

RESOLUTION 2019-137

APPROVING REVISED CITYWIDE DESIGN GOALS AND STANDARDS TO INCLUDE
RESIDENTIAL FRONT YARD LANDSCAPE STANDARDS

WHEREAS, City Council has directed staff to create landscape standards for residential new single-family home front yards, and

WHEREAS, Staff has drafted landscape standards that promote water conservation, ease of maintenance, and longevity of the landscape for consideration, and

WHEREAS, The residential front yard landscape standards apply to initial installation of landscaping for new subdivisions and certain conversions of residential landscapes, and

WHEREAS, The proposed revisions are consistent with the City's General Plan goals, policies and actions, and

WHEREAS, The Planning Commission held a public hearing to review the proposed Landscape standards on April 24, 2019 and recommended City Council approval;

NOW, THEREFORE, BE IT RESOLVED, That the City Council of the City of Tracy hereby approves the revisions to the Design Goals and Standards, as indicated in Exhibit 1.

The foregoing Resolution 2019-137 was adopted by the Tracy City Council on the 18th day of June, 2019, by the following vote:

AYES:	COUNCIL MEMBERS: ARRIOLA, RANSOM, VARGAS, YOUNG, RICKMAN
NOES:	COUNCIL MEMBERS: NONE
ABSENT:	COUNCIL MEMBERS: NONE
ABSTAIN:	COUNCIL MEMBERS: NONE


MAYOR

ATTEST:

CITY CLERK

CITY OF TRACY

DESIGN GOALS AND STANDARDS

June 18, 2019
Resolution No. 2019-137



"Think Inside the Triangle"

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1 INTRODUCTION

As the City of Tracy has grown, so have the standards and expectations of new developments with regard to architecture and site planning. A City Council/Planning Commission ad hoc committee (Design Review Subcommittee) was formed to address design and design review issues. The Design Review Subcommittee, working with staff, developed design goals and specific standards, including pictures, to illustrate the City's goals and standards for design of the built environment. An adopted and published set of design goals and standards will assist developers, architects, designers, and landscape architects in understanding the level of architectural design that is required and must be submitted prior to approval in Tracy. They will also aid in City staff's evaluation process of applications for architectural review. The City believes that the more information that can be provided to the developer and designer early on in the process the better. The process is simpler and can be expedited when developers and designers understand the expectations.

The City of Tracy Design Goals and Standards have been developed in response to problems and solutions that have occurred in Tracy and most cities and describe what the City is looking for in most cases. However, the Design Goals and Standards are flexible. They are not intended to restrict creativity. A higher design standard is always encouraged. An unconventional design solution may be allowed, even if it doesn't precisely meet the Goals and Standards, if it is excellent in every respect.

This document addresses general design goals for all development as well as specific site design, architectural, landscaping, and signage standards for the following land uses: industrial, office, retail, and residential. This document also establishes design standards for development within the I-205 Overlay Zone. Development of other uses not addressed in these guidelines should consider the architectural and landscape guidelines as applicable. Other uses may include wind turbines and other energy-related development. Implementation of these guidelines will assist in ensuring a base level of quality of architecture, landscaping, and signage design in the project area and further the goals and intent of the General Plan.

The City of Tracy Design Goals and Standards were approved by the Tracy City Council on October 15, 2002 (Resolution Number 2008-433) and subsequently amended on April 15, 2008 (Resolution Number 2008-064), on May 16, 2017 (Resolution Number 2017-099), on April 16, 2019 (Resolution Number 2019-085), and on June 18, 2019 (Resolution Number 2019-137).



1.1 General Design Goals

1. Facilitate and achieve the highest possible quality of site planning, architecture, and landscaping throughout the City.
2. Preserve and enhance the City's aesthetic values, as well as enhance the public health, safety, and welfare.
3. Ensure that high quality architectural design is integral to the building design rather than applied as an afterthought.
4. Stimulate high-quality design encouraging creativity and diversity and improving impressions of the community, especially along highly traveled thoroughfares.
5. Provide developers and designers with the City's expectations prior to the submittal of project plans, guiding them in preparing plans for City review, and facilitating consistent City review of projects.
6. Streamline and simplify the design review process by Planning Staff, Planning Commission, and City Council.
7. Provide a basis for solid decisions and findings upon which to make design review decisions.

2 SITE PLANNING & DESIGN

- GOAL 1.** To integrate automobile, pedestrian, and alternative travel methods into site planning for optimal results for both the consumer and the business owner.
- GOAL 2.** To screen and de-emphasize parking areas by utilizing low hedges, walls, and berms and enhance and provide shade with significant and fast-growing canopy trees distributed evenly throughout parking areas.

2.1 Site Planning and Building Orientation

The following general site design guidelines should be used in support of the design standards for each land use as described in the subsequent sections below.

- When possible, parking areas should be de-emphasized by placing parking to the rear of well-designed buildings. Grade differences between the street and a parking lot are also helpful to detract from the view of a “sea of cars” and direct attention to the buildings on the site while also giving a feeling of separation from the commercial area to the street.
- Main vehicle access drives shall be oriented to terminate at the building entrances to provide visitors with a clear pathway to entries.
- Provide for vehicle circulation and parking in front of buildings that will assist with creating appropriate building massing at public streets.
- Site planning and parking lot design should consider travel speeds and view corridors from the freeway to businesses, placement of signage, and scale and location of special architectural features.
- Establish visual links in multi-building complexes by using landscaping and other site design elements that allow pedestrians to easily navigate within a complex of buildings.



- Buildings at corners and vehicle entries should frame the street and provide pedestrian connections between the street and the buildings.
- The office portions of buildings should be oriented to the main public street or located at the building corner.
- Buildings should be oriented to include adequate setbacks to create public spaces.
- For office and retail uses, design building footprints with offsets, recesses, and orient buildings to create courtyards, and/or plazas to provide for a variety of gathering places.
- Landscaping at site entries should support the character of the project and provide a sense of arrival. Design features may include monoliths, low ornamental walls or fences, accent planting, and special paving.
- Signage and landscape treatment should distinguish the entries that serve the main building from service entries. Service vehicle traffic should be separated from employee and visitor circulation. A clear travel route should be provided between the street and the building or complex entry.
- Alternative sources of energy should be considered and integrated into project design, including the utilization of solar panels and wind turbines (compatible with building design), sustainable site and landscaping layout, and passive solar building design, when possible.
- Primary entrances to retail centers shall incorporate design features that create a sense of arrival, such as through the use of enriched landscaping, decorative hardscaping, ornamental buildings or structures, enhanced lighting, and/or public art. Such thoughtfully-designed entrances may be located on one or more private parcels and common access drives into the retail center.



2.2 On-site Circulation & Parking

- Where practical, provide separate entrances for automobiles and trucks clearly marked to promote safe site circulation.
- Parking, when located adjacent to frontage streets, shall incorporate landscaping to screen the parking areas from the public view.
- Provide for efficient site circulation by creating landscaped drive aisles that divide parking fields and direct vehicles to parking adjacent to buildings.
- When pedestrian access to a site is in the same location as auto entries, the auto and pedestrian paths shall be separated by a curb. The pedestrian access should be integrated with parking lot landscaping so as to provide a shaded walkway.
- On sites adjacent to the freeway, tree planting in parking areas for employee and customer service areas should create an “orchard” effect, shading and softening the appearance of the parking lot and setback from freeway.
- Where landscape planters are parallel and adjacent to vehicular parking spaces in customer parking lots, planter areas should incorporate 12-inch concrete curbs along their perimeter that is parallel and adjacent to the parking space to allow access to vehicles without stepping into landscape planters. Avoid locating signage, service areas, landscaping, or other features that block line-of-site views for motorists, pedestrians, and bicyclists.
- Provide adequate stacking length at main entries and the first drive aisle to limit vehicle ingress and egress conflict, as appropriate for the proposed land use, and prevent stacking of trucks and cars into the right-of-way.
- Provide the minimum required turning radius and roadway widths for driveways isles and fire lanes, or otherwise consistent with the adopted City standards.

- To maximize development potential and efficiency, adjacent properties are strongly encouraged to share driveway access to parking lots and service/loading areas for smaller properties.



2.3 Service Areas

- Storage areas, trash enclosures, and mechanical equipment should be located behind or to the sides of buildings and screened from view from all public rights-of-way (including freeways) through a combination of walls/fences and/or landscaping.
- To minimize visibility from the public right-of-way, all parking lots, loading docks, trailer parking, and service areas shall be visually screened using berms, landscaping, walls or fencing, or other appropriate means.
- Parcels with more than one building should cluster buildings so that service doors and loading docks oppose each other to screen views from public rights-of-way.
- Site planning shall anticipate the location of any above-ground utilities including, but not limited to, PG&E transformers, phone company boxes, fire department connections, backflow preventers, irrigation controllers, and other on-site utilities, which shall be screened from view from any public right-of-way behind landscaping, structures, walls, or fences that are designed to be compatible with the buildings and landscape features on the site.
- Trash and recycling enclosures shall be designed with solid doors and roofs, interior concrete curbs, and exterior materials and colors that are architecturally compatible with the adjacent building exteriors on a site. All enclosures shall be sized to fit both trash and recycling containers that will be necessary to serve the users of the site. Bollard pipes should not be used on the exterior of enclosures, but may be used on the interior of enclosure walls.
- Enclosed metal trash compactors adjacent to the loading docks are permitted only if screened from public view as part of the truck court/trailer storage screening.



- Enhanced Vapor Recovery (EVR) equipment at gasoline dispensing facilities (i.e. auto service stations) shall be designed as an architectural enhancement to the site or not readily visible and/or screened from public view.
 - EVR equipment shall be architecturally integrated with the site in respect to location, size, color(s) and material(s), and substantial architectural and/or landscape screening as appropriate.
 - Screens shall be designed to de-emphasize EVR equipment visibility to the greatest extent possible.
 - Architectural screens should incorporate materials, colors, and designs of the main building(s) or on-site improvements wherever possible.
 - Landscape screens should be consistent with existing on-site landscaping in respect to plant species, planting density, and water efficiency. This may require additional planting in other areas of the site to ensure consistency in landscaping used throughout the site.
 - EVR systems should be selected based on characteristics which render the vapor processing unit to be most effectively de-emphasized and/or screened from public view. Because smaller units are typically less readily visible and easier to screen than larger units, vapor processing units should be considered in the following order of preference:
 - Vapor processing unit smaller than listed below;
 - Compact canister vapor processing unit;
 - Small, boxy vapor processing unit;
 - Large vapor processing unit in a horizontal tank configuration;
 - Large vapor processing unit in a vertical tank configuration;
 - Vapor processing unit larger than listed above.
 - EVR systems should be located in the following order of preference:

- EVR equipment is located on the roof of a building or structure so that it is not visible from any portion of any public right-of-way and that the architectural integrity of the roof is not compromised;
- EVR equipment is enclosed within a structure designed as an extension of a building or trash enclosure;
- EVR equipment is screened by existing building(s) and/or trash enclosure and not visible from any portion of any public right-of-way;
- EVR equipment is located so that it is not readily visible from any public right-of-way and substantially screened in accordance with the standards above;
- When EVR equipment is located adjacent to a public right-of-way, the system with the smallest vapor processing unit is used and screened in accordance to Standard 8(b) above;
- EVR equipment is installed on site and substantially screened in accordance with the standards above.



