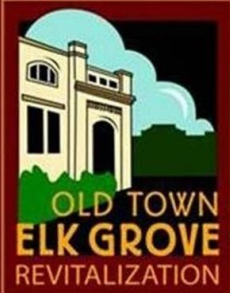


Old Town Elk Grove Special Planning Area



Design Standards and Guidelines

Adopted by City Council
August 10, 2005
Reflects Amendments Through August 2021

The City of Elk Grove staff gratefully acknowledges the significant contributions made by both the citizens of Elk Grove and Carter-Burgess in the creation of the original Special Planning Area and the Conceptual Master Plan. Both documents provide the foundation for this updated Special Planning Area.

**Old Town SPA
ADOPTED AUGUST 10, 2005
(Reflects Amendments Through August 2021)**

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Vision Statements

These vision statements for the Old Town Elk Grove Special Planning Area are intended to serve as a guide for future growth and planning effort, while preserving the historical character and ambiance of Old Town. The visions reflect the community's aspirations for the future and establish a set of guiding principles against which any future action can be evaluated. The vision statements were generated from input from the community through three "Visioning Workshops" held in June/July 2009 as part of the first triennial review of the SPA. Community members identified issues that were important to them and then developed vision statements for Land Use, Site Design, Signs, and Architecture to address these issues. The vision statements below are only meant as a total vision for the Old Town Special Planning Area and have no legal force or effect. Please see the standards and guidelines within the SPA for specific legal requirements.

Land Use

The land uses permitted in Old Town reflect a commitment by the community for a diverse, active, and attractive town center that encourages walking, shopping, dining and the staging of community events and celebrations. The land use plan encourages retail and commercial uses to locate in proximity to similar enterprises in Old Town, and this synergy of use and activity help to promote Old Town as a regional destination. Surrounding housing provides a harmonious mixed-use balance and support to local businesses.

Old Town is a recreational and cultural center of the community that has recognized its central location to the greater Elk Grove community, has enhanced its opportunities and overcome the challenges typical to historic old towns. The land use plan recognizes the challenge of circulation and parking and has seized on creative solutions to change parking and traffic from a liability to an asset for merchants and patrons.

Site Design

Site Design in Old Town, first and foremost, recognizes the original character, form and fabric of the historic core. Because Old Town has developed over time with a variety of building types and lot configurations, buildings are sited with a variety of set-backs depending on the location on Elk Grove Boulevard. The core area of historic Old Town has buildings placed close to the sidewalks to promote a retail street front.

Buildings built in the historic core become more "background" buildings blending with the existing context as opposed to "iconic", stand-alone structures. Building designers and architects are encouraged to see individual buildings as playing a role in a composition with the street as part of the urban design ensemble.

The height of buildings varies, but are of a character and scale that no single building dominates or overwhelms the street or its neighbor. Sidewalks in the core are wide enough to be pedestrian-friendly (also conforming to Americans with Disabilities Act), and to promote outdoor seating for restaurants and outdoor display of merchandise. The streets and design elements of the street fit the over-all character of the Old Town architecture and help to give Old Town its recognizable image and identity.

Old Town is a pedestrian friendly place with buildings close to the sidewalks; a place with well distributed parking with multi-story facilities that blend in with the Old Town architecture and that

have well marked visible access. The entry arch, the broad tree canopy and the colorful flowers in sidewalk planters that provide public seating announce a visitor's arrival in Old Town.

Signs

Advertising in Old Town is a creative endeavor that adds to the character and charm of the historic core of Elk Grove. Given clearly written, communicated and enforceable guidelines, merchants and businesses up and down Elk Grove Boulevard share in presenting a quality in design for their individual signs that correspond to the "feel" and appearance of Old Town. The signs are appropriate in scale to the store-front and are visible to both pedestrians and auto traffic on the street.

Directional signs are of the same quality adding to the visual environment and the architectural backdrop. They are clear and are part of a well-designed circulation and parking plan helping visitors find Old Town from surrounding freeways and arterial streets. They assist pedestrians in finding their way around town once they leave their cars and identify the many diverse services in Old Town.

Architecture

Old Town, as the heart of the original Elk Grove community, is the focal point for recurring community activities such as parades, farmer's markets and significant community events and this importance is enhanced by a major civic gathering space. The entrances to Old Town are clearly defined by buildings or architectural monuments announcing arrival into the heart of the community. The quality of the design of the street and the buildings lining Elk Grove Boulevard and the character of development in Old Town reflect the heritage and history of the place without creating a thematic statement.

The Architecture of Old Town Elk Grove possesses a charm in its eclecticism. Architectural design is executed with an eye toward context-sensitive design using durable materials such as brick and stone that give the buildings a sense of permanence. The street level of the new mixed-use buildings is a rich mixture of retail, with housing and commercial offices in the stories above. Buildings on Elk Grove Boulevard retain a scale appropriate to the "main street". Some buildings rise to 4 stories with step-backs above 2 stories giving a good sense of rhythm and articulation to the building fronts.

SECTION I – PROCESSING

A. ADOPTION OF DESIGN STANDARDS AND GUIDELINES

Section 23.40.020 of the Elk Grove Municipal Code creates the Old Town Elk Grove Special Planning Area Design Standards and Guidelines.

B. PURPOSE AND INTENT

The purpose of the Old Town Elk Grove Special Planning Area Design Standards and Guidelines (SPA) is to provide development regulations that are tailored to preserve the historical character and small town charm. Thus, the Old Town SPA establishes:

1. A design review process which:
 - a. Preserves the historical and cultural integrity of Old Town by guiding the architectural style of new development and the redevelopment of existing structures;
 - b. Encourages high quality land planning and architecture;
 - c. Encourages development in keeping with the desired character of the City; and
 - d. Ensures that proper attention is provided to site and architectural design, thereby fostering an environment that encourages stable growth in land values.
2. A map and table of permitted and conditionally permitted land uses which:
 - a. Enhances Old Town Elk Grove's sense of community;
 - b. Unifies Old Town's main street, Elk Grove Boulevard, by focusing on pedestrian oriented uses such as retail, restaurant, office, and services; and
 - c. Ensures physical, visual, and functional compatibility between uses.

The intent of the Old Town Elk Grove SPA's design review process is to establish discretionary review of development projects within the SPA boundaries (see Figure 2) to ensure conformance not only with the minimum standards set forth in the Title 23 of the Municipal Code (hereinafter referred as the Zoning Code), but also with the goals, standards, guidelines, and examples provided in the Old Town SPA.

C. DEFINITIONS

Unless otherwise defined in this SPA, all capitalized, bolded terms shall have the definitions ascribed to as follows:

Approving Authority

For purposes of this SPA, approving authority is synonymous with design review authority as defined in Section 1(I). The Planning Director is the designated approval authority for Type 1 Design Review applications, and the Planning Commission is the designated approval authority for Type 2 Design Review applications.

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Clear Path of Travel	A route for use by pedestrian and wheelchair users that provides free and unobstructed access to and egress from a building, area, street furniture or location and which conforms to the requirements of the Americans with Disabilities Act (ADA).
Design Guideline	A design guideline is a non-mandatory design feature encouraged by the City. The text of guidelines is characterized by the words "should" or "encourage".
Design Standard	A design standard is a mandatory design feature required by the City. The text of standards is characterized by the words "shall" or "must".
Mobile Signs	Mobile sign shall mean any sign which is attached to, mounted on, pasted on, painted or drawn on any vehicle, which is placed, parked or maintained at one (1) particular location for the express purpose and intent of promotion, or conveying an advertising message.
Mobile Billboard	Mobile billboard shall means a sign mounted on a vehicle or trailer that is used for general advertising or advertising for hire which is placed, parked or maintained at one (1) particular location for the express purpose and intent of promotion, or conveying an advertising message. A vehicle which advertises the company of its primary use is not considered a mobile billboard.
Municipal Code	Municipal Code shall mean the Elk Grove Municipal Code
Mural	A design or representation that is painted or drawn on the exterior surface of a structure.
Pedestrian Corridor	Includes walkway improvements, enhancements to the walking environment, and pedestrian space.
Assembly Use	Facility operated by religious, fraternal, or civic organizations for worship, or promotion of religious, fraternal, and civic activities, and accessory uses on the same site, such as living quarters for staff, and child day care facilities where authorized by the same type of land use permit required for the facility itself. Other establishments maintained by organizations, such as full-time educational institutions, hospitals and other potentially related operations (such as a recreational camp) are classified according to their respective activities.
Planning Director	Means either the Planning Director or Planning Director's designee.
Restricted Commercial	A use which has been discontinued for a period of not less than twelve (12) months and which is no longer a permitted use under this SPA.

SPA Land Use Plan	The Land Use Plan is provided as Figure 2 in Section III of the SPA document.
Permitted and Conditionally Permitted Land Use Table	The Permitted and Conditionally Permitted Land Use Table is provided as Table 2 in Section III of the SPA document.
SPA Design Standards and Guidelines	The Design Standards and Guidelines are provided in Sections IV and V of the SPA document. A full and complete copy of the SPA is available for review at the City Planning Department.
Special Paving	Paving materials such as brick, pavers, and textured and color concrete.
Street Wall	A street wall is the part of a building that faces the street, but it generally refers to how and where several buildings line up to define a proper walking environment. At the most basic level, buildings should be set back an equal distance so that facades are even for as far as a pedestrian can see. An ideal street wall offers a sense of formality and includes a continuous variety of first floor businesses.

D. APPLICATION PROCESSING AND FEES

Design Review is required for the two types of applications listed in Table 1. The application and processing fee varies for each type of design review. The application and processing fees are established by resolution of the City Council and do not exceed the reasonable cost of the City to provide the service required.

Table 1 – Design Review Application Types

	Site Design	Architectural Design	Application Fee
Type 1 Application – Planning Director Approval			Established by Council Resolution
• Concrete flatwork or other paving	X		
• Repainting ¹		X	
• The installation of new fences, walls, or planters at least 24 inches in height	X	X	
• Alterations that change the exterior appearance (doors, windows, exterior finishes, lighting, etc.)	X	X	
• New buildings or additions ≤ 500 sq. ft. in size ²	X	X	
Type 2 Application – Planning Commission Approval			
• New buildings or additions > 500 sq. ft. ²	X	X	
• Restricted Commercial classification extension by Planning Commission (extension beyond the original 12-month limit ³)	X	X	
• Increase above the maximum height limit of 3-stories or forty-five feet (45'-0") for buildings fronting Elk Grove Boulevard and/or forty-five feet (45'-0") for landmark design elements ³		X	
<p><u>Notes:</u></p> <p>1. If a building is repainted the exact same color, including the hue, value (shades and tints), saturation, and gloss, it is not subject to review pursuant to the SPA.</p> <p>2. See Section V(A)(2) for building height standards.</p> <p>3. See Section I(F) for additional "Restricted Commercial" standards.</p>			

E. PERMITTED USES AND DEVELOPMENT STANDARDS

The land use zones, permitted and conditionally permitted uses, design standards, and guidelines set forth herein are applicable to all properties within the boundaries of the Old Town Special Planning Area. The land use zones are depicted in Figure 2. The permitted and conditionally permitted uses are provided in Table 2. All use, development, construction, rehabilitation, modification, and other such actions on real property, buildings and/or structures located within the Land Use Zones depicted in Figure 2 shall comply with the provisions and processes of the Old Town SPA.

F. RESTRICTED COMMERCIAL

All existing uses within the Old Town SPA that were operating legally prior to the adoption of Section 23.40.020 of the Elk Grove Municipal Code, but are no longer a permitted or

conditionally permitted use shall be classified as "Restricted Commercial" (RC). The following conditions apply to RC uses:

- Use may continue to be operated in perpetuity as the same use.
- The permitted RC use is the exact same use as the existing use on the date of the adoption of this document. For example, a muffler shop may not necessarily be allowed to convert to an emissions testing facility. If such a change in use is proposed, it is subject to Planning Commission approval.
- Owners may sell, deed, or give the business to another person or group.
- The business may continue in the same building with the same square footage and use. Use may not be enlarged, expanded, or extended (square footage of business).
- If property is damaged or destroyed, the building may be reconstructed to the same square footage prior to the incident and the same use continued.
- If a RC use is discontinued for a period of 12 months, or occupied by a permitted or conditionally permitted use within 12 months from the discontinuance of the RC use, the RC classification is no longer valid and the RC discontinued use shall not thereafter be re-established. However, the Planning Commission may grant an extension to retain the RC classification for vacant buildings or tenant spaces up to 12 months beyond the expiration of the original 12-month period with a Type 2 Design Review application. An application for extension shall be filed not less than sixty (60) days prior to the original 12-month expiration date.
- The RC classification does not apply to uses that were operating illegally prior to and after the adoption of this SPA. Illegal uses shall be discontinued.

G. DEVELOPMENT APPLICATIONS IN PROCESS

In the event that a SPA amendment becomes effective, all pending applications shall be subject to the standards, processes, and guidelines of the SPA amendment. Applications are no longer pending upon the occurrence of any of the following: 1) application has been approved, 2) once the appeal period has expired, or 3) the appeal process is completed.

H. DESIGN REVIEW EXEMPTIONS

The following structures are exempt from Design Review. However, such structures may require additional permits, such as a ministerial building permit to ensure compliance with adopted Building Code standards and applicable Zoning Code provisions.

1. New single-family residential homes;
2. Additions to single-family residential homes;
3. Interior alterations that do not increase the gross floor area within the structure, or change/expand the permitted use of the structure;
4. Construction, alteration, or maintenance by a public utility or public agency of underground utilities intended to service existing or nearby approved developments (e.g., water, gas, electric or telecommunication supply or disposal systems, including wires,

mains, drains, sewers, pipes, conduits, cables, fire-alarm boxes, police call boxes, traffic signals, hydrants, and similar facilities and equipment);

5. Landscaping and replacement of plant material;

I. **DESIGN REVIEW AUTHORITY**

The Planning Director shall be the approving authority for Type 1 Design Review applications. The Planning Commission shall be the approving authority for Type 2 Design Review applications. The Approving Authority shall approve, conditionally approve, or deny the proposed Design Review application in accordance with the requirements of the Old Town SPA. Design Review approval is required prior to issuance of any ministerial building permits or site improvement plans and prior to or in conjunction with discretionary action of corresponding development applications (e.g., Conditional Use Permit, Variance).

J. **DESIGN REVIEW PROCESS**

1. Application Submittal. Design Review applications shall be submitted to the Planning Department on a City application form, together with all fees, plans, maps, color elevations, and any other information, materials, studies, and documents as described in the Planning Application Submittal Checklist provided in the City of Elk Planning Application Form packet.
2. Application Review. In accordance with the Permit Streamlining Act (California Government Code Section 65943), within 30 days of application submittal, the Planning Director shall determine whether or not the application is deemed complete. The process for completeness determination may include the distribution of the application materials to appropriate departments and agencies, including the designated representatives of the Old Town Foundation and the Elk Grove Historical Society, for review and comment. All comments received shall be reviewed by the Planning Director to ensure that the completeness determinations by other departments and agencies are legally valid. The Planning Director shall also review the application materials to ensure completeness and make the official completeness determination. The applicant shall be notified in writing of the application completeness. As appropriate, certain comments may require the applicant to 1) submit additional information, 2) make project modifications, and/or 3) comply with conditions of approval to ensure conformance with applicable provisions of the Municipal Code and the Old Town SPA design provisions.

In order to expedite the process for administrative Design Review applications (Types 1 and 2 applications), the Planning Director shall make a reasonable effort processing the completeness determination within five (5) days of submittal. .

3. Environmental Review. The project shall be reviewed in accordance with the environmental review procedures of the California Environmental Quality Act (CEQA).

