



## **DAMONTE RANCH**

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### **DESIGN STANDARD HANDBOOKS**

Prepared for:  
Nevada Tri Partners LLC.  
985 Damonte Ranch Parkway #310  
Reno, NV. 89521

December, 2007  
Revised October, 2012



## **PURPOSE:**

The purpose of the Damonte Ranch Design Standard Handbooks are to provide design requirements to establish the identity, character and expected quality of development within Damonte Ranch. There are three Design Standard Handbooks for Damonte Ranch contained in this document as follows:

- Damonte Ranch Non-Residential Design Standards Handbook
- Damonte Ranch Phase 1 Residential Design Standards Handbook
- Damonte Ranch Phase 2 Residential Design Standards Handbook

Nothing contained in the Design Standards Handbooks listed above is meant to supersede City of Reno requirements for Tentative and Final Maps. The Design Standard Handbooks are intended to be used in conjunction with the Southeast Truckee Meadows Flood Control Master Plan, City of Reno Public Works Design Manual and Chapter 18, Annexation and Land Development of the City of Reno, NV. If a conflict exists between these documents, the criteria outlined in this document shall prevail over current and subsequently adopted City Planning Codes. These provisions run exclusively for the benefit of the City of Reno, the Architectural Landscaping Review Committee (ALC) and Nevada Tri Partners, as Master Developer, for so long as Nevada Tri Partners is the ALC coordinator. After Nevada Tri Partners ceases to act as ALC Coordinator, these provisions run for the benefit of the City of Reno, ALC, successor ALC Coordinator, and owners of property within Damonte Ranch.

The boundaries of areas within Damonte Ranch subject to these handbooks are outlined in the following Figures:

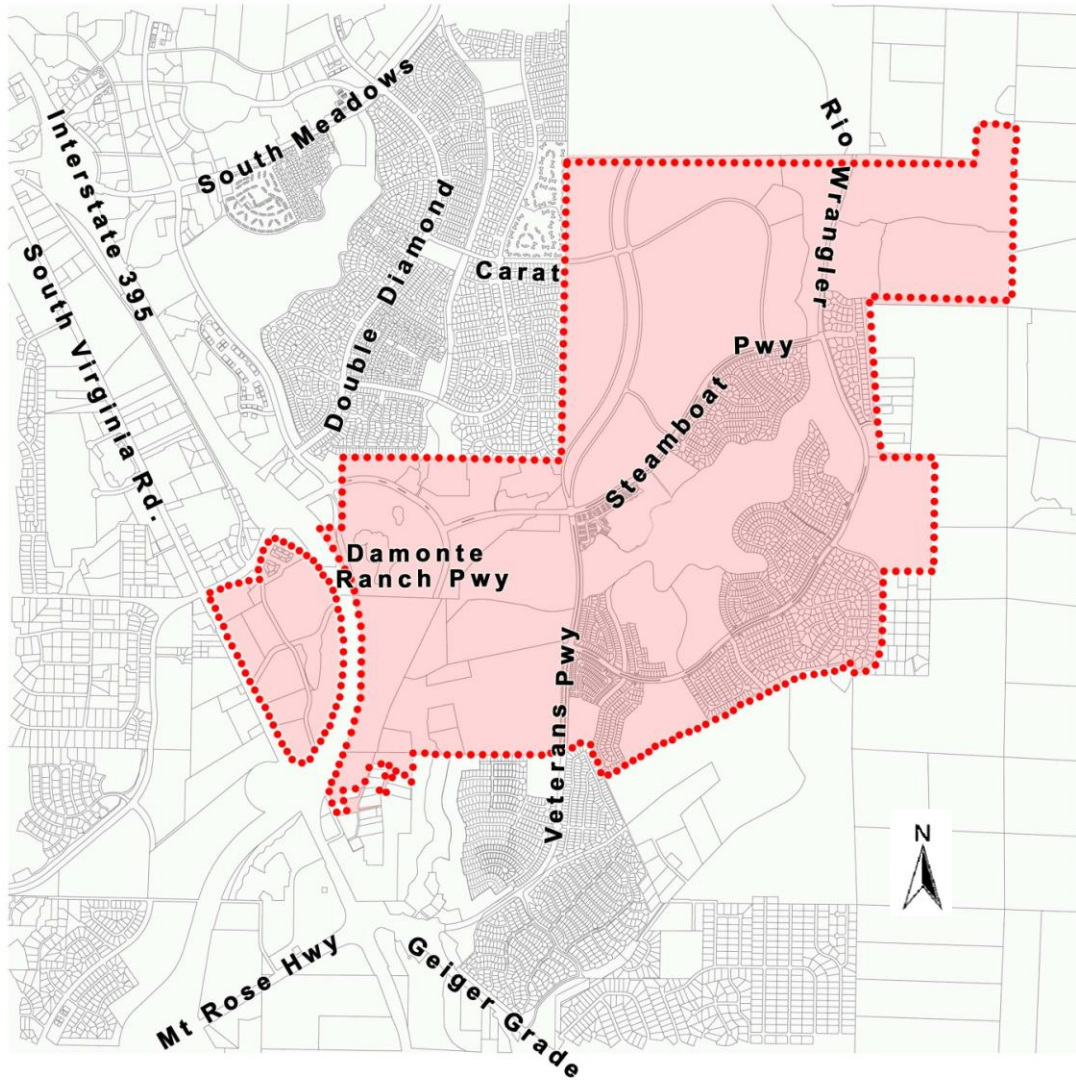
- *Figure 1 – Project Boundary for Non-Residential Design Standards Handbook*
- *Figure 2 – Project Boundary for Phase 1 Residential Design Standards Handbook*



- *Figure 3 – Project Boundary for Phase 2 Residential Design Standards Handbook.*