Successful Design

The EVR unit is low profile, screened on all sides by a solid enclosure painted a subtle color that does not attract attention and screened with lush landscaping.

2.4 Walls and Fences

- Landscape walls and fences should be of high quality materials compatible with the architecture and landscape design. Decorative fencing is encouraged, where appropriate.
- Walls and fences should be designed and constructed of materials similar to and compatible with the overall design character and style of the development.
- Permitted materials include pre-cast concrete walls, split-face masonry, stone or stone veneer, brick, tubular steel, wrought iron, or similar high-quality material.
- Site security may sometimes call for walls and/or fences, which may be comprised of a variety of different materials, including but not limited to tube steel, masonry, or any combinations thereof. The use of chain link fencing is allowable if it is designed in conjunction with the overall site and landscape plan and not visible from public view.
- Security gates should be constructed of the same materials and detailing as the fencing for the project.
- Fencing should be limited to a maximum height of 8 ft unless otherwise necessary due to unique site circumstances (e.g. high security needs). If security fencing is constructed adjacent to the landscape setback area, it should be constructed using a durable low-maintenance material such as tubular steel or similar material.
- Gates for pedestrian and vehicular access to restricted areas that are visible from public areas (i.e., parking lots, drive aisles) shall be constructed of solid durable material, tubular steel, or similar material.
- Chain-link is not preferred and only permitted when not in public view, such as on the side or rear project boundary when not visible from public view. Barbed wire, razor wire, integrated corrugated metal, electronically charged or plain exposed plastic concrete/PCC fences, vinyl slats, and woven fabric are not permitted.



Successful Design

The tube steel fencing is well designed in a muted color, is incorporated thoughtfully into the landscaping, and allows for view of the building.



Unsuccessful Design

The galvanized chain link detracts from the lush landscaping and the colored vinyl slats do not effectively screen the view of the dumpster bin that they were intended to hide.



2.5 Lighting

- Site lighting should be attractive and consistent with the overall character of the project.
- Energy efficient light (e.g. LED lighting) consistent with or exceeding Title 24 requirements is strongly encouraged.
- Lighting should be architecturally compatible with the building and site design, and should have a 40' maximum height for a freestanding light pole. A 60' maximum height may be allowed with a Conditional Use Permit (CUP). Lighting should utilize ornamental fixtures rather than unattractive "cobra heads" and be low profile and in scale with the setting and may include post lights and light bollards.
- Accent lighting shall be used to enhance the appearance of a structure, draw attention to points of interest, and define open spaces and pathways. Accent lighting will only be permitted when it does not impact adjacent development, roadways, or residences.
- Outdoor lighting and other means of illumination for signs, structures, landscaping, and similar areas, shall be made of durable materials. All lighting fixtures shall be fully shielded with cut-off fixtures so that there is no glare emitted onto adjacent properties or above the lowest part of the fixture.
- Pedestrian scale lighting should be used for pedestrian walkways through parking areas. Lighting should not interfere with passage along pedestrian walkways.
- Parking areas shall have lighting which provides adequate illumination for safety and security. Parking lot lighting fixtures shall avoid conflict with tree planting locations so they do not displace intended tree plantings.
- Pole footings in traffic areas shall be designed and installed to protect the light standard from potential vehicular damage. The use of bollards around light standards is discouraged where visible to the general public.



Unsuccessful Design

The light pole blocks the walkway.



Successful Designs

3 ARCHITECTURE

GOAL 1. To promote well-designed structures through attention to rich architectural details.

GOAL 2. To meet or exceed the highest quality design offered by projects having corporate identity.

3.1 General Architectural Design

These architectural design standards provide direction for the development of all buildings and associated structures.

- All publicly visible building sides shall be designed with a complementary level of detailing and quality of materials. A design concept shall be established for each project and developed on all visible faces of each building and on all accessory structures, such as trash enclosures.
- Visual interest on buildings with simple shapes shall be provided through the use of both vertical and horizontal façade breaks that should be visible from street view, including, but not limited to; varying roof heights and pitches, stepped out columns, awnings, windows, recessed entries, score lines, and a mix of colors and materials.
- Details should be used whenever possible to break up large surfaces and add interest to a structure.
- All buildings should utilize a variety of colors and materials. Building base materials may consist of, but not be limited to; wood, stucco, stone, brick, concrete or slump block, and concrete tilt-up panels. Accent materials may consist of, but not be limited to, tile, glass, stone, brick, wood, stucco and metal.
- The primary entries of a building should provide protection from inclement weather in the form of integrated architectural elements such as canopies and arcades.



- All buildings shall be designed to completely screen any roof-mounted equipment, including, but not limited to, HVAC units, vents, fans, antennas, sky lights and dishes from view of all public rights-of-way. A separate plan shall be submitted to the Department of Development Services for review and approval demonstrating compliance with such screening prior to issuance of a building permit.
- Corporate identity shall be secondary in the design of projects, and projects should be consistent in quality and integrity with the architecture of the surrounding community.
- All separate structures on a site shall have consistent architectural detail and design elements to create a visually cohesive development. It is not necessary or even desired for buildings to “match,” but they should utilize similar architectural elements, colors and materials, or styles so that there is not an aesthetic disconnect between buildings on a site.
- Utilitarian portions of buildings, such as vents, gutters, downspouts, flashing, electrical conduit, and other similar utilities shall be internal to the building whenever possible, and other ground-mounted or building-attached utilities shall be painted to match the color of the adjacent surface or otherwise designed in harmony with building exteriors where infeasible to be internal to the building.
- Concrete bollard pipes shall not be used in areas visible to the general public. Large boulders, planter boxes, decorative walls, or other architectural features that complement the character of the site may be used as needed for protection of site improvements from potential vehicular impact.
- Landscape areas shall be used to enhance sites.

Sustainable building techniques for energy efficiency, water conservation, and resource conservation beyond applicable CalGreen Code requirements are encouraged.



3.2 Industrial Business Park Uses

GOAL 1. To achieve a high quality visual and design character for the City's industrial areas and dispel traditional thinking that such uses are inherently unsightly.

GOAL 2. To protect visual character along major entry corridors into the City from the freeway.

GOAL 3. To provide development guidelines which will encourage development of visually cohesive and functionally unified industrial areas while allowing enough design flexibility to encourage innovative building and site design.

- All structures on a site should be designed to be compatible with each other and with neighboring developments, while contributing to the overall architectural character of the area.
- To prevent long, straight building façades that are uninteresting and uninviting, industrial business park buildings should be designed with visual variety that may include color, changes in parapet wall height, score lines, and similar design elements without compromising the functional aspects necessary to serve the occupants, such as their large scale, dock doors, and simple (rectangular) shapes.
- Buildings should be constructed in a flexible manner to respond to changing market conditions and tenancy requirements and suit a broad economic market.

3.2.1 Building Placement and Orientation

- Building setbacks should be varied and all facades articulated to add visual variety, distinctiveness, and human scale to industrial projects.
- For all buildings over 50,000 sf. in size, high-quality outdoor employee break spaces shall be incorporated as part of site design and include special paving, tables, benches, shade trees and other amenities that support employee events and serve as an informal gathering space.
- Buildings should orient towards the freeway and public rights-of-way where appropriate by providing elements of interest such as architectural features appropriate to project and building type.
- Dock doors or other loading areas shall be screened from or faced away from the street and freeway so they are not readily visible from any public right-of-way.



3.2.2 Building Façades

Building façades should be articulated and present the building in a quality and attractive manner. These façades should include architectural variation. Unbroken façades in excess of 100 feet are discouraged. The following techniques are encouraged:

- Various changes in wall directions or façades
- Stepping back an upper floor
- Maximize the number and/or size of window openings
- Projecting trellises, canopies or awnings over window openings
- Recess entrances and windows into the façade
- Towers, buildings projections, unique or design features at building entrances and/or corners
- Accent landscaping



3.2.3 Quality Design

Building should be made of high quality materials, used in a simple and straight-forward design. Functional building elements should be used to help articulate its design where appropriate. The following techniques are encouraged:

- Articulated structural elements of the building
- Variation in window placement, size, and operation
- Articulated entries and stairways
- Solar shading devices or other weather protection devices
- Trellises or other structures to support vegetation
- Relief techniques should be used to break up large building faces. Glass, brick, or other surface treatments to the office portions of such structures in view of a public right-of-way are required.



Building Materials

Use high quality building materials. All main and accessory buildings should be of reinforced concrete and steel, masonry, or wood frame construction.

Building exteriors comprised wholly of metal are not permitted. Metal exteriors and prefabricated metal buildings may be allowed provided that the exterior incorporates material changes, decorative features, or textural changes.

Building Height and Mass

Building heights, massing and setbacks should be varied to define different functions and uses such as office and warehouses. Office spaces should be located along the front perimeter of the building whenever practical. Appropriate techniques for varying building height and mass include:

- Varying rooflines
- Incorporating tower elements
- Incorporating vaulted areas

Building Corners

Where appropriate, key building corners should include design features that provide clear articulation of building shape and wall direction. Consider the following design techniques:

- Towers or projecting columns
- Color or material variations
- Accent landscaping at the base of the building



Roof Design

- Roof designs that use a combination of pitched and flat articulation are encouraged.
- Roof overhangs are encouraged on sloping roofs, and should be appropriately proportioned with the overall frame of the building.
- Roofing should be of light color and use reflective and/or green materials, reducing heat island effect.
- Installation of solar panels on roofing is strongly encouraged. Roof design should incorporate design features that allow for easy installation as well as optimum placement of panels for sun exposure.



Discouraged Architectural Design



Minimal architectural variation and landscaping



Lack of a variety of building materials; no landscaping



Signage out of scale with building, lack of articulation



Obtrusive color, lack of windows, minimum landscaping



Poor building articulation, indistinguishable entrance,



Minimal architectural variation and landscaping

3.3 Office Uses

These office design standards provide direction for the development of high-quality office buildings. Offices may be single or multi-story, and may stand alone or be grouped in a campus-style design. The following design techniques are encouraged.

3.3.1 Building Placement and Orientation

- Building entries should be highlighted with pedestrian-scale elements to direct customers and employees to the entrance and distinguish it from the remainder of the building.
- Buildings at corners and vehicle entries should frame the street and include plazas, or gateway openings and pedestrian connections between the street and the campus of buildings.
- Commercial and office buildings along the freeway should be setback an appropriate distance to accommodate ample landscaping and other visual screening methods.
- Buildings should be oriented to include adequate setbacks to create public spaces and plazas.
- Large parking areas should include dedicated landscaped drive aisles that divide parking fields to provide clear circulation to parking adjacent to buildings.