4. Notice and Hearing/Determination. Public notice and hearings shall be conducted as follows:

	Notice Requirements	Other Requirements
Types 1	Public Notice shall be mailed to the applicant and property owner(s) of the project site no less than seven (7) days prior to the scheduled date of determination.	The notice shall identify the subject parcel, describe the request, and identify the date of Planning Director determination on the administrative Design Review application. The notice shall also identify the opportunity to provide input prior to the determination and the right to appeal the determination in accordance with this title – see below (Section 1(J)(5)). The Planning Director shall create a written record of action to approve, conditionally approve, or deny the administrative Design Review application. This record of action shall be mailed to the applicant within three (3) days from the date of action.
Types 2	For Design Review applications decided by the Planning Commission, public notice and hearings shall be conducted in accordance with Zoning Code Chapter 23.14, Section 23.14.040 (Public Notices)	N/A

5. Appeals. Any action of the Planning Director or Planning Commission may be appealed. Appeals shall be conducted in accordance with Zoning Code Section 23.14.060 (Appeals).

K. DESIGN REVIEW DETERMINATION

1. Findings for All Design Review Applications. Design Review applications shall be granted only when the designated Approving Authority makes all of the following findings:
 - a. The proposed project is compatible with the historical character of the community;

- b. The proposed project is consistent with the objectives of the General Plan, the Zoning Code, and the Old Town Elk Grove Special Planning Area Design Standards and Guidelines;
 - c. The proposed architecture, site design, and landscaping are suitable for the purposes of the building and the site and will enhance the character of the neighborhood and community;
 - d. The architecture, the character, scale and quality of the design, the relationship with the site and other buildings, building materials, colors, the screening of exterior appurtenances, exterior lighting and signing, and similar elements establish a clear design concept and are compatible with the character of buildings on adjoining and nearby properties; and
 - e. The proposed project will not create conflicts with vehicular, bicycle, or pedestrian transportation modes of circulation.
- 2. Conditions. The designated Approving Authority may modify plans in whole or in part and may condition the Design Review application to ensure specific design features, construction materials, and conformance with all applicable provisions of the Old Town Special Planning Area Design Standards and Guidelines.
 - 3. Permit Issuance. Design Review authorization shall only become valid upon expiration of any appeal period or final decision on any appeal filed.
 - 4. Permit Term. Design Review approval shall be valid for a period of thirty-six (36) months from the date of final approval unless exercised for the purpose for which it was granted.

L. **ASSESSMENT REPORT TO COUNCIL**

Beginning thirty-six (36) months after the date of the initial adoption of the SPA, and every thirty-six (36) months thereafter, the Planning Department shall provide a triennial report to the City Council that summarizes development activity in the SPA and feedback from Old Town stakeholders and the general public, which if necessary identifies possible updates to the SPA to respond to changing conditions.

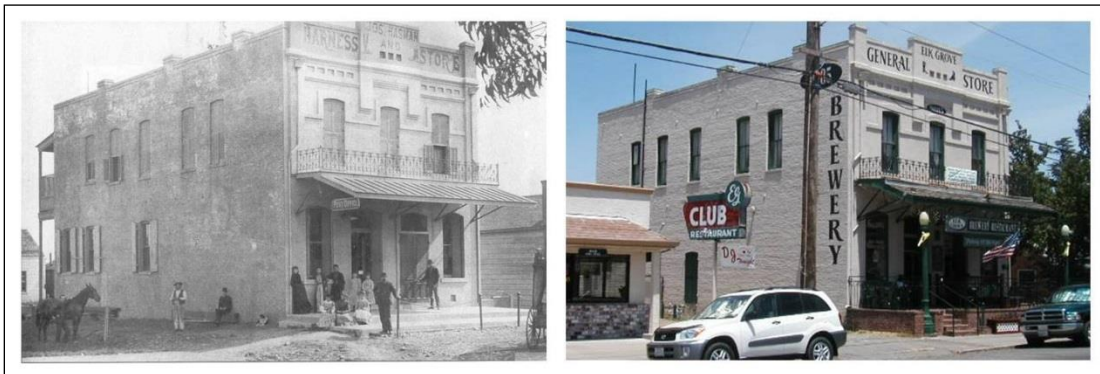
SECTION II – BACKGROUND

The Old Town Elk Grove SPA includes the Elk Grove Boulevard corridor from Elk Grove-Florin Road on the west to Waterman Road on the east. Old Town is the cornerstone of modern Elk Grove. The *Conceptual Master Plan*, prepared by Carter-Burgess in 1999, summarized Old Town's past as follows:

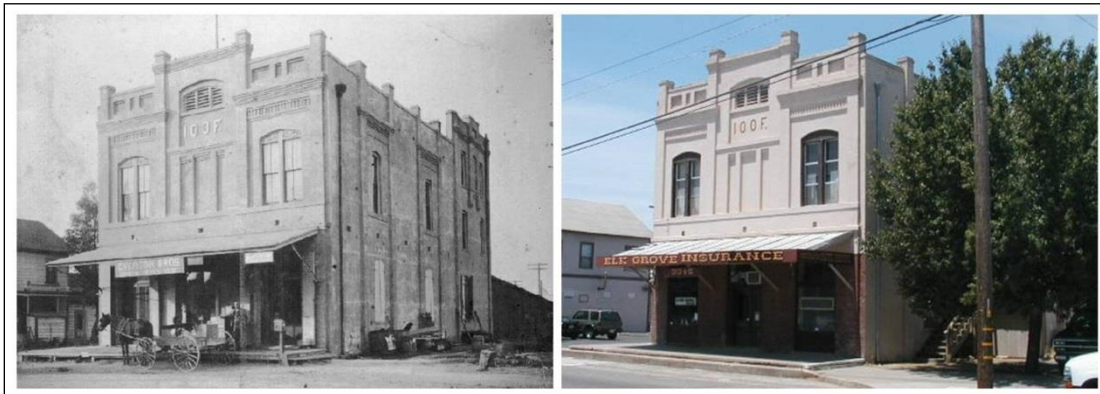
Elk Grove is one of the oldest western settlements in the greater Sacramento region. Established in 1850 the town of Elk Grove was established as an agricultural crossroads. The original town was settled at the crossroads of Elk Grove Boulevard and what is today known as Highway 99. Elk Grove Boulevard has been the lifeblood of the community ever since. Upon arrival of the railroad, the Elk Grove station shifted the town center from what is now Highway 99 to its present location. The railroad is thus the hub for the Old Town area. The majority of the historic buildings within Elk Grove are located within walking distance of the railroad crossing of Elk Grove Boulevard. This is considered to be the core area of the community.

The Old Town of today is rooted in the past, as shown by the various historic buildings in Figure 1 that are still in productive use today. In a desire to preserve and strengthen Old Town's vibrant past, the community's efforts resulted in multiple parcels near the intersection of Elk Grove Boulevard and the railroad tracks to be entered in the National Register of Historic Places in 1988. These sites include 8986 through 9097 Elk Grove Boulevard, plus additional properties on School, Gage, and Grove Streets.

Figure 1 – Old Town Elk Grove: Past and Present



Elk Grove Brewery



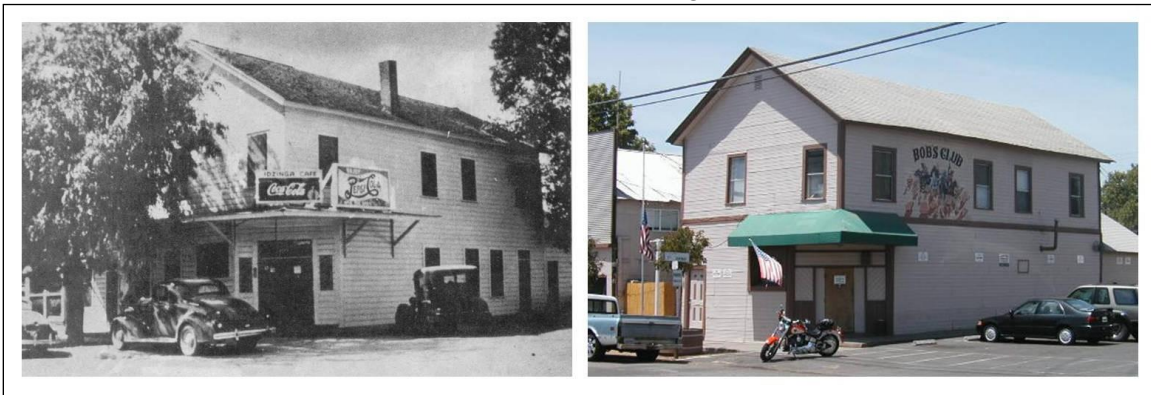
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IOOF Building

Figure 1 – Old Town Elk Grove: Past and Present (continued)



Mercantile Building



Bob's Bar

SOURCE: Historic Photos from Elk Grove Historic Society

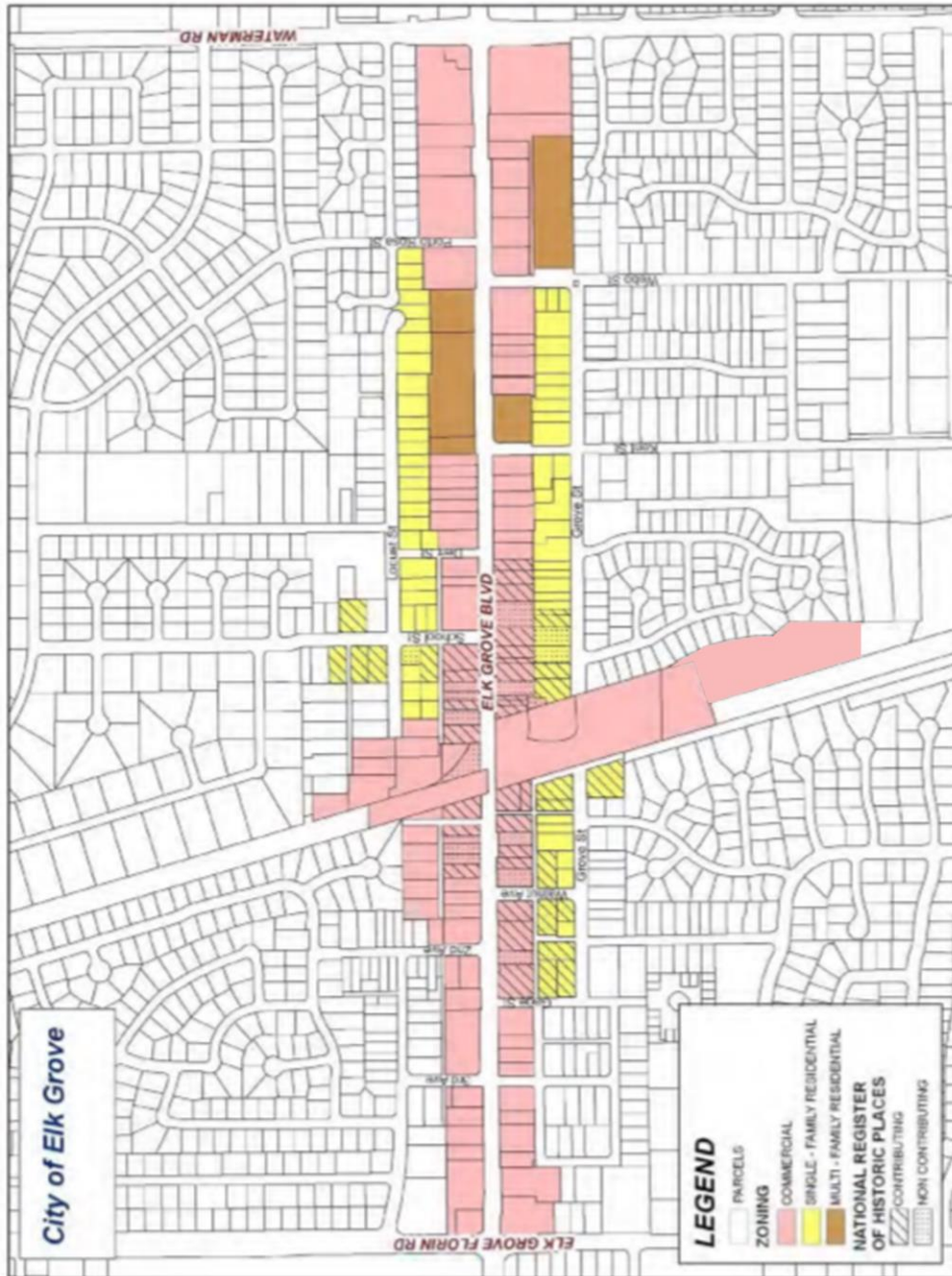
The community's ongoing efforts to enhance Old Town resulted in the adoption of the original SPA by Sacramento County in 1985, with subsequent amendments in 1989, 1991, 1994, and 1997. In 1999, the consulting firm Carter-Burgess prepared the Old Town Conceptual Master Plan, which provides an overall set of recommendations primarily for roadway infrastructure improvements. In 2004, the City of Elk Grove initiated the process to update the Old Town SPA as mandated by the City's General Plan Policy HR-5-Action 2. Based on the 1999 *Conceptual Master Plan*, as well as input received during four community meetings, the Old Town Special Planning Area Design Standards and Guidelines was adopted by the City Council in August 2005, which replaced the previous Old Town SPA document prepared by Sacramento County. As mentioned in Section I(L) in the previous section, a triennial report to the City Council is required to summarize development activity in the SPA, and to identify possible updates to the SPA in response to changing conditions. The intent of the triennial review is to sustain a current and effective SPA.

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SECTION III – LAND USE

Section III establishes the permitted and conditionally permitted land uses in the Old Town Elk Grove SPA. Figure 2 illustrates the location of the Single Family Residential (yellow shading), Multi-Family Residential (brown shading), and Commercial (red shading) land use zones. Table 2 details the specific uses permitted in each of these zones.

Figure 2 – Land Use Zones



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Table 2 – Permitted and Conditionally Permitted Land Uses

	P = Use Permitted CUP = Conditional Use Permit Required	Single Family Residential	Multi-Family Residential	Com-Mercial 8, 9, 10
1.	Single Family and Duplexes (≤ 6 units / acre)	P¹		
2.	Multi-Family – Single Use		P²	
3.	Multi-Family – Mixed Use (as 2nd or 3rd Floor Residential)			P³
4.	Home Occupation	P⁴		
5.	Residential Care Home	P⁴		
6.	Commercial – General Retail Including antique, apparel, appliance, book and stationery, camera, camping equipment, department, fabric, furniture, gift shop, luggage and leather goods, paint, pet, nursery, music, stereo (no installation), secondhand, shoe, sporting goods, variety/merchandise.			P^{5, 6}
7.	Commercial – Automotive Accessory Services Including automotive accessory services such as window tinting, detailing, stereo installation and automotive body accessories. Services such as automotive sales, automotive repair, muffler and radiator shops, collision repair and/or painting, quick-lube, and smog check are not permitted uses.			P
8.	Commercial – Personal Services Including repair of appliances or household items, banks, barber shop, beauty shop, bicycle shop, dry cleaners, printing, photographic studio, shoe repair, tailor shop, travel agency.			P⁶
9.	Commercial – Convenience Including bakery, candy, delicatessen, drug store, florist, grocery store, hardware, hobby and crafts, restaurants, coffee shops.			P⁶
10.	Commercial – Entertainment Including performing arts such as theater, music, drama, dance, musical, comedy, and play house.			CUP^{7,11}
11.	Commercial – Bars, Breweries, Wineries, and Brew Pubs Includes a range of establishments engaged in the sale of alcoholic beverages, including bars, taverns, pubs, brew pubs, and similar establishments, including <ul style="list-style-type: none"> • Establishments with alcoholic beverage sales for on-site consumption where any food service (if provided, though not required) is subordinate to the sale of alcoholic beverages (typically includes State Alcohol License Types 40, 42, and 48). For uses where food sales are not subordinate to alcoholic beverage sales, see 'Commercial-Convenience'. • Establishments with alcoholic beverage sales for on- and off-site consumption or tasting, with or without food service, of products produced 			CUP^{11, 12}

	on-site or off-site pursuant to State licensing (typically includes State Alcohol License Types 02 and 23). Any of the above may include outdoor food and beverage areas.			
12.	Commercial – Tattoo and Piercing Studios Establishments engaged in the business of tattooing, body piercing, and/or the application of permanent cosmetics as provided under California Health and Safety Code Section 119300, et seq.			CUP¹³
13.	Commercial - Indoor Recreation Including bowling alley, billiard parlor, ice/roller skating rinks, indoor racquetball courts, indoor climbing facilities, soccer areas, gymnastic studios, athletic clubs and health clubs.			P
14.	Commercial - Cultural Including art galleries and museums			P⁷
15.	Commercial – Offices Including both general and medical office or clinic.			P
16.	Public Parking Facilities A parking lot or parking structure used for parking motor vehicles where the facility is the primary use of the site. Parking structures and lots that are developed in conjunction with another primary use of the site to satisfy the on-site parking requirements for the development are not included in this definition.			P
17.	Assembly Uses	CUP¹¹		

The commercial permitted uses listed in Table 2 are non-exclusive. Similar commercial uses not specifically listed may be permitted upon review by the Planning Director-see Note 8 below.