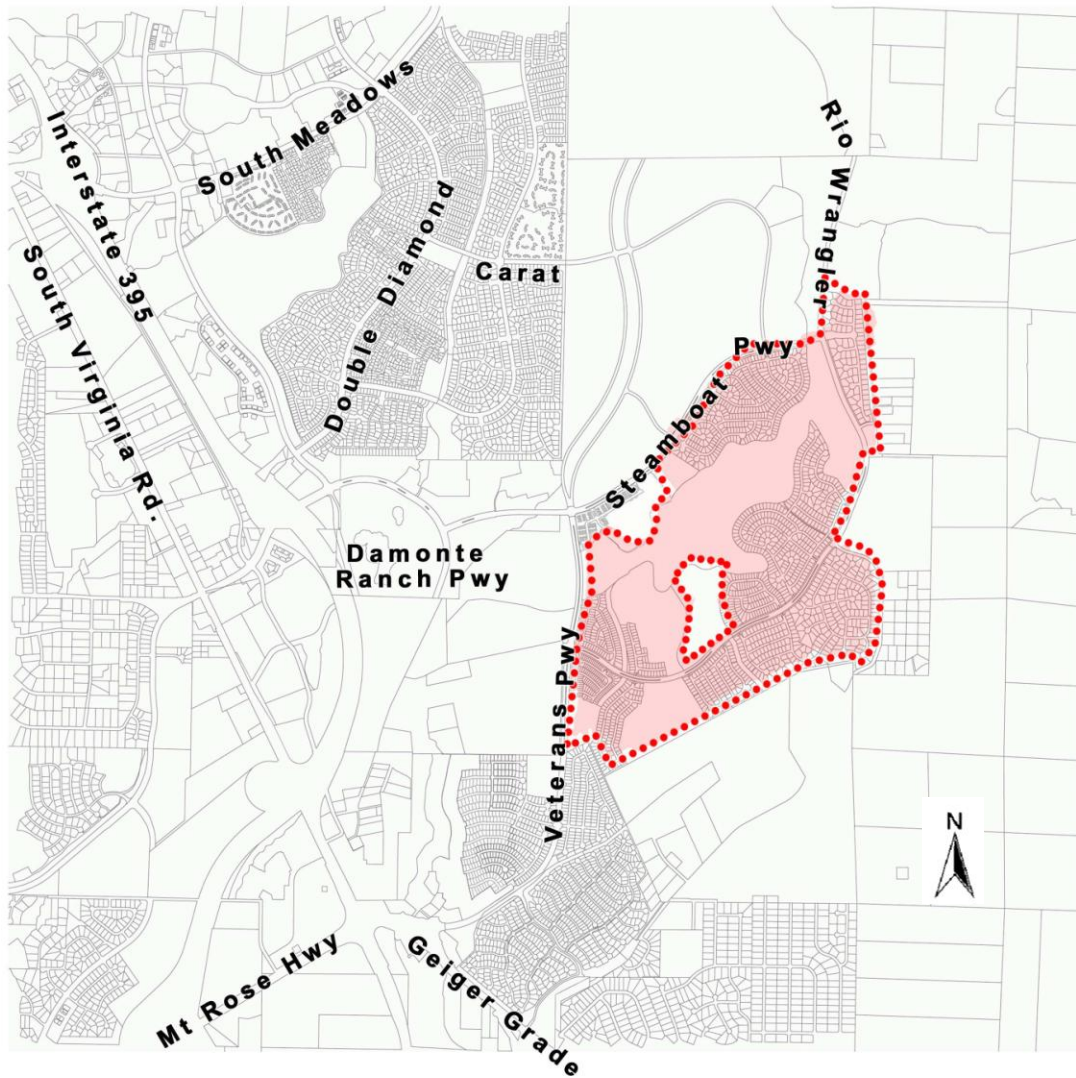


**Figure 1 – Project Boundary for Non-Residential Design Standards Handbook**



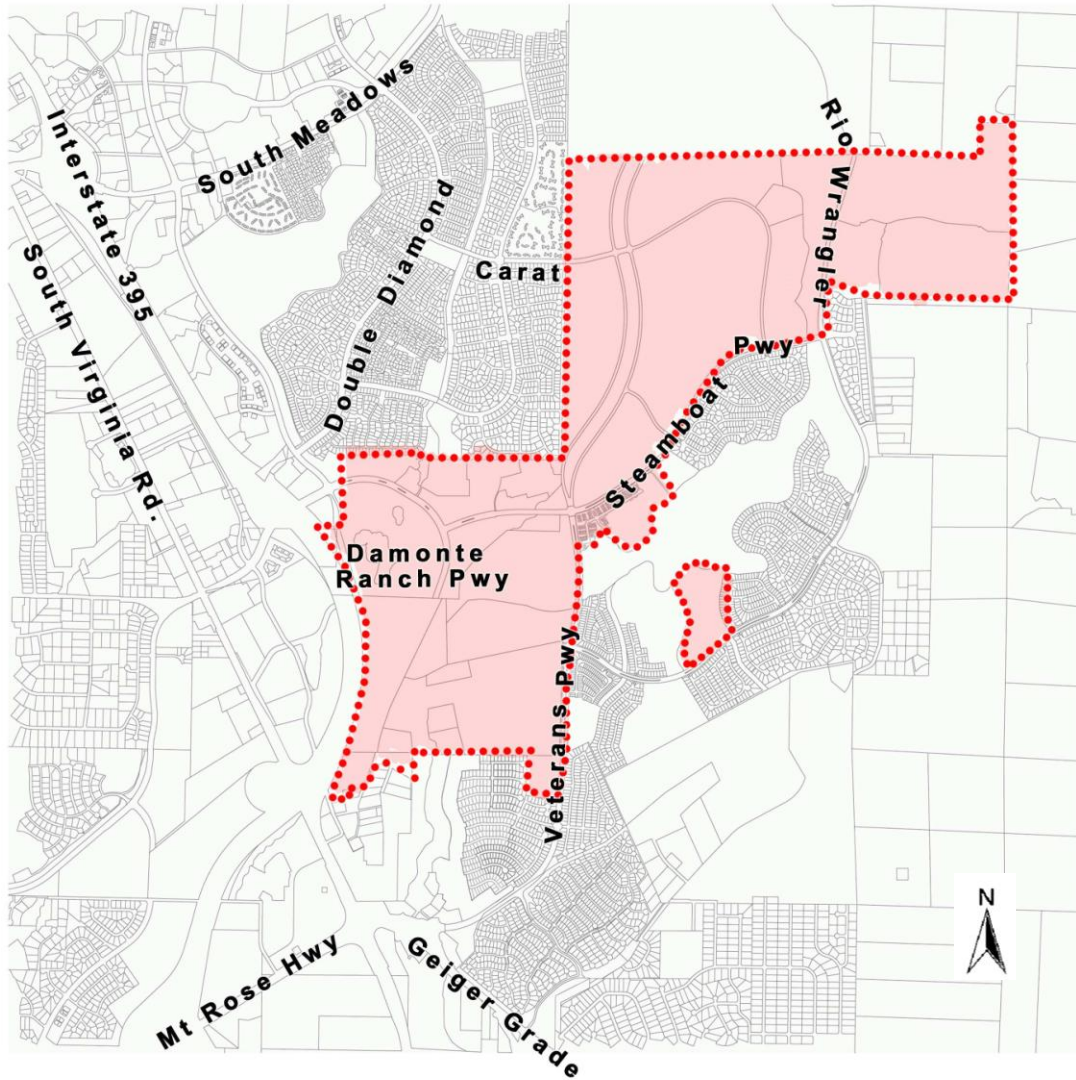


**Figure 2 – Project Boundary for Phase 1 Residential Design Standards Handbook**





**Figure 3 – Project Boundary for Phase 2 Residential Design Standards Handbook**

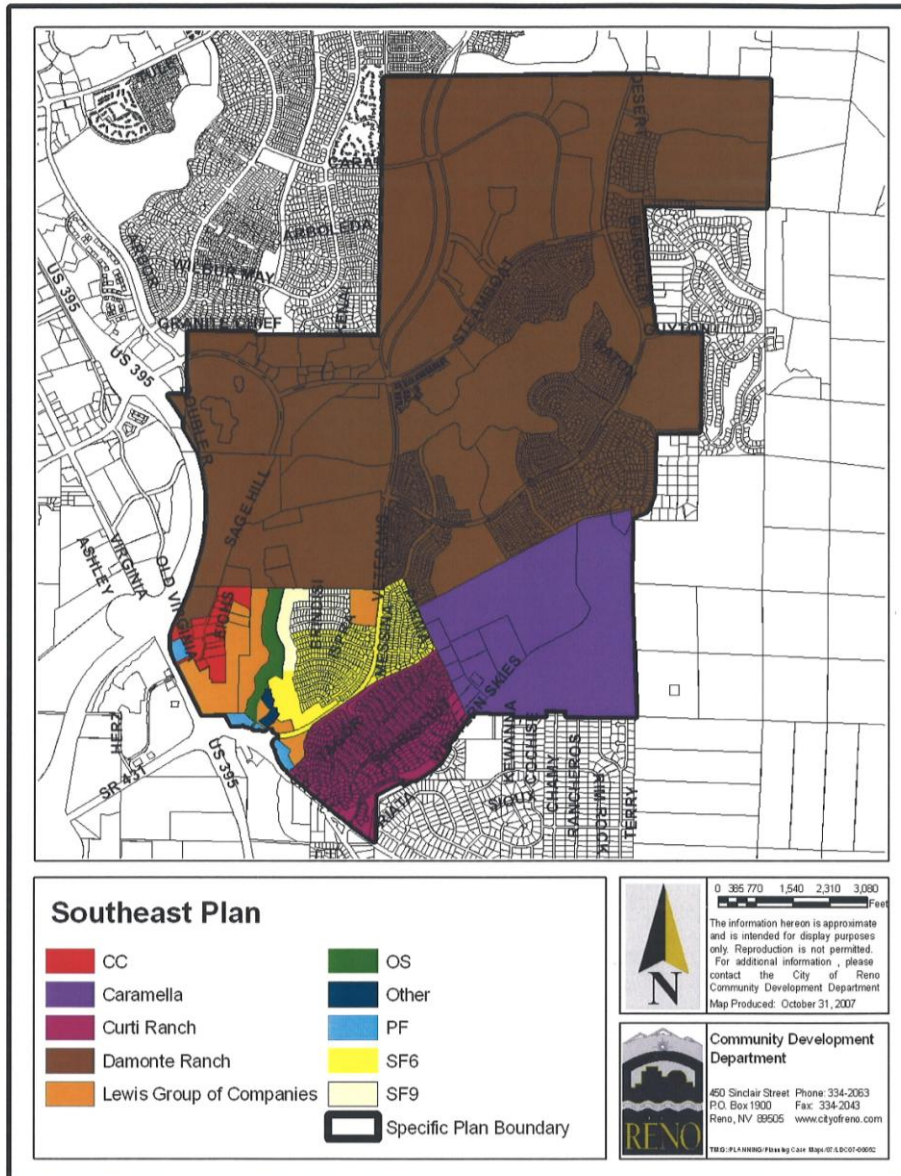




### MASTER PLAN DESIGNATION:

Damonte Ranch, Planned Unit Development (PUD), is a portion of the Southeast Neighborhood Plan. See *Figure 4 – Southeast Neighborhood Plan Development Areas*. The City of Reno Master Plan Designation for this is a SPA – Special Planning Area.

**Figure 4 – Southeast Neighborhood Plan Development**





Any properties within the Southeast Neighborhood Plan Area wishing to annex into the Damonte Ranch PUD, may do so, at the sole discretion of Nevada Tri Partners or its successor, by written request to Nevada Tri Partners or its successor, with required approvals by the City of Reno.

### **SUMMARY OF ZONING:**

There are five zoning districts within Damonte Ranch. Refer to *Figure 5 – Damonte Ranch Zoning Designations*. Zoning Designations are as follows:

#### **(1) SF Single Family.**

The purpose of this district is to provide primarily for single family residential land uses with some limited recreational and civic uses allowed. Single family residential areas usually function as the least intense urban land use and are typically located between higher intensity residential, mixed use development and rural land uses. In this case, the SF district will allow a mix of small lot and clustered single family subdivisions as well as standard single family residential subdivisions. The SF zone allows densities of up to 12 dwelling units per acre in accordance with Table 1 and 2.

#### **(2) MF Multi-Family**

The purpose of this district is to provide primarily for multi family residential land uses and/or single family residential land uses with some limited recreational and civic land uses. MF areas usually function as an area of residential and limited nonresidential uses where the residential densities may be up to 18 dwelling units per acre. In this case, the MF district will allow a mix of small lot and clustered single family subdivisions, standard single family subdivisions, multi family residential developments, limited commercial, recreational and civic uses.

#### **(3) MR Mixed Residential**

The purpose of this district is to provide for a mix of single family residential, multi family residential and limited recreational, civic and commercial land uses. MR areas usually function as an area of residential and limited nonresidential uses where the residential



densities may be up to 30 dwelling units per acre. In this case, the MR district will allow a mix of small lot and clustered single family subdivisions, standard single family subdivisions, multi family residential developments, and limited commercial and civic uses.

**(4) MD Mixed Development**

The purpose of this district is to provide for a potential mix of residential with a variety of densities and commercial, institutional, recreational and limited industrial development opportunities for the area.

**(5) OS Open Space**

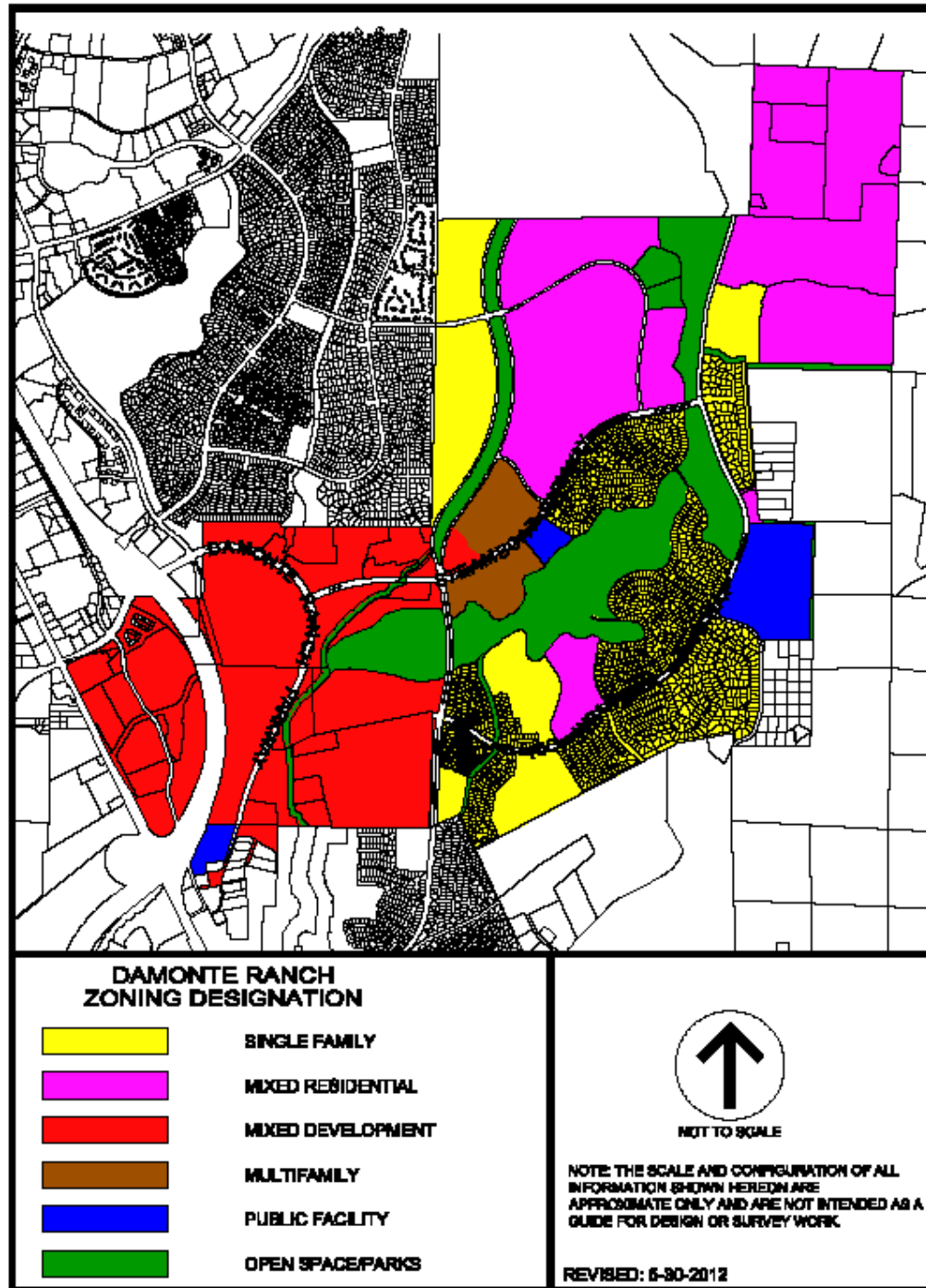
The purpose of this district is to primarily preserve areas as open space. In addition to reserving open space areas, this district may be applied to areas designated for drainage facilities, limited civic, recreation and utility uses.

**(6) PF Public Facility**

The purpose of this district is to provide for public facilities, civic uses and public service uses which may be in private ownership, including utility use, parks and recreation areas and institutions. Allowed uses include but are not limited to parks, schools, post offices, churches, care centers, fire stations, police stations, and other government buildings in accordance with Table 1 and 2.



**Figure 5 – Damonte Ranch Zoning Designations**





## PERMITTED USES:

Permitted specific uses and entitlement requirements for Damonte Ranch are outlined as listed below in:

- *Table 1 – Damonte Ranch Permitted Use Legend*
- *Table 2 – Damonte Ranch Permitted Uses Per Zoning Designations*

**Table 1 – Damonte Ranch Permitted Use Legend**

<b>Table 1 – Damonte Ranch Permitted Use Legend</b>	
<b>ENTRY IDENTIFICATION:</b>	<b>MEANING:</b>
“P”	The use is permitted as a principal land use in the zoning district by right, and is not subject to a discretionary review procedure including special use permits even if a project or site meets the criteria for special use permits or site plan reviews outline in RMC existing at the time of adoption of this handbook including Sections 18.06.405 and 18.06.407. All NRS requirements for Tentative Map and Parcel Maps still apply.
“SUP”	The use is permitted in that zoning district only after first obtaining approval by NTP or it respective architectural/landscape review committee and a special use permit (SUP) according to the procedures and criteria set for the in Reno Development Code Section 18.06.405.
“SPR”	The use is permitted in the zoning district only after first obtaining approval by NTP or it respective architectural /landscape review committee and an administrative approval of a site plan review (SPR) as set forth in Reno Development Code Section 18.06.407.
“A”	The use is permitted as an accessory use to a primary use allowed in the zoning district. Establishment of the specific accessory use listed in the table does not necessary exclude other land uses that are generally considered accessory to the primary use.
Blank Cell	The use is prohibited in the zoning district.



**Table 2 - Damonte Ranch Permitted Uses per Zoning Designations**

USE CATEGORY/SPECIFIC USE TYPE	P= PERMITTED BY RIGHT SPR=SPECIAL PLAN REVIEW REQUIRED SUP=SPECIAL USE PERMIT A=PERMITTED AS ACCESSORY USE					
	LAND USE BASE DISTRICTS					
	SF	MF	MR	MD	OS	PF
<b>Residential Use Types</b>						
Cluster Development	P	P	P	P		
Congregate Care Facility		SPR	P	P		
Group Home		SPR				
Multi Family		P	P	P		
Nursing Home/Assisted Living Facility		SPR	P	P		
Single Family, Attached/Condominium Townhouse	P	P	P	P		
Single Family, Detached	P	SUP	P	P		
Single Family, Zero Lot Line	P	P	P	P		
<b>Commercial Sales and Services</b>						
Animal Clinic/Hospital		SUP		P		SUP
Boarding Kennel/Shelter						
Antique/Collectible Store		P <sup>1</sup>	P	P		
Auto Repair Garage and Paint and Body Shop						
Automobile & Truck Sales and Mobile Home, RV, Boat & Trailer Sales or Rental				P		
Mobile Home, RV, Boat & Trailer Storage				P <sup>4</sup>		
Automobile Rental				P		
Bakery, Retail		P <sup>1</sup>	P	P		
Bar		P <sup>3</sup>	P	P		
Barber/Beauty Shop		P <sup>1</sup>	P	P		A
Building & Landscape Material/Lumber Yard(enclosed)				P		
Call Center		SUP	P	P		
Car Wash		SUP	SPR	P		
Child Care Center		SUP	P	P		P
Cleaners, Commercial		P <sup>1</sup>	P	P		
Convenience Store		SUP	SPR	P		



USE CATEGORY/SPECIFIC USE TYPE	P= PERMITTED BY RIGHT SPR=SPECIAL PLAN REVIEW REQUIRED SUP=SPECIAL USE PERMIT A=PERMITTED AS ACCESSORY USE					
	LAND USE BASE DISTRICTS					
	SF	MF	MR	MD	OS	PF
Copy Center		P <sup>1</sup>	P	P		A
Custom & Craft Work		P <sup>1</sup>	P	P		
Drive-through Facility		P <sup>1</sup>	P	P		
Financial Institution		P <sup>1</sup>	P	P		SUP
Freestanding Automated Teller Machine		P <sup>1</sup>	P	P		
General Personal Service		SPR	SPR	P		
General Retail Store or Commercial Use Other than Listed		P <sup>1</sup>	P	P		
Household Goods, Light Service, Repair & Assembly				P		
Laboratory		P <sup>2</sup>	P	P		A
Laundry, Drop-off/Pick-up		P <sup>1</sup>	P	P		
Laundry, Self Service		P <sup>1</sup>	P	P		A
Medical Facility, Day Use Only		SUP	SPR	P		P
Neighborhood Center (Max. 50,000 sf)		SPR	P	P		
Office, Other Than Listed		SPR	P	P		
Pet Store		P <sup>1</sup>	P	P		
Plant Nursery/ Garden Supply				P		
Recording Studio				P		
Restaurant with Alcohol Service		P <sup>3</sup>	P	P		A
Restaurant without Alcohol Service		P <sup>3</sup>	P	P		A
Sale of Low Volume Bulky Goods				P		
Service Station		SUP	SPR	P		
TV Broadcasting & Other Communication Service				P		P
Wedding Chapel						
<b>Recreation, Entertainment, and Amusement</b>						
Commercial Amusement/Recreation (Outside)		SUP	P	P		
Commercial Amusement/Recreation (Inside) Other than listed		SUP		P		
Country Club, Private	SUP	SUP	SPR	P		