3.3.2 Architectural Standards

- Buildings should be designed with a high window to wall ratio. The use of glass walls is encouraged. Spandrel glazing may be used to provide the illusion of glass for large portions of a building where structural elements constrict the use of full glass walls.
- Colors and materials should be used strategically in keeping with the building's architectural theme.
- Repetition of shapes, lines and dimensions should be strategically used to create a sense of architectural rhythm that visually unites the building features.
- Establish visual links in multi-building complexes by using landscaping and other site design elements that allow pedestrians to easily navigate within a complex of office buildings.



3.4 Retail Uses

These retail design standards provide direction for the development of buildings that will house commercial retail and consumer service land uses. These buildings should be designed with elements that consider the human scale to promote the comfort of the customers by providing protection from the elements through awnings, covered walkways, and other pedestrian-friendly elements.

Often times, all sides of commercial buildings will be visible to the public and should be designed in a manner where they are welcoming to customers from the street as well as the parking lot and service areas. Site planning should orient buildings to face the primary highway/street frontage and/or entry drives to the greatest extent feasible. When this is not possible, design features and amenities shall be incorporated to create a pleasant and attractive street frontage.

3.4.1 Building Orientation

- Building façades should be oriented to face the freeway and public streets so that businesses and commercial uses are highly visible.
- Avoid placing main building entries directly against parking lots. Design techniques that allow main building entries to open up to courtyards or public space is encouraged.
- Encourage building configurations that create usable outdoor public space where appropriate.



3.4.3 Architectural Design

- Elements that promote pedestrian activity such as awnings, covered arcades, windows, and hardscape features (benches, stepping stones, etc.) shall be incorporated into the design of commercial/retail buildings.
- Design building footprints with offsets, recesses, and orient buildings to create courtyards, and/or s to provide for a variety of gathering places.
- All publicly visible sides of commercial buildings shall be designed with a complementary level of detailing and quality of materials so that there is equal visual interest on all sides. This may include, but not be limited to, the use of spandrel glazing, awnings, trims, covered doorways, accent colors and accent materials. Multiple building entries are encouraged when feasible.
- Awnings and arcades should be appropriately sized to accommodate and encourage pedestrian use.



Façade Design

Façades should incorporate architectural variation and character that is visually attractive and appealing. The following techniques are encouraged:

- Provide windows, entries, transoms, awnings, cornice treatments, etc.
- Segment façade using a series of columns, masonry piers, tower elements or other architectural treatments.
- Incorporate attractive signage as an integrated element of the building façade.



Building Height and Mass

- Building elevations should be a mix of one and two stories and should vary so that the building appears to be divided into distinct components.
- Buildings should be segmented into distinct massing elements. Consider designing building with horizontal and vertical offsets to minimize large blank walls and reduce building bulk.

Building Materials

Use quality economical building materials. Refer to [Section 3.1: General Architectural Design](#) for recommended building materials. Additional appropriate materials may include but are not limited to a combination of:

- Stucco, smooth, sand or light lace finish
- Clay or concrete roof tiles
- Native fieldstone, sandstone and flagstone
- Brick or tile as accent material
- Metal accents



3.5 Residential Uses

These residential development standards provide direction for the development of single and multifamily houses and streetscapes.

- GOAL 1.** Provide high quality architectural design for all sectors of the housing market.
- GOAL 2.** Decrease the visual prominence of the automobile and related facilities (streets and parking areas) in residential neighborhoods.
- GOAL 3.** Encourage greater variety in housing types, development styles, site planning, and density mixes in order to provide increased diversity and visual interest in the City's residential development.
- GOAL 4.** Encourage the development of distinct, identifiable neighborhoods that provide a high quality of living and generate civic pride.

3.5.1 Single-Family Residential Standards

- A variety of architectural styles is encouraged and contributes to interest, vitality, and accommodates different ideas about what looks good.
- The architectural style shall be clearly identified on all sides of the building, including the roof. The garage shall be treated with architectural detailing to complement the house.
- Enhanced architectural emphasis and stronger adherence to the architectural style should be applied to facades facing streets, e.g. greater amount of or more creative use of building relief or popouts, roofline variation, gables, materials, trims, and ornamental accents. This does not allow the architectural integrity of the overall house design to be reduced to a lower standard. The house design shall still meet the high quality architectural standards established in this document, with further emphasis applied to street-facing facades.



The Redbridge development built by Surland Homes in Tracy was awarded the very prestigious Gold Nugget Award in 2001 by the West Coast Builder's Conference for "residential Community of the Year." The quality of design represented by Gold Nugget Award winning projects are the target for all residential developments in Tracy.



- Each subdivision shall offer a variety of floor plans and elevations to provide sufficient variation of houses within a subdivision based on the number of lots within that subdivision, as shown in the table below. Any project that deviates from the table below must be approved by the City Council.

Table 3-1: Housing Variation

Number of Lots	Minimum Number of House Designs (derived from various combinations of different floor plans and elevations)
Under 50 lots	12
50 – 100 lots	16
101 – 150 lots	20
151 – 200 lots	24
201 – 300 lots	28
301 – 400 lots	32
401 – 500 lots	36

Each house design should be distributed throughout the subdivision in a manner that achieves a sufficient mix and variety in the streetscape views. Examples of how to achieve the desired mix and variety include the following: not having the same floor plan used on three consecutive lots, not having the same floor plan with the same elevation used on two consecutive lots, and requiring minimum and maximum limits for using each floor plan and elevation within a subdivision. An additional approach that has been successful in the past, is to ensure that for a subdivision with three floor plans, each floor plan is used at least once for every six consecutive lots; for a subdivision with four floor plans, each floor plan is used at least once for every eight consecutive lots; for a subdivision with five floor plans, each floor plan is used at least once for every ten consecutive lots; and for a subdivision with six floor plans, each floor plan is used at least once for every twelve consecutive lots.

Housing variation (i.e., number of times each type of house design is used within the subdivision) and the project's development plan shall be determined on a project by project basis during the approval process for the architecture. Subsequent changes to the development plan may be approved by the Development Services Director if the approved number of house designs is still being achieved and the frequency of each house design is comparable to the approved project.

- Facades, materials, and architectural details should be varied to create an impression that the residential structures have been individually built. This may be achieved with varying window sizes, building materials, textures, finishes, colors, roof pitches, and roof materials.



- To promote a well-balanced streetscape in terms of variation, there should be a range in the size and height of houses built. In low density subdivisions, there shall be at least one single-story floor plan designed within each subdivision used on approximately 25% of the lots.
- A clear sense of entry and design interest to a home is encouraged through the inclusion of porches, verandas, porte cocheres, trellises and other architectural elements that contribute to a sense of place and activity. Shutters, if used, should be of design where they appear to be functional and would completely cover a window when shut. Shutters should never be used in conjunction with corner windows. Where shutters are used, but not used on all windows, there should be a design reason why shutters are used on some windows and not others.
- Architectural detailing, including, but not limited to windows, shutters, window sills and trims, potshelves, decorative trim, belly bands, accent materials, window grids, and room pop-outs should be carried around to all sides of each house rather than used only on the fronts of houses.
- Any rich accent material, including, but not limited to, stone, brick, and wood siding which is used on the front elevation, should be incorporated in some fashion on the sides rear of the house. For example, if brick is used as a wainscot material or in an entry feature, it may also be used on the fireplace.
- All material transition points should carry around corners to an architectural stopping point, such as a popout or recess in the building.
- Color in residential design should be used to add more interest and variation to homes than the architectural elements can alone. Color should be used wisely to bring out architectural features without creating a garish look.
- The use of low cost, non-durable building materials, such as aluminum framed windows and T-111 siding, is strongly discouraged. Materials such as high quality windows, genuine wood siding, and masonry are better alternatives.



- The garages of homes shall be designed so that garage doors do not dominate the streetscape. Enhanced visual appeal, perception of “eyes on the street” and neighborhood interaction is encouraged by reducing the prominence of garages. Rear or alley-loaded garages are encouraged whenever possible to completely eliminate garage views from the street. The garage façade on front-loaded houses shall be placed back at least 5 feet behind the front façade of the house, with a garage setback of 20 feet or greater (measured from the front façade of the house) being preferred for a portion of the project.
- For homes located in project of at least 10 units per gross acre, the 5-foot setback may be waived provided that 1) the garage door is split into two single-car garage doors, 2) the two garage doors are set back behind the front façade of the house at an average of 5 feet, and 3) the house is designed to de-emphasize the presence of the garage doors. In no case shall a garage door be closer to the front lot line than the front façade of the house.
- The width of garage doors visible from the street shall not exceed a total of 22 feet. “Side swing” three car garages may be permitted on a limited basis, as they tend to create front yards comprised almost entirely of pavement, but “split” garages are otherwise discouraged.
- Driveways should not exceed a width of 20 feet with an 18 foot wide curb cut.
- Front yards are encouraged to be landscaped by the builder prior to occupancy with trees of at least 24” box size and other planting materials and irrigation methods which conform to the MWEL, further discussed in section 4.5.1 below.
- Developers are encouraged to create usable side yard areas when placing houses on lots. A side yard should not be narrower than 3 feet (including pop-outs, such as chimneys) at any point to allow access. It is desirable to have at least one wide side yard to provide recreational and storage areas.

- Alternative sources of energy should be considered and is strongly encouraged that it be integrated into project design, including the utilization of sustainably-sourced and/or salvaged building materials, solar panels and solar shingles (compatible with the design of the house), passive solar house design, energy efficient, and other energy efficient and water conserving house design and site layout measures.



Encouraged Architectural Design



Discouraged Architectural Design



3.5.2 Multi-Family Residential Design Standards

- Building façade elements should be emphasized by the use of color, layout, and variety of materials. Very long façades should be designed with sufficient building articulation, reveals, mass variations, window treatments, rooflines and landscaping to avoid a monotonous and institutional appearance.
- Entry features should be a dominant feature, providing weather protection with front porches, overhangs and arbors for entrances facing the street. For security and a feeling of separation between public and private areas, significant landscaping, grade separation or other suitable barriers should be provided between sidewalks and entrances.
- Multi-family and attached single-family units shall be designed to have a relationship with public streets. This can be achieved by distributing parking areas evenly on the site, preventing mazes of parking areas. Exterior doors into individual units are also discouraged above the first floor.
- A mix of densities is encouraged within developments. Multi-family housing, including duets, townhomes, apartments, and condominiums, can work well when intermixed within neighborhoods of single-family homes and in close vicinity to commercial areas.
- Carports and trash and recycling enclosures shall be designed to architecturally match the residential building(s), i.e. materials, rooflines, colors, and accent details.



4 LANDSCAPE

These landscape standards provide a framework for achieving the high quality landscape character envisioned for a particular project. These guidelines are not intended to limit innovation, but rather to provide clear direction on design elements that are key to achieving the desired character.

