

Ideally functional needs met by an accessory building should be anticipated and designed into the home or garage.

One accessory structure per lot, other than a garage may be built and shall not exceed 144 sq. ft. in area and twelve (12) feet in height.

Accessory structures shall be similar to the main structures in style, siding, roofing materials, and color.

Fencing:

Fencing should be kept to a minimum and as low as possible especially on the side of homes facing the common areas. A deer fence up to eight (8) feet will be permitted around a community garden (location to be determined) and corral fencing will be permitted around a riding area on lot 10.

For privacy and screening purposes, living fences (i.e. hedges) are preferred over constructed fences.

No chain link or stock type wire fencing.

Except for deer fencing (above) maximum fence height is six (6) feet.

No fencing is permitted in the natural areas of each lot or greater than 40 feet from a residence.

Fencing shall be approved by Developers.