USE CATEGORY/SPECIFIC USE TYPE	P= PERMITTED BY RIGHT SPR=SPECIAL PLAN REVIEW REQUIRED SUP=SPECIAL USE PERMIT A=PERMITTED AS ACCESSORY USE					
	LAND USE BASE DISTRICTS					
	SF	MF	MR	MD	OS	PF
Community Center, Private	P	P	P	P		
Fitness Center	SUP	SUP	SUP	P		P
Night Club				P		
Pool or Billiard Parlor				P		
Private Club, Lodge or Fraternal Organization			SUP	P		P
Public Park or Recreation Area	P	P	P	P	P	P
Sports Arena, Stadium, or Track		SPR	P	P		SUP
Stable (Commercial) or Riding Academy					SUP	SUP
Tennis Courts	P	P	P	P	P	P
Theater (No Drive-in)				P		
Video Arcades				P		
<b>Lodging</b>						
Bed & Breakfast Inn				P		
Hotel (Without Non-restricted Gaming Operation)			P	P		
Hotel Condominium			P	P		
Motel				P		
<b>Institutional, Public and Community Service</b>						
Blood Plasma Donor Center				P		
Church/House of Worship	SUP	SUP	SUP	P		P
College, University or Seminary		SPR	SPR	P		P
Communication Facility, Equipment Only	SPR	SPR	SPR	P	P	P
Electric Utility Substation		SUP			P	P
Government Facility		SUP	SPR	P	P	P
Hospital, Acute & Overnight Care				P		P
Library, Art Gallery or Museum	SUP	P	SUP	P		P
Post Office		SPR	SPR	P		P
Public Safety Facility (Police or Fire Station)				P		P
Public Transit or School Bus Shelter	A	A	A	P	A	P



USE CATEGORY/SPECIFIC USE TYPE	P= PERMITTED BY RIGHT SPR=SPECIAL PLAN REVIEW REQUIRED SUP=SPECIAL USE PERMIT A=PERMITTED AS ACCESSORY USE					
	LAND USE BASE DISTRICTS					
	SF	MF	MR	MD	OS	PF
School, Primary (Public or Private)	SPR	SPR	SPR	P		P
School, Secondary (Public or Private)	SPR	SPR	SPR	P		P
School, Vocational/Trade		SPR	SPR	P		
Utility Box/Well House, Back-up Generator, Pumping or Booster Station	A	SUP	A	P	P	P
Utility Installation, Other than Listed	SPR	SUP	SPR	P	A	SPR
Utilities, Major	SUP	SUP	SUP	SUP	SUP	SUP
<b>Industrial, Manufacturing, Wholesale, Distribution and Transportation</b>						
Collection Station (enclosed)		SPR				P
Food Processing/Wholesale Bakery						
Heavy Machinery & Equipment (Rental, Sales & Service)						
Helipad				A		A
Indoor Manufacturing, Processing, Assembly or Fabrication				P		
Maintenance, Repair or Renovation Business				P		
Mini-Warehouse	SUP	SUP	SUP	P		
Printing & Publishing				P		
Rental Store, no Outdoor Storage; Truck Rental				P		
Showroom				P		
Taxidermist				P		
Warehouse/Distribution Center				P		
Welding Repair				P		
Wholesale of Construction Materials				P		
Wholesale of Products Manufactured or Assembled On-Site				P		
<b>AGRICULTURAL USE TYPES</b>						
Agricultural Sales, (Interim)		P				
Animal Production		P				
Animal Products, (Interim)		P				
Animal Slaughtering, (Interim)		P				
Crop Production, (Interim)		P				



USE CATEGORY/SPECIFIC USE TYPE	<b>P= PERMITTED BY RIGHT</b> <b>SPR=SPECIAL PLAN REVIEW REQUIRED</b> <b>SUP=SPECIAL USE PERMIT</b> <b>A=PERMITTED AS ACCESSORY USE</b>					
	LAND USE BASE DISTRICTS					
	SF	MF	MR	MD	OS	PF
<b>ACCESSORY USES</b>						
Accessory Dwelling or Caretakers Quarters/ Domestic or Security Unit	A	A	A	A		A
Barber/Beauty Shop		A	A	A		
Child Care Center		A	A	A		
Child Care, In home (1-6 Children)	A	A	A	A		
Child Care, In home (7 -12 Children)						
Freestanding Automated Teller Machine		A	A	A		
General Personal Service		A	A	A		
Garage Sales	A	A	A			
Home Occupation	A	A	A	A		
Restricted Gaming <sup>1</sup>				A		
Sidewalk Cafes						
Temporary Carnival, Circus, Entertainment Event, Amusement Ride						
Temporary Christmas Tree Sales Lot & Similar Uses				A		A
Temporary Construction Structures				P		P
Temporary Real Estate Offices		P	P	P		P
Recreational Vehicle Park	P	P	P	P		P
	P	P	P	P		
				A		

<sup>1</sup> Additional use regulations may apply. See Reno Municipal Code §18.08.202(c)(2).



Table Notes:

(1). All uses are also subject to the requirements of the applicable Damonte Ranch Design Standards Handbook. (2). All entitlement and building permit applications within the Damonte Ranch are required to obtain the expressed written approval by Nevada Tri Partners (NTP) or its respective Architectural Landscaping Review committees (ALC) prior to any submission to the City of Reno. The City will not accept any applications without this approval. (3). In the event of a conflict regarding permitted uses between **THIS DOCUMENT** and any other previous handbooks/documents, **THIS DOCUMENT** shall prevail. (4) There may exist structures, lots or improvements which were lawful before the adoption of amendments to this Handbook and which would be prohibited, regulated or restricted under the terms of this Handbook. It is the intent of this Handbook to permit these nonconformities to continue until abandoned or removed, but not to encourage such uses. (5) All modifications, improvements, or additions to lots or structures requested after the adoption of this Handbook shall be required to comply with the provisions of this Handbook.(6) the term “interim” as used in this table refers to agricultural uses existing and lawful as of the date of this handbook which shall be allowed to continue as conforming uses until abandoned.

(2). The City of Reno Hillside Development, grading and cuts/fills provisions contained in Title 18, as amended shall apply.

*P<sup>1</sup> – Permitted in a Neighborhood Center, defined as the following: “Neighborhood Center refers to sales of convenience goods (foods, drugs and sundries) and personal services, those which meet the daily needs of an immediate neighborhood trade area. A Neighborhood Center typically includes convenience retail and services population of 2,500 to 40,000 people, typically has a service area radius of one-half to one-and-one-half miles, and has a typical range of 15,000 to 50,000 square feet of gross leasable area.”*

*P<sup>2</sup> – Medical/Dental Laboratory only.*

*P<sup>3</sup> – May be permitted in a Neighborhood Center in the sole discretion of Nevada Tri Partners and/or its ALC.*

*P<sup>4</sup>- Permitted use only on APN 016-400-68*



**D A M O N T E R A N C H**

**DAMONTE RANCH NON-RESIDENTIAL  
DESIGN STANDARDS HANDBOOK**

Prepared for  
Nevada Tri Partners  
985 Damonte Ranch Parkway #310  
Reno, NV. 89521

December 2007

Revised October, 2012



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## 1 - I N T E N T / P U R P O S E

### 1.1 INTENT/PURPOSE

1.1.1 INTENT: The intent of this document is to provide control for individual parcel development in addition to providing guidance to the development Applicant regarding non-residential/commercial site and building design criteria requirements within the Damonte Ranch. In addition to design criteria, this document contains an application procedure package and checklist to aid the Applicant through the design review and entitlement process. This document supersedes existing guidelines and standards as outlined in section 1.1.3.

1.1.2 APPLICABILITY: The Applicant and their Successors in interest, of each project are required to implement all provisions hereof as applicable to a specific project. Each project shall further comply with all applicable governmental laws, ordinances, codes, and regulations.

1.1.3 THIS DOCUMENT: Is intended to be utilized in conjunction with the following;

- ◆ All Master and Supplemental Declarations of Covenants, Conditions and Restrictions for the Damonte Ranch as applicable.
- ◆ Damonte Ranch Trade Center Development Agreement
- ◆ City of Reno Chapter 18 when applicable

If a conflict exists between these documents, the criteria outlined in this document should prevail. The termination, modification, or amendment of any of the above listed documents will not affect the enforceability or applicability of this Design Standards Handbook unless expressly stated in an amendment to this Design Standards Handbook pursuant to Section 8.1 of this Handbook.

1.1.4 DESIGN REVIEW: The design review process incorporated within these guidelines defines a level of quality for the Damonte Ranch projects, thereby creating an attractive, functional business environment. These standards are the basis for evaluation of projects submitted for review to the Architectural and Landscaping Committee, (herein referred to as the ALC).

1.1.5 SCOPE: This Document is not intended to be a stand-alone document, nor an exhaustive analysis of every possible situation. Figures and graphic representations contained herein are intended as general visual aids in understanding the intent of the various requirements and do not represent any actual lot or building plan.

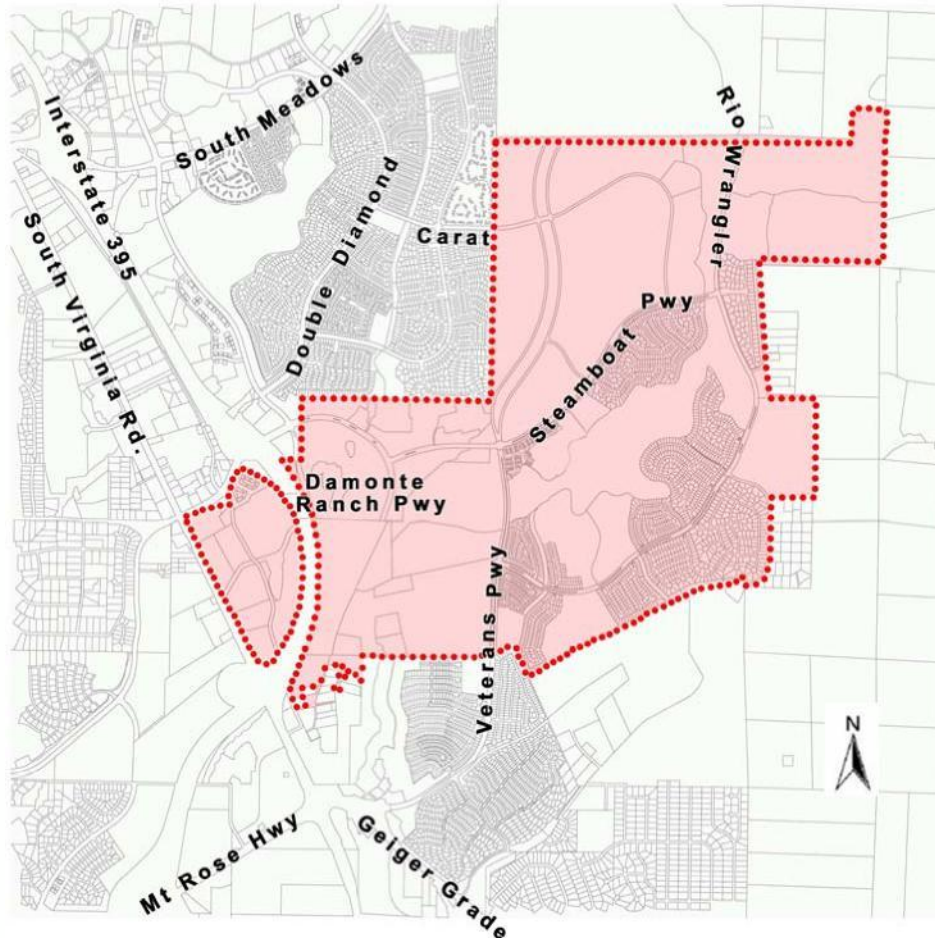


- 1.1.6 INTERPRETATION: The ALC reserves the right to require additional project information and/or adjust requirements for particular projects as circumstances and conditions warrant as permitted in this Handbook.

## 12 AREA OF APPLICATION AND PERMITTED USES

- 12.1 LOCATION: This Document applies to all non-residential projects located within the Damonte Ranch. Refer to *Figure 1 – Project Boundary for Non-Residential Design Standards Handbook*.

**Figure 1 – Project Boundary for Non-Residential Design Standards Handbook**





### **13 ARCHITECTURAL AND LANDSCAPING COMMITTEE**

- 1.3.1 DEFINED: The Architectural and Landscaping Committee (ALC) for the Damonte Ranch shall be a committee comprised of individuals appointed by Nevada Tri-Partners, who need not be owners, tenants, or occupants of projects located within the Damonte Ranch.
- 1.3.2 ALC COORDINATOR: Nevada Tri-Partners, a Nevada limited liability company (NTP) shall be the Architectural and Landscaping Committee Coordinator (ALC Coordinator). The ALC Coordinator shall appoint the members of the ALC (as set forth in Section 1.3.3 below) and shall otherwise manage and coordinate the ALC. NTP shall serve as the ALC Coordinator until NTP ceases to have any ownership interest in the Damonte Ranch; provided NTP may, at any time, in its sole discretion, resign as the ALC Coordinator by sending written notice of resignation by first class mail to the Director of Community Development and each owner of undeveloped land within Damonte Ranch. The notice of resignation shall further set a time and place for a special meeting of the affected owners to be held not less than thirty (30) days, nor more than sixty (60) days, following the date the notice of resignation is mailed. At such meeting, any owner present in person, or by written proxy, may nominate a successor ALC Coordinator. Upon the approval of owners in attendance at the meeting (in person or by proxy) which collectively own at least fifty-one percent (51%) of the undeveloped land (acreage) within Damonte Ranch, one of the nominated successors shall be elected the successor ALC Coordinator. In the absence of action by the affected owners to elect a successor ALC Coordinator within sixty (60) days following the resignation of NTP, the Board of Directors of the Landscape Maintenance Association (LMA) shall serve as the ALC Coordinator until the affected owners owning at least fifty-one percent (51%) of the undeveloped land within Damonte Ranch elect a Coordinator, the successor ALC Coordinator. Upon the election of a successor ALC Coordinator, the successor ALC Coordinator shall have all the right, power, and authority of the ALC Coordinator previously vested in NTP.
- 1.3.3 APPOINTMENT: The ALC Coordinator shall have the sole and exclusive power to appoint, remove, or replace, from time to time, all members of the ALC. Written notice of the appointment, or removal and appointment, of the members of the ALC shall be given by first class mail to the Director of Community Development, which notice shall set forth the fact of appointment, or removal and appointment, the name and resident address or business address of each ALC member, and term of office of each ALC Member. Unless otherwise stated in the notice, persons appointed to the ALC shall serve one (1) year terms. Each project applicant shall be furnished a copy



of that current notice on file with the Director of Community Development upon the receipt by the ALC Coordinator of the applicant's initial submittal. The right and power of the ALC Coordinator to appoint or remove the members of the ALC shall cease upon the commencement of the meeting for election of a successor ALC Coordinator as set forth in Section 1.3.2 above.