- GOAL 1.** To provide for a significant tree canopy throughout the City.
- GOAL 2.** To maximize and balance landscape areas throughout each site.
- GOAL 3.** To screen any unavoidable plain or unattractive building areas with ample landscaping to provide all sites with an attractive appearance from all rights-of-way.
- GOAL 4.** To create shaded parking areas with 40% canopy tree coverage in the shortest possible time frame with the use of fast-growing trees and/or a larger quantity of trees.
- GOAL 5.** To maintain mature landscape areas long past their approval and construction.

4.1 Landscape Planting Characteristics

Design should be generally consistent with the overall contemporary agrarian character of the project. Sites should be landscaped to optimize the aesthetic appeal and comfort for employees and visitors. All portions of a site not devoted to buildings, structures, parking, or paving should be landscaped, to the extent feasible.

- Live plant materials shall be used in all landscape areas. Each landscape area should contain a combination of trees, shrubs, and groundcover. The use of gravel, colored rock, bark, decomposed granite, and other similar materials are not acceptable as sole landscaping material.
- Landscape areas shall be provided on site in addition to the required parking area landscape areas, i.e. around main building entries,



outdoor gathering areas, and along long building elevations. In these areas, trees shall be provided at a ratio of an average of at least one tree for every 1,000 square feet of landscape/hardscape area, not including required parking lot trees.

- Trees shall be installed at a minimum size of 24" box size, and shrubs shall be installed at a minimum size of 5 gallons. In some areas, larger trees and shrubs may be required at the discretion of the Development Services Director, Planning Commission, or City Council.
- All landscape plans should include berming, hardy accent plants, shrubs, and trees of varying heights and textures in order to create a multi-textured and interesting landscape plan which will be full and lively throughout all seasons.
- Fast-growing trees closely spaced in groupings to create visual mass are encouraged.
- Landscape designs with simple plant palettes, such as rows and masses of native and climate adapted grasses and orchard style tree plantings are encouraged. There should be a consistency of landscape design throughout a development. Unrelated random placement of plant materials should be avoided.
- Large scale buildings should be screened by large scale planting.
- Pedestrian and visual amenities, such as fountains, benches, sidewalks and sculptures, should be integrated within landscape areas where appropriate.
- Additional landscaping and/or berming in excess of the required building and landscape setbacks may be required to mitigate potential visual and noise impacts in sensitive areas.
- Natural materials, including stone, and wood in keeping with the general character of the project are preferred.
- Property owners are responsible for installing and maintaining the landscape setbacks within their properties, in accordance with the Tracy Municipal Code. All landscaping as approved for a site shall be maintained and replaced as necessary. If at any time the landscaping degrades to a point which is below the standard at which it was

approved at the final certificate of occupancy, the owner/leaser shall be required to immediately replace the landscaping at his or her own expense to the satisfaction of the Development Services Director. (See Agreement for Maintenance of Landscape and Irrigation Improvements, attached)



Unsuccessful Design

The small, low shrubs in these landscape planters will never compensate for the lack of trees and the shade that those trees would provide.

4.2 Project Site Perimeter

Landscaping should be provided in various locations throughout the project site to be used for aesthetics, shading, screening, noise buffering, and to soften edges. Requirements are as follows:

- A landscape strip should be placed along lot lines to separate different land uses or to mark a perimeter. Such a division may not be necessary to separate adjacent sites with the same land use type.
- Landscaping should include trees for screening and noise buffering between adjacent non-residential and residential uses.
- Trees should be grouped at various intervals to soften the visual appearance of buildings and screen view of parking lots and service areas.
- All development fronting the freeway should incorporate a uniform landscaping theme to create a consistent visual aesthetic.
- Screening and sound attenuation along roads should be achieved through siting, berming and landscaping.
- Trees on private property and public street trees shall be planted in a staggered pattern to allow the double row of canopies to grow without obstructing one another.



4.3 Parking Lots

The Tracy Municipal Code contains several regulations relating to landscaping within parking areas. In addition to those regulations, parking lot treatments should be consistent and contribute to the project landscape unity by adhering to these additional standards. Parking lots should be planted with trees in such a manner as to provide shade for vehicles and pedestrians. Planting areas should be provided between parking and roads to provide visual relief in large expanses of hardscape. To achieve this, parking lots should be landscaped as follows:

- Landscape strip medians between bays of parking should be installed with trees to soften visual appearance of parking areas. Consider the use of bulb-outs (i.e. one for every eight parking spaces).
- Parking access drives should be easily identifiable and marked with landscaping treatment. (Note: trees should be located a sufficient distance from the street curb to avoid interference with drivers' line-of-sight).
- Perimeter parking lots adjacent to public streets and fronting the freeway should be provided with additional landscape treatment to ensure that parking areas are adequately screened from adjacent street views.
- Trees may be clustered in parking areas to define circulation routes, frame site views, and reinforce freeway and street edge planting. Large scale, high branching shade trees should be used in all parking areas.
- Vegetated bioretention planters and bioswales are allowed in parking lot planting islands to treat on-site stormwater and provide visual relief within the hardscape and may be counted toward parking area landscape requirements provided that the slope does not exceed 1:4. Breaks in the concrete curb required by the Tracy Municipal Code around landscape areas may be provided as necessary for the function of the bioretention and bioswale.



4.4 Pedestrian Paths

Pedestrian paths should be designed to unify the entire project area and provide pedestrian site access to buildings, parking and site activity areas. The following design should be considered:

- Pedestrian paths are strongly encouraged and should be incorporated in parking areas.
- Pedestrian paths should be four feet in width or wider, appropriate to the pedestrian use demands of the site. When appropriate, include landscape strips on one or both sides.
- Provide clear, convenient pedestrian connections from the public streets, sidewalks, transit stops and trails to business entries.
- Distinguish pedestrian pathways from vehicular drives through the use of differing paving texture, color and/or materials. Where pedestrian pathways cross vehicular drives, provide clearly delineated crosswalks and consider raising the pedestrian paving surface for more visual differentiation.
- Provide adequate lighting for pedestrian safety.



4.5 Impact Considerations

4.5.1 Water Conservation

All projects must be consistent with the City of Tracy Municipal Water Management Plan as well as the amendments prescribing emergency water conservation measures (Ordinance 1196). All projects must also be consistent with the regulations set forth by the Water Efficient Landscape Ordinance (MWELO).

Water conservation techniques should include the following general irrigation and planting practices.

- Water-efficient irrigation systems, irrigation control systems, low-flow sprinkler heads, water-efficient scheduling practices, and Xeriscape should be employed to limit water usage.
- Recycled water should be used for landscape irrigation when available.
- Drip irrigation should be utilized whenever possible.
- Landscaped areas should be designed without the use of turf and with 100% water wise plants. Drought tolerant trees should be utilized whenever possible to achieve the desired tree canopies without compromising efforts of water conservation.
- Drought tolerant trees should be utilized whenever possible to achieve the desired tree canopies without compromising efforts of water conservation.
- Turf should be minimized in the landscape, except where needed for recreational purposes. The use of turf for solely decorative purposes is strongly discouraged.



4.5.2 Sustainability

- Sustainable landscape design employing the most current technologies is strongly encouraged.
- Appropriate placement of landscape materials should provide summer shade on buildings, parking spaces, drives and paths.
- Enhanced building entries and other special landscape features are encouraged and should feature bold foliage accent planting in pots or planters, colored paving, spreading shade trees and seating elements.
- Accent lighting of prominent landscape features is encouraged.
- Locally sourced, salvaged and recycled content materials in the landscape are encouraged.
- The use of renewable energy in the landscape such as photovoltaics and wind turbines should be considered.
- Species listed on the California Invasive Plant Council (CAL-IPC) list of invasive species shall not be used in the landscape.



4.5.3 Low-Impact Development

Roads and parking lots play a major role in transporting increased stormwater runoff and contaminant loads to receiving waters. The following guidelines serve to address ways in which Low-Impact Development techniques address stormwater management that mimic a site's predevelopment hydrology.

- Stormwater Best Management Practices, such as rain gardens, bioswales and rainwater harvesting, should be incorporated into the landscape to maximize on-site infiltration of stormwater, to the extent possible.
- Tree box filters should be considered to address bioretention; the mini bioretention areas installed beneath trees can be very effective at controlling runoff, especially when distributed throughout the site. Runoff is directed to the tree box, where it is cleaned by vegetation and soil before entering a catch basin. The runoff collected in the tree-boxes serves to irrigate the trees.
- Permeable paving materials like porous concrete or unit pavers should be considered in landscape design as they may look similar to traditional paving materials but allow air and water to pass through the paving material, providing the opportunity for temporary storage of stormwater runoff and/or groundwater recharge into the soils below.
- Residential yards are encouraged to be comprised of at least fifty percent in pervious landscaping and hardscaping materials.

Refer to *Multi-Agency Post-Construction Stormwater Standards Manual* (Larry Walker Associates, 2015) for additional stormwater management guidelines.



4.6 Planting Palette

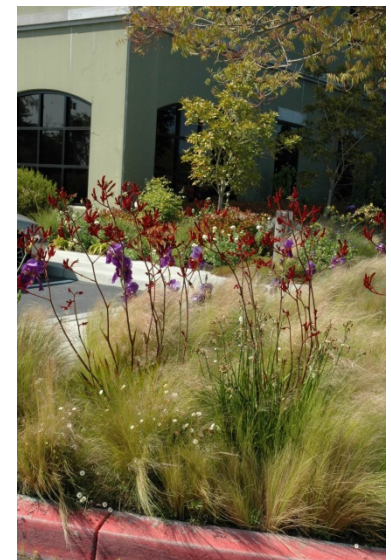
The use of native, climate adapted and large stature species is encouraged to promote/create habitat, minimize use of water, fertilizers and pesticides, promote biodiversity and sequester carbon.

The following plant list provides suggested species suitable for the design aesthetic desired.

Table 4-1: Plant Palette

Botanical Name	Common Name
Acer rubrum 'Red 'Sunset'	Red Sunset Maple
Celtis sinensis	Japanese Hackberry
Cercis Canadensis	Forest Pansy
Cercis occidentalis	Western Redbud
Crataegus cordata	Washington Hawthorne
Crataegus oxycantha	Hawthorn
Cupressus sempervirens	Italian Cyprus
Fraxinus hololricha 'Moraine'	Moraine Ash
Fraxinus velutina 'Rio Grande'	Rio Grande Velvet Ash
Fraxinus uhdei	Evergreen Ash
Lagerstoemia indica	Crape myrtle
Liriodendron tulipifera	Tuliptree
Nyssa sylvatica	Saucer Magnolia
Pistacia chinensis-Male only	Chinese Pistache
Platanus acerifolia 'Yarwood'	London Planetree
Prunus cerasifera 'krauter Vesuvius'	Krauter Vesuvius Flowering Plum
Pyrus calleryana 'Aristocrat','Capital', 'Red Spire', 'Whitehouse'	Flowering Pear, Callery Pear, Capital, Red Spire, Whitehouse Callery Pear
Pyrus calleryana 'New Bradford'	New Bradford Pear

Pyrus calleryana 'Cleveland Select'	Cleveland Flowering Pear
Quercus agrifolia	Coast Live Oak
Quercus cocchineia	Scarlet Oak
Quercus lobata	Valley Oak, White Oak
Quercus rubra	Red Oak
Quercus suber	Cork Oak
Quercus virginiana	Southern Live Oak
Schinus molle	California Pepper Tree
Zelkova serrata 'Green Vase' or 'Village Green'	Japanese Zelkova



5 RESIDENTIAL LANDSCAPE

These residential landscape standards for initial installation provide a framework for achieving a high-quality landscape character for all new single-family, duplex, and multi-family residential development projects, as well as conversions of existing residential landscapes that require a Development Review permit. While these standards could apply to entire yards, they specifically apply to front and side yards that are visible from a public roadway. The landscape design standards complement the mandatory site development regulations as described in the City of Tracy Municipal Code and Specific Plans.

