

# Fontana Guide Book

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## Village Performance Standards

2005



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## Village Performance Standards

### Residential & Commercial Architectural Preferences

PLANNING & DESIGN INSTITUTE, INC.







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## Guide Book Purpose

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The purpose of this Guide Book is to provide examples of architectural styles and details that follow the Village of Fontana Performance Standards, Section 18-60 through 18-65 of the Village Ordinances. The Guide Book can be used by elected officials and Village staff as they review plan submittals. Property owners and developers can use the Guide Book as a resource for ideas.

The Village of Fontana has a unique opportunity to preserve and enhance its lakefront character by identifying buildings and styles that create this identity. A village is defined by varying styles and types of buildings, therefore the Guide Book provides examples of different architectural styles, different uses of materials and colors, and offers them as examples, not requirements.

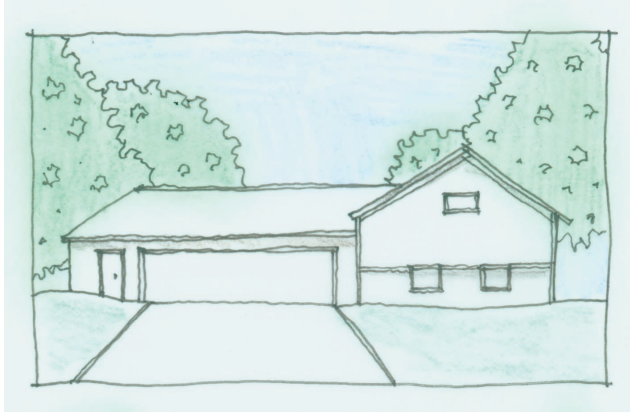
A few sketches of “Unacceptable Images” are included to show designs and buildings that do not meet the Performance Standards. These images illustrate what could be built without the standards and to emphasize how important the regulations are in creating a quality Village identity.

Each section of the Guide Book includes a description of the category being illustrated, a checklist of critical issues from the Performance Standards, and images of buildings that meet the standards. Many of the photos are local Fontana buildings, provided by Planning & Design Institute, Inc. and Workshop Architects.

## Unacceptable Images

The following sketches represent images and designs that do not meet the Performance Standards. Illustrations include under 30% windows and doors on the front facade, entrances that are not emphasized, roof pitches that are too shallow or not appropriate for the house design, and garages that dominate the front facade of the house.







The images on the following pages illustrate architectural details and styles that are acceptable to the Village and meet the Performance Standards. The illustrations represent styles and details that can be used for new housing development or redevelopment of existing housing units. The photos are examples and do not represent the only permitted architectural styles.

Residential images are divided into the following categories:

- Residential Architecture (general examples)
- Residential Roof Pitch
- Residential Garages
- Residential Landscaping

The following list includes critical issues from the Performance Standards Section 18-65: Building, site, and operational plans. This list is not inclusive and should not replace the use of the Performance Standards.

- architectural treatment of buildings shall be such as to be compatible with the neighboring buildings and with the general character and quality of the community (18.65 a)
- building materials shall be unified throughout the building, and shall complement other buildings in the vicinity (18.65 b)
- exterior building materials shall be of high and comparable aesthetic quality on all sides (18.65 b)
- secondary structures should have a roof pitch similar to the primary structure (18.65 c)
- roof pitch should complement the building style of the principal structure and be designed to complement surrounding dwellings (18.65 c)
- residential structures should incorporate a minimum of 30% windows and doors on the front facade (18.65 c)
- side elevations (of residential structures) shall include a minimum of 20% windows and doors (18.65 c)
- building shall employ varying building setbacks, height, roof treatments, door and window openings, and other structural and decorative elements to reduce apparent size and scale (18.65 c)
- building facade colors shall be nonreflective, subtle, neutral, or earth tone (18.65 e)



# Residential Architecture







## Residential Roof Pitch

## Standard Requirements

The style and pitch of the roof should be appropriate for the building design. Primary and secondary structures should have a similar style and provide a uniform character. The following images represent a variety of roof designs and details that are acceptable per the Performance Standards. The roof pitches are appropriate for the design of the buildings and are typical of local Fontana architecture.

The following list includes critical issues from the Performance Standards Section 18-65: Building, site, and operational plans. This list is not inclusive and should not replace the use of the Performance Standards.