- 1.3.4 ALC MEMBERS: Each member of the ALC shall cast one vote in any action to approve or deny an application for review. In accordance with Section 2.1.2 of these Design Standards the ALC may employ the services of a Nevada licensed architect, landscape architect, engineer, or other professional to advise the ALC, at the cost of the applicant. The decision of a majority of the members of the ALC, or of a representative appointed by the majority thereof, acting in good faith in its sole discretion, upon any matter submitted to or referred to the ALC, pursuant to these Design Standards, shall be final; provided, however, that such decision may not violate any of the provisions set out in this Design Standards Handbook. If no approval or disapproval shall have been sent by the ALC to any applicant within thirty (30) days from date of receipt of the applicant's' submittal, such inaction shall be deemed a disapproval by the ALC; provided the ALC may elect to extend the thirty (30) day approval period, by notice to the applicant, for a maximum period not to exceed ninety (90) days if the ALC determines, in its sole discretion, that additional time is necessary to review and respond to the applicant's submittals or if additional documents or information need to be submitted by the applicant to the ALC. The ALC has the right to require any additional project information which it deems necessary in order to render its decision in accordance with these Design Standards. Any decision or approval by the ALC shall not relieve an applicant from complying with any requirement of the City or other public authority having jurisdiction over applicant's project, and shall not constitute any representation or guarantee of the ALC or any member thereof of compliance of the submitted matter with any statute, ordinance, or regulation of the City or other applicable public authority. The ALC shall have no liability or responsibility to the applicant, any other owners within Damonte Ranch, or to the City or other applicable public authority, based upon its approval or disapproval of, or failure to approve or disapprove of any application or submittal made to the ALC in accordance with this Design Standards Handbook. Any member of the ALC may resign at any time upon thirty (30) days prior written notice mailed via first class mail to the ALC Coordinator. In the event of such resignation, or the death, incapacity, or unwillingness of any member of the ALC to act, the ALC Coordinator shall have full authority to appoint a new member of the ALC in accordance with the procedures set forth in Section 1.3.3 above within that thirty (30) day period.

1.35

ALC LIABILITY: Neither the ALC Coordinator, nor any member of the ALC, shall be held responsible, or liable in any manner whatsoever, to any applicant, Damonte Ranch owner or occupant, the City or other public authority, or to any other person or entity, by reason of any (a) mistake in judgment, (b) negligence or misfeasance arising in connection with the approval or disapproval of any submittals, (c) loss or damage due to design concepts, aesthetics, errors, or defect, patent or latent, shown or omitted, in any plans or specifications which the ALC may review and approve or disapprove, (d) negligence in the construction of any improvements identified in any plans or specifications approved by the ALC, or (e) the performance of any other duties of the ALC contemplated by this Design Standards Handbook. Each applicant who submits plans or other submittals to the ALC shall be deemed to have agreed by submission of such plans or submittals, and every Damonte Ranch owner or occupant by acquiring title and/or possessory rights to any portion of the Damonte Ranch agrees, that such applicant, owner, or occupant will not bring any action or suit against the ALC Coordinator or any member of the ALC for the recovery of damages by reason of any such approval or disapproval, mistake in judgment, negligence, or misfeasance arising in connection with the performance by the ALC of any duties contemplated by this Design Standards handbook or any related documents. The ALC reserves the right to withhold design approval on aesthetic grounds, even if the proposed development complies with the criteria outlined in these Guidelines.





## **2 - DESIGN REVIEW**

### **21 THE DESIGN REVIEW PROCESS**

2.1.1 **PURPOSE:** The Damonte Ranch is a Master Planned Community. This carefully planned project encourages the maximization of innovative and quality design in order to enhance the visual and aesthetic features of the Plan Area. It is therefore the intent of this document to avail the Design Professional in preparing a product which incorporates the established design principals and goals of this document. In order to insure compliance with the intent and purpose of this document the Developers of the Damonte Ranch have established a design review procedure applicable to all entities desiring to construct within this project. These Design Review procedures are for use by ALC or Nevada Tri Partners, as applicable, in connection with their review of applications, and not necessarily the City of Reno.

2.1.2 **PROFESSIONAL ADVICE:** The ALC may employ the services of a Nevada licensed architect, land planner, landscape architect, or engineer to render professional advice and may charge the cost for services of such a professional to the applicant in addition to the Design Review fee.

### **22 THE PRE-DESIGN CONFERENCE**

2.2.1 **INITIAL INFORMATION GATHERING:** Prior to beginning design work, the Applicant is encouraged to contact the ALC to schedule a pre-design conference. The purpose of this conference is to officially discuss the latest plans, design standards, and other applicable documents to the Damonte Ranch; review submittal and design requirements; provide additional information about site amenities and opportunities; and identify any unique conditions or issues (such as site-specific traffic or parcel access restrictions) that need to be addressed as a part of the applicant's specific design review.

2.2.2 **INFORMAL REVIEWS:** Prior to any submittal, the applicant is encouraged to request an informal review with the ALC to assure the general layout of site elements or building elevations are compatible and conceptually acceptable. The ALC will make such informal reviews in a timely manner and will document all comments in writing.

2.2.3 **WORKING WITH DESIGN REVIEW:** It is vital to consider the design review process as accessible and approachable rather than rigid and restrictive. Early discussions can help to avoid problems that may arise later through misinterpretations or lack of communication. Open communication is encouraged and welcomed so as to arrive at a mutually successful project.



## **23 DESIGN REVIEW PROCESS OVERVIEW**

2.3.1 **APPLICABILITY:** The design review process is required for all new building projects and exterior remodels or site revisions within the Damonte Ranch. The process is composed of a three-step submittal procedure:

- I. **SCHEMATIC SITE PLAN REVIEW**  
Reviews proposed schematic site organization, building size and type, parking location, site access and circulation.
- II. **PRELIMINARY DESIGN REVIEW**  
Reviews the site plan, setbacks, preliminary architectural, landscape, and signage.
- III. **CONSTRUCTION DOCUMENT REVIEW**  
Reviews the construction document package for conformance with the approved preliminary package.

2.3.2 **FORMS REQUIRED:** Design Review Applications forms relative to Section 2.3.1 as outlined above, are provide within this document and shall be submitted with the appropriate check list.

## **2.4 DESIGN REVIEW SUBMITTALS**

2.4.1 **MATERIALS REQUIRED:** In order to start the design review process the following elements are required from the applicant:

- ◆ A completed design review application/information form.
- ◆ A completed checklist for the step being submitted.
- ◆ The appropriate project documents as outlined in the appropriate check list.
- ◆ The applicable design review fee.
- ◆ Letter to specifically identify and define all requested variance(s) if applicable.

2.4.2 **PARTIAL SUBMITTALS:** Incomplete submittals will not be accepted by the ALC.

2.4.3 **IN-KIND IMPROVEMENTS:** Submittals are not required for “in-kind” improvements, i.e.: repainting the original color, replacement of deteriorated or damaged landscaping, restoration or replacement of other improvements to original condition and appearance, which had prior approval, etc.

2.4.4 **PROFESSIONAL LICENSES:** All construction documents, specification and plans shall be prepared by a Nevada licensed Architect and/or Engineer. Landscape plans shall be prepared by a Nevada licensed Landscape Architect or licensed Architect.



2.4.5 COPIES REQUIRED: The applicant shall provide the following document sets for each submittal and re-submittal (if requested):

- I. One (1) black line copy of document set for review.
- II. One (1) black line copy of document set for review, one (1) color and materials board, and a PDF and AUTOCAD readable format disk of the site plan.
- III. One (1) black line set of complete final construction document set that includes landscape and civil drawings; and a PDF and AUTOCAD readable format disk of the site plan and elevations.

2.4.6 FEES: Design review fees for all submittals will be assessed based on the actual review time by the ALC and its consultants as applicable.

2.4.7 SIGN REVIEW: Sign packages/comprehensive sign programs shall be submitted as part of the Step Two Design Review Process. Submittals received without sign packages will be deemed incomplete and returned to the applicant. Written ALC approval must be obtained before fabrication and installation of any temporary or permanent project signage.

2.4.8 DELIVERY OF SUBMITTALS: Submittals shall be delivered to the Architectural and Landscaping Committee Coordinator as follows:

NEVADA TRI PARTNERS  
ALC Review  
985 Damonte Ranch Parkway #310  
Reno, NV. 89521  
Tel (775) 359-3000  
Fax (775) 359-4303

2.4.9 RESPONSE TIME: The ALC is organized to review and respond to submittals generally within 30 calendar days of submittal acceptance.

2.4.10 PUBLIC AGENCY APPROVALS: Obtaining ALC approval does not relieve the applicant of the responsibility of obtaining required Public Agency approvals. Conversely, obtaining the required Public Agency approvals does not relieve the applicant of the requirement to obtain ALC approval. Both levels of approval are required.

2.4.11 SEQUENCE OF SUBMITTALS: All ALC approvals shall be obtained prior to initiating Public Agency approval.

2.4.12 OWNERSHIP OF SUBMITTAL MATERIALS: All items submitted shall become the property of ALC.



- 2.4.13 CONSTRUCTION DOCUMENT REVIEW: The purpose of the construction document review is to ensure that the construction documents conform to the originally approved plans only, and is not meant to be a technical review.
- 2.4.14 CONSTRUCTION REVIEW: Periodic review of project construction may be undertaken by the ALC to ensure conformity to the approved design only. Deviations to the approved design will be immediately brought to the owner / applicant's attention. Measures required to mitigate and or eliminate such deviation, and subsequently, all cost associated therein shall be borne solely by the applicant.



## **STEP I      SCHEMATIC SITE PLAN REVIEW CHECKLIST**

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Minimum Required Materials:

### **1.            SCHEMATIC SITE PLAN**

- Show vicinity map.
- Show property lines labeled with distance and bearing, indicate all rights-of-way, easements, curb lines, and proposed building footprint(s).
- Provide dimension lines showing minimum building, parking and landscape setback points to property lines.
- Show all walls and fences. Indicate location, materials, colors and height.
- Label service areas, storage yards, and trash enclosures.
- Show access drives. Indicate width and show curb connection.
- Show parking areas, with number of spaces indicated, vehicular circulation areas, and dimensioned drive aisle widths.
- Show pedestrian circulation and hardscaped entry areas.
- Indicate project monument signage location and height.
- Develop a conceptual grading plan showing existing and proposed grades.
- Additional elements, such as, building design perspectives and elevations may be included at the discretion of the applicant.
- Names and telephone numbers of applicant, architect and consultants.

### **2.            PROJECT SUMMARY (Indicate on schematic site plan)**

- Parcel area.
- Building area and building area per floor (if applicable).
- Percentage of site coverage by building footprint.
- Total parking provided/required



**STEP I SCHEMATIC SITE PLAN REVIEW CHECKLIST (Continued)**

- Parking to building area ratio for parking provided.
- Total landscape area provided in square feet and as a percentage of the total site.
- Floor Area Ratio



## STEP II PRELIMINARY DESIGN REVIEW CHECKLIST

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Minimum Required Materials:

### 1. PRELIMINARY SITE PLAN

- Show vicinity map.
- Show property lines labeled with distance and bearing, indicate all rights-of-way, easements, curb lines, and proposed building footprint(s).
- Provide dimension lines showing minimum building, parking and landscape setback points to property lines.
- Show all walls and fences. Indicate location, materials, and height.
- Label service areas, storage yards, and trash enclosures.
- Show access drives. Indicate width and show curb connection.
- Show parking areas, with number of spaces indicated, vehicular circulation areas, and dimensioned drive aisle widths.
- Show pedestrian circulation and hardscaped entry areas.
- Indicate proposed project monument signage location(s). (See Section 7; Graphics and Signage).
- Major site luminaries locations and general type
- Lighting distribution (photometric) diagram for all projects..
- Names and telephone numbers of applicant, architect and consultants.

### 2. PROJECT SUMMARY (Indicate on preliminary site plan)

- Parcel area.
- Building area and building area per floor (if applicable).
- Percentage of site coverage by building footprint.
- Total parking provided.
- Total parking required.
- Parking to building area ratio for parking provided.



STEP II PRELIMINARY DESIGN REVIEW (continued)

- Total landscape area provided in square feet and as a percentage of the total site.
- Floor Area Ratio
- Existing zoning .

3. PRELIMINARY LANDSCAPE PLAN

- Provide specific plant palette. Indicate type, size, and spacing.
- Indicate existing street trees and Landscape features.
- Show proposed landscape. Indicate type, placement, installation and mature size.
- Show proposed hardscape and special paving areas. Show required pedestrian links onto site. Indicate color and materials proposed.
- Indicate total landscape area provided in square feet and as a percentage of the total site.

4. PRELIMINARY GRADING PLAN

- Show existing and proposed contours at 2' intervals . Provide quantities for excavation and embankment.
- Indicate top and bottom of slopes with spot elevations.
- Building pad elevation(s).
- Indicate parking area grading with spot elevations or contours.
- Indicate access drive(s) grading with spot elevations.
- Show preliminary storm drain locations and/or drainage plan.
- Show irrigation sleeves/conduits

STEP II PRELIMINARY DESIGN REVIEW (continued)



5. BUILDING FLOOR PLANS

- Indicate all walls, columns, openings, overhangs and any condition or feature that will affect the exterior design of the building.
- Indicate overall plan dimensions.
- Note special or unique equipment proposed (i.e. silos, tanks, etc.).
- Show major building luminaries locations and general type (i.e.: bldg. mounted, up-lighting, etc.).
- Call out additional lighting that cannot be clearly noted in plan view (i.e.: soffit lighting).

6. BUILDING ELEVATIONS

- Provide shaded and shadowed exterior elevations for all proposed buildings or representative samples of all in the case of multi-building projects (a line drawing shaded and shadowed perspective, cast from eye level, may be substituted for the front elevations).
- Identify all finish materials, colors, and textures proposed.
- Show all roof equipment screens and exterior downspouts.
- Indicate proposed signage location and overall size.
- Show all wall mounted lighting (i.e.: wall-packs).
- Indicate all building and equipment screen heights.
- Show relationship of adjacent fences and screen walls.

7. PROJECT SIGNAGE

- ON SITE PLAN: indicate locations of all temporary and permanent proposed ground mounted signs on the site. (i.e. project identification, tenant identification, address and directory signage, builder signs, etc.).

STEP II PRELIMINARY DESIGN REVIEW (continued)



- ON BUILDING ELEVATIONS: indicate approximate locations and maximum copy area for all proposed wall-mounted signs. Indicate materials, colors, type styles, copy layout areas, and where applicable, method of illumination. (See Section 7: Graphics and Signage Standards).

**8. COLOR AND MATERIALS BOARD**

- Provide Color and Materials board (s) 24"X36" in size.
- Include actual samples of glass, roofing, paint and stain color chips. Glass samples shall be at least 4"x 4" in size.
- Indicate specific name or number for each product shown.
- Relate specific color and material selections to elevations.