Notes:

1. May include accessory uses and structures subject to the development standards in the Zoning Code.
2. Mixed-use development is permitted in Multi-Family Residential zones located along Elk Grove Boulevard subject to Note 3 below. A single-family residential unit is allowed to be located on the 2nd floor with the condition that the ground floor is a pedestrian oriented commercial use (i.e. retail, restaurant, or office).
3. Buildings used for 2nd or 3rd floor residential must be used for pedestrian oriented commercial uses on the ground floor (i.e. retail, restaurant, or office). The permitted density of 2nd or 3rd floor residential shall not exceed 30 units per acre, and shall be dependent on compliance with development standards. See Figure 3 for a mixed-use development example.
4. Subject to the development standards in the Zoning Code for such uses.
5. Sale of animals is not permitted if the proposed site shares a common wall with an adjoining use.
6. Drive-throughs are expressly prohibited.

7. Subject to General Plan noise restrictions.

8. Determination of Use Not Listed.

Where a use is not specifically listed in Table 2 as a permitted or conditionally permitted use within the zone, the Planning Director shall determine whether the use is sufficiently similar to a listed use such that the use may be processed and approved as provided for in the Old Town SPA or that it is not sufficiently similar and would require an amendment of the Old Town Special Planning Area Design Standards and Guidelines planning document to permit the use.

In making the determination, the Planning Director shall base the determination on a consideration of the following factors:

- a. The extent to which the proposed use would meet the objectives and goals of the Old Town SPA to encourage pedestrian oriented retail, restaurant, and office uses; and,
- b. The extent to which the proposed use would be compatible with the uses currently permitted in the Commercial Zone under Table 2; and,
- c. The ability of the City to condition the operation of such uses to adequately mitigate any potential inconsistencies with the objectives and goals of the Old Town SPA and operation of uses currently permitted in the Commercial Zone and the commercial component for mixed-use developments as permissible within Multi-Family Zones identified in Table 2; and,

If, based on consideration of the above-referenced factors, the Planning Director determines that the use is sufficiently similar to a listed use, then the use shall be considered to be included within the category of the use listed. A written record of the Planning Director's decision for either approval or denial shall be kept on file with the Planning Department.

9. Personal Services-Restricted uses, Industrial uses, and Automotive Repair or Maintenance Servicing uses are not permitted in the Commercial Zone. Existing industrial and automotive repair or maintenance servicing uses classified as "Restricted Commercial" may continue subject to the provisions established in Section I(F).

10. Chapter 23.70 of the Municipal Code titled Adult Oriented Businesses shall apply for the application of a use that includes an adult component as defined in Section 23.70.020.

11. Subject to the permit requirements as established in the Zoning Code (Section 23.16.070).

12. Only three (3) conditional use permits for bars, breweries, wineries, and brew pubs may be authorized within the Old Town SPA at any one time. Pursuant to EGMC Chapter 23.18, an approved conditional use permit shall be executed within three (3) years from the date of approval, unless an extension is otherwise approved as provided in EGMC Section 23.18.060 (permit extension). Notwithstanding the provisions of EGMC Section 23.20.020 or any other law, should an approved bar, brewery, winery, or brew pub holding a valid conditional use permit cease or discontinue operations for a period of one year or more, the designated approving authority may, upon completion of a noticed public hearing, revoke the conditional use permit due to discontinuation of use. In lieu of a formal revocation, a property owner with a valid conditional use permit for a bar, brewery, winery, or brew pub may voluntarily surrender the conditional use permit upon written notice to the City.

13. Only two (2) conditional use permits for tattoo and piercing studios may be authorized within the Old Town SPA at any one time. Pursuant to EGMC Chapter 23.18, an approved conditional use permit shall be executed within three (3) years from the date of approval, unless an extension is otherwise approved as provided in EGMC Section 23.18.060 (permit extension). Notwithstanding the provisions

of EGMC Section 23.20.020 or any other law, should an approved tattoo and piercing studio holding a valid conditional use permit cease or discontinue operations for a period of one year or more, the designated approving authority may, upon completion of a noticed public hearing, revoke the conditional use permit due to discontinuation of use. In lieu of a formal revocation, a property owner with a valid conditional use permit for a tattoo and piercing studio may voluntarily surrender the conditional use permit upon written notice to the City.

Figure 3 – Example of Mixed-Use Multi-Family Development



Figure 3 illustrates an example of a three-story mixed-use building with commercial on the 1st floor and residential on the 2nd and 3rd floors. However, in Old Town Elk Grove, the 3rd floor wall would be required to have a five feet (5'-0") setback from the street wall as per Section V-Architectural Design Standards of this SPA.

SECTION IV – SITE DESIGN STANDARDS & GUIDELINES

This section provides site design standards and guidelines which apply to the privately owned land outside of the public right-of-way. These standards and guidelines focus only on the site design component. The architectural design component is addressed in Section V. The site design standards and guidelines are provided under ten subheadings detailing requirements and recommendations, as applicable, for setbacks, landscaping, hardscaping, parking, signs, access, compatibility, outdoor café seating, outdoor retail sales, and outdoor performance venues.

A. SETBACKS

1. Goal

The pedestrian environment in Old Town is defined in large measure by the distance between the facades of buildings on each side of the street. The goal of the setback standards in Table 3 is to require new development in the SPA to continue the scale of the pedestrian environment established in Historic Old Town (see Figure 22) through comparable setbacks. Thus, the comparable setbacks will provide a “street wall” that will form a protected and uninterrupted pedestrian zone, and to promote walking over automobile use.

2. Standards

New development shall comply with the setbacks in Table 3.

Table 3 – Old Town SPA Building Setbacks

	Non-Residential and Mixed Use	Single Family & Duplex Residential
Front Yard	$\leq 7.5^1$	Average of buildings on each side
Side yard – interior		
a. Historic Old Town ²	$0^{3,4}$	5
b. West and East Old Town ²	≤ 12 feet between buildings	5
Side yard – street side	$\leq 7.5^5$	12.5
Rear Yard	Average of rear yard setback provided for the buildings on each adjacent side	

Notes:

1. The front yard setback is equal to the distance between the back of the public right-of-way and the front face of the building wall or columns supporting a roof. Within the range of ≤ 7.5 feet, the front yard setback for individual projects shall result in a continuation of the street wall to the maximum extent feasible.

2. See Figure 22 for boundaries of “Historic Old Town” and “West & East Old Town”.

3. Pedestrian corridors in compliance with the Americans with Disability Act (ADA) and California Building Code (CBC) shall be provided between Elk Grove Boulevard or other buildings or public rights-of-way and any off-street parking that is located behind buildings.

4. Vehicle alleys on Elk Grove Boulevard may be permitted if needed for access to off-street parking located behind buildings as approved by Public Works. Both pedestrian and vehicle alleys shall be on private property with an easement granted to the City.

5. Interior side yard setbacks are intended to reinforce historic development patterns. All new development must also comply with all applicable Building, Fire, and related codes in the design of structures.

6. All projects must provide the minimum visibility easement as defined by the Elk Grove Improvement Standards.

3. **Example**

The above setback standards intentionally reinforce the pedestrian environment found in Historic Old Town. The photo on the left side of Figure 4 shows the intersection of Elk Grove Boulevard and the railroad tracks. The photo on the right side shows the intersection of Elk Grove Boulevard and 3rd Avenue. The solid lines are the approximate location of the road. The rectangles are the buildings. Figure 4 shows that Historic Old Town has a much more consistent streetwall with setbacks that require the building to be sited very close to the sidewalk.

Figure 4 – Setback Examples



B. **LANDSCAPING**

1. **Goal**

This section applies to plantings required on private property, outside of the public right-of-way. The SPA does not set landscaping standards for parcels used as single-family residences or duplexes, but focuses instead on non-residential parcels. The SPA also sets landscaping standards for buildings originally used as residences but subsequently converted to non-residential purposes. Landscape designs on private property should seek to provide a unifying design element, to meld into adjacent neighborhoods and existing developments, to strengthen pedestrian circulation, to enhance building entrances, to provide seasonal color, to provide shade appropriate to climatic conditions, to screen unsightly objects and unattractive views from the corridor, to buffer parking lots from the view of the corridor, and to be maximized and balanced throughout the corridor.

2. **Standards**

- a. Unless otherwise preempted by the Old Town SPA setback standards, the quantity and location of landscaping for new non-residential projects shall be consistent with the requirements in the City's Zoning Code and Design Guidelines. For example, new non-residential projects on Elk Grove Boulevard have a permissible front yard setback of 0 feet (minimum) to 7.5 feet (maximum) from the back of the public right-of-way, and therefore require less landscaping than otherwise mandated by the Zoning Code.
- b. The type of landscaping for new non-residential projects shall be consistent with Tables 4 and 5.
- c. New restaurants proposing outdoor dining shall be required to provide landscaping as defined above. However, reductions to the landscape standards may be considered as an exception if the outdoor dining area otherwise substantially complements the historic character of Old Town through exemplary architecture and design.
- d. Hanging landscape ornaments (i.e. hanging planting baskets) are permitted, but must satisfy the following conditions:
 1. The ornament must be stationary and securely mounted to the building, thus allowing no type of swinging movement.
 2. A minimum height clearance of eighty (80) inches must be maintained over pedestrian passages/doorways in accordance to the Americans with Disabilities Act (ADA).
 3. The ornament must not create a potential hazard for pedestrians, customers and staff.
 4. Ornaments proposed to be permanently affixed within the right-of-way shall apply for an Encroachment Permit through the City's Public Works Department.

5. **Guidelines**

- a. Screen walls at outdoor dining areas should be scaled accordingly for visibility and safety and incorporate landscaping to soften the appearance. The height of garden walls should be a maximum of 36 inches above the adjacent sidewalk.

6. **Example**

The SPA's front yard landscape standards only apply to the area between the building and the back of the sidewalk, as shown in Figure 5. Figure 6 provides an example of a project that complies with the landscaping standards of the SPA.

Figure 5 – Front Yard Landscaping



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ADOPTED AUGUST 10, 2005
(Reflects Amendments Through August 2021)**

Table 4 – Recommended Trees for Non-Public Properties

Botanical Name	Common Name	Historic Old Town	West & East Old Town
<i>Acer buergeranum</i>	Trident Maple	X	X
<i>Celtis occidentalis</i>	Chinese Hackberry	X	X
<i>Lagerstroemia indica</i>	Crape Myrtle	X	X
<i>Nyssa sylvatica</i>	Sour Gum	X	X
<i>Platanus acerifolia</i>	London Plane Tree	X	X
<i>Pyrus calleryana</i> "Bradford"	Bradford Pear	X	X
<i>Robinia</i> "Purple Robe"	Locust	X	
<i>Tilia cordata</i>	Little Leaf Linden	X	X
<i>Zelkova serrata</i>	Sawleaf Zelkova	X	X
<i>Pistache chinensis</i>	Chinese Pistache		X

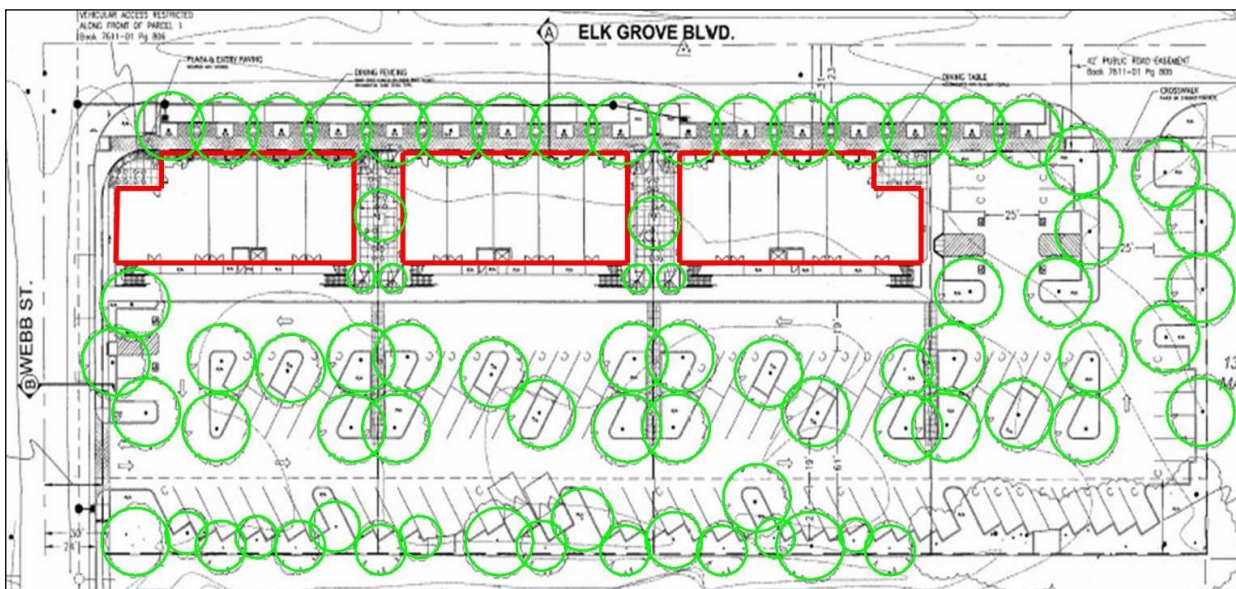
Source: Conceptual Master Plan, Carter-Burgess, December 1999

Table 5 – Recommended Shrubs for Non-Public Properties

Botanical Name	Common Name
<i>Abelia grandiflora</i>	Glossy Abelia
<i>Camellia</i> species	Camellias
<i>Dietes vegeta</i>	Fortnight Lily
<i>Gardenia jasminoides</i> "Vetchii"	Gardena
<i>Hemerocallis</i> hybrids	Evergreen daylily
<i>Hydrangea macrophylla</i>	Hydrangea
<i>Lavandula stoechas</i>	Spanish Lavender
<i>Myrtus communis</i> "Compacta"	Myrtle
<i>Nerium oleander</i> (dwarf)	Dwarf Oleander
<i>Phormium tenax</i> (dwarf)	Dwarf New Zealand Flax
<i>Raphiolepis indica</i>	India Hawthorn
<i>Rhododendron</i> species	Azalea
<i>Rosa</i> species	Rose

Source: Conceptual Master Plan, Carter-Burgess, December 1999

Figure 6 – Example of Project that Complies with Landscaping Standards



The Elk Grove offices at the southeast corner of Elk Grove Boulevard and Webb Street comply with the SPA's landscape standards for quantity and location of plantings. Although the building was brought forward to Elk Grove Boulevard to maintain the street wall and place parking at the rear of the lot, ample landscaping is provided throughout the site. The parking lot also includes sufficient landscape islands to comply with the Zoning Code and Design Guidelines. The artist's rendering shown above is from the corner of Elk Grove Boulevard and Webb Street, looking southeast. The above site plan shows the building footprint in red, with the canopies of individual trees highlighted in green.