The following goals provide a framework for these residential landscape standards:

- GOAL 1.** To promote a sense of community and create more pleasant residential neighborhoods.
- GOAL 2.** To retain flexibility and encourage creativity through appropriate landscape design.
- GOAL 3.** To encourage high-quality residential landscape design that create useful spaces that enhance the usability and function of private outdoor spaces, and accentuate the character of the adjacent architecture.
- GOAL 4.** To promote water use management and water conservation using water-efficient landscaping, limited use of natural lawn, and aggressive use of water-conserving irrigation technology and management consistent with the requirements of the State-mandated Water Efficient Landscape Ordinance (hereafter abbreviated to WELO), in compliance with California Government Code Section 65591 et seq.
- GOAL 5.** To maintain residential landscape areas long past their approval and construction.



Applicability

5.1 Residential

These standards are applicable to all new single-family, duplex, and multi-family residential development projects. The focus of these standards are for residential front (and side where applicable) yard landscapes that front onto a public street and exceed 500 square feet, but are less than 2,500 square feet in total landscape area size.

The front yard landscape is considered the landscape area that fronts a street and is on the street side of a wall or fence and can be seen from the street. This is inclusive of traditional front yards where the door to the home and/or garage is located as well as side yards for corner lots. It does not apply to landscapes that front alleys. It may also apply to areas which front paseos, bike paths, and other public ways per the determination of the Development Services Director.

Most residential front yards in Tracy have less than 2,500 square feet of landscape area. As such, they fall under the Prescriptive Method of WELO compliance (per the Department of Water Resources Title 23, Chapter 2.7, Sections 490 - 497.2). Front yard landscapes that are larger than 2,500 square foot will also need to comply with the more water restrictive requirements of WELO. Hardscape items within the front yard such as driveways and sidewalks do not count toward the total landscape area.

Multi-family developments, such as apartments, condos, shall submit detailed landscape plans for the entire project, substantially complying with all concepts within these standards.

5.2 Submittal Requirements

All applicable landscapes shall be designed in plan form incorporating the design standards herein and submitted to the City of Tracy Planning Department with the building permit application. It is recommended that the scale be no greater than 1" = 20' (scale may vary due to size of project).

The landscape plans shall include paving materials, finishes, plant palettes, notes, call-outs, details and sections and a WELO checklist. The design submittal shall include notes confirming the use and specific type of low precipitation automatic irrigation technology and the total square footage of the area to be landscaped and irrigated. All existing utilities shall also be identified on the submittal.

For a project of more than ten units, at least three "typical" landscapes shall be submitted by the developer and approved by staff, and alternated throughout of the project to provide variety within each subdivision. No more than two of the same design shall be repeated on adjacent lots facing the same street unless there is a break in the lotting pattern due to street configuration.

The Development Services Director may exclude or provide modified compliance requirements based on specific project conditions on a project-by-project basis.

5.3 Front Yard Landscape

The following standards describe typical landscape materials and allowable percentages of those materials that may be used with the design of residential front yard landscapes. Multiple combinations may be used, but it is important that an overall cohesive design be created staying within the allowable percentages. It is not intended that all of the following materials be included in a single landscape design, but rather a combination (typically two-to-four) to create an aesthetically pleasing, functional, low-water use landscape that complements the home and surrounding neighborhood.

The recommendations and percentages offer direction and set goals for landscape aesthetic and water usage; they are not intended to discourage or stifle creative design. While each landscape design is still required to meet code requirements, new materials may become available and special applications may require unique design solutions. Alternate materials, means of installation, and percentages can be submitted for review and approval by the Development Services Director.



5.4 Front Yard Design Guidelines

The following landscape materials standards should be incorporated into the landscape plan for residential front yards. Minimum required and maximum allowed use, as a percentage of the total landscape area (unless otherwise noted), are shown in Table 5-1: Residential Front Yard Landscape Material Coverages.

Examples of conceptual front yards landscapes that apply these landscape standards are shown in Figures 5-1 through 5-5 at the end of this chapter.

Table 5-1: Residential Front Yard Landscape Material Coverages

Material	Minimum Requirement ¹	Maximum Allowed Use ¹
Natural Lawn	0 %	25%
Synthetic Lawn	0 %	60 %
Natural Lawn Substitutes	0 %	60 %
Trees	2 @ 24-inch box	--
Shrubs and Groundcover	35 %	100 %
Impervious Hardscape	0 %	20 %
Pervious Hardscape	0 %	20 %
Walkable Permeable Groundcover	0 %	30 %
Organic Wood Mulch	--	--
Soil Amendment	See Section 5.4.10	--

Notes:

1. Percent as total of front yard landscape area, unless otherwise noted.



5.4.1 Natural Lawn

Historically, front lawns have been used extensively throughout Tracy and their use has set a character of the community. However, due to water conservation interest, lawns are allowed but not encouraged and should be limited.

The following standards should be considered for natural lawns:

- Natural lawn utilizing “warm season” grass species should not exceed 25% of the total front yard landscape area on single-family homes and duplexes.
- Natural lawn is prohibited in multi-family residential developments and may only be used in functional and/or recreation use areas with the approval of the Development Services Director.

Warm season grasses include a variety of species that originated in tropical areas. Their peak growing time is mid-summer when temperatures are the hottest. Those warm-season grasses that are considered drought-tolerant (which includes most, but not all, warm-season species) have the ability not only tolerate heat, but they also can survive on very little water during peak growing times. Warm-season grass species include, but are not limited to:

- *Bahia*
- *Bermuda*
- *Buffalo*
- *Centipede*
- *St. Augustine*
- *Zoysia*



St. Augustine



Bermuda



Fescue



Zoysia

Examples of warm season natural lawn species



UC Verde® buffalo grass may be mowed as a lawn or left long for a landscape meadow. Unlike other lawns, this grass only requires weekly watering during the warm season to maintain its appearance. Its slow growth means mowing is required once every two to three weeks for lawns or once a year for a meadow, to invigorate growth.



5.4.2 Synthetic Lawn

The use of synthetic lawn (artificial turf) is allowed as a substitute for natural lawn.

The following standards should be considered for synthetic lawns:

- Synthetic lawn must be a high-quality product that has a natural lawn appearance and installed in a quality manner to comply with the installation recommendations and specifications of the manufacturer; including a six-inch by six-inch concrete curb separating the synthetic lawn from the adjacent shrub planting. Proper sub-base, fine grading, and edge securement (anchored screw strips) must be provided.
- Synthetic lawn should not exceed 60% of the front yard landscape area on single-family homes and duplexes. In multi-family residential developments, it should be limited to no more than 30% of the front yard landscape area.
- Irrigation is not needed for synthetic lawn and may only be included per the approval of the Development Services Director if there is a special condition that requires a level of cleaning or cooling that is not typical for front yard usage.



Examples of synthetic turf

5.4.3 Natural Lawn Substitutes

Groundcover plants that are low and continuous may be used as a substitute for traditional natural lawn. These may include plant species that can take foot traffic and serve a similar purpose as a traditional natural lawn or they may include species that remain continuous and low, offering the uniform appearance of a lawn, but do not handle foot traffic as well.

The following standards should be considered for natural lawn substitutes:

- Natural lawn substitutes shall not exceed 60% of the total front yard landscape area on single-family homes and duplexes. In multi-family residential developments, it should be limited to no more than 30% of the front yard landscape area.
- To qualify as a natural lawn substitute, the plant species must be able to fill in completely within one year, be evergreen, completely cover the ground without bare spots, be low (less than eight (8) inch height), able to be maintained at a relatively uniform height naturally or by infrequent mowing, and must be dense enough to discourage weeds.
- A natural lawn substitute should consist of a single species of plant or a mixture of species that combine to create a single uniform appearance (such as low-water use no-mow Fescue blends). Multiple species may be used in multiple sweeps or masses of single species each to create a layered groundcover appearance.
- The water use requirements of the natural lawn substitute species must be less than that of natural lawn with water use of 60% or less of Kentucky Blue Grass.
- Areas of the natural lawn substitute may be depressed to allow stormwater to percolate into the soil (encouraged where appropriate), but plant species shall be selected that will be hardy to the wet winter soil.
- Low water use lawn species (that looks and functions like traditional front yard lawns) may qualify as a 'lawn substitute' only if it can be

proven that the water usage needs of the species meet the requirements of this section.

Possible natural lawn substitute plant species include, but are not limited to:

- Asian Jasmine
- Chamomile
- Cotoneaster
- Dymondia
- Herniaria (Green Carpet)
- Juniper
- Kurapia
- Mondo
- Native species no-mow fescue blend (red fescues)
- Silver Carpet
- Zoysia (Korean Grass)

Examples of Natural Lawn Substitutes



Silver Carpet



Dymondia



Kurapia



Mondo

5.4.4 Trees

Trees are an integral part of any landscape design and shall be included with all landscape design plans. In many cases the inclusion of trees is required by code and/or development agreements. They provide shade that reduces heat gain, produce oxygen that mitigates green-house gas emissions, slow the process of rainwater entering the storm drain system, provide habitat for birds and other urban wildlife, and substantially enhance the character and livability of Tracy. Their inclusion in all landscape design is critical.

The following standards should be considered for trees:

- Tree species should be selected based on the space that is available and their intended overall size. Refer to the city's Urban Forestry Management Plan (once adopted) for species selection guidelines.
- Wherever achievable, large spreading shade trees should be planted. Large trees in narrow planters, directly adjacent to overhead power lines, and directly adjacent to street lights should be avoided. Similarly, trees should be planted clear of underground utilities.
- At least two trees (min. 24-inch box), in addition to the required street trees, should be planted per single-family front yard. Alternatively, three 15-gallon size trees can be used in place of the two 24-inch box trees where the size of the front yard area allows for such.
- The front yard trees should be planted in informal clusters, creating movement throughout the entire street. Mature tree size and scale should be considered.
- Corner lots should have an additional requirement of one gallon vines at 10 feet on-center installed against the street side yard wall or fence.
- All 24-inch box trees should be double staked and 15 gallon trees should be single staked. All trees should be tied to stakes with a rubber "cinch tie" or equal. All trees in turf areas should include arbor guards.