### **STEP III CONSTRUCTION DOCUMENT REVIEW CHECKLIST**

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Required Materials:

**1. CONSTRUCTION DOCUMENT PACKAGE**

- Civil engineering set.
- Architectural set including all specifications.
- Landscape architectural set including irrigation plans.
- Any changes to the plans or new information should be brought to the ALC's attention in a cover letter. Submittal for this review shall include construction documents for previously approved plans and exterior elevations.
- Final Geotechnical Investigation/Design Recommendations

**2. SIGNAGE CONSTRUCTION DOCUMENT PACKAGE**

- (See Section 7: "Graphics and Sign Standards" for specific requirements.)



**2.5 CONSTRUCTION AND POST CONSTRUCTION REVIEW**

- 2.5.1 PROSECUTION OF WORK AFTER APPROVAL: After approval of submittal by the ALC, the construction, alteration or other work described therein shall be completed in accordance with the rules set forth in the CC&R's.
- 2.5.2 RECORDATION OF NOTICE: Upon approval of final submittal, the ALC shall, upon written request from the applicant, provide a written statement of approval. The ALC reserves the right to record notice of any non-compliance or revocation of previous approvals based upon non-conformance to the approved documents.
- 2.5.3 CHANGES AFTER DESIGN APPROVAL: All changes made to plans after Step III approval are subject to review and approval by the ALC.
- 2.5.4 CONSTRUCTION REVIEW: An ongoing periodic review of construction of the project may be undertaken to ensure conformity to the approved design only. Deviations will be brought to the owner/applicant's attention along with measures that the ALC requires to mitigate or eliminate such deviation.
- 2.5.5 POST-CONSTRUCTION REVIEW: A post-construction project review will be made by the ALC to verify compliance with the approved construction documents.



### **3 - SITE PLANNING**

#### **3.1 SITE PLANNING OBJECTIVES**

3.1.1 **STREET PATTERN:** The performance objective of the roadway system of the Damonte Ranch is to permit the safe, efficient and orderly movement of private, commercial, and service vehicles, pedestrians and cyclists.

3.1.2 **DESIGN CONSIDERATIONS:** Integral design considerations shall include land use planning, energy conservation, noise abatement, air quality, public transit, pedestrian circulation and stormwater management.

In order to ensure compliance with the intent of this document, roadway designs shall strive to achieve the following goals:

- Have a simple and logical pattern.
- Display consideration of natural features and topography
- Provide for adequate employee and visitor parking.
- Accommodate future public transit needs
- Present an attractive streetscape
- Provide for efficient surface water drainage in major storm events.

3.1.3 **STREETSCAPE/STREET SECTIONS:** Streetscape plans will be designed to establish a hierarchy of landscape improvements appropriate in scale and character with the function of the street and adjacent land uses. All landscape, walkways, walls, and streetscape improvements installed along streets, drainage ways, and wetlands shall be designed and constructed in accordance with ALC approved plans.

#### **3.2 WALKWAYS & TRAILS**

3.2.1 **SYSTEM IMPROVEMENTS:** The pedestrian system incorporates both sidewalks associated with proposed streets and separate multi-purpose paths. The location of the primary system elements shall be in accordance with ALC approved plans.



### **3.3 SITE GRADING**

3.3.1 OBJECTIVE: The planning and design objective of on site grading is to create effective landforms to accommodate the proposed development of individual parcels. Grading plans shall demonstrate consideration of the following:

- Proper disposal of stripings/no stockpiles or burning.
- Attempt to balance cut and fill with on site materials.
- Maintain smooth slope transitions at grade breaks.
- Provide and maintain adequate erosion controls.

3.3.2 CRITERIA: Performance criteria for on site grading of individual parcels shall conform to the following standards:

- All grading activities shall be diligently and continuously performed to affect the earliest completion.
- At all times control fugitive airborne dust and maintain conformance with Washoe County Health Departments requirements
- Assure all adjoining streets remain free of debris generated by vehicular traffic to and from the parcel.

3.3.3 APPROVALS: The Applicant shall obtain ALC approval of final parcel grading plans.

### **3.4 DRAINAGE**

3.4.1 OBJECTIVE: Planning and design objectives of storm drainage systems within the Damonte Ranch shall demonstrate conformance with the following standards and requirements;

- Southeast Truckee Meadows Master Flood Control Plan
- City Development Code and Standards
- Nevada Department of Environmental Protection Stormwater Discharge Standards

3.4.2 APPROVALS: The applicant shall obtain ALC approval of the final parcel drainage plan. The applicant shall also provide a Hydrology Report of the parcel storm drainage systems evidencing compliance with the intent of section 3.4.1.



### **3.5 SITE COVERAGE**

3.5.1 **BUILDING FOOTPRINT COVERAGE:** shall not exceed eighty percent (80%) of the gross site area. Gross site area is considered as the area contained within the property lines exclusive of wetlands and master drainage features. Parking structures are not included in calculating this coverage figure. Zero lot line, in-line combination retail/residential developments, storage facilities, including but not limited to self-storage, boat and recreational-vehicles, documents, storage, etc. may be exempt from this requirement and shall be considered by the ALC on an individual basis.

### **3.6 BUILDING PLACEMENT AND ORIENTATION**

3.6.1 **DESIGN INTENT:** The orientation of a building or structure upon a site must not only reflect the project's functional needs, but must also be responsive to the individual parcel's characteristics, and be sensitive to adjacent land uses and the surrounding Damonte Ranch community. It is important that the 3-dimensional character of each structure be considered as it relates to the specific parcel. These issues must be skillfully addressed in order to obtain design review approval.

3.6.2 **SPECIAL SITUATIONS:** The ALC reserves the right to modify setback requirements in certain instances in order to consistently implement its design goals, as provided in the "Deviations, Adjustments and Interpretations" provisions in the Phase I and Phase II sections of this handbook.

3.6.3 **PREVAILING WINDS:** Particular attention should be given to the placement of buildings, building entries, openings and outdoor spaces to minimize the effect of the winds. Spring and summer winds from the south-southwest frequently gust to over 35 MPH, while the winter winds, though historically not as severe, are often directed from the north – north west.

3.6.4 **ENTRY SEQUENCE:** Each project shall provide a visually appealing, well-articulated, identifiable path of entry for pedestrian and vehicular users from the street into the site, and from the site to the buildings themselves. Landscaping, hardscaping, and architectural design elements for the project site and building entries must work together to create a sense of arrival.

3.6.5 **HANDICAPPED ACCESS:** Handicapped access shall be provided for each project as required by Federal, State and local governmental requirements.



### **3.7 GENERAL SETBACK REQUIREMENTS**

- 3.7.1 **MINIMUM REQUIREMENTS:** Setbacks shall conform with the tables provided in this document. All setbacks noted are minimum requirements. *See Table 3A – Damonte Ranch Building Setbacks*
- 3.7.2 **LANDSCAPE OF SETBACK AREAS:** All required setback areas not used as a driveway or parking area shall be landscaped in a manner complementary to the on-site architecture and right-of-way landscape design concepts.
- 3.7.3 **INTERNAL PROPERTY LINES:** Building setbacks along internal property lines (side property lines not fronting upon a public right-of-way) shall be either; (i) two inches (2”) or (ii) five feet (5’) or greater. Building setbacks within this range are not allowed (i.e. no three foot setbacks). These setbacks may be modified within a Common Open Space Development or Commercial Subdivision Maps or with an ALC waiver consistent with Section 3.6.2, at the ALC’s sole discretion.
- 3.7.4 **ADJACENCY TO RESIDENTIAL ZONES:** Along internal property lines adjacent to residential zones, a minimum ten feet (10’-0”) parking setback shall be provided. For buildings, a setback minimum of twenty feet (20’-0”) or a distance equal to the height of structure (whichever is greater) is required. A 6’ high screen wall is required for lots adjacent to residential uses. This provision is not applicable if the residential use is integral to the non-residential use.
- 3.7.5 **PARKING OVERHANGS:** A two foot (2’-0”) parking overhang into the specified landscaped areas is assumed, as opposed to the use of wheel stops. Concrete curbing must be provided.
- 3.7.6 **WALLS & FENCES:** Screen walls, fences, and retaining walls shall observe the Vehicular Setback Requirements along public right-of-ways. There is no wall or fence setback requirement along internal property lines, however, the perimeter property line landscaping strip requirement for vehicular area, shall remain, even within a screened service area.
- 3.7.7 **ACCESSORY ITEMS:** Flag poles and banner mounts shall observe the distances specified for Vehicular Setbacks.



**Table 3A – Damonte Ranch Non-residential/Commercial Building Standards**

DESCRIPTION:	ZONE CLASSIFICATION					
	SINGLE FAMILY (SF)	MULTI FAMILY (MF)	MIXED RESIDENTIAL (MR)	MIXED DEVELOPMENT (MD)	OPEN SPACE (OS)	PUBLIC FACILITY (PF)
<b>Density/Intensity:</b> (Maximum Building Height Maximum stories)					--	---
<b>Lot Size:</b> Minimum Lot Size (s.f.)	35 ft. 3	45 ft. 3	65 ft. 6	100 ft. / 180 ft.** 36	- 3	65 5
<b>Setback Minimums:</b> Internal Property Line (Non-Residential Uses Only)	2,400 s.f. 30 ft.	2,400 s.f. 30 ft.	2,400 s.f. 30 ft.	None None	None None	None None
Front						
Side (in., ft)						
Rear	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Adjacent to Residential	2 in. or 5 ft. 10 ft.	2 in. or 5 ft. 10 ft.	2 in. or 5ft. 10 ft.	2 in. or 5 ft. 10 ft.	2 in. or 10 ft. 20 ft.	2 in. or 5 ft. 10 ft.
	20 ft. or height of building whichever is greater	20 ft. or height of building whichever is greater	20 ft. or height of building whichever is greater	20 ft. or height of building whichever is greater	20 ft. or height of building whichever is greater	20 ft. or height of building whichever is greater
<b>Building &amp; Vehicular Setbacks</b> Adjacent to Arterial Roads: (Non-Residential Uses Only)						
Freeway/Ramps						
Damonte Ranch Pkwy.						
Steamboat Pkwy.	---	---	---	20 ft.	---	20 ft.
Veterans Pkwy.	---	---	30 ft.	30 ft.	30 ft.	30 ft.
Rio Wrangler Pkwy.	---	30ft.	30 ft.	30 ft.	30 ft.	30 ft.
Old Virginia Rd.	---	25 ft.	25 ft.	25 ft.	25 ft.	25 ft.
South Virginia St.	---	---	25 ft.	25 ft.	25 ft.	25 ft.
	---	---				
<b>Alley Setbacks (ft.)</b>						
Drive Apron/Garage Building		---	40 ft. 30 ft.	40 ft. 30 ft.	40 ft. 30 ft.	40 ft. 30 ft.
<b>Building Separation</b>	3 ft. 3 ft.	3 ft. 3 ft.	3 ft. 3 ft.	3 ft. 3 ft.	3 ft. 3 ft.	3 ft. 3 ft.
<b>Parking</b>	20 ft. *	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
<b>Landscape</b>	RMC 18.12.1102	RMC 18.12.1102	RMC 18.12.1102	RMC 18.12.1102	RMC 18.12.1102	RMC 18.12.1102
	Per Design Std.	Per Design Std.	Per Design Std.	Per Design Std.	Per Design Std.	Per Design Std.



SETBACK TABLE (NOTES):

*MEASUREMENT POINTS: All setbacks shall be measured from the right of way or internal property line as applicable.*

*CALCULATIONS FOR COMMON OPEN SPACE: Calculations for Common Open Space Development can be considered on the basis of the entire project versus individual buildings.*

*VEHICULAR AREAS: Vehicular areas are considered to include parking areas, vehicular circulation drives, and service and loading areas.*

*OVERHANGS: Vehicular overhangs of two feet (2'0"), may project into the setbacks shown. All other uses (i.e.: drive aisles) shall observe the full setbacks shown.*

*SPECIAL LAND USE CONDITIONS: See Section 3.19.4 for additional Building Orientation/Setbacks at Parcels A, B & C.*

*\* Building Separation only applies to non-residential uses in Single Family Zones.*

*\*\* Building Heights may extend to 180 feet in those land areas defined as east of I-580(US-395) and south and west of Damonte Ranch Parkway by right. All building heights within the Mixed Development district may be modified to exceed those indicated by Special Use Permit (SUP).*

*Reduced lot sizes, reduced lot widths, and zero foot setbacks may be provided for all uses if: 1) common areas are maintained in a consistent manner by an association, master developer or similar mechanism; 2) reciprocal parking and access agreements are recorded for use of the common areas; and 3) all other development standards are addressed and met by the larger project.*

*RESIDENTIAL SETBACKS: Refer to applicable Residential Lot Standards contained in the Residential Design Standards Handbook(s)*

*All references to RMC in the above chart are as amended.*



### **3.8 BUILDING AND PARKING SETBACKS AND ADJUSTMENTS**

3.8.1 Required setbacks established in these Design Guidelines may differ slightly depending on the lot configuration. Adjustments to the required setbacks may be considered by the ALC in the following cases:

A. If strict adherence to setback requirements would create an unusual hardship in the development of the parcel;

and/or;

B. If the structure is laid out so that only a minimal portion is within the setback area (for example: a corner of a structure oriented at an angle to the property line).

3.8.2 Where deviations to setbacks are to be considered the following elements must occur:

A. Additional/enhanced landscaping or site features shall be provided to buffer the encroachment;

and;

B. The encroachment must act overall to enhance the creation of an attractive, value-apparent commercial environment.

In all cases, plan review and approval must be obtained from the ALC prior to review by the City.

### **3.9 VEHICULAR & PEDESTRIAN ACCESS, CIRCULATION & LAYOUT**

3.9.1 DESIGN INTENT: Recommendations as to parcel access points are determined as a part of the pre-design meeting between the ALC and the applicant. All driveway locations require specific Design Review approval. This approval considers current, planned, and future anticipated area-wide developments. Public Agency approval is also required.

3.9.2 LAYOUT: All site layouts need to be designed so as to route people and vehicles through the site in a manner that considers vehicle and pedestrian circulation. Clear,



logical, and identifiable circulation paths shall be provided for both vehicles and pedestrians. Non-intuitive circulation schemes and dead-end street and/or parking arrangements will not be acceptable.