**Old Town SPA
ADOPTED AUGUST 10, 2005
(Reflects Amendments Through August 2021)**

C. **HARDSCAPING**

1. **Goal**

The goal of the following standards is to ensure hardscaping that is compatible in scale and design with the historic context of Old Town. Hardscaping includes seating, lighting fixtures, special paving, public art, and similar features. It defines the pedestrian's experience of the public space along the sidewalk.

2. **Standards**

- a. Any new development along Elk Grove Boulevard shall provide hardscaping and landscaping improvements in the space between the street curb and the building consistent with existing phases of the City's hardscaping and landscaping improvements to Elk Grove Boulevard.
- b. The non-public paving along Elk Grove Boulevard shall be compatible with the adjacent public paving (i.e. color, texture, pattern, etc.).
- c. New development along Elk Grove Boulevard shall provide pedestrian amenities along the entire building front (i.e. benches, outdoor seating, pedestrian scaled lighting, clear windows, varied textures, materials, etc.), consistent with the existing phases of the City's improvements to Elk Grove Boulevard.
- d. Outdoor furniture and fixtures shall be located to not conflict with circulation patterns.
- e. Outdoor furniture and fixtures shall be compatible with the project architecture and the character of Old Town.
- f. Outdoor furniture and fixtures shall be of a sturdy construction to withstand abuse.
- g. All exterior vending machines are prohibited (i.e. newspaper stands, bottled water, soft drinks).
- h. All utility boxes shall be installed fully underground or incorporated into the building design through screening to the extent permitted by law.

3. **Guidelines**

- a. Where appropriate, special paving should be used within sidewalks, patios, entrance courts, crosswalks, curb ramps, and vehicular turn aisles.
- b. For lots located on corners, hardscaping and landscaping improvements are encouraged to wrap around Elk Grove Boulevard and continue along the side street for a minimum of twenty-five feet (25'-0"). Hardscaping and landscaping improvements should be identical to existing phases of the City's improvements based on manufacturer, cut sheets, color, material, size, and style. Improvements within the public street right-of-way should be consistent with the City's Improvement Standards. Alternatives to the Improvement Standards will be evaluated by the City's Public Works Department on a case-by-case basis.

c. For lots located on corners, pedestrian amenities are encouraged to be provided along the side street for a minimum of twenty-five feet (25'-0").

4. **Example**

Figure 7 provides 4 examples of successful hardscaping. The two examples on the left are restaurants in Lodi's Old Town. The two examples on the right are along Old Town Elk Grove. In each case, the hardscape provides a transition from the street to the interior of the building. Large, clear, storefront windows further enhance the transition between the outdoor and indoor spaces. Care is also shown in the choice of outdoor furniture and fixtures to ensure that they blend with the nearby historic buildings.

Figure 7 – Hardscaping



D. **PARKING**

1. **Goal**

To provide sufficient parking to meet the needs of each land use in a manner that enhances pedestrian safety and mobility.

2. **Standards**

- a. Parking shall be on-site or from an off-site parking facility located either 1) within the Old Town SPA or 2) outside of the Old Town SPA, but located within 800 feet of the SPA boundary line. Parking shall be provided through public and/or private financing for parcels which are too narrow to provide onsite parking. Satisfaction of parking requirements through proximity to an existing parking facility may be permitted, provided that such parking facility is demonstrated to have sufficient excess capacity to accommodate the parking requirements of the proposed use.
- b. New parking areas shall be located to the rear of buildings with access at the rear or side. Curb cuts on Elk Grove Boulevard are discouraged.
- c. The parking ratios provided in Table 6 shall apply to new and existing developments in Old Town.
- d. Outdoor seating at restaurants, delis, coffee shops, and similar uses as determined by the Planning Director shall be excluded in calculating the minimum required parking for the primary use.
- e. Applicants may seek a reduction in required parking if the project participates in a shared parking arrangement (see Guidelines below regarding principle of shared parking). The applicant must demonstrate to the appropriate Design Review authority that the proposed shared parking area can accommodate the proposed project based on peak parking demands.
- f. For existing commercial buildings in Old Town, when there is a change in use to a use that has the same or lesser parking requirements than the previous use, no additional parking shall be required. When there is a change to a use that has a greater parking requirement than the previous use, the difference in required spaces between the previous and proposed use shall be provided.
- g. If there is no option except to locate parking between the building and Elk Grove Boulevard, large parking areas shall be broken into segments no larger than 50 feet measured along the streetside.
- h. Vehicle access to parking lots shall be from side streets and not from Elk Grove Boulevard. The Planning Commission may approve exceptions to this requirement for parcels without rear access through alleys or by an adjacent parcel through an existing recorded easement.

3. **Guidelines**

- a. Shared parking between commercial uses and commercial/residential uses is encouraged. Shared parking is based on the principle that different occupancies or

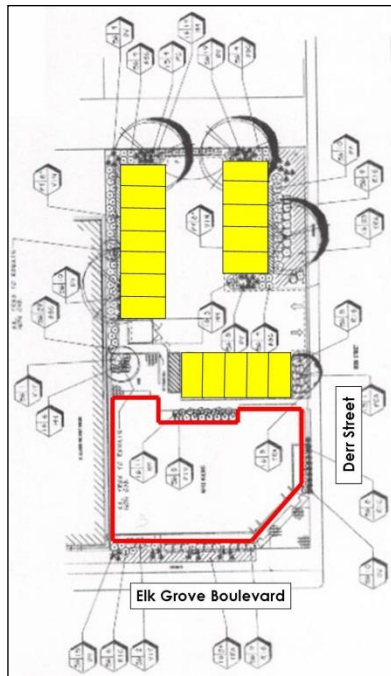
land uses often have parking demands that differ with the time of day or week. Thus, sharing of parking spaces between the occupancies or land uses can significantly reduce the amount of land devoted to parking.

- b. Parking lots should be designed so that pedestrians walk parallel to moving cars within the parking space drive aisle(s).
- c. Parking space drive aisle(s) should be perpendicular to the facing building wall.

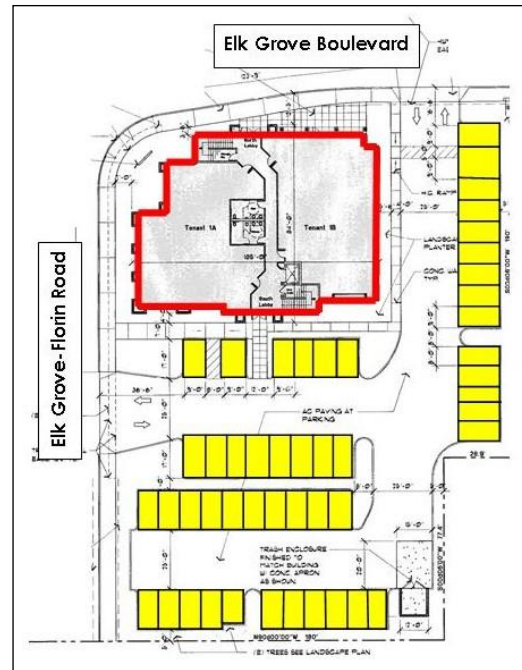
4. **Example**

The following new projects in Old Town provided adequate parking at the rear of the buildings, consistent with the parking ratios established by the Zoning Code. The yellow rectangles represent the individual parking spaces provided at each site. The building footprints are highlighted in red.

Figure 8 – Examples of Successful Parking



Century 21 at northwest corner of Elk Grove Blvd. and Derr St.



Library at southeast corner of Elk Grove Blvd. and Elk Grove-Florin Rd.

Table 6 – Parking Requirements

Land Use	Require Parking Spaces
Residential Uses	
Single-Family	Residential uses shall comply with the parking requirements established in the Zoning Code
Multi-Family	
Commercial Uses	
General Retail	1 space/500 sf.
Automotive Accessory Services	1 space per service bay
Personal Services Listed uses except Athletic Club Athletic Club	1 space/500 sf. 4 space/1,000 sf.
Convenience	1 space/500 sf.
Entertainment	1 space/600 sf.
Bars, Breweries, Wineries, and Brew Pubs	1 space/600 sf. ¹
Tattoo and Piercing Studios	1 space/500 sf.
Indoor Recreation	1 space/600 sf.
Cultural	1 space/600 sf.
Offices	1 space/500 sf.
Assembly Uses	Greater of: 1 space per 6 fixed seats or 1 space/150 sf.
Notes: 1. The area used for calculating required parking spaces shall not include any area that meets both of the following criteria: (1) area used for the brewing, fermenting, ageing, and processing of beer or wine; and (2) area where customers are generally not permitted.	

E. SIGNS

1. Goal

To ensure signage is in scale and designed with the historic context of Old Town Elk Grove. The standards focus on the location, size, materials, and placement of signs, but not on their content.

2. Sign Permit Requirement

A completed sign permit application shall be submitted to Development Services – Planning for those new monument and building signs identified in Table 7 as subject to a sign permit. All signs subject to a sign permit shall meet the standards as provided in Section 3 below and in Table 7. A sign permit will be issued for each sign upon review and approval.

Change of copy on an existing sign that does not alter the size, location, or illumination of the sign is not subject to the sign permit requirement (see Elk Grove Municipal Code Section 23.62.050(D), Message Substitution).

3. **Standards**

- a. Sign sizes shall not exceed the maximum dimensions defined in Table 7.
- b. Prohibited signage in the SPA shall include the following sign types.
 - Roof signs, pole signs, inflatable signs, exposed neon signs, mobile signs, and flat plastic back-lit signs.
 - No flashing, moving, or animated illumination signs with the exception to barber poles and clock faces.
 - Back-lit awnings are prohibited if they illuminate signage that is mounted or attached on the awning.
 - New and mobile billboards.
- c. Signs shall be constructed from wood, material with a natural wood appearance, concrete, metal, canvas/canvas-like fabric, or painted graphics on building surfaces. Other materials may be approved by the Planning Director on a case-by-case basis.
- d. Signs shall be illuminated by means of either external lighting with fixtures that complement the sign and shield pedestrians or by halo lighting, which individually illuminates opaque letters from behind. Internal illumination of signs is prohibited in all circumstances.
- e. All conductors, transformers, and other equipment necessary for signs shall be concealed. Mounting hardware for signs shall be made inconspicuous. Fasteners, bolts, and clips for signs shall be made of non-corroding and stain-free materials.
- f. Non-flashing neon or LED illuminated "Open" signs placed behind the business window are permitted with a maximum dimension of twenty (20) inches by thirty-six (36) inches.
- i. Sidewalk signs (A-frame, sandwich boards, and menu signs) placed in front of buildings within the public right-of-way on Elk Grove Boulevard are permitted on limited portions of the public sidewalk within Old Town. Only those buildings located in the Commercial Zone and having full or partial street frontage along Elk Grove Boulevard may maintain a sidewalk sign. All sidewalk signs are subject to compliance with the following application procedures and performance standards:

Sidewalk Sign Application Procedures

1. A completed Sign Permit application, a scaled site plan, a scaled drawing of the proposed sign, and a description or sample of the sign materials shall be submitted to Development Services – Planning.

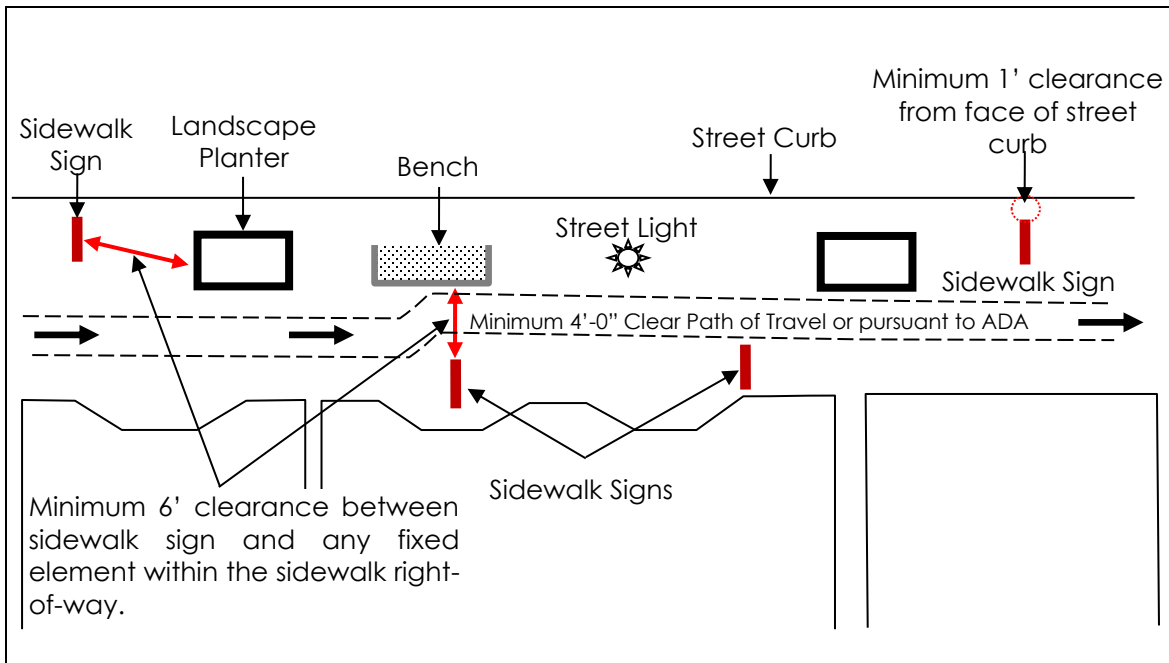
2. Applicants seeking to locate sidewalk signs within the right-of-way shall also apply for an Encroachment Permit through the City's Public Works Department.
3. The site plan shall show the following:
 - a. Location of the sign and any fixed elements on sidewalk or building within a twenty-five foot (25'-0") radius around the sign location. Fixed elements include light-sign poles, trees/landscape strips, traffic lights, parking meters, raised planter curbs, tree-wells, pots, waste containers, and similar items.
 - b. Distance measurements from the sign to adjacent sidewalk fixtures pursuant to the requirements specified below.
4. Permits are valid for the duration of the applicant's specific business.