Crepe myrtle

Examples of Appropriate Residential Tree Species



Red Oak Tree



Chinese Pistache Tree



Chinese Fringe Tree

5.4.5 Shrubs and Groundcover

Shrubs and groundcover create a visually-appealing layered appearance and consists of a combination of herbaceous and perennial plant species. These plantings typically provide the backdrop for natural lawn and lawn substitute plantings. These are typically located directly in front of the home (foundation planting) and along the fence and between front yards. Their use can be greater than what has been traditionally provided due to the reduction in the amount of lawn that is allowed.

The following standards should be considered for shrubs and groundcovers:

- The minimum shrub and groundcover coverage is 35% of the total front yard area.
- Plant species should be chosen for their ability to reinforce the neighborhood character, which includes plant varieties, color, texture of plant material, diversity, and form.
- Plant species should have low and medium water use needs, provide a variety of sizes and color, create a layered and interesting year-round appearance, and have a mature size that is appropriate for their use.
- The design and selection of plant species and spacing should be done in such a way that when the landscape is mature there are no bare spots and no need to replenish mulch for aesthetics.
- Plants should not be planted so close together that they overlap each other and become too overgrown and dense. Model homes can be excluded from this requirement at the discretion of the Development Services Director.
 - Shrubs should be spaced a maximum of 75% of their mature growth.
 - Groundcovers should be installed at spacings that will allow them to grow together to completely cover the ground within three years. For example, plants that have a mature spread of three feet should not be planted five feet apart as they will never grow to touch each other.
- Areas with shrubs and groundcover may be depressed to allow stormwater to percolate into the soil (encouraged where appropriate), but plant species shall be hardy to the winter wet soil conditions.
- Shrubs shall be five-gallon size for background/foundation and one gallon size for foreground. If the planting area allows only a single row, the minimum size shall be five-gallon.
- Where blank exposed walls visible from the street exist, front yard should have a minimum of three 15-gallon accent shrubs, vines, or espaliers to provide visual screening. This is in addition to the shrubs mentioned above.
- Plants should not require more than 30% of their foliage be removed to maintain their intended functional use. For example; don't use a species that has a mature size of 10' tall if it is intended to be maintained at four (4) feet tall.
- All shrub areas should have ground cover planted at a maximum of eight (8) inches on-center triangular spaced, from rooted cuttings or liners. A wider spacing can be considered for four (4) inch pots or one gallon sizes.
- A three (3) inch layer of shredded mulch should be used under all shrub masses without groundcover.
- All landscape areas should be finished with no less than eight (8) inches of amended topsoil.



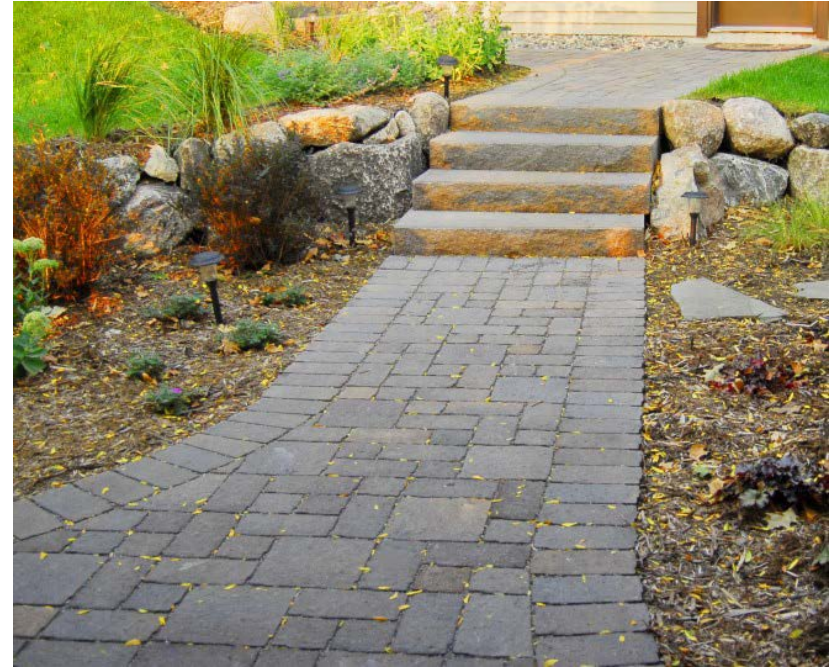
Using a rich variety of shrubs and groundcovers can create a visually dynamic and relatively low-maintenance residential landscape.

5.4.6 Impervious Hardscape

For the purposes of these standards, the term impervious hardscape refers to landscape elements that are constructed of concrete or have a concrete base or similar material that does not allow rain or irrigation water to flow through. Driveways and sidewalks that serve the function of the home are not considered to be landscape areas and are therefore not part of this section.

The following standards should be considered for impervious hardscapes:

- Impervious hardscape may include but are not limited to colored and stamped concrete patios, concrete mow curbs, wet-set cobble, non-permeable interlocking pavers, stone or tile on concrete base, etc.
- The maximum allowed use of impervious hardscape is 20 % of the total landscape area.
- These materials should be incorporated into the landscape to complement the planting areas and create functional space such as mow edges, walkways, aesthetic edges and transitions.
- Impervious hardscapes are not intended or allowed to be used to replace large areas of landscape. Their use and overall incorporation into the landscape is subject to the discretion of the Development Services Director.



5.4.7 Pervious Hardscape

Pervious hardscape consists of landscape accent materials such as decomposed granite (DG), ornamental aggregate, cobble, boulders, river rock, pea gravel, and tumbled glass mulch. It is different from the walkable permeable groundcover described below in that this material is provided in the design as an aesthetic treatment and not designed as a walkable functional element.

The following standards should be considered for pervious hardscapes:

- Pervious hardscape materials are not intended to replace large portions of the landscape, but rather, to accent and supplement them.
- The maximum allowed use of pervious hardscapes is 20 % of the total landscape area.
- Pervious hardscapes should be consistent with the overall design of the landscape and compliment the character of the surrounding community.
- Dry stream beds should include a variety of cobble and boulder sizes, should be depressed into grade, and designed to appear as a natural component of the landscape. If the design is more contemporary, the use of these materials can take on a more contemporary aesthetic such as sweeps or bands, but is generally limited to two areas.
- Where appropriate, pervious hardscapes (e.g. a dry stream bed) may be used as a functional element to convey and/or percolate stormwater.



Pervious hardscapes are limited to 20% of the landscape area and should be tastefully integrated with trees and shrubs



Pervious hardscapes that visually dominate the landscape are prohibited



Examples of dry creek bed landscape treatments.

5.4.8 Walkable Permeable Groundcover

Walkable permeable groundcover includes informal walkways, seating areas, and patios. Permeable means water can move through them to the soil below.

The following standards should be considered for walkable permeable groundcover:

- The use of small seating areas, patios, informal walkways, etc. are encouraged, provided that their design is integrated with the sidewalk layout (the sidewalk to the front door) and landscape design.
- The maximum allowed use of walkable permeable groundcover is 30 % of the total landscape area.
- The inclusion of functional space within the front yard that can be used like a porch and/or seating area is encouraged and fosters community interaction.
- Permeable materials include decomposed granite (DG) (without stabilizer polymer binder), permeable pavers, stepping pads of concrete, stone, etc. (with permeability between them), ornamental aggregate, pea gravel, and other similar paving substitute materials.
- Loose materials such as ornamental aggregate, DG, pea gravel, etc. should have a secure containment edging such as steel edging, recycled plastic bender board, three-ply wood bender board, or other acceptable containment edge.
- At the discretion of the Development Services Director, the maximum allowed use of walkable permeable groundcover may be increased (as a percentage of the landscape area) if there is functional use such as stormwater conveyance and percolation.



Example of a walkable permeable groundcover incorporating flagstone pavers and decomposed granite.

5.4.9 Organic Wood Mulch

Organic wood mulch (bark mulch) helps to retain soil moisture, moderate soil temperature, and suppress weeds while plants grow to maturity.

The following standards should be considered for using organic wood mulch in landscape areas:

- Organic wood mulch may be used within the shrub and groundcover areas only and is not allowed as a landscape treatment without plants. It is required with the installation of shrubs and groundcover and may be needed for some natural lawn substitute species.
- Organic wood mulch should be installed at minimum three (3) inches depth. Because shrubs and groundcovers should be designed to grow together within three years so that no organic mulch is visible.
- All planters (non-slope) should include a minimum of three inches (measured after settling) of organic wood mulch. Areas of planted groundcover should include a minimum of one and a half inches of organic wood mulch. Slope planting with point-to-point drip or subterranean irrigation should include a minimum of four (4) inches of organic wood mulch.
- Color enhanced mulches are prohibited.
- Mulch may be omitted for native re-vegetation projects upon the recommendation of the project biologist and/or the landscape architect or landscape professional with valid reasons, and as approved by the Development Services Director.
- A two (2) inch layer of decomposed granite or crushed rock or gravel mulch may be substituted for organic wood mulch when appropriate to the overall landscape design, and as approved by the Development Services Director.



5.4.10 Soil Amendment

All new planting areas shall be amended with at least four (4) cubic yards of soil amendment (compost) to a depth of six (6) inches per 1,000 square feet of planting area. The soil amendments are not required for non-planted areas such as synthetic lawn, pervious hardscape, etc.

5.4.11 Accessories

Other landscape items such as low walls, seat walls, fences, art, decorative containers, etc. may be incorporated into the landscape as part of a cohesive and comprehensive landscape design. They may be included, but are not required, to the extent allowed by current codes and homeowner association regulations (CC&Rs) and per the discretion of the Development Services Director.

The construction of walls, fences and hedges shall comply with the City of Tracy Municipal Code, Section 10.08.3250 - Wall, fence and hedge requirements.



5.5 Irrigation

All living plant landscape areas shall be provided with automated irrigation system that is designed to be compliant with all applicable codes and requirements including WELO, California Building Code, and Tracy Municipal Code.

Irrigation shall be designed to meet the water needs of the plants without providing more water than the plants need and without running off onto sidewalks and streets or adjacent properties. Irrigation water shall be contained within the landscape area that it is intended to irrigate (no run-off).

The following standards should be considered for irrigation systems in landscape areas:

- Plants with similar water usage needs shall be irrigated together and plants with different water needs shall be placed on separate circuits.
- Irrigation water should remain within the landscape area that it is intended to water. For instance, lawn irrigation should not overspray into shrub areas or other areas that do not require irrigation.
- Spray irrigation should only be used for lawn areas (maximum 25% of the landscape area) and should be designed to not overspray outside of the lawn area. Only irrigation nozzles that use larger water droplet size such as rotator nozzles, precision nozzles, and other nozzles are allowed.
- Traditional spray irrigation is prohibited as it creates too much mist and does not meet the efficiency requirements of WELO.
- The use of drip and/or low flow bubbler irrigation is encouraged for all landscape areas, and is required for all non-natural lawn irrigation. The use of subsurface drip is encouraged for natural lawn areas.
- There shall be a manual shut off valve at the point of irrigation service connection to allow the irrigation system to be shut off separate from any other water needs (such as the water used inside the house).
- The irrigation controller should be multi-programmable and incorporate sensors to adjust run times based on soil moisture information to automatically adjust the run times.
- The irrigation system should be timed to operate during cooler period of the day or (preferably) at night to minimize evaporation.
- Irrigations systems shall be installed with a rain shut off sensor.
- All natural and manufactured slopes over four vertical feet should be landscaped and irrigated utilizing point-to-point drip irrigation and container trees and mass planted shrubs and mulch. Spray head irrigation is discouraged.