### **3.10 GENERAL PARKING REQUIREMENTS**

- 3.10.1 **INTENT:** The standards for parking are intended to ensure that adequate off-street parking and loading facilities are provided for all potential uses . In addition, these standards are intended to ensure off street parking is designed in a manner that is easily accessible, incorporating barrier free design, and access for emergency vehicles. Finally, these standards provide for off-street parking facilities that are attractively designed, well maintained, and unobtrusive to adjacent residential areas.
- 3.10.2 **CONFORMITY OF STANDARDS:** Parking requirements shown here are in substantial conformance with City of Reno Code.
- 3.10.3 **APPLICABILITY:** The following Standards shall apply to all off-street parking facilities. All proposed development shall be evaluated against the parking requirements set forth in this section. References to spaces per square foot are to be computed on the basis of gross floor area unless otherwise specified, and shall include allocations of shared restrooms, halls and lobby area, but shall exclude areas for vertical circulation, stairs or elevators.
- 3.10.4 **MINIMUM PARKING & LOADING:** Minimum off-street parking and loading space requirements are outlined in City of Reno, Chapter 18.12.1101 - 1108. Confirmation and/or determination of a project's specific off-street parking and loading space requirements will be made by the ALC at the Step I Preliminary Review.
- 3.10.5 **MULTIPLE USES:** Where there is a combination of uses on one lot, the number of required spaces shall be the sum of those required for each use. Fractional parking space requirements shall be rounded up to the closest whole number per each use and then totaled per lot. If the uses do not operate simultaneously, the required number of spaces may be determined by a Shared Parking Analysis provided by the Applicant. Any proposed reduction in the required number of spaces must be approved by the ALC prior to review by Public Agencies.
- 3.10.6 **HANDICAPPED PARKING:** Parking provisions for handicapped parking, access, number, arrangement, location, etc. shall conform to the Federal Americans With



Disabilities Act (ADA) requirements and State and local regulations, ordinances, and codes.

- 3.10.7 **ON-SITE MANEUVERING:** All spaces within a parking facility shall be accessible without reentering the public right-of-way.
- 3.10.8 **STALL STRIPING:** All parking and loading areas shall be paved and adequately marked by paint or means integral to the pavement design, or by other methods acceptable to the City of Reno.
- 3.10.9 **GENERAL DESIGN:** Parking and loading facilities shall be designed in such a manner to allow for safe ingress and egress of vehicles.
- 3.10.10 **PARKING STRUCTURES:** Parking beneath buildings or in parking structures, if proposed, must be carefully integrated into the architectural and landscape design of a project. Covered parking (carports) will not be allowed in the front setback.
- 3.10.11 **LARGE VEHICLES:** Parking areas for oversized (utility, commercial, and recreational type) vehicles shall be sized and configured so that they can be parked and maneuvered without adversely affecting safe vehicular or pedestrian movement.
- 3.10.12 **PARKING AREA TREE PLANTING:** A minimum of one tree per each eight (8) parking spaces shall be provided. The distance between required trees may not exceed twelve(12) spaces in a row. Such planting shall be distributed throughout the project.
- 3.10.13 **LANDSCAPE FINGERS:** Parking fingers are required at a minimum ratio of one finger for every twelve (12) parking spaces. Parking fingers shall be sized a minimum of six feet (6') wide (as measured from outside face to outside face of curb) by the depth of the individual adjacent stall. Fingers shall be distributed in a relatively even manner throughout the site. All end of parking rows shall have landscape fingers.
- 3.10.14 **PARKING AREA TREE WELLS:** Diamond shaped tree wells can be substituted in lieu of landscape fingers in order to provide the required number of parking area trees, except at perimeter parking.
- 3.10.15 **PARKING LIGHTING:** All parking areas shall be lit. Such lighting shall not cast glare onto adjacent streets or properties.





3.10.16 OTHER CONDITIONS: Any condition relative to parking and loading requirements not addressed by these standards shall be controlled by Article 410 of Washoe County Development Code and the ALC.

### **3.11 ON-STREET PARKING**

3.11.1 ARTERIAL STREET PARKING: On-street parking is prohibited on all controlled-access arterial, primary arterial, and secondary arterial streets.

3.11.2 LOCAL STREET PARKING: On-street parking may be allowed on collector and local streets as specifically approved or authorized by the ALC and City of Reno.

3.11.3 NON-APPLICABLE TO PARKING REQUIREMENTS: On-street parking shall not be counted towards satisfying on-site parking space requirements.

### **3.12 PARKING SIZE AND GEOMETRICS**

3.12.1 PARKING STALL SIZE: Recommended size is 8'-6" wide by 19'-0" in length (or 17' where a 2' landscape overhang is used). Handicapped parking size, configuration, and number shall conform to the City of Reno, State of Nevada and Federal ADA standards.

3.12.2 CURBS, OVERHANGS & WHEEL STOPS: The use of continuous concrete curbs separating parking from landscaping is required. The 2' overhang shall not diminish the required landscape setback. Wheel stops may be approved by the ALC on a case by case basis.

3.12.3 PARKING AISLES: Required parking aisle widths shall be in accordance with the minimum dimensions required by City or Reno, State Nevada and Federal ADA standards.

3.12.4 VERTICAL CLEARANCE: The minimum vertical clearance for parking spaces shall be eight feet six inches (8'-6") clear.

3.12.5 COMMERCIAL VEHICLE ACCESS: All sites shall provide vertical clearance for commercial and service vehicles to enter and load or unload on-site.



3.12.6 **TRANSIT ORIENTED DEVELOPMENT:** Certain projects may qualify to utilize City of Reno Transit Oriented Development (TOD) parking standards. These projects are generally characterized as Mixed Use Commercial/Office/Residential combinations located on a common site. The determination of qualification to utilize these standards shall be in the sole discretion of the ALC.

### **3.13 ENVIRONMENTAL CONTROL**

3.13.1 **INTENT:** Any non-residential use occurring within the Damonte Ranch area shall be performed or carried out entirely within a building or a screened portion of the site, so that the enclosed operations and uses do not cause or produce a nuisance or visual distraction to adjacent uses.

### **3.14 SCREEN WALLS AND FENCES**

3.14.1 **DESIGN INTENT:** In order to ensure and maintain the integrity of the development theme of the Damonte Ranch, feature entry walls, view walls and fences located along the major arterials and collectors within the Damonte Ranch will be required in all projects. All walls and fences shall comply with AASHTO Standards as applicable.

Design objectives for parcel development walls, fences and screening treatments, shall strive to be an integral part of the overall architectural and landscape design.

The applicant must obtain the approval of the ALC for all walls and fencing prior to submission of building permits.

The cost of common walls or fencing between development parcels shall be equally borne by the individual parcel developers.

3.14.2 **LANDSCAPE SCREENING:** While landscaping may be used as an acceptable screen for passenger vehicles, landscaping alone is not an acceptable service area screen.

3.14.3 **SCREEN WALLS:** Screen walls are to be used only where required for service area security and screening purposes. Screen walls, without a demonstrable service area screening purpose, or that act to create the impression of a walled compound-like facility, are not allowed.



- 3.14.4      **SCREEN WALL PLACEMENT:** Screen walls, fences, and retaining walls shall observe the parking setback requirements along public right-of-ways. Although there are no walls or fence setback requirements along internal property lines, perimeter landscape requirements remain, even within or adjacent to, the screened portion of a project.
- 3.14.5      **RETAINING WALLS:** Retaining walls visible from any street or open space area shall not exceed six feet (6'-0") in height. Grade changes that require retaining walls exceeding this height must be terraced with a minimum three foot clear (3'-0") separation between each wall.
- 3.14.6      **MATERIALS & CONSTRUCTION:** Screen walls, security fences, and retaining walls shall be constructed of durable materials. The design and construction of these elements shall have the same level of finish on all sides (i.e.: there shall be no "good" or "front" side, nor "bad" or "back" side of a screen wall or fence). Painted wrought iron, split face masonry, stucco on masonry, plaster coated or textured finished concrete block, and tilt-up concrete panels are some examples of acceptable fencing materials. Interlocking retaining wall blocks with planting are encouraged in lieu of plain concrete retaining walls. All proposed designs, materials and colors are subject to ALC approval.
- 3.14.7      **PROHIBITED MATERIALS:** Wood fencing, bare metal chain link, and/or bare metal chain link with slats are not permitted, however, vinyl coated chain link and /or vinyl coated chain link with plastic slats may be used in limited/discrete areas subject to ALC approval.
- 3.14.8      **BARBED WIRE TOPPINGS:** Barbed or razor wire toppings are not permitted.

### **3.15      LOADING AND SERVICE AREAS**

- 3.15.1      **DESIGN:** Each site design shall specifically address the needs of package pick-up and delivery, as well as the myriad of service vehicles of various sizes that will be visiting a project. Each design must incorporate a means to keep these service providers and their vehicles from disrupting access and the flow of traffic, for owners/tenants and their clients. Once a service vehicle is on-site, it must have a place to stay while performing its service, and a way to exit in an efficient and non-obtrusive way. This may be accomplished by providing service vehicle parking areas,



package vehicle turnouts, etc. The specific nature, size and configuration of a project will dictate the measures necessary for successfully addressing this issue.

- 3.15.2 **PLACEMENT:** Service and loading areas shall observe the Vehicular Area Setback Requirements. When a loading area is facing a street, a 12' height screen wall should be provided with a 25' landscape setback. Berms and breaks every 200' are required in order to diminish the height and length of the wall.
- 3.15.3 **EXTENT:** Service and loading areas shall be designed to accommodate all backing and maneuvering on-site, not from a public street.
- 3.15.4 **SCREENING:** Service and storage areas shall be effectively screened from public view. Screening shall be by walls with landscaping and be aesthetically compatible to the project design.
- 3.15.5 **LOADING DOOR LOCATIONS:** Overhead loading doors shall be located a minimum of sixty feet (60') back from public right-of-ways in industrial applications, and, shall not face a public right-of-way without screening acceptable to the ALC. No loading doors will face the freeway unless specifically approved by the ALC in its sole discretion. In all other non-residential land-uses loading doors shall be effectively screened from public view.

### **3.16 OUTDOOR STORAGE**

- 3.16.1 **PLACEMENT:** No outdoor storage shall be permitted unless completely screened from eye-level view. Sites with elevated freeway visibility will be prohibited from outdoor storage.
- 3.16.2 **SCREENING:** Storage areas shall be screened, as approved by the ALC, from all adjacent parcels and open space areas.
- 3.16.3 **COMMERCIAL VEHICLES:** All commercial/utility vehicles stored on-site must be inside a closed building or within a screened portion of the site. It is understood that complete truck screening is impractical. Partial screening up to the eight foot (8') level is sufficient. (See Section 3.14: "Screen Walls and Fences".)



### **3.17 REFUSE STORAGE AND COLLECTION**

- 3.17.1 DESIGN: Refuse enclosures are required for all projects. These enclosures should attempt to mimic the exterior design treatments of the primary structures. Enclosures shall be of sufficient height to completely screen the trash bins within and shall be provided with opaque, painted steel gates and designed to be subject to abuse without short term deterioration.
- 3.17.2 AMOUNT: Refuse collection areas shall be designed to contain all refuse generated on-site between collections.
- 3.17.3 PLACEMENT: Refuse enclosure placement shall be limited to visually unobtrusive areas of the site.

### **3.18 UTILITIES AND COMMUNICATION DEVICES**

- 3.18.1 DESIGN INTENT: All utilities (gas, electric, telephone, water, etc.) to and within development parcels shall be placed underground pursuant to the construction specifications of Sierra Pacific Power Company, Washoe County Utilities, and Nevada Bell as applicable.
- 3.18.2 ELECTRICAL EQUIPMENT: Electrical equipment shall be mounted on the interior of a building wherever practical. When interior mounting is not practical, such equipment shall be located along the side or rear of a building shielded from public view. Such equipment must be included on the plans submitted as a part of the Design Review Process.
- 3.18.3 ANTENNAS AND DISHES: Antennas and satellite dishes, if provided, must be shown on the plans submitted as a part of the Design Review Process. In all cases, these devices are to be located in unobtrusive locations with effective screening as approved by the ALC. Nevada Tri Partners has reserved onto itself the right of placement (if any) of cellular communication antennas within Damonte Ranch. No other cellular antennas will be permitted.
- 3.18.4 TRANSFORMERS: On-site transformers shall be screened from street view with landscape and other materials acceptable to Sierra Pacific Power Co. Where at all possible, transformers should be located in a visually unobtrusive portion of the site.



3.18.5 BACKFLOW PREVENTION DEVICES: All backflow prevention devices, including fire sprinkler connections and above grade utility connections, shall be screened by landscaping and painted, when allowed by code, so as to blend in with their adjacent background. Approximate locations for these various elements shall be shown on plans submitted for review.

3.18.6 FIRE SPRINKLERS: Fire sprinkler valves, gongs and detector checks shall be placed to visually minimize their presence from view. Approximate locations for these various elements shall be shown on plans submitted for review.

### 3.19 SPECIAL LAND USE CONDITIONS (TABLE 3B)

3.19.1 SPECIAL CONDITIONS: Due to the proximity of proposed residential development immediately to the north of parcels A, B and C, special consideration and restrictions are hereby established to create a compatible transition between office/commercial and general commercial land uses and the aforementioned residential elements which they abut. See *Table 3B – Special Setbacks and Building Heights for Parcels A, B and C*.

3.19.2 RESTRICTED USAGE: The following uses are hereby deemed inappropriate and strictly prohibited on Parcels A, B and C.

- commercial (metered) parking lot
- fabricated housing sales
- outdoor vet services
- industrial warehousing
- heavy equipment sales and repair
- auto body shops or wrecking yards
- undertaking/mortuary/cemetery
- outdoor storage facilities (i.e. Boats, RVs)
- meat packing or slaughter houses
- dairy
- horseback riding stables

The following uses are hereby deemed inappropriate and strictly prohibited on Parcels A, B and C within 100' of the aforementioned boundary.

- freestanding bars/taverns



- ◆ outdoor manufacturing facilities
- ◆ unlimited license casinos
- ◆ commercial antenna
- ◆ outdoor theaters

3.19.3      **ADDITIONAL CONSIDERATION:** The following guidelines shall be implemented when a proposed project is located within 100 feet of the aforementioned boundary line. A decorative masonry soundwall shall be required to be constructed along the northern property line of Parcels A, B and C. A minimum 16 foot landscape strip shall be provided along the entire length of this wall and shall contain, at a minimum, 10 foot evergreens staggered and spaced at not more than 15 foot on center.

Uses proposed on Parcels A, B and C which generate excessive noise (i.e. truck loading docks, outdoor speakers, etc.), shall demonstrate compliance with the aforementioned section.