Sidewalk Sign Performance Standards

1. Sidewalk Sign Quantity:
 - a. Single-Occupied Buildings - No more than one sign per building.
 - b. Multi-Tenant Buildings – One sign per every 20 feet of building street frontage.
2. Signs shall have no more than two-faces.
3. The placement of the sign shall comply with the following:
 - a. Located in front of the business it represents. For multi-tenant buildings, signs may represent more than one business, but must maintain a minimum distance of 20 feet separation from other sidewalk signs.
 - b. Maintain a minimum of forty-eight (48) inches of clear path of travel for pedestrian access or pursuant to ADA.
 - c. Maintain a minimum of twelve (12) inches of clearance distance from the face of the street curb.
 - d. Maintain the minimum clearance distance pursuant to ADA between any fixed element within the sidewalk right-of-way (if applicable).
4. The sign shall be removed from the public right-of-way at the close of business daily and/or when weather conditions create potentially hazardous conditions.
5. No sign shall exceed forty-eight (48) inches in height and twenty-six (26) inches in width. The placement of pedestal signs or other types are strictly prohibited.
6. No sign shall be placed in any landscaped areas (street planters, flower beds, etc.)
7. The sign shall be designed to stand independently with no additional support needed.
8. The sign shall be professionally constructed using one or more of the following durable material(s): painted/lacquered wood, slate chalkboard, and weatherable steel. Plastic material may be utilized if it replicates a specific building material and provides a realistic appearance. Signs shall have no sharp edges or corners.

9. The style of the sign's graphic shall be professional in quality.
10. Signs containing glass, breakable materials, paper, laminated paper, vinyl, PVC pipe frames, wind-activated items (i.e. balloons, windsocks, and pinwheels), or illumination are strictly prohibited.
11. All surfaces shall be smooth and be free of protruding tacks, nails, and wires. All parts, portions, and materials of the sign shall be kept in good repair. The display surface shall be kept clean, neatly painted, and free from rust, corrosion, and graffiti. Any cracked or broken surfaces, missing sign copy, or other poorly maintained or damaged portion of a sign shall be repaired, replaced, or removed.

Figure 9 – Sidewalk Signs



4. Guidelines

- a. Signs should relate proportionally to building elements, should be an integral component of design, and should complement the building facade.
- b. Figurative signs that advertise the occupant's business through the use of graphic or crafted symbols are encouraged and shall not be included as part of the sign area.

5. 4. Example

Figure 10 provides a series of photos that illustrate various well designed signs from local Old Towns. It should be noted that none of the examples show internally illuminated signs, which are prohibited in the Old Town Elk Grove SPA. The photos in Figure 10 are offered as examples of good sign design. Applicants are referred to Table 7 for guidance regarding permissible sign dimensions.

Figure 10 – Signage Best Practices



Top row:

- Building sign

Middle row from left:

- Monument sign
- Window sign
- Sign attached at right angle

Bottom row from left:

- 3 dimensional sign
- Sign attached flat against building

The photos in Figure 10 are offered as examples of good sign design. Applicants are referred to Table 7 for guidance regarding permissible sign dimensions.

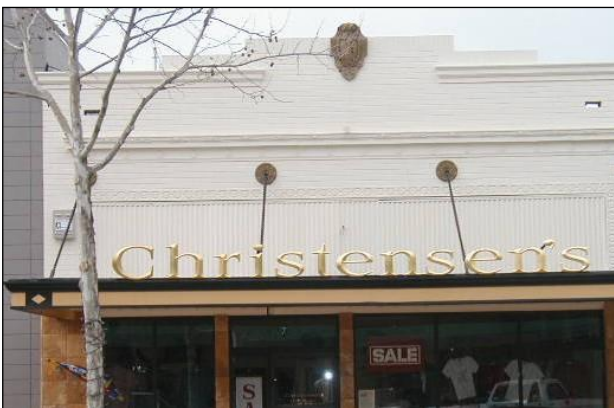
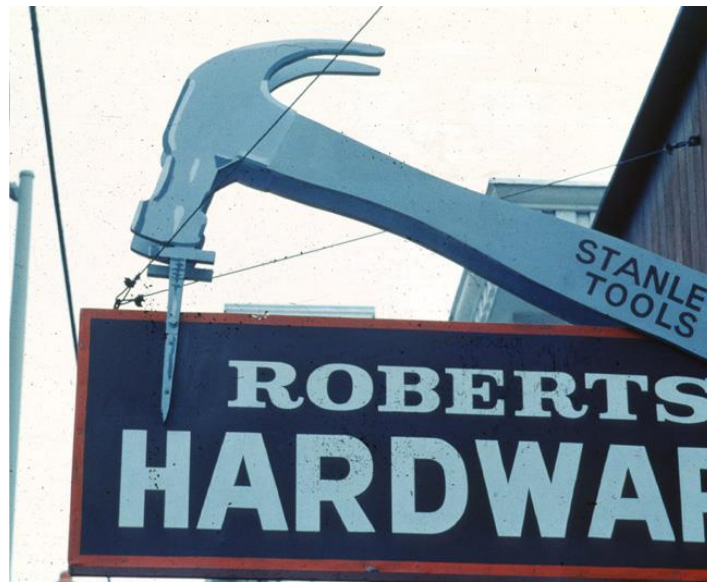
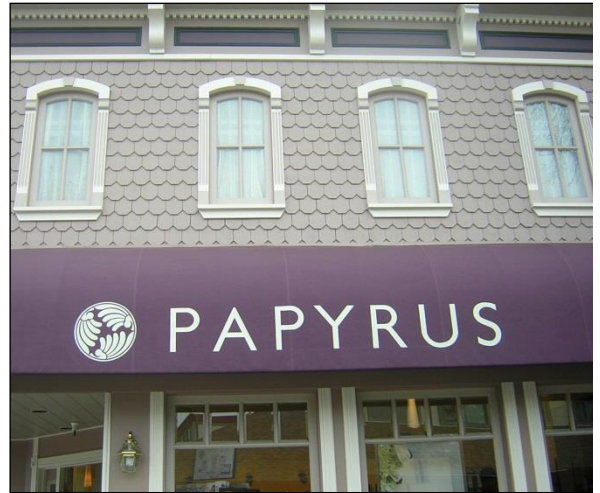


Figure 10 – Signage Best Practices (continued)



Above left: Hanging below canopy
Above right: Awning sign
Above Center: Figurative sign

The photos in Figure 10 are offered as examples of good sign design. Applicants are referred to Table 7 for guidance regarding permissible sign dimensions.

Table 7 – Maximum Sign Size

	Sign Types¹	Maximum Number Permitted	Maximum Area²	Maximum Height
Requiring Sign Permit	Monument Signs	1 monument sign allowed per parcel with exception that corner parcels may be allowed to have 2 monument signs (1 sign per street frontage). ³	Limited to ≤ 24 sq. ft. per monument sign. The sign area shall be limited to 6 feet wide and 4 feet high, excluding any architectural supporting elements.	5 feet ⁴
	Building Signs	Varies (See Below)	Aggregate total area of all building signs shall be limited to 2 square feet per foot of building frontage	Varies (See Below)
	Wall signs ⁵	1 per building elevation with public frontage	No more than 75% of building or tenant space frontage	Not to exceed 25% of building facade
	Hanging from underside of canopy ⁶	1 per business or tenant space frontage	6 square feet	18 inches
	3-D signs (letters or logos) ⁷	1 per business or tenant space frontage	No more than 75% of building or tenant space frontage	24 inches
	Awning and/or canopy signs	1 per awning valance or vertical surface of an awning	≤ 75% of surface valance or vertical surface area	12 inches
	Project from building at right angle	1 per business or tenant space frontage	≤ 16 square feet	4 feet
Exempt from Sign Permit	Window sign ⁸	NA	≤ 25% of glazing	12 inches for letter height
	Directory signs	1 per tenant building	10 square feet	6 feet (sign height)
	Directional signs	1 per each one-way driveway, service/delivery entrance; additional signs permitted to satisfy a health and safety requirement	4 square feet	4 feet (sign height)
	Temporary Signs (i.e. banners). <i>All regulations for temporary signs as established by the Zoning Code shall apply with exception to maximum area.</i>	1 per business or tenant space frontage	30 square feet	NA

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Notes:

1. All signs shall require the issuance of a building permit and/or sign permit.
2. The maximum area is determined pursuant to Section 23.62.120 of the Zoning Code.
3. Monument signs shall be placed behind the public right-of-way and maintain the clear vision triangle (if applicable) as set forth in the City of Elk Grove Improvement Standards and Standard Drawings for sight distance at intersections and driveways.
4. The maximum height is measured as the vertical distance from the grade to the highest point of the sign.
5. Building wall signage shall comply with the following standards:
 - a. Signage shall be mounted on a flat surface without obscuring architectural details or features.
 - b. Signage shall be placed consistent with the proportion and scale of the elements within the building's facade.
6. Adequate clearance shall be maintained for pedestrian ingress/egress and mobility.
7. Permitted only if consistent with historic prototypes.
8. Window sign area shall not be included as part of the aggregate building sign area.

F. **ACCESS**

1. **Goal**

To ensure that automobiles, bicycles, and ultimately pedestrians can move safely and easily between the public right-of-way, parking lots, sidewalks, and buildings.

2. **Standards**

a. Alleys in Old Town shall comply with the following:

1. Parcels adjacent to rear alleys shall maintain service access from the rear and provide attractive rear entrances.
2. On-street loading and unloading shall only be permitted for parcels that are not adjacent to rear or side alleys.
3. Projects adjacent to alleyways shall improve the appearance of the alleyways per City standards. The utilization of special paving is strongly encouraged.
4. Existing mid-block north/south alleys shall be utilized for parking access wherever they occur.
5. An entry gateway arch or similar feature to distinguish the pedestrian corridor and reinforce the continuity of the street wall is required.
6. Access width for pedestrian corridors (building to building or building to property line) shall meet the standards of the Americans with Disability Act (ADA) and California Building Code (CBC).

b. Vehicle, bicycle, and pedestrian circulation shall comply with the following:

1. Primary pedestrian access to all buildings shall be through an entry on the street side.
2. Vehicle circulation patterns shall be as simple and obvious as possible.
3. Pedestrian circulation patterns shall be as simple and obvious as possible.
4. Circulation shall be designed to reduce conflict between vehicles and people. The pedestrian shall take precedence over the vehicle if a conflict arises.
5. Pedestrian scaled lighting is required.
6. Accessibility and safety (non-slip surfaces) shall be provided.
7. Bicycle routes shall be marked and not travel on pedestrian sidewalks or pathways, consistent with the trails plan shown in Figure PTO-2 of the City's General Plan.
8. Facilities and amenities shall be accessible to people with disabilities in accordance with ADA, State, and City guidelines.

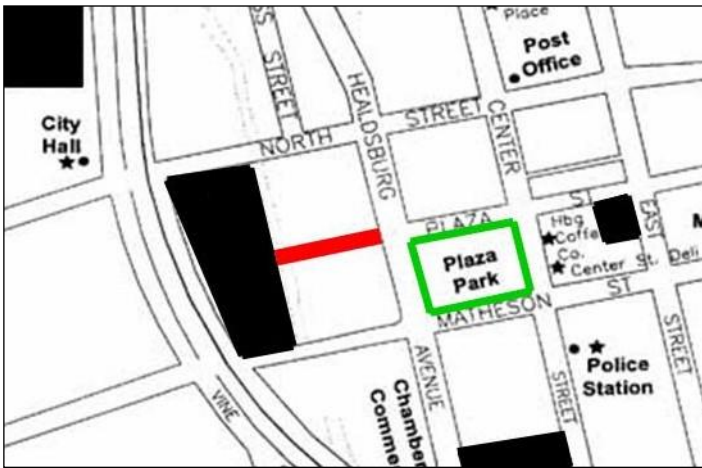
3. **Guidelines**

- a. Alleys in Old Town should comply with the following:
 1. When utilized, pedestrian corridors should be spaced at not more than 100' on center.
 2. Single-lane, one-way vehicular/pedestrian access connecting Elk Grove Boulevard with off-street parking behind buildings not fronting on Elk Grove Boulevard may be approved.
- b. Vehicle, bicycle, and pedestrian circulation should comply with the following:
 1. Pedestrian paths should be separated from automobile circulation routes.
 2. Paving materials with color/texture/pattern should be an integral part of the design where in the right-of-way.
 3. Varied paving materials should occur at the overlap of pedestrian and vehicular areas.
 4. Pedestrian paths should include trees, lighting, overhead trellises, sitting areas, etc.
 5. A well-lighted route should be provided from buildings to the parking area.
 6. Pedestrian corridors should be aligned with mid-block crosswalks where possible.
 7. Shared access drive and reciprocal access between non-residential developments is encouraged. For new projects located adjacent to existing developed properties, if the property owners concur (both project applicant and adjacent property owner), a reciprocal access agreement shall be recorded with the land by the owners of the adjacent properties to ensure that there will be continued availability of the shared access.

4. **Example**

There are several Old Towns in Northern California that successfully provide vehicle, bicycle, and pedestrian access. Most Old Towns with successful access locate public and private parking to the rear of buildings, allowing the space between the building façade and the roadway to be oriented to the pedestrian. The example below illustrates parking behind its commercial district, which is accessible by the pedestrian friendly alley also shown in Figure 11.

Figure 11 – Access Best Practices



Photos show pedestrian corridor from the parking behind buildings. Top left photo is taken from Healdsburg Ave. looking toward fountain at end of alley. Top right photo shows fountain at end of alley next to parking. Red line in the map at left illustrates location of pedestrian corridor. Areas shaded black are public parking. Development exists on both sides of the alley and around the Plaza Park.

G. **COMPATIBILITY**

1. **Goal**

To ensure that adjoining land uses on two or more parcels do not conflict with each other, and to ensure that features within a site (such as a trash enclosure) do not conflict with the primary use of the parcel.

2. **Standards**

- a. New commercial uses shall be required to install a six-foot (6'-0") masonry wall along any boundary shared with a property zoned for residential use. If an alley is located between the commercial and residential uses, the commercial applicant shall contact the residential landowner to negotiate to build the six-foot masonry wall on the residential side of the alley. If no agreement can be made, the wall shall be located on the commercial side. Fencing in side and front yards shall be consistent with the standards established by the Zoning Code.

- b. Trash enclosures shall be included in all projects, except for parcels without off-street parking. All trash enclosures shall be designed to be consistent with the following:
 - 1. Trash enclosures shall be built of non-combustible materials (wood not permitted).
 - 2. Materials/finishes shall relate to and be of same quality as materials used in the building.
 - 3. Landscaping and screening shall be included to help visually buffer loading area and enclosure.
 - 4. Overhead screening is required when the enclosure is visible from multi-storied buildings.

3. **Guidelines**

- a. Structures and activities should be located and designed to avoid creating nuisances and hazards for adjoining properties, particularly residential.

4. **Example**

A consistent and comprehensive implementation of the design guidelines established by this SPA is required to achieve compatibility between uses on different parcels and among features on a site. Staff observed several examples of compatibility in other Old Towns, as detailed by the photographs throughout this document.

H. **OUTDOOR CAFE SEATING**

1. **Goal**

To animate the downtown environment and complement retail and cultural activities by encouraging the establishment of outdoor café seating (as an augmentation to a restaurant operating within the adjacent building) on limited portions of the public sidewalk in Old Town, subject to the minimum dimensional and performance standards detailed below to ensure cafe design is functionally compatible with other needs and provides for the protection of the public health, safety and welfare.