5.6 Model Home Planting

Promoting high-quality landscape design and water conservation awareness is an important residential landscape goal. Helping to educate new-home buyers provides an excellent opportunity to help promote this goal to future Tracy homeowners.

The following standards should be considered when designing landscape areas for model homes associated with new residential developments:

- Each model home shall display different landscape designs and materials for each residential model.
- Model homes shall be used to demonstrate and encourage water conservation.
- Signs and exhibits shall be posted at one for each model home to demonstrate water conservation through its landscape design concept. Written information shall be provided to all homebuyers. The signage and literature shall clearly state the design concept, materials and water efficient practices implemented to achieve this concept. Written information shall be available in the sales office.
- New homeowners shall be given a brochure/handout explaining optimal settings for their irrigation system(s), current water alert stage, watering windows, and watering standards consistent with WELO requirements. This will encourage efficient watering and provide common water conservation practices to the homeowner.
- If the residential development contains CC&Rs, a condition shall be incorporated into any related project approval prohibiting the use of water-intensive landscaping and requiring the use of low water use landscaping consistent with these standards. Additionally, such a condition shall also require the CC&Rs to incorporate provisions concerning landscape irrigation system management and maintenance.



Figure 5-1: Natural Lawn and Plants Conceptual Landscape Plan

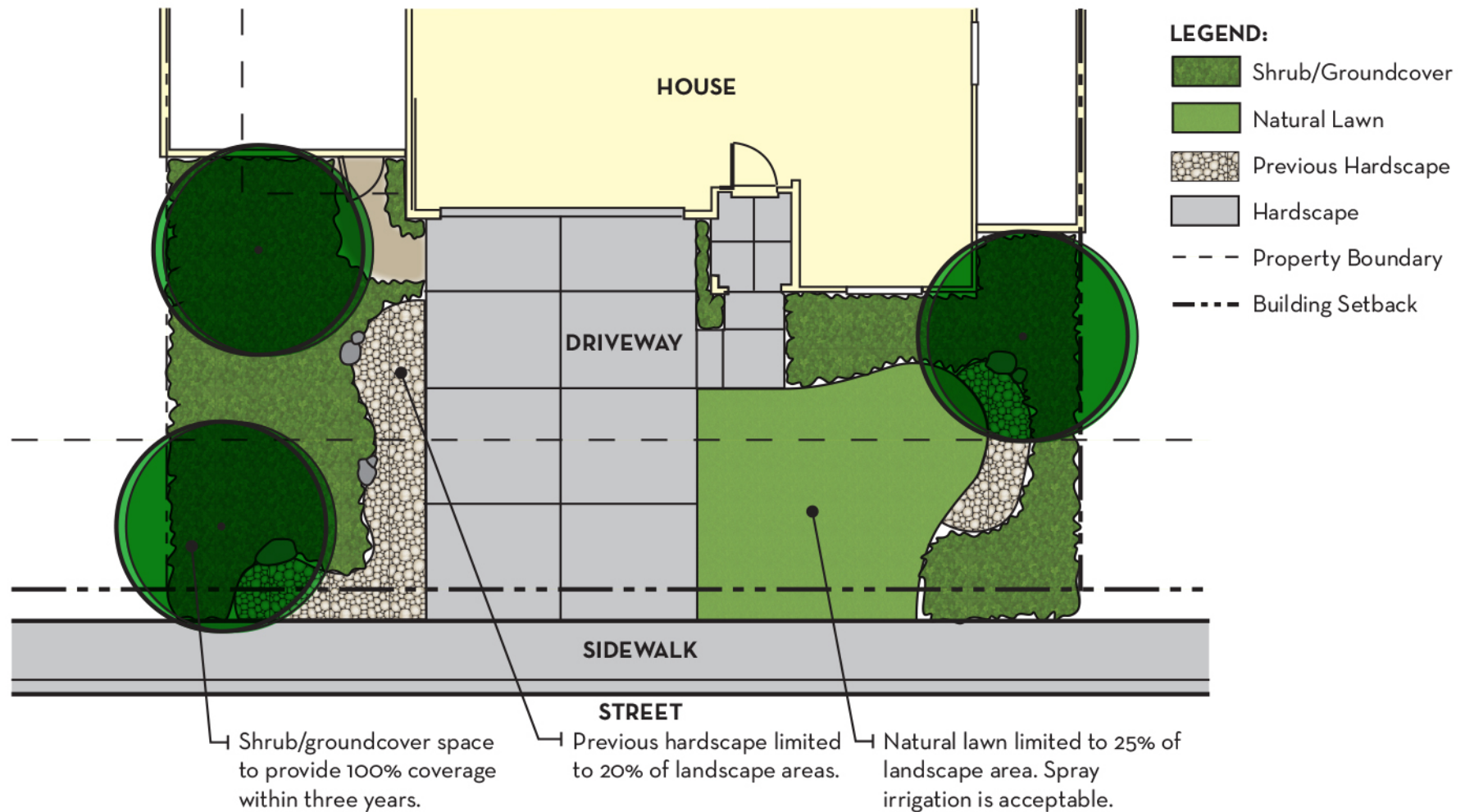


Figure 5-2: Synthetic Lawn and Plants Conceptual Landscape Plan

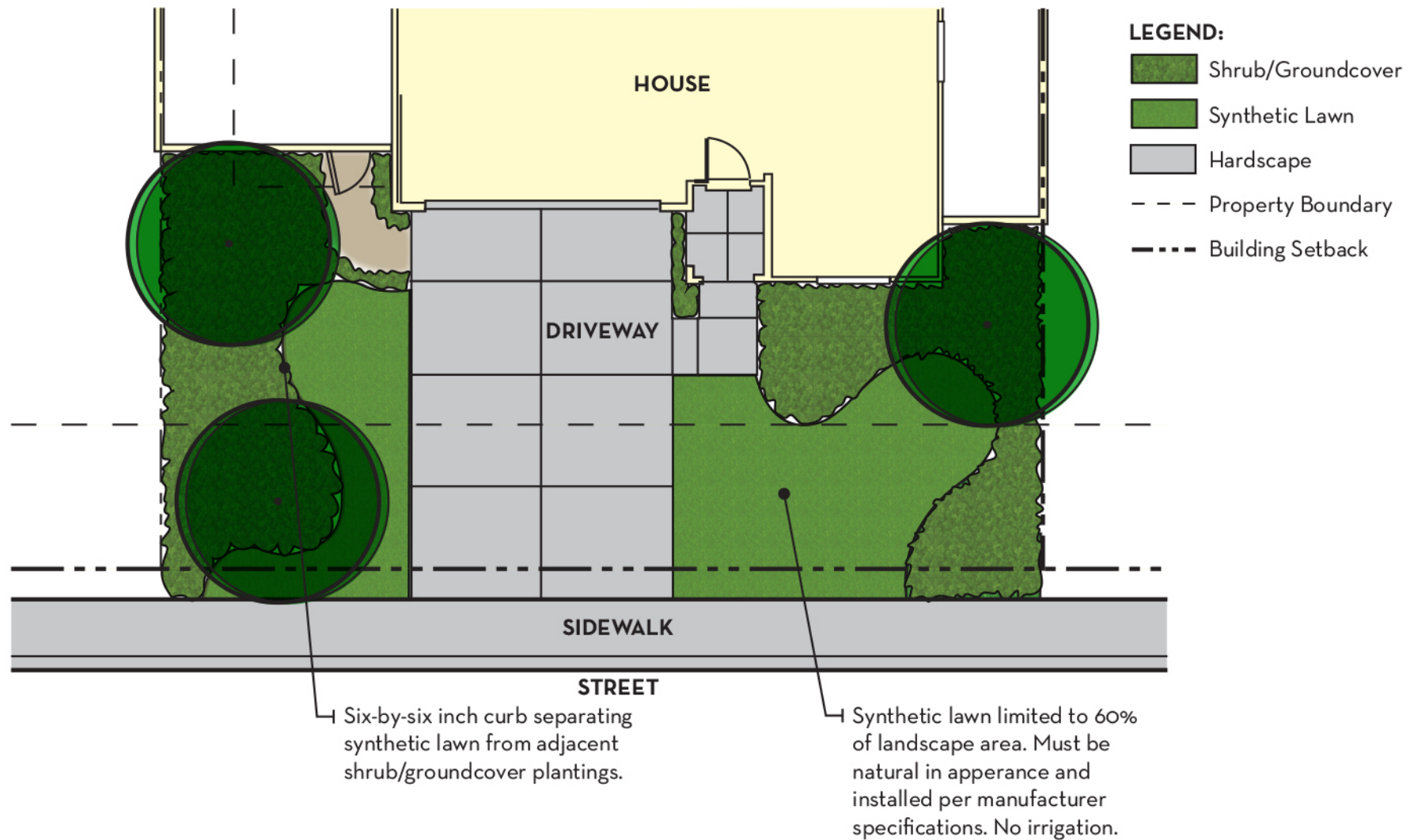


Figure 5-3: Courtyard Enclosure Conceptual Landscape Plan

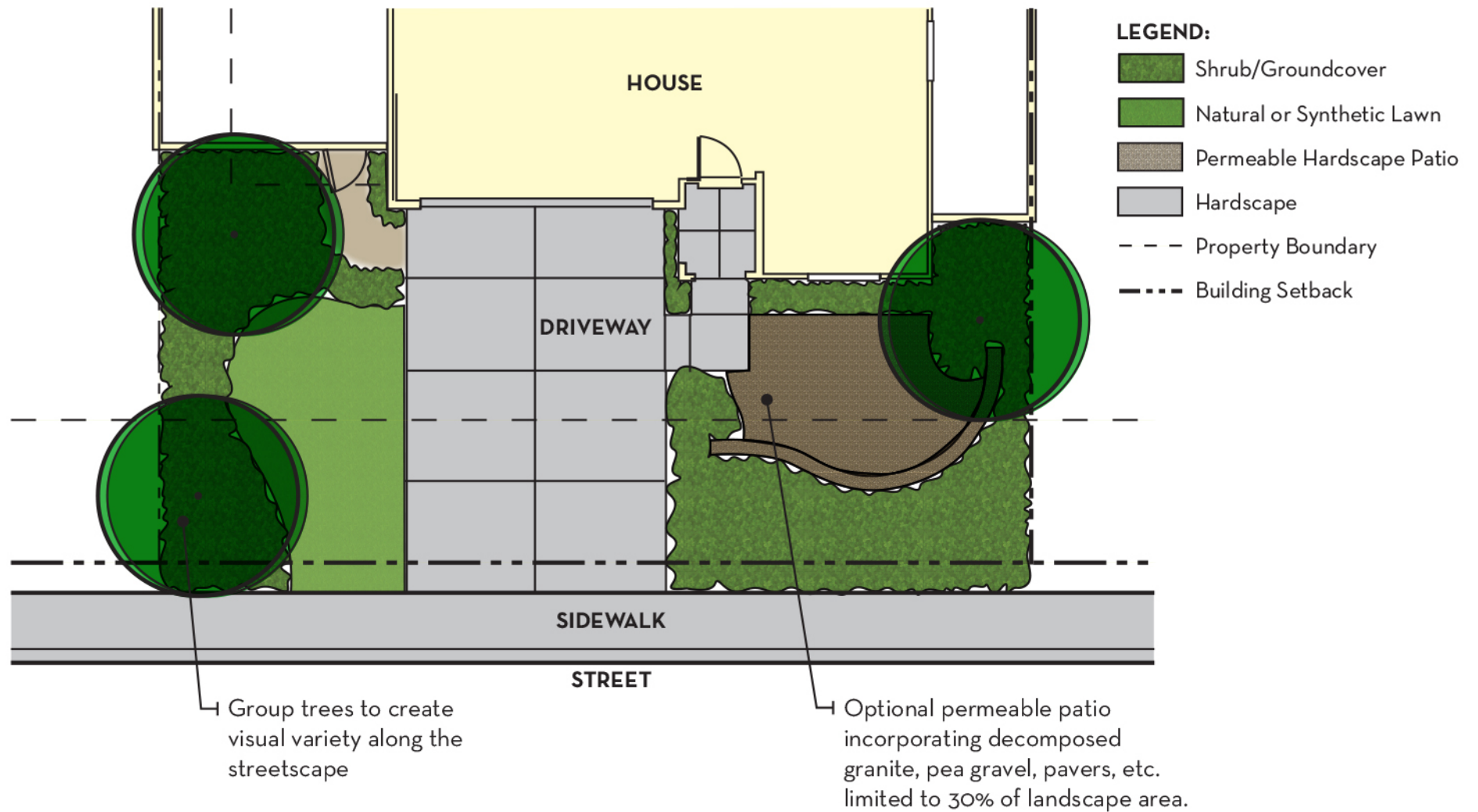


Figure 5-4: Dry Stream Bed Conceptual Landscape Plan

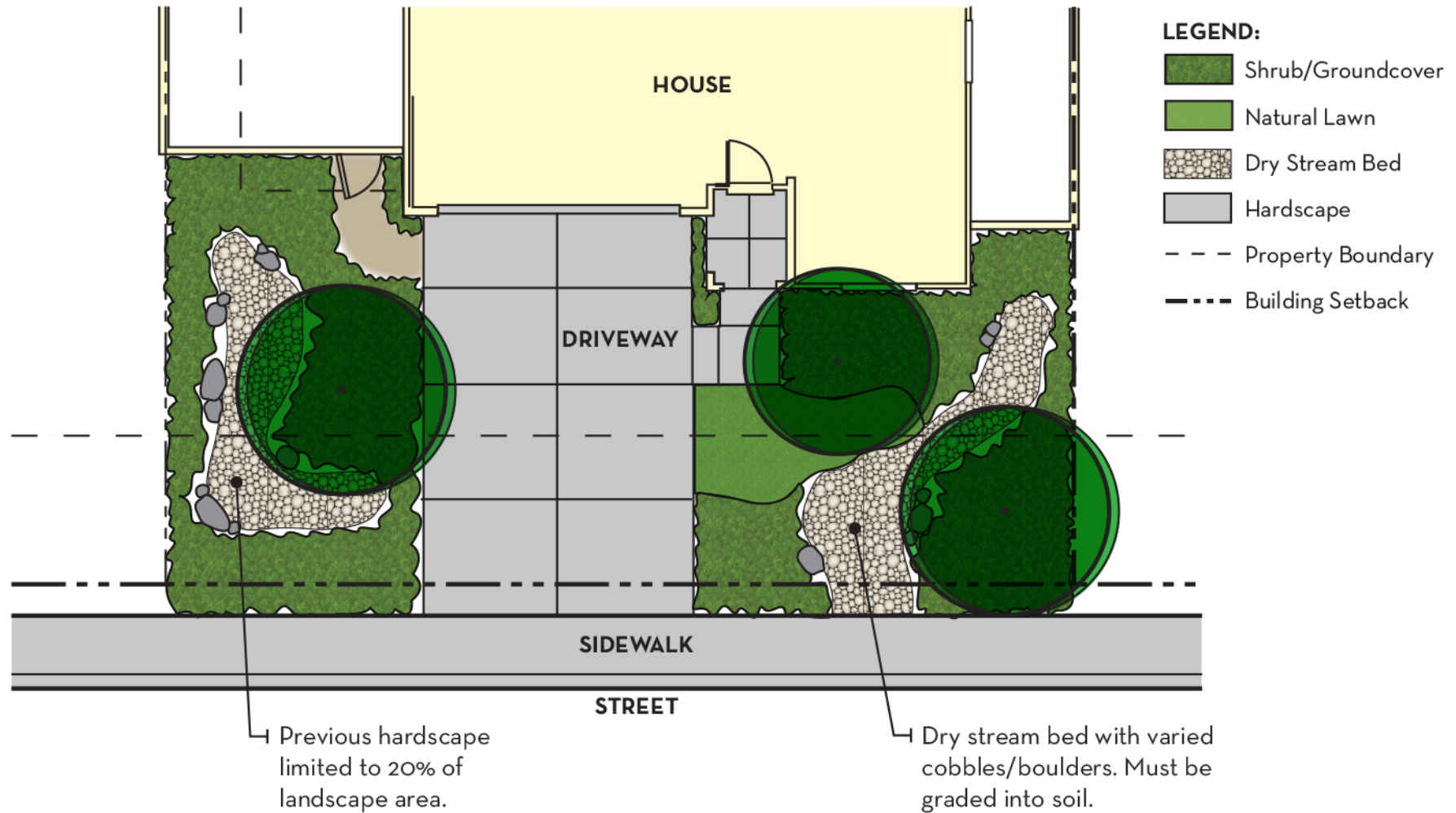
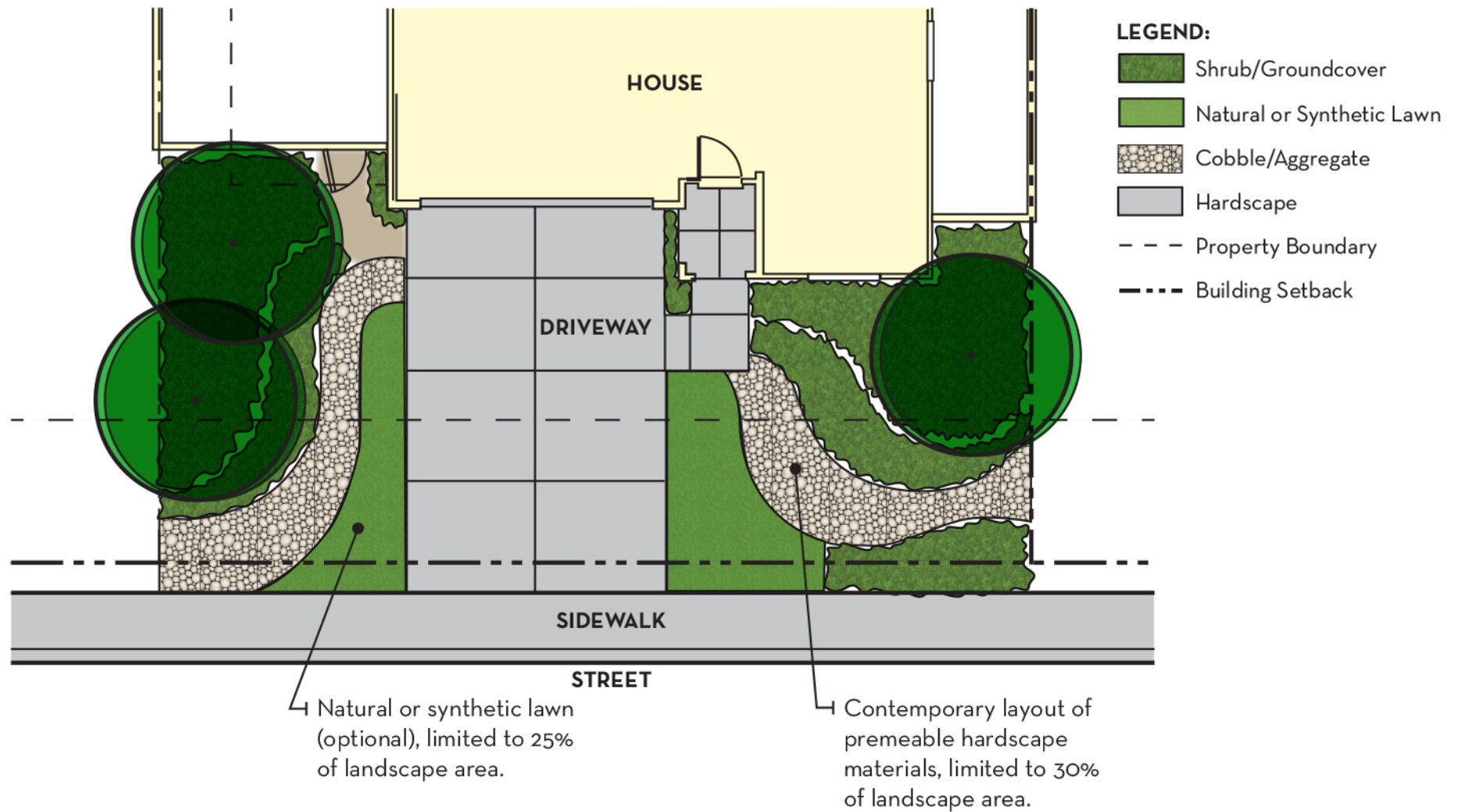


Figure 5-5: Contemporary Conceptual Landscape Plan



6 SIGNAGE

- GOAL 1.** To allow only for signage that is architecturally integrated with its surroundings in terms of size, shape, color, texture, placement, and lighting so that it is architecturally complementary to the overall design of the building(s).
- GOAL 2.** To balance the need for business identification with the need for high quality graphic design and strong aesthetic values.

6.1 Signage Standards

- Signs of high quality materials should be integrated with the design of the project. Individually lettered signs are encouraged, rather than cabinet signs, and raceways are discouraged.
- Monument and freestanding sign materials shall reflect the character of the building for which the sign identifies, and such signs shall be accompanied with landscaping, rather than placed alone, in paved areas.

Successful Designs

The shape, materials, and colors of the sign coordinate with the design of the building and are appropriate in scale to the buildings they advertise. They are also de-emphasized within a planter area, integrating well with the remainder of their sites.