Additionally, particular attention is to be focused on assuring no spill over lighting traverses the northern property line of Parcels A, B, and C. Refer to Section Five of this manual for additional requirements.

3.19.4      **SPECIAL SETBACKS/BUILDING HEIGHTS FOR PARCELS A, B AND C:** Building heights and setbacks for proposed projects located within the aforementioned 100 foot area of Parcels A, B and C shall be determined by utilizing *Table 3B – Special Setback and Building Heights for Parcels A, B and C* of this manual.

**NOTE:** The conditions contained in this section are only applicable when abutting residential land uses specific to Parcels A, B and C, and will be strictly enforced. This section may be modified or eliminated in its entirety solely by the Architectural and Landscape Committee (ALC) in the event the residential land use designations are changed.

3.19.5      **PARCEL C - TOWN CENTER DESIGN OBJECTIVES:** These guidelines provide general direction for the desired level of design quality for the Town Center (Parcel C). These are not intended as absolute design regulations, but as guidelines that do not assume to predict all possible site specific conditions or design opportunities and constraints. These guidelines are to provide general guidance for the placement of buildings, parking areas, and site activities so as to have a beneficial impact on the area.



- The site should be organized so that there can be a smooth flow of vehicles in and out of the site as well as easy access to the various activity areas. Acceleration/deceleration lanes and/or traffic medians may be required where existing or anticipated heavy flows indicate need.
- Parking areas should be screened from views of adjacent streets and residential areas through planting and berming. Walls of a material similar to and compatible with the primary building material may also be used for screened parking and circulation areas.
- Street-level retail space should form a pedestrian-oriented “main street” designed to encourage shopping throughout the day by business park workers. The size and mix of uses in the core area can vary. It should also serve as a destination and shopping area for community residents.

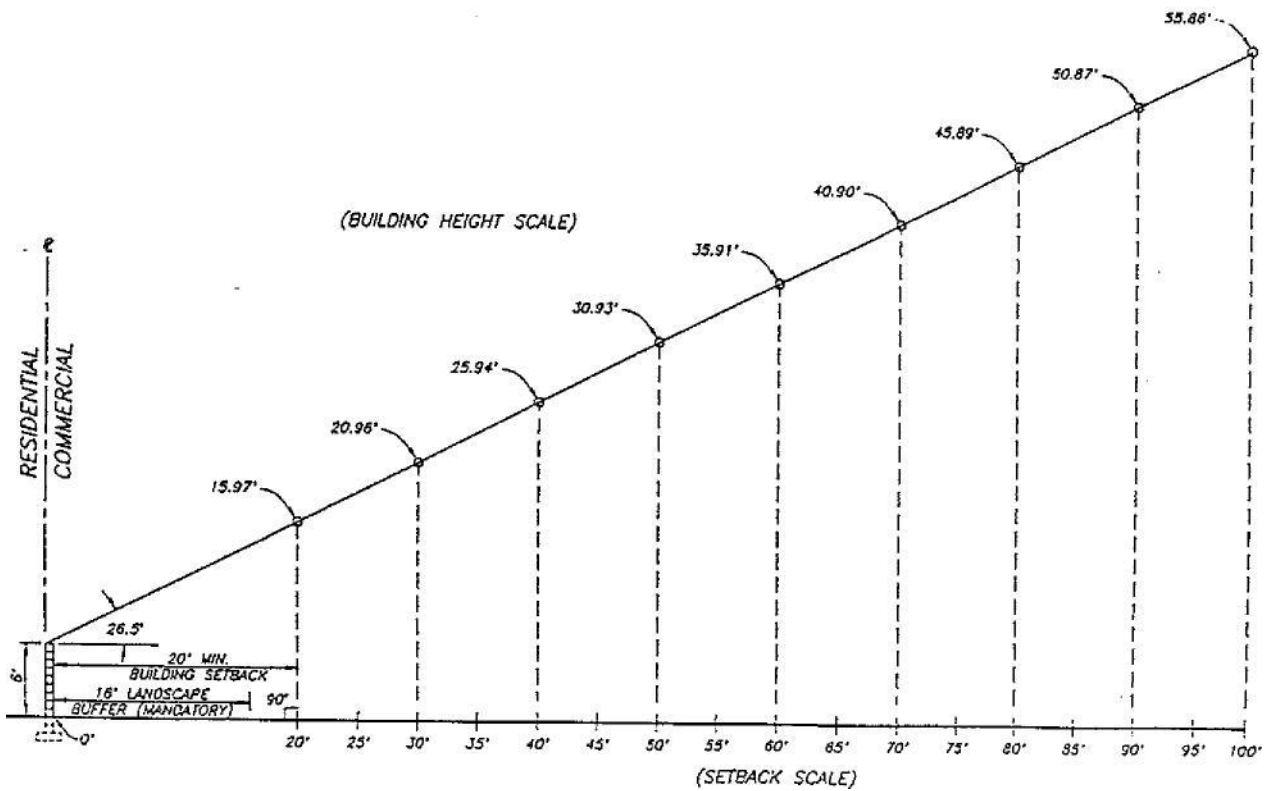
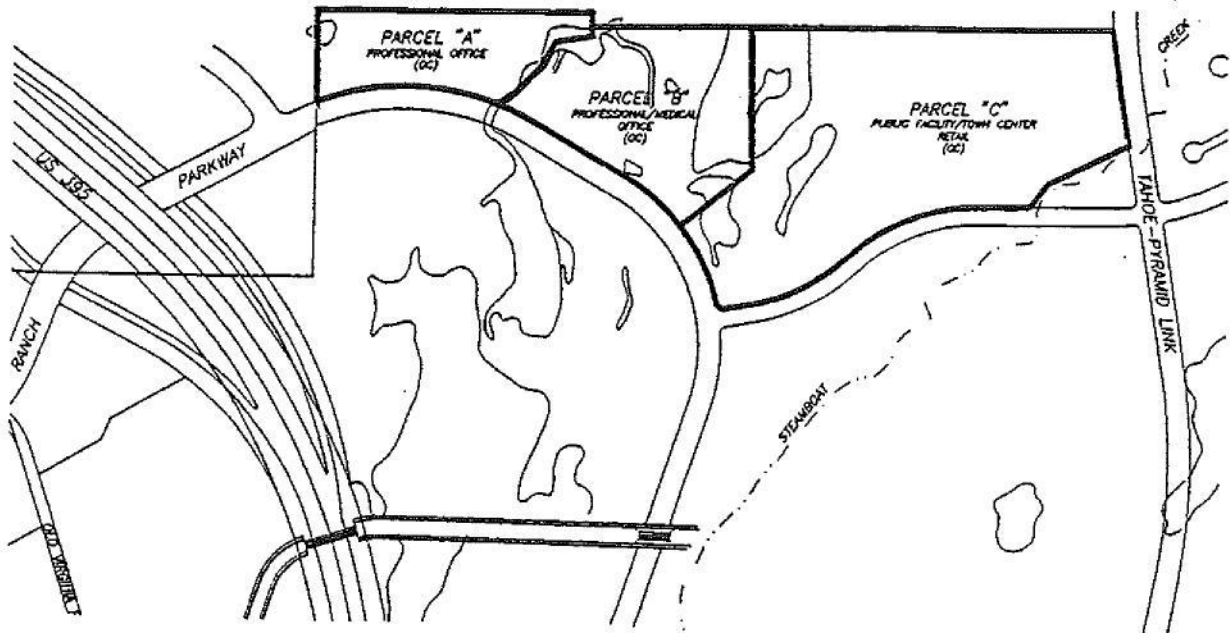
### **3.20 DEVELOPMENT ALONG STEAMBOAT CREEK/OPEN SPACE CORRIDORS:**

Unique to the Damonte Ranch is the location of Steamboat Creek and numerous Open Space Corridors comprised of predominately wetlands. These enhanced and natural features afford the design professional numerous opportunities to incorporate their pristine, open character into the overall design scheme of development. As such, the ALC will pay particular attention to those projects directly abutting these features. Key elements to site design and building orientation which will be the focus of ALC concerns are more specifically addressed below:

- Building orientation should attempt to interconnect pedestrian plaza, courtyards, and pathways to these corridors.
- Building facades should be articulated to avoid long, undifferentiated walls facing these corridors and shall be consistent with sections 4.3 and 4.5 of this handbook.
- Services entries and loading docks are generally discouraged, however in no event shall they be situated such that they are the predominate function of the building facing these corridors.



**Table 3B – Special Setbacks and Building Heights for Parcels A, B and C**





## 4 – ARCHITECTURAL DESIGN STANDARDS

### 41 ARCHITECTURAL DESIGN STANDARDS OBJECTIVES

- 4.1.1 OBJECTIVES: The objectives of this section are to ensure both a consistent level of design quality and visual cohesion throughout Damonte Ranch to the satisfaction of the ALC. The architectural guidelines are intentionally no more prescriptive than necessary to achieve these two objectives so as not to inhibit design creativity and the resultant diversity of building design thereby yielding an attractive, value-apparent business environment.
- 4.1.2 CONSISTENCY: All design elements shall appear integrated into an overall project concept. Designs that appear arbitrary or are inconsistent in form are not acceptable and will not be allowed.
- 4.1.3 CONTINUITY: Detached structures and satellite buildings are required to be integrated into the overall project design. Patchwork-type constructions shall not be constructed on any portion of any site. Prefabricated structures of a temporary nature may, with ALC approval, be erected for a specified period.

### 42 DESIGN REVIEW CONCERNS

- 4.2.1 LONG-TERM VALUE: Design review attention will be directed towards developing the long-term value of Damonte Ranch. Expedient and budget oriented solutions which act to the detriment of this purpose will be denied.
- 4.2.2 CONSISTENCY: Particular design review attention will be devoted to the maintenance and consistent application of sound design and planning principles.
- 4.2.3 QUALITY: Design review action will be directed towards the revision of mediocre, inconsistent, or poorly executed planning and design solutions.

### 43 ARCHITECTURAL CHARACTER

- 4.3.1 DESIGN INTENT: Project design concepts shall adhere to either a contemporary, modern style of design or an architecturally consistent stylistic design approach, throughout a specific project. Large commercial/office/industrial buildings are typically large, simple buildings of straightforward design. Often, no attempt is made



to design these buildings in the context of their surrounding character. The intent of these guidelines is to:

- ◆ Promote compatibility between new development and existing structures and natural features;
- ◆ Ensure that new buildings are compatible with the area's scenic features;
- ◆ Encourage clustering and integrated design of industrial buildings; and
- ◆ Encourage visually interesting building design that reflects the intent to activity while at the same time responding to character of surrounding uses.

Neighborhood retail centers, back-office and professional/executive offices, may choose to be harmonious with the surrounding residential theme and character, subject to ALC approval.

4.3.2 **RELATIONSHIP & CONTEXT:** In all design decisions, consideration should be given to the character of the adjacent neighborhood, buildings, and improvements on adjacent parcels.

4.3.3 **ENVIRONMENTAL CONCERN:** The climate and its effects upon energy consumption and the well-being and comfort of both users and visitors must be considered and addressed.

#### **4.4 HEIGHT OF STRUCTURES**

4.4.1 **OCCUPIED HEIGHT:** Building heights may extend to beneath established avigation easements within Damonte Ranch subject to ALC approval, in its sole discretion.

4.4.2 **NON-OCCUPIED HEIGHT:** Ground-mounted structures and accessories (flag poles, flags, towers, signs, etc.) are not subject to the above standard and shall be in proportion to the structure they serve. All such proposed elements shall be shown as a part of the Step II (Preliminary Design) and Step III (Construction Document) submittals. The applicant is encouraged to bring it to the ALC's attention as part of the Step I (Schematic Site Plan Review) submittal.



#### **4.5 BUILDING MASSING AND FORM**

- 4.5.1 DESIGN INTENT: Building massing shall possess a balance in form and composition. Large, flat, non-articulated building elevations or long undifferentiated walls are not permitted.
- 4.5.2 VISUAL BALANCE: Vertical supports (columns, piers, fins etc.) shall be visually balanced with the loads that they visually carry.
- 4.5.3 FENESTRATION: Fenestration, as a whole, must be carefully composed to complement a building's basic solid massing. Mullion patterns should provide scale and modulation that relate to the overall building design. Recessed elements that create deep shadows are encouraged.
- 4.5.4 CONTINUITY: A visual continuity shall be fostered within multi-building projects. Continuity within the context of adjacent existing projects should be considered.
- 4.5.5 HUMAN SCALE: Projects shall develop a positive relationship to the pedestrian. Ground story facades shall be designed to relate to the human scale. One of many ways that this can be accomplished is through breaking the facade into bays and smaller forms along with providing signage and/or graphics in size and location appropriate to the pedestrian. This pedestrian relationship in scale can also be developed through the careful introduction of arcades and thoughtful landscape feature integration where appropriate.

#### **4.6 BUILDING ENTRANCES**

- 4.6.1 DESIGN INTENT: Primary building entrances should be obvious. A clearly defined primary pedestrian entry linking to an enhanced hardscaped foreground is required for each building.
- 4.6.2 CONFIGURATION: A relationship between the site and each building shall be firmly established. Site features that create a link to the building and develop a sense of place must be integrated into every project.

APPROPRIATE EXAMPLES include:

Entry areas differentiated by enhanced hardscape areas, framed by special planters and plantings, trellised entry courts, and/or architectural building forms



such as recesses and overhangs appropriate to the specifics of the site. Clear linkage to the pedestrian sidewalk system is required.

INAPPROPRIATE EXAMPLES include:

A primary building entry served solely by a narrow sidewalk that can only be reached by walking between a row of parked cars; a primary building entry as a non-recessed doorway within a glass wall; or an entry into which a narrow walkway abruptly dead-ends.

- 4.6.3      **CONSISTENCY:** Design features that are used to emphasize building entrances require integration into the overall building design. Elements that appear “tacked on” will be returned to the applicant for refinement and/or redesign.

#### **4.7            EMPLOYEE PATIO AREAS**

- 4.7.1      **INTENT:** Sites with over 20,000 s.f. of building area are encouraged to provide an on-site outdoor employee patio area which is separate and removed from the main building entry.

- 4.7.2      **LOCATION:** In a single user project, this patio area should be adjacent to or reasonably accessible to a side building entrance. In a multi-user or multi-building project, this patio area should be centrally located to be readily accessible to all on-site users.

- 4.7.3      **DESIGN:** Patio areas shall be integrated into the overall project design. Patio elements should include: landscaping, shade structures, outdoor seating (preferably built-in), low separation walls, and enhanced hardscape. Patio size and features should be proportionate to the project served.