2. **Standards**

Outdoor sidewalk cafes (as an augmentation to a restaurant operating within the adjacent building) are permitted on limited portions of the public sidewalk within Old Town subject to compliance with the following application procedures (see H(2)(a) below) and performance standards (see H(2)(b) below).

a. Application Procedures

- 1. A completed Type 1 Design Review application, a scaled site plan, and a scaled elevation drawing of the proposed outdoor dining facilities shall be submitted to Development Services – Planning.
- 2. Outdoor café seating proposed within the right-of-way shall apply for an Encroachment Permit through the City’s Public Works Department. The applicant

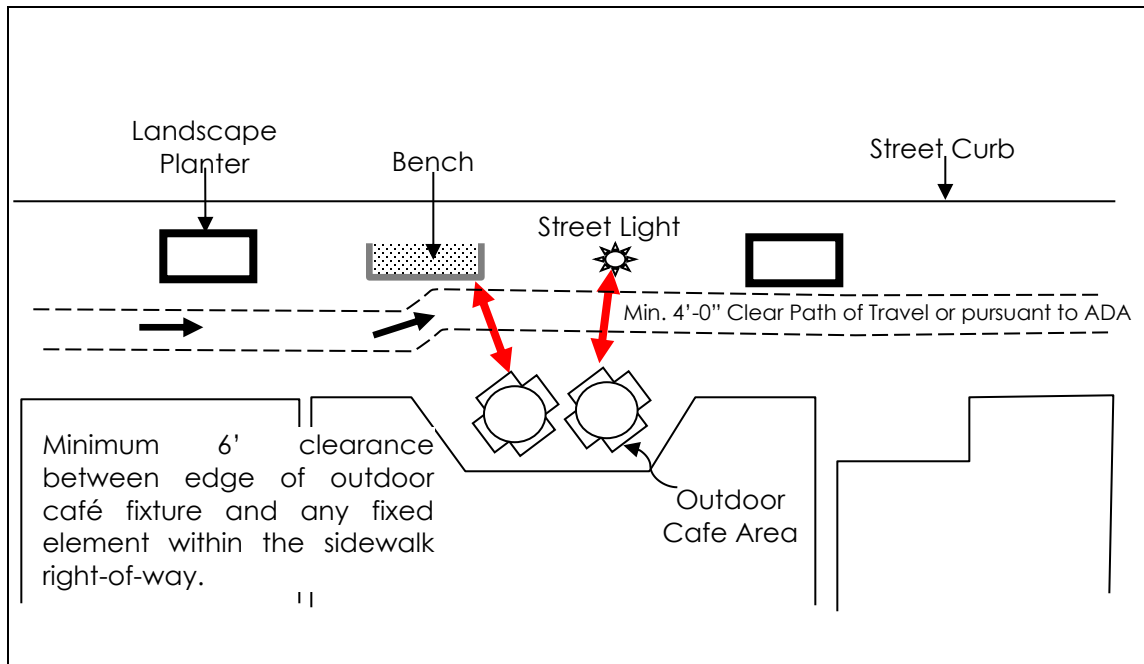
shall obtain an insurance policy for the café with the City of Elk Grove as an additional insured to the policy.

3. The site plan shall show the following:
 - a. The location of tables, chairs, accessory service facilities, the mandatory perimeter barrier element, and any fixed elements on sidewalk within a twenty-five (foot (25'-0")) radius around the outdoor cafe area. Fixed elements include light-sign poles, trees/landscape strips, traffic lights, parking meters, raised planter curbs, tree-wells, pots, waste containers, and similar items.
 - b. Distance measurements from the outer perimeter of the outdoor cafe fixture to adjacent sidewalk fixtures – see H(2)(b)(1) below for minimum clearance distance.
 4. Elevation plans shall show front and side views of the outdoor dining facilities, including all proposed above-grade improvements such as planter boxes, awnings, tables, chairs, and similar features.
 5. Upon approval of a Type 1 Design Review Permit by the Planning Director, the applicant shall obtain all required building/electrical permits, if applicable, prior to construction.
- b. Performance Standards
1. Sidewalk cafes shall not obstruct sidewalk pedestrian traffic or create public health and safety hazards. Accordingly, all sidewalks shall maintain a six foot (6'-0") minimum clearance between the outside edge of any sidewalk cafe fixture and any fixed element within the sidewalk right-of-way (see Figure 12).
 2. Outdoor sidewalk cafes shall be either open, partially covered or enclosed by means of umbrellas, awnings, canopies or similar protective structures, or fully enclosed.
 3. Enclosed cafes shall be constructed of material that is predominantly transparent. Glass shall be clear, not heavily tinted or mirrored. Base walls of enclosed cafes shall not be greater than twelve (12) inches in height. The outside window height shall not be less than eight feet (8'-0"). All permanent structures shall meet building code requirements.
 4. Roof material covering an outdoor cafe (if used) shall be either temporary, fixed, or retractable and can extend into limited portions of the public side walk from the face of the building a distance up to the minimum clear zone dimension specified above, or a maximum distance of ten feet (10'-0") from the face of the building, whichever is less. Awnings, canopies, or similar protective shelter must be fire-treated or nonflammable.
 5. Permanent enclosed sidewalk cafe structure shall be constructed of noncombustible material. Enclosed roof over seating area shall be fire-sprinklered.
 6. A mandatory decorative barrier element separating the outdoor cafe seating area from adjacent pedestrian traffic shall be provided. The design and materials of such decorative barrier element shall complement and be compatible to the

architectural design of the restaurant building façade and may include, but not necessarily be limited to wrought iron fencing, raised planters, or similar features.

7. Enclosed cafes shall be used only as seating areas. Storage, kitchen or restroom uses are not allowed. The seating shall be movable.
8. All outdoor and enclosed cafes shall be level with the sidewalk and ADA accessible.
9. If decorative/accent lighting is incorporated into the outdoor cafe structure, awning, canopy, etc., it shall meet all City Code requirements.

Figure 12 – Minimum Clear Dimension for Outdoor Cafes



3. **Example**

Figure 13 provides examples of outdoor cafes. Note that each café is defined by some form of decorative barrier element, including fencing or planters forming an edge.

Figure 13 – Outdoor Seating



I. OUTDOOR RETAIL SALES

1. Goal

To animate the downtown environment by allowing the establishment of outdoor retail sales (as an augmentation to a retail business operating within the adjacent building) on limited portions of the public sidewalk in Old Town, subject to the minimum dimensional and performance standards detailed below to ensure outdoor retail design is functionally compatible with other needs and provides for the protection of the public health, safety and welfare.

2. Standards

Outdoor retail sales (as an augmentation to a retail business operating within the adjacent building) are permitted on limited portions of the public sidewalk within Old Town subject to compliance with the following application procedures (see 1(2)(a) below) and performance standards (see 1(2)(b) below).

a. Application Procedures

1. A completed Temporary Use Permit application and a scaled site plan of the proposed outdoor retail sales shall be submitted to Development Services – Planning.
2. The site plan shall show the following:
 - a. The location of outdoor sales shelves, racks, or similar features, and any fixed elements on the sidewalk within a twenty-five foot (25'-0") radius around the outdoor retail sales area. Fixed elements include light-sign poles, trees/landscape strips, traffic lights, parking meters, raised planter curbs, tree-wells, pots, waste containers, and similar items.
 - b. Distance measurements from the outer perimeter of the outdoor retail sales features to adjacent sidewalk fixtures – see (2)(b)(1) below for minimum clearance distance.

3. Upon approval of a Temporary Use Permit by the Planning Director, the applicant shall obtain all required building/electrical permits, if applicable, prior to commencement of outdoor retail sales activities.

b. Performance Standards

1. Outdoor retail sales shall not obstruct sidewalk pedestrian traffic or create public health and safety hazards. Accordingly, all sidewalks shall maintain a six foot (6'-0") minimum clear dimension between the outside edge of any outdoor retail sales feature and any fixed element within the sidewalk right-of-way. The six foot minimum clear dimension may be measured from the outermost point of the outdoor retail sales feature as a radius of a circle.
2. All outdoor retail sales shall be level with the sidewalk and ADA accessible.
3. If decorative/accent lighting is incorporated into the outdoor retail sales, it shall meet all City Code requirements.
4. All outdoor retail sales shelves, tables, racks, and similar features shall be movable.

J. **OUTDOOR PERFORMANCE VENUES**

1. **Goal**

To complement the downtown environment by permitting small outdoor performance venues attached to an existing restaurant or entertainment establishment, subject to the minimum standards provided herein, and to ensure that outdoor performance venues are operated in a manner that protects the public health, safety and welfare.

2. **Standards**

Outdoor performances shall be conducted in an outdoor performance venue for which a valid permit has been issued in compliance with the application procedures in Section J(2)(a). All outdoor performance venues shall meet and shall be operated in compliance with the standards set forth in Section J(2)(b).

a. Application Procedures

1. A Temporary Use Permit application and a scaled site plan noting the location of the outdoor performance venue and its component parts, including amplification, shall be submitted to the City.
2. Upon approval of a Temporary Use Permit by the Planning Director, the applicant shall obtain all required building/electrical permits, if applicable, prior to utilizing the outdoor performance venue.

b. Performance Standards

1. There shall be no impacts to pedestrian movement or traffic safety.
2. Outdoor performance venues shall not be utilized for more than four (4) total hours within any twenty-four (24) hour period.

3. Outdoor performance venues shall be limited to the hours of 8:00 a.m. to 9:00 p.m.
4. Outdoor performance venues shall be subject to the City's General Plan noise thresholds.
5. Outdoor performance venues shall be incidental to the primary use of the property.
6. An outdoor performance venue may not include a stage or dance floor.
7. Outdoor performance venues shall not create a nuisance.
8. Outdoor performance venues shall be a minimum of one hundred feet (100'-0") from a residential zone.
9. The owner of the facility shall not permit the performance of any matter violating the City's adult business chapter of the City's Municipal Code.

SECTION V – ARCHITECTURAL DESIGN STANDARDS & GUIDELINES

Section V provides architectural design guidelines under 10 subheadings, including height, materials, color, murals, scale, architecture, storefronts, entries, architectural details, and roofing.

Single-Family Residential

The construction of new single-family residential homes is exempt from Design Review. However, it is strongly encouraged that new development maintain the historic character of homes. New dwellings should have the size, mass, and proportion that fit their historical context and neighborhood. Building surface materials should be a proven equivalent in texture and appearance to historic materials such as wood, brick, masonry, stone, and stucco. Modern building materials may be used if consistent with historic design standards.

Commercial

The following guidelines below apply to new commercial development and the redevelopment of existing commercial buildings.

A. HEIGHT

1. Goal

To preserve the historic character, architectural integrity, and pedestrian-friendly environment of Old Town Elk Grove through the regulation of building height, including first floor interior height (floor to ceiling), exterior height (ground to the highest point of the building), and the height of landmark features.

2. Standards

- a. Height of new buildings or building additions fronting Elk Grove Boulevard shall not exceed three stories or forty-five feet (45'-0"). The maximum height may be increased upon a Type 2 Design Review approval by the Planning Commission. New buildings not fronting Elk Grove Boulevard and adjacent to residential shall be limited to a maximum of thirty-five feet (35'-0").
- b. A third floor shall be setback five feet (5'-0") from the street wall. (See Figure 14.)
- c. Building heights shall be maintained that relate to adjacent structures at the street frontage. Taller portions of the building shall be setback so as not to disrupt the rhythm of the existing street façade. (See Figure 14.)

3. Guidelines

- a. All ground level uses should have a minimum height of ten feet (10'-0") from floor to the major finish ceiling, excluding soffits.

4. Example

Figure 14 provides examples for several of the standards noted above.

Figure 14 – Height



Left: The 3rd & 4th floors of this building are setback as noted in Standard 2(B)
Right: This example illustrates a street wall that is reinforced through building heights.

B. MATERIALS

1. Goal

To ensure that exterior building materials used in new construction and the redevelopment of existing commercial buildings are consistent with the historic styles represented in Old Town Elk Grove.

2. Standards

- a. The building materials utilized shall maintain the material's natural texture. A minimum of two textures shall be displayed at streetfront elevations. Large uninterrupted and unarticulated monochromatic expanses are prohibited. The Starbucks Coffee at the bottom of Figure 15 utilizes brick, plaster, and metal awnings in a manner that is true to the characteristics of each material. For example, the texture and appearance of the brick is not altered. It is presented in the architecture in a manner that retains the integrity of the material.
- b. Materials shall be of a permanent nature, durable, and low maintenance. Brick, wrought iron, painted metal, wood, and other masonry-type materials are encouraged. When veneer is utilized to replicate a specific building material, detailed attention to the craftsmanship and installation so that the building material provides a realistic appearance.

3. Guidelines

- a. Building materials should be balanced and enhance those already found in the district.
- b. Corrugated metal siding, reflective glass, plywood siding and synthetic siding materials (plastics) are strongly discouraged unless they can be demonstrated to be attractive.

- c. Stucco covered foam is acceptable if properly detailed and applied. Special attention to durability is required at lower levels to prevent damage from pedestrian activities, deliveries, or other potential damage sources.
- d. Construction materials should be consistent and complement the existing buildings found along Elk Grove Boulevard, and the theme set forth within the Old Town SPA. Site materials should complement materials as found on existing historic buildings. The use of brick, wood, and iron is encouraged.

4. Example

Figure 15 provides photographs of three Old Town projects that are consistent with the above standards. Two of the projects in Figure 15 (bottom two) have been built as of the date of adoption of this updated SPA. The Elk Grove Library (middle of Figure 15) at the southeast corner of Elk Grove Boulevard and Elk Grove-Florin Road includes wood, brick, cement plaster, metal and canvas awnings. The new Starbucks (bottom of Figure 15) at the northwest corner of Elk Grove Boulevard and Waterman Road includes brick, plaster, and metal awnings.

Figure 15 - Materials



Figure 15 – Materials (continued)



C. COLOR

1. Goal

To ensure that exterior colors used in new construction and the redevelopment of existing buildings are consistent with the historic styles represented in Old Town Elk Grove.

2. Standards

- a. Paint colors shall be in keeping with the historic period and characteristics of the building or structure. The period of significance for buildings and structures in the SPA is 1876 to 1930, which a variety of exterior paint colors are associated with this time period and apply to buildings and structures within the SPA. Therefore, to maintain the "main street" appearance, the use of a variety of colors that highlight the different periods of use and functions of the buildings and structures shall be required. One main color shall be used as a background to unify the overall appearance of the building or structure, while one or two other colors shall be used for accent to highlight architectural details and trim. Different shades of the same color shall be used for

variation in color, while maintaining a color palette consistent with the historic period and characteristics of the building or structure. A single color scheme shall be used for an entire building or structure. Samples of various colors and shades that are appropriate for buildings and structures are provided in Appendix 1.

- b. An integrated color palette for the entire project shall be submitted with the design.
- c. Building colors and materials shall be balanced and enhance those already found in Old Town.
- d. Color and texture of a project shall be compatible with its surroundings and respectful of the character of Old Town.

3. **Guidelines**

- a. Colors should be selected to achieve specific goals within the project like harmony, contrast, or articulation.

4. **Example**

Figure 16 illustrates projects with an effective use of color.

Figure 16 – Exterior Color

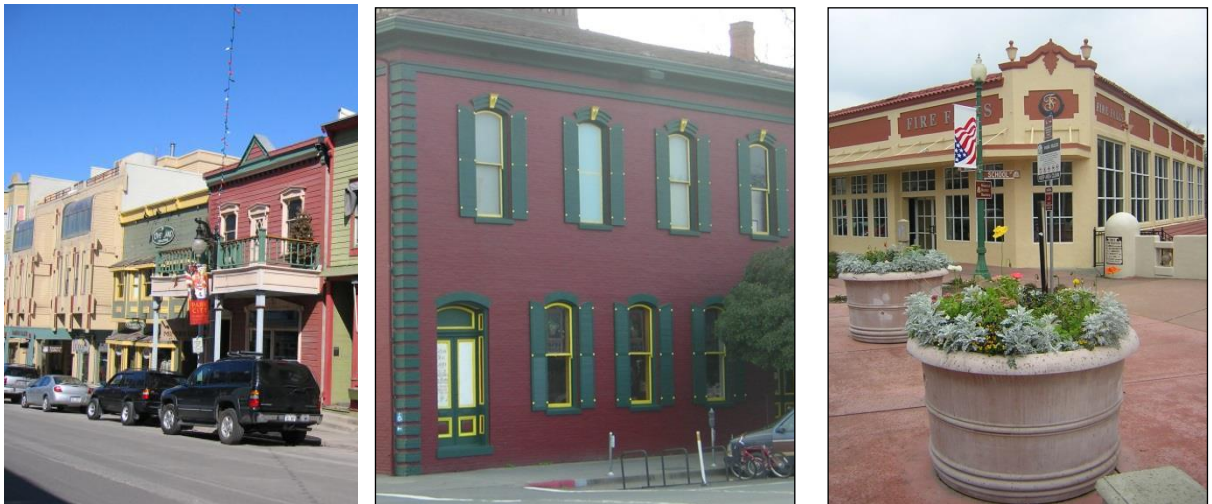


Figure 16 – Exterior Color (continued)



D. **MURALS**

1. **Goal**

To ensure that murals, as defined in this SPA, are compatible in scale and design with Old Town Elk Grove's historic appearance and to prevent attention-arresting results that would endanger drivers or pedestrians or inhibit traffic flow. The standards focus on architecture, color, materials, and size, but not on their content.