- secondary structures should have a roof pitch similar to the primary structure (18.65 c)
- roof pitch should complement the building style of the principal structure and be designed to complement surrounding dwellings (18.65 c)
- all roof slopes on a single building should have the same angle unless different slopes are inherent in the design, such as gambrel roofs or shed roofs (18.65 c)
- roofs may have dormers, gables, or similar variations in roof planes in order to break up the roof mass (18.65 c)







## Residential Garages

## Standard Requirements

Garages can be a complement to the architectural style of a house if designed and placed appropriately on the site. The design and detailing of the garage should be consistent with the architectural style of the house. The following photos show examples of garages that are acceptable per the Performance Standards.

The following list includes critical issues from the Performance Standards Section 18-65: Building, site, and operational plans. This list is not inclusive and should not replace the use of the Performance Standards.

- primary structure should be more visually dominant than the secondary garage structure (18.65 c)
- residential garages and garage doors visible from a public street or open space shall have the same quality of detail and craft as the primary building (18.65 c)
- residential garages shall face the side yard when possible (18.65 d)
- when there is not sufficient room for a side-loaded garage, the garage should be set back a minimum of 15 feet from the front of the house so the garage is not a dominant image along the street (18.65 d)







Natural materials and colors are stylistic of lakefront architecture and the styles found in Fontana. The photos illustrate materials that complement the building style and the variety of materials that are acceptable per the Performance Standards.

The following list includes critical issues from the Performance Standards Section 18-65: Building, site, and operational plans. This list is not inclusive and should not replace the use of the Performance Standards.

- building materials shall be unified throughout the building, and shall complement other buildings in the vicinity (18.65 b)
- exterior building materials shall be of high and comparable aesthetic quality on all sides (18.65 b)
- building materials, such as glass, brick, decorative concrete block, or stucco shall be used, as determined by the architectural control board (18.65 b)
- siding materials should be appropriate to the style of the house (18.65 b)
- the color palette for residential buildings should be white and/or earth-toned (18.65 e)
- building facade colors shall be nonreflective, subtle, neutral, or earth tone (18.65 e)







## Fences

## Standard Requirements

Fences are an identifying feature of Fontana architecture and represent the historical style of the community. The following photos illustrate the variety of stones and materials that are prevalent in the Fontana area.

The following list includes critical issues from the Performance Standards Section 18-65: Building, site, and operational plans. This list is not inclusive and should not replace the use of the Performance Standards.

- fencing and hedging should be provided in order to help delineate public and semi-private space (18.65 (j)11)
- hedging or fences should be kept low, and should be designed to complement the architectural character of the dwelling (18.65 (j)11)
- wood or stone fencing, or a combination of the two, is acceptable (18.65 (j)11)







Fontana includes a variety of landscaping designs and styles that complements the design of the residential structure and properties.

Although many of the Performance Standards for landscaping are directed towards commercial properties, the Guide Book includes ideas for residential properties and shows how natural drainage areas include native plantings and features, open lawns remain open yet have vegetation along the edges, native flowers and stone details can be combined along patios, walkways, or terraces, and how ground cover or terracing is used to add visual interest and prevent erosion.

The following list includes critical issues from the Performance Standards Section 18-65: Building, site, and operational plans. This list is not inclusive and should not replace the use of the Performance Standards.

- landscaping plan shall be submitted with the building and site plans (18.65 (j)11)
- a minimum of one tree and five shrubs are required in the front yard (18.65 (j)11)
- fencing and hedging should be provided in order to help delineate public and semi-private space (18.65 (j)11)









# Residential Landscaping



Commercial buildings should be inviting for customers, create an identity for the commercial area, and provide variety with building design, building materials, and architectural features. The images on the following pages illustrate architectural designs and styles that are acceptable to the Village and meet the Performance Standards. The illustrations represent details that can be used for new commercial development or redevelopment of existing commercial buildings. The photos are examples and do not represent the only permitted architectural styles.

The following list includes critical issues from the Performance Standards Section 18-65: Building, site, and operational plans. This list is not inclusive and should not replace the use of the Performance Standards.

- ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features along no less than 60% of their horizontal length (18.65 c)
- no more than 50% of the off-street parking spaces shall be located directly between the front facade of the building and the public street (18.65 h)
- exterior signage shall provide for modest, coordinated, and complimentary exterior sign locations, configurations, and colors throughout the development (18.65 l)
- each development containing a building over 5,000 sq. ft. shall provide central area(s) or feature(s) such as patio seating, pedestrian plaza, or outdoor playground area (18.65 n)