#### **4.8            BUILDING MATERIALS AND COLORS**

- 4.8.1      **DESIGN INTENT:** Building colors should reflect or compliment the natural background environment. Colors should blend, rather than clash, with this natural setting. Good design will provide the quality and character of the buildings; therefore, it should not be necessary to have colors provide identification or dominance.



- 4.8.2      **CONSISTENCY:** Exterior materials selected for a building should be consistently applied or linked throughout a specific project (if a building is faced in a veneer of brick or tile, this feature should in some manner turn-the-corner or wrap the building).
- 4.8.3      **COLOR RANGE:** A specific color palette is not provided within these guidelines; however, project design reviews will include a critical evaluation of building color selections and the relationship to adjacent projects, neighborhoods, and the natural environment. ALC reserves the right to determine the final color palette.
- 4.8.4      **GLAZING COLORS:**      The use of tinted and/or moderately reflective high-performance glazing is encouraged. (A wide range of glazing transparencies, and reflectivities in hues of green, blue, bronze, and gray are available). Lightly tinted or clear glazing also is acceptable, however, heat load gains must be taken into consideration. Due to their potentially distracting nature, untinted mirrored glass, and gold tinted mirrored glass are not allowed. The use of opaque-appearing (black) glass is discouraged.
- 4.8.5      **GLASS BOXES:** Monolithic glazing may be used in special applications, but should be avoided as a singular design theme. Non-articulated 'Glass Box' designs will not be allowed.

## **49      ROOF DESIGN**

- 4.9.1      **ROOF FORM:** It is assumed that most projects will feature parapet-screened, built-up flat roof forms. Sloped, curved or other roof forms may be used if they are expressed as a design element and consistently applied throughout a project. Exotic or special purpose roof systems (i.e. tensile structures) are acceptable so long as they are well integrated into a project's design.
- 4.9.2      **ROOF SCREENING:** Built-up roofing systems shall be effectively screened on all sides by the building parapet. Parapet height must equal or exceed the height of the highest point of a built-up roof.
- 4.9.3      **UNIFIED ROOF-TOP APPEARANCE:** All roof elements of a built-up flat-roof design shall be finished in a uniform neutral color regardless of whether or not it is visible from ground level. All roof elements, including roof mounted equipment and components, the inside faces of equipment screens, and the back side of parapet walls, shall be painted to match this neutral roof color. A note to this effect shall be a part of both the Step II and Step III documents submitted for review. Roof elements



that are a part of a specific design element (i.e.: a standing seam roof or roof portion) are exempt from this requirement.

#### **4.10 MECHANICAL EQUIPMENT SCREENING**

- 4.10.1 **DESIGN AND EXTENT:** Exterior components, whether roof or ground mounted, shall be screened on all sides by a screening device, such as a screen wall or parapet wall, that shall be aesthetically compatible with the architectural design of the building. For projects of varying story height, attention shall be paid to the screening of roof-mounted equipment from adjoining buildings (i.e.: roof equipment on a one story building visible from a two story building next to it). Screening of the tops of equipment from upper levels of view may be required depending upon the location of a project and present or anticipated future adjacent uses. Part of the pre-design meeting process will be to discuss such master planning issues.
- 4.10.2 **HEIGHT:** Equipment screening shall be at least the height of the exterior components to be screened. Equipment screening must be indicated as a part of Step II (Preliminary Design) and Step III (Construction Document) reviews.
- 4.10.3 **CONFIGURATION:** Equipment screening should occur as monolithic unit(s) versus several small individual screens. Multiple individual equipment screen “hats” surrounding individual elements are prohibited.
- 4.10.4 **MATERIALS:** Screens of the same material or cladding of the building directly linked to the building form itself are appropriate screening examples. Expanded metal lath and chain link are not acceptable equipment screening materials.
- 4.10.5 **ACCESS LADDERS:** Roof access ladders shall be located internally on all buildings.
- 4.10.6 **SCREENING CERTIFICATION ON PLANS:** To insure that all roof-mounted equipment is screened from public view, it shall be illustrated on the elevations by “dotted lines” to show that the parapet wall or other proposed method of screening is effective.
- 4.10.7 Due to adjacent elevated freeways, the ALC will strictly enforce all requirements of this section.



## 5 - LIGHTING

### 51 GENERAL LIGHTING REQUIREMENTS

- 5.1.1 DESIGN INTENT: The framework of luminaries and pole shapes, finishes, and accents described in this section provide a lighting theme that allows for considerable creativity, while at the same time, providing a design signature to the satisfaction of the ALC. Luminary selections have been made to compliment architectural style as well as the overall natural background environment. These selections provide a visual interest and allow for creative combinations with a variety of forms. These design standards provide the architectural design team with a framework to design lighting that is effective, creative, and attractive.
- 5.1.2 DESIGN REVIEW: A carefully conceived architectural lighting scheme is required for each project. Main building entry(s) and hardscaped forecourts should be particularly emphasized. Project lighting concepts will be specifically reviewed as a part of the Step II and Step III Design Reviews. Individual consideration will be given to the aesthetic and physical relationships of luminaries and poles to the site, proposed building(s) and adjacent structures. Omission or weak executions of this project design element will necessitate another submittal and re-review.
- 5.1.3 CONSISTENCY: Lighting fixtures shall be complimentary to the overall project design and consistent throughout the project; for example, a parking area should not have a mixture of arm-mounted and yoke mounted fixtures.
- 5.1.4 VANDAL RESISTANCE: All fixtures in public areas shall be vandal and tamper-resistant. Low mounted access panels should require tools to open, fixtures below twenty feet (20') in height should have rock guards, and lenses typically should be polycarbonate or otherwise provide shatter resistance.
- 5.1.5 PERFORMANCE REQUIREMENTS: Horizontal illuminance, uniformity ratios, vertical illuminance levels, and fixture cut-off levels shall meet or exceed IES recommendations. Fixtures shall not be placed so as to produce glare or significantly cast onto adjoining lots or streets. Light onto adjacent properties shall not exceed 0.2 foot candles.
- 5.1.6 LIGHT SOURCES: Metal halide, halogen, and fluorescent light sources are acceptable for use on-site throughout a project. "Wall-pack" type fixtures are specifically limited to service area use.



## 5.2 PARKING, SERVICE AND AREA LIGHTING

5.2.1 REQUIRED POLE MOUNTED FIXTURE AND POLE DESIGN: Parking, service and area lighting fixture and pole design shall be consistent throughout.

The fixture and pole types shall be as generally described below and as approved by the ALC in its sole discretion:

### Fixtures

Shape	Shoebox Style
Mount:	Arm Mount
Lamp Position:	Vertical (Sagged Glass)
Source:	Metal Halide or LED
Color:	Bronze

### Poles:

Material:	Concrete
Design Style:	Square, Tapered
Color:	#513 (Ameron or ALC approved equal)
Finish:	Exposed Concrete Finish
Coating:	Graffiti Coated

For parking and area lighting, no other fixture or pole design styles may be used unless specifically approved by the ALC.

5.2.2 MOUNTING HEIGHT: Luminaries used for drive aisles and parking areas shall be pole mounted. Pole heights shall be between 15 and 20 feet in height. Pole heights located within 100 feet of residential land use designations shall be limited to 15 feet in height. Pole height generally should be sized so as not to exceed the height of adjacent buildings or roadway luminaries. In order to reduce the quantity of necessary fixtures and, while maintaining public safety, in extremely large contiguous parking areas (i.e.: 100,000 s.f or greater) poles may be 20 to 32 feet in height and subject to ALC approval. Glare shields may be required on these fixtures, based on adjacent land uses, at the discretion of the ALC.

5.2.3 MOUNTING CONFIGURATION: Luminaries used for drive aisles shall be arm mounted. Arm lengths shall not exceed five feet (5'). Luminaries used in parking and open areas shall typically be arm mounted.



- 5.2.4 HOUSING SHAPES & SIZES: Luminaries shall utilize square housings.
- ◆ Small fixtures shall be 18 inches square by 12 inches in height excluding lens. Small fixtures should be used for wattage below 150W and pole heights of twenty feet (20') or less.
  - ◆ Medium fixtures shall be 24 inches square by 18 inches in height excluding lens. Medium fixtures should be used for wattage above 250W and pole heights of thirty feet (30') or more.
  - ◆ Either small or medium size fixtures may be used between 150 and 250 watts, and between twenty and thirty feet in height provided that the scale of the luminaries is appropriate to the scale of the site and building.
- 5.2.5 FIXTURE COLOR: Fixture color shall be bronze. Accent colors on poles and standard housings are not permitted.
- 5.2.6 PLACEMENT: Paths of pedestrian and vehicular travel, and vehicular door swings shall be considered in the design and placement of project lighting.

### 5.3 LOW-LEVEL LIGHTNING

- 5.3.1 DESIGN INTENT: Bollards, beacons, and wall-mounted low-level fixtures are intended primarily as accent lighting and to provide safety lighting at steps, ramps, and structures. They are not intended for use as area lighting.
- 5.3.2 STYLE: Luminaries used for low level area or pathway lighting shall be one of three types: Bollards, for use along pathways and at focus areas, beacons, for use along pathways only, and low wall-mounted fixtures for pathway and feature illumination. Luminaries shall have round or flat tops and be louvered to conceal the lamp.
- 5.3.3 SHAPE, SIZE, & PLACEMENT: Bollards shall be round, 8" to 18" in diameter and 24" to 44" in height. Alternate sizes and shapes may be used where approved by design review. Beacons shall be round, 6" to 8" in diameter and project no more than 6" above grade. Wall-mounted fixtures shall not exceed thirty inches (30") above adjacent grade.
- 5.3.4 MATERIALS & FINISHES: Bollards may be either concrete or metal construction. Colors and finishes shall exhibit a consistent design and compliment the overall project.



## **5.4 LANDSCAPE AND ACCENT LIGHTNING**

5.4.1 **FIXTURE TYPES:** Accent lighting for landscape and site features shall be provided by grade-mounted flood lights or housing-below-grade uplights.

5.4.2 **ABOVE GROUND FIXTURES:** Above ground floodlights shall be of the multi-radius rectangular type with integral cooling ribs over the back of the fixture. Fixtures shall be designed specifically for landscape applications and shall have weatherproof seals and lenses. Aluminum housings or top plates are not acceptable. All fixtures shall be glare shielded. Fixtures shall be constructed to withstand, and be mounted in a manner to discourage, vandalism and abuse. Above ground plastic PVC housings and connections are prohibited for landscape and accent lighting fixtures.

5.4.3 **BELOW GRADE FIXTURES:** Housing-below-grade uplights shall be flush-mounted. These fixtures shall be round, twelve inches (12") or less in diameter, with concave lenses in sprinkled areas. Flat lenses may be used in non-sprinkled areas if desired. Uplights shall be cast bronze or have composite housings and bronze tops. Aluminum housings or top plates are not acceptable.

5.4.4 **LAMP TYPE & LIGHT DISTRIBUTION:** Lamps shall be HID type. Floodlights shall provide a choice of distribution patterns including: horizontal flood, vertical flood, and horizontal spot. Uplights shall be capable of spot, flood or wall-wash patterns. Except for wall-wash luminaries, uplights shall have up to 15 degree tilt on a 360 degree axis of rotation. All uplights shall be glare shielded.

## **55 OPEN-AIR COVERED AREA LIGHTING**

5.5.1 **FIXTURE TYPES:** Lighting for open-air covered structures and building overhang areas may be provided by recessed ceiling, pendant, or wall sconce fixtures. Surface mounted wall fixtures may be used as accents or as entry lighting at corners, doorways or on parapets and friezes. Surface mounted wall fixtures in this application shall not be construed as "wall-pack" type fixtures, which are unacceptable for this application. Pendant fixtures, where used, shall be capable of supporting loads in conformance with manufactures recommendations.

5.5.2 **STYLE:** Fixture dimensions shall be appropriate to the scale of the structure.

5.5.3 **FINISH:** Luminaries shall be finished with a durable architectural paint or surface treatment.



5.5.4 LAMP TYPE: Lamps in ceiling or sconce luminaries in this classification shall be metal halide. Wall mounted fixtures may be compact fluorescent or metal halide. Fixtures must be glare shielded.

## **5.6 COVERED AREA LIGHTING**

5.6.1 FIXTURE TYPE: Luminaries for use in covered parking areas shall be recessed with tamper proof trims and hardware. Lenses shall be 5/8" polycarbonate or 1/2" laminated riot glass with 3/8" tempered glass. "Wall-pack" type fixtures for this application are not allowed.

5.6.2 FINISH: Luminaries shall be finished with a durable architectural paint or surface treatment.

5.6.3 LAMP TYPE: Lamps shall be high pressure sodium.

## **5.7 SERVICE AREA LIGHTING**

5.7.1 "WALL-PACK" FIXTURE DESIGN & PLACEMENT: The use of "Wall-Pack" lighting fixtures is discouraged. If used at all, these fixtures are limited to placement solely in service areas which are not visible from public areas. The "wall-pack" fixture type shall be a 'cut-off type fixture and must be approved by the ALC in its sole discretion.

## **5.8 GRAPHICS AND SIGNAGE LIGHTING**

5.8.1 STYLE: Sign lighting shall be as unobtrusive as possible. Signs may be internally or externally illuminated. Any such lighting is subject to approval by the ALC. Signage luminaries shall be architecturally consistent with other site lighting features. Surface mounted fixtures must provide glare shielding. Maximum height should not exceed eighteen inches (18") above grade.

5.8.2 FINISH: Luminaries shall be bronze or painted to match adjacent structures or site forms.

5.8.3 LAMPS: Lamps shall be metal halide or fluorescent. Fixtures shall provide wide distribution with glare cutoffs.



## **6 - LANDSCAPE STANDARDS**

### **61 LANDSCAPE CONCEPT**

6.1.1 **DESIGN INTENT:** The objective of the landscape architecture design criteria is to establish a pleasant and attractive landscape framework for the Damonte Ranch development to the satisfaction of ALC. This framework will help provide design continuity and establish an identifiable visual character that enhances the community image and value of each parcel.

6.1.2 **RELATIONSHIP & CONTEXT:** The overall landscape concept for the public areas is to use a cohesive palette of water conserving plants combined with accent plantings of turf and flowering beds along streets and public open spaces. The planting scheme may be complemented by a series of attractive landscape elements including site furniture, pedestrian signage and boulder groupings. Individual parcel developers are encouraged to bring this landscape framework into their projects and expand upon it with more specialized or concentrated designs.

A gradation of plant materials is planned, progressing from low-maintenance, water conserving plants or turf along public streets, to more concentrated planting schemes with lush plants that require more intensive maintenance near building entrances. Larger