2. **Standards**

- a. Murals shall be consistent with the standards and guidelines contained in the SPA Sections pertaining to architecture, color, and materials, respectively. In no event are the standards applied from those or other SPA sections to be the basis for denial or conditioning of a mural on the basis of content.
- b. Murals shall not use any word, phrase, symbol, lights, motion, sound, fumes, mist, or other effluent or character in such manner as to interfere with, mislead, or confuse traffic.

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- c. Prior to the commencement of a mural, the applicant shall obtain design review approval from the City's Planning Commission which will apply the standards and guidelines referenced in (a) above.
- d. Murals shall not depict "specified anatomical areas" or "specified sexual activities" as defined in Section 23.70.020 of the Municipal Code (under Chapter 23.70- Adult Oriented Businesses), or gang affiliation symbols.

3. **Guidelines**

The City encourages the portrayal of social, historic, or cultural themes that celebrate Elk Grove's past, present, and future. This guideline, however, shall not be used by the City as criteria for denying or conditioning any approval or application for a mural based upon its content.

4. **Example**

As shown in Figure 17, both murals are compatible with the architecture of the building and express a historic/cultural theme.

Figure 17 – Murals



E. **SCALE**

1. **Goal**

To ensure that the spatial relationship between structures and between buildings and people retains a pedestrian emphasis. That spatial relationship is defined by the height, mass, and setbacks of buildings.

2. **Standards**

- a. Larger infill projects shall be articulated such that massing and detailing is in scale with the smaller buildings.
- b. Continuity between primary and secondary elevations is extremely important. Building elements such as material, texture, color, form, and rhythm shall be continued on all elevations of a building. While the primary street elevation may be more ornate (see buildings in Figure 18 below), the secondary elevations must retain a visual relationship

to the primary elevation through a consistent use of material, texture, color, form, and rhythm.

3. **Guidelines**

- a. The scale of new buildings in Old Town should blend with what currently exists.
- b. Infill buildings adjacent to existing structures should create a harmonious relationship between the new and existing buildings. The use of color, materials, shapes, and offsets may be used to accomplish this objective.
- c. Non-residential buildings sharing street frontage with residential uses should maintain a residential character.

4. **Example**

Developments as shown in Figure 18 have successfully preserved the scale both between buildings and between buildings and pedestrians through consistent application of height, setback, detailing, massing, and articulation standards.

Figure 18 – Scale



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F. **ARCHITECTURE**

1. **Goal**

To ensure that new architecture follows the traditional construction patterns found along the corridor, is sensitive to its cultural importance, and is compatible with its historical ambiance.

2. **Standards**

- a. New construction shall be representative of a specific historical architectural motif and style of the period represented in Old Town. Project architects shall provide a written explanation identifying their chosen motif and style, noting which architectural elements express that style, and explaining why it is compatible with existing historic development in Old Town. Applicants are referred to the historic buildings listed in Figure 23 as representative historic architecture. Other existing buildings of comparable historic value may also be used as representative structures.
- b. Old Town West and Old Town East shall be seen and designed as transition zones with Historic Old Town as the point of arrival (see Figure 22). There shall be a consistency and cohesiveness throughout Old Town. However, building materials as well as the scale and detail of site furnishings shall be more ornate within Historic Old Town.
- c. New construction shall relate to existing construction and development through a careful reflection of the architectural detailing of surrounding development, including features such as building height, materials, and proportion and placement of details such as entries, windows, arches, or wainscots.
- d. Renovations of existing buildings shall preserve existing amenities.
- e. Franchise architecture or corporate prototype design is prohibited. Building elevations shall be designed to fit into the surrounding character of Old Town.
- f. Renovations of registered buildings shall comply with the National Historic Preservation guidelines and all other applicable requirements.
- g. When remodeling existing buildings, deteriorated architectural features shall be repaired rather than replaced wherever possible.
- h. All architectural elements shall be designed with respect to the entire façade and shall relate to the adjacent buildings.
- i. The primary consideration for the development of this unique corridor is to design spaces for the pedestrian. Whether it is new development or a remodeling of existing buildings, the design shall be visually interesting and blend with the surrounding architecture and streetscape presence and not detract from the overall feeling of Old Town Elk Grove.

3. **Guidelines**

- a. New construction details and materials should follow the pattern and principles of the historic architectural design.

4. **Example**

Figure 19 illustrates the effective utilization of a continuous setback and seamless transition between buildings.

Figure 19 – Architecture



G. **STOREFRONTS**

1. **Goal**

To create a seamless and historically sensitive transition from the pedestrian sidewalk space to the building interior.

2. **Standards**

- a. Dark colored, reflective, or obscure glazing is prohibited. (See Figure 20.)
- b. Historic prototype storefronts provide a decorative base panel in the wall below the window. Appropriate materials shall be durable commercial grade such as ceramic tile, brick, stone veneers and wood paneling with moldings. (See Figure 20.)
- c. Enhance the pedestrian experience by unifying storefront elements including signs, graphics, awnings, lighting, and color.

3. **Guidelines**

- a. Maximizing glazing at the ground level of new and existing buildings being remodeled is encouraged. Provide visual access to the building's primary activity and orient it to the consumer.
- b. Window size, shape, and style should be responsive to the building design. Traditional storefronts may have smaller windows with intermediate mullions.
- c. Existing storefront upgrades should respond to the building's intrinsic architectural qualities as well as those of the street façade. The design should be responsive to the character of the existing building.
- d. In Historic Old Town in conformance with the U.S. Secretary of the Interior's Guidelines (see Figure 22), it is highly encouraged to maintain the preservation and restoration of original storefronts. Much of the original material and detail should be retained in the restoration. Restoration should not destroy the distinguishing qualities or character of the structure and its environment. Removal or alteration of any historic material or architectural feature in Historic Old Town should not be allowed on significant structures. Removal or alterations of any historic material or architectural features should be minimized on less significant structures.

4. **Example**

Figure 20 provides examples of different storefronts. An obvious common feature to all of the buildings is the large storefront windows which maximize glazing above the wainscot base.

Figure 20 – Storefronts



Figure 20 – Storefronts (continued)



H. **ENTRIES**

1. **Goal**

To ensure that building entries in new construction are consistent with the historic styles represented in Old Town Elk Grove.

2. **Guidelines**

- a. Entries should be well defined, face directly to the main public street or street corner, and be well illuminated. Dark or very deep entry spaces are discouraged.
- b. Corner projects have the opportunity for dual entries and should have common elements that visually relate to the secondary entry as well as the primary entry.
- c. For corner projects, recessed, diagonal, or setback corners to form a distinctive corner element are encouraged.
- d. Elements that can be used to articulate an entry include, but are not limited to recesses, overhangs, awnings, lighting, graphics, color etc.
- e. The scale of the entry should relate to the building's overall width and height.

3. **Example**

Figure 21 provides examples of entries from other Old Towns. The top two examples show successful articulation of the entry by recessing it behind the front façade of the building

by several feet. The bottom two photos provide effective use of awnings above entries. The examples also illustrate how color can be used to define the entry.

Figure 21 – Entries



ARCHITECTURAL DETAILS

1. Goal

To provide shadow and relief to flat surfaces and create visual interest through detailing consistent with the historical context of Old Town.

2. Standards

- a. The existing architecture in Old Town is generally more ornate in the central portion of the SPA, and has more recent construction at the west and east sides. The following standards recognize this distinction.

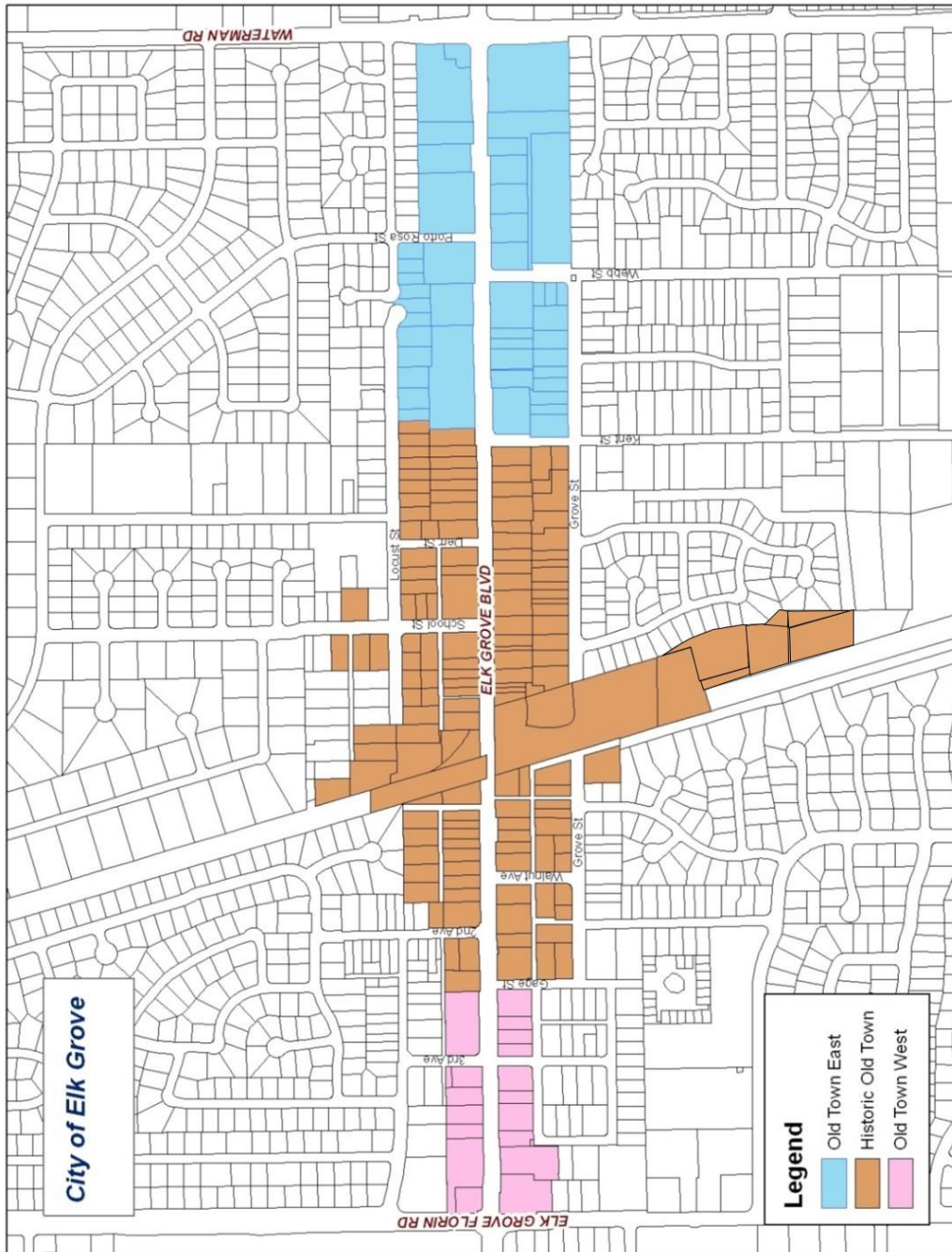
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1. West Old Town (Elk Grove-Florin Road to Gage Street) and East Old Town (Kent Street to Waterman Road) shall be seen and designed as transition zones with Historic Old Town (Gage to Kent Street) as the point of arrival. Figure 22 illustrates the three architecture districts. There shall be a consistency and cohesiveness throughout Old Town Elk Grove, however, building materials as well as the scale and detail of site furnishings shall be more ornate within Historic Old Town.
 2. Table 8 provides a list of 20 architectural details included in eight of the existing historic buildings in Old Town. Projects in Historic Old Town shall include at least two (2) of these or similar features expressed in a historic architectural style to ensure compatibility with nearby buildings.
 3. In West and East Old Town (see Figure 22), building architecture shall incorporate historic themes, but avoid a simulated historic appearance that lacks historic architectural integrity.
- b. Exterior pull-down or sliding security grilles are prohibited. Decorative fixed exterior security grilles may be approved on an individual basis only if the artistic intent contributes to the quality of the pedestrian experience.
 - c. Any special security device shall be located within the interior of the building. Courtyard security fencing/gates constructed of decorative wrought iron are encouraged.
 - d. All lighting on the exterior of the building, including freestanding light standards, shall be designed to prevent glare or reflect onto adjacent properties or public right-of-ways.
3. **Guidelines**
- a. Awnings, colonnades, arcades, and canopies of durable quality are encouraged. These elements provide shadow and relief to flat facades, further enhance recessed entries, and provide protection from the weather.
 - b. Decorative lighting elements are encouraged as a component of the overall design.
 - c. Outdoor furniture and fixtures should be compatible with the project architecture and the character of Old Town and should be carefully considered as integral elements of the landscape.
 - d. New construction along Elk Grove Boulevard should provide a walkway covering along a portion of the sidewalk. The walkway covering should not appear to be continuous, but instead, provide a clear distinction between buildings by providing an actual gap, change in height, or change in architectural detailing.
 - e. Lighting should be used to enhance forms, provide relief, and should not be used to illuminate entire building faces, creating a "billboard" effect. Lighting should focus attention to key architectural and landscape architectural elements as well as unique focal points in the landscape.
 - f. Lighting should be subtle and used for safety and directional signage. Lighting should not be overpowering nor glaring.

4. **Example**

Table 8 and Figure 22 illustrate specific architectural details from eight historic buildings in Old Town Elk Grove.

Figure 22 – Architecture Districts



A larger exhibit of the architecture districts is provided in Appendix 2.

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Table 8 – Architectural Details

	A. 9085 Elk Grove Blvd.	B. 9045 Elk Grove Blvd.	C. 9039 Elk Grove Blvd.	D. 9093 Elk Grove Blvd.	E. 9033 Elk Grove Blvd.	F. 9075 Elk Grove Blvd.	G. 9070 Elk Grove Blvd.	H. 9048-9056 Elk Grove Blvd.
Decorative iron work								
Undulating parapet wall								
Tall, narrow rectangular windows								
Recessed windows with prominent sills								
Ornate door hardware								
Consistent color scheme (building versus windows and doors)								
Gutters incorporated into architecture								
Emphasis on symmetry in design								
Building details wrap around sides								
Articulation of front façade through raised or recessed architectural features								
Traditional double doors								
Storefront windows								
Prominent eaves								
Entry from corner of building								
Front porch								
Bay windows								
Corbels								
Decorative patterns in brick work								
Building signage reflects building architecture								
Recessed building entrances								
<p>Note – Figure 23 provides photographs of each of the buildings noted above.</p>								

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Figure 23 – Architectural Details



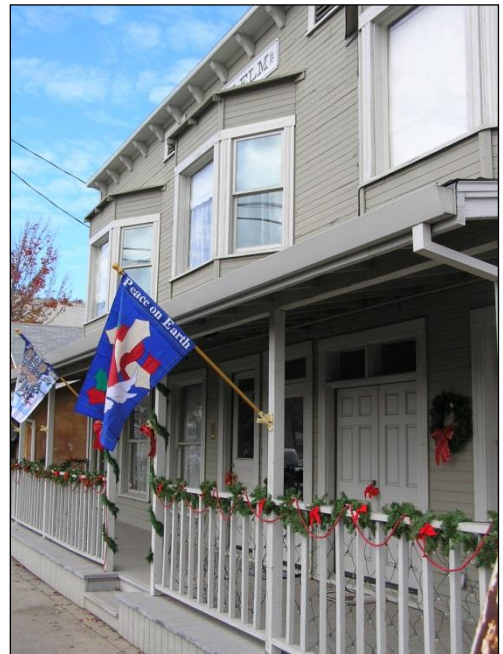
A. 9085 Elk Grove Blvd.



B. 9045 Elk Grove Blvd.



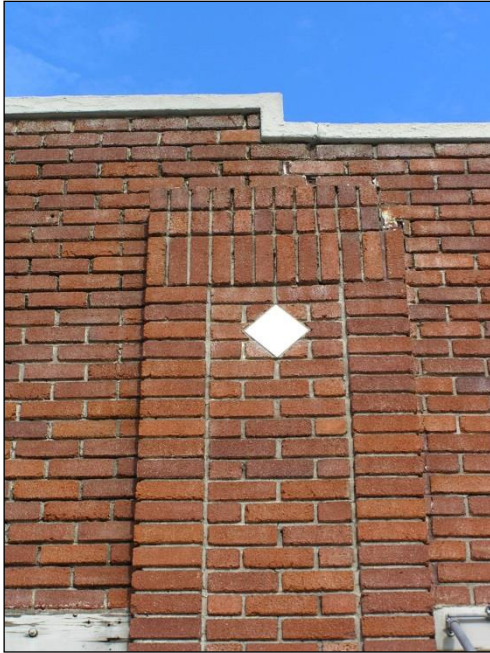
C. 9039 Elk Grove Blvd.



D. 9093 Elk Grove Blvd.

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Figure 23 – Architectural Details (continued)



E. Detail of
9033 Elk Grove Blvd.



F. 9075 Elk Grove Blvd.



G. 9070 Elk Grove Blvd.
(South side of Elk Grove Boulevard)



H. Detail of
9048-9056 Elk Grove Blvd

I. **ROOFING**

1. **Goal**

To ensure that roofs in new construction are consistent with the historic styles represented in Old Town Elk Grove and adequately shield roof top equipment.

2. **Standards**

- a. All building attached mechanical equipment and other utility equipment shall be screened from view of public streets, parking lots, and adjacent residential property. Equipment shall be integrated into the building and roof design with the use of compatible materials, colors, and forms.
- b. Roof mounted equipment shall be setback from the roof edge or placed behind a parapet or roof structure so they are not visible from motorists or pedestrians on adjacent streets or from residential structures on adjoining property. All roof mounted equipment shall be sized to be equal to or below (lower in height) than the adjoining parapet or rood structure.
- c. Design of the roof shall be consistent with the building use, style, and location. It is an integral component of the building design.
- d. Parapets shall surround all "low slope" commercial roofs. The parapets shall be detailed to enhance the overall building design.
- e. Roofs shall not drain over public sidewalks, extensions of public sidewalks on private property, or "plaza spaces" in front of buildings.

3. **Guidelines**

- a. Buildings should have varied and interesting roof shapes and parapet lines that respond to the local traditional vernacular.
- b. Roof materials exposed to street frontages in residential neighborhoods should complement the adjacent residential buildings.

4. **Example**

The eight existing historic buildings referenced in Figure 23 provide examples of historic roofing options.

Appendix 1

A Guide to Color, Styles and Architectural Periods California Paints



A Guide to Color, Styles, and Architectural Periods

This guide provides general descriptions of the architectural styles of homes and buildings found across America. There are overlapping brackets of time and many interior and exterior colors, used interchangeably, were popular in more than one area.

These descriptions and color lists serve as a springboard to what is possible when painting a building's exterior, trim, interior walls, and floors as well as details like accents, decorative stenciling, and overlays.

Using this guide and the *Historic Colors of America*, homeowners and professionals can create the effect of a given historic period while applying variations to suit personal tastes.

Note: Technical information and assistance with paint analysis may be found by contacting a local historical society through your State Historical Preservation Office (SHPO).

Historic Colors of America



Designed in conjunction with Historic New England, the Historic Colors of America collection features 149 authentic shades used from the 1600s to 1895. Each color has been researched and verified for authenticity.

[Order Sample Color Chips](#)

All Historic Colors by Hue

Flowering Chestnut	Stagecoach	Covered Bridge	Shaker Red	Redrock Canyon	Alden Till
Richardson Brick	Otis Madeira	Cogswell Cedar	Portsmouth Spice	Clementine	Liberty
Chocolate	Bargeboard Brown	Mountain Laurel	Burnt Umber	Wooden Nutmeg	Lyman Camellia
Brownstone	Rundlet Peach	York Bisque	Rawhide	Woodstock Rose	Maple

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Grasshopper



Green Bonnet



Bristol Green



Brookside



Hazelwood



Monument Gray



Vinal Haven



Brattle Spruce



Melville



Amish Green



Cottage Green



Longfellow



Lucinda



Gedney Green



Viscaya



Phillips Green



Veranda Blue



Blue Winged
Teal



Tudor Ice



Appleton



Bulfinch Blue



Lexington Blue



Winter Balsam



Citadel Blue



Standish Blue



Bold Bolection



Polished Pewter



Volute



Portsmouth
Blue



Sayward Pine



Meetinghouse
Blue



Rocky Hill



Asher Benjamin



Emily



Winter Harbor



Tory Blue

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Saxon Blue



Biloxi Blue



Robin's Egg



Glacier Bay



Vermont Slate



Bowen Blue



Seal Blue



China Aster



Newport Indigo



Muted Mulberry



Plum Island



Concord Grape



Beauport
Aubergine



Beetroot



Madder



Roseland



Codman Claret

Victorian Colors 1840 - 1900



The era called "Victorian" for the long reign of Britain's Queen Victoria encompasses numerous distinct architectural styles. As architectural styles multiplied, color treatments of houses became more varied and complex and advances in paint technology brought ready-mixed paints in a broad range of colors.

Order Sample Color Chips



Flowering Chestnut



Stagecoach



Covered Bridge



Redrock Canyon



Alden Till



Richardson Brick



Portsmouth Spice



Clementine



Bargeboard Brown



Burnt Umber



Wooden Nutmeg



Brownstone



Maple



Pumpkin



Palomino



Bean Pot



Hickory Nut



Blonde Lace



English Bartlett



Winter Meadow



Tailor's Buff



Farmhouse



Coastal Sand



Toffee

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Muted Mulberry



Plum Island



Concord Grape



Beetroot



Madder



Roseland



Codman Claret

20th Century Eclecticism Colors 1900 - 1955



By the end of the 19th century, there were two major design trends. One moved toward increasingly precise copies of historical architecture (revivals), and the other rejected and moved away from traditional architectural forms (modern). Paint colors varied drastically between the revival and modern styles. For more details, view the 20th Century Colors of America palette.

Order Sample Color Chips



Tyson Taupe



Hitching Post



Portobello



Plymouth Beige



Jonquil



Langdon Dove



Parsnip



Jewett White



Yarmouth
Oyster



Lady Banksia



Pale Organza



Emma



Andover Cream



Elise



Fieldstone



Gropius Gray



Newbury Moss



Hawthorne



Quincy Granite



Venetian Glass



Pointed Fir



Monument Gray



Vinal Haven



Melville

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Cottage Green



Lucinda



Gedney Green



Appleton



Bulfinch Blue



Volute



Portsmouth
Blue



Rocky Hill



Asher Benjamin



Emily



Winter Harbor



Saxon Blue



Seal Blue



Beauport
Aubergine

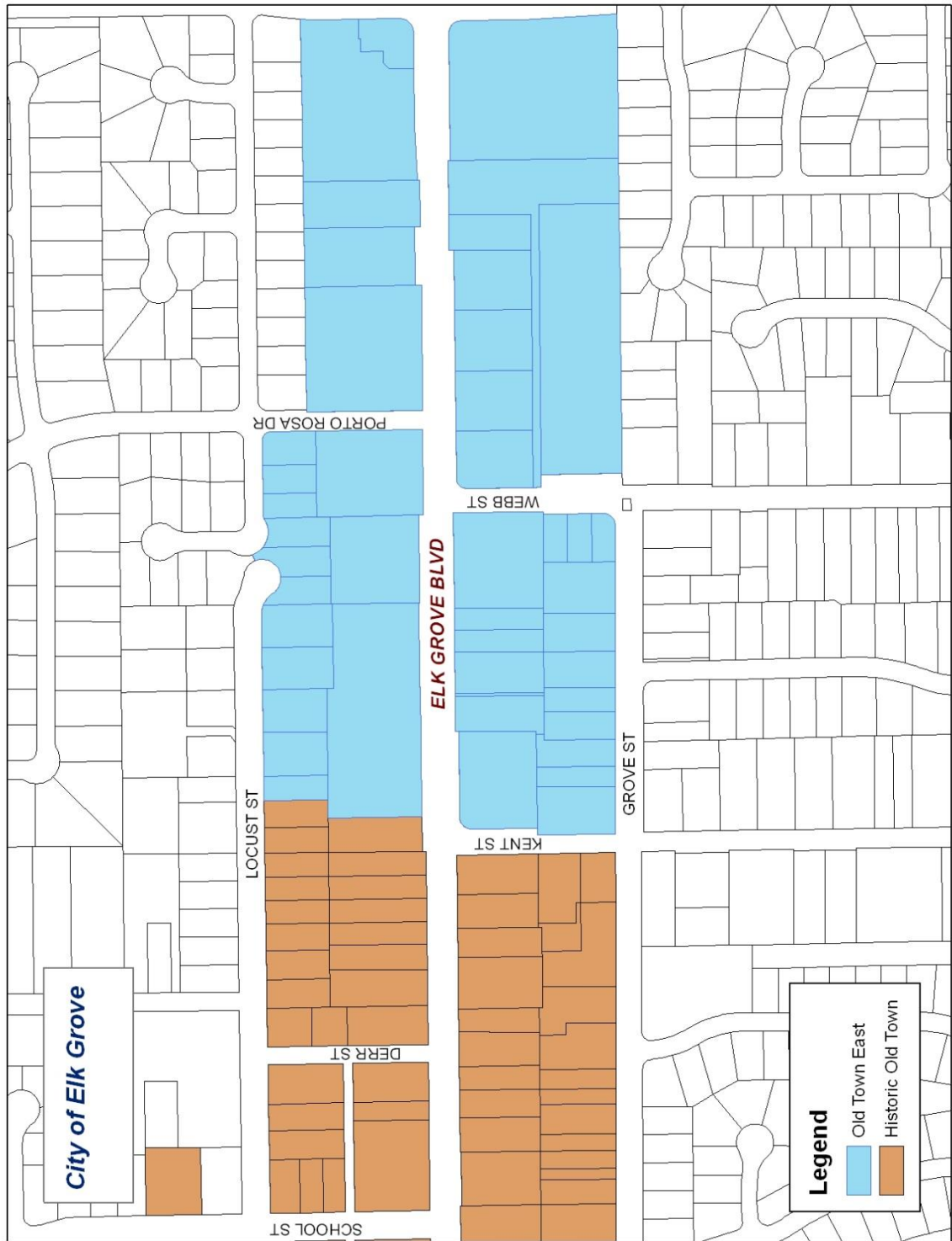


Codman Claret

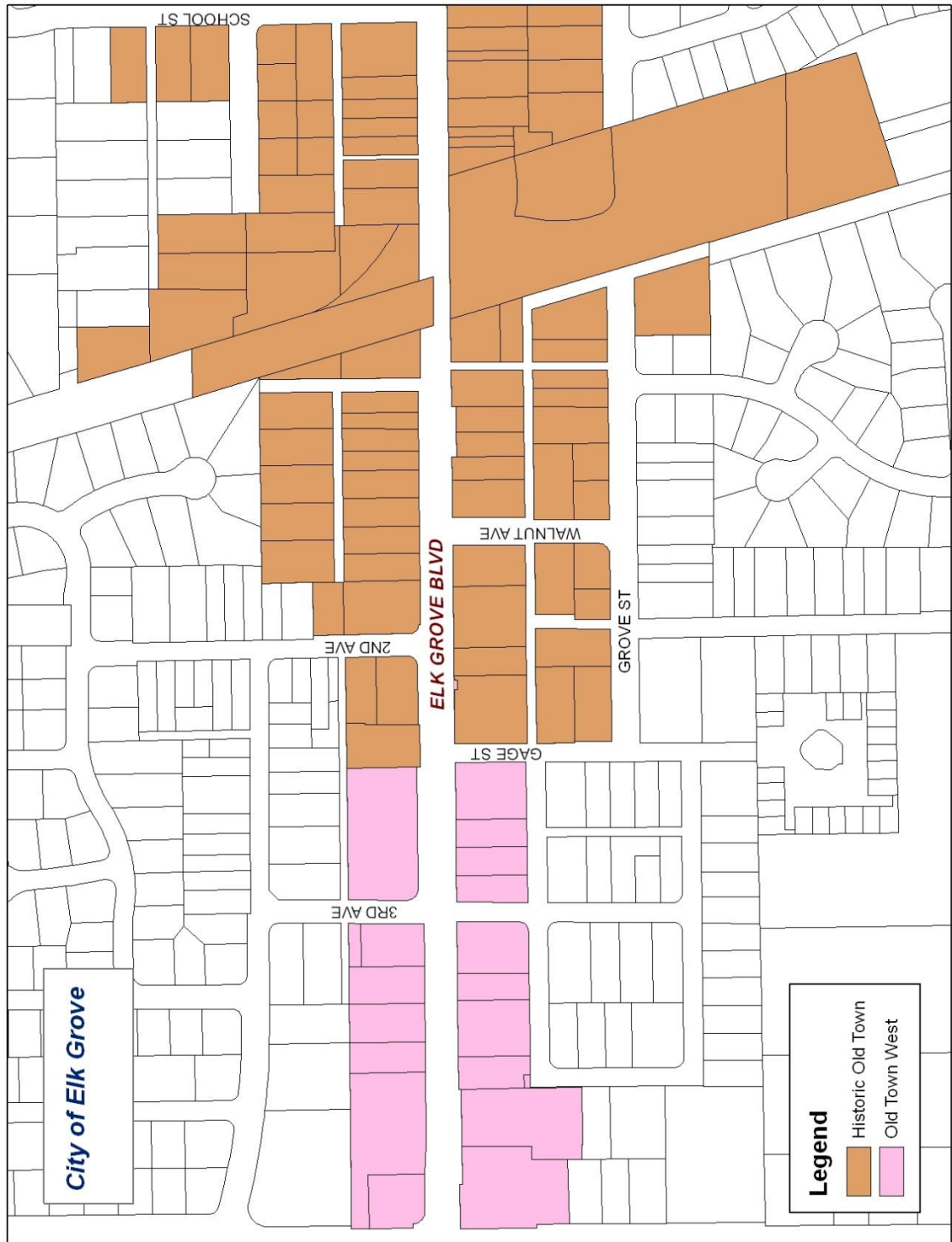
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Appendix 2
Old Town Architectural Districts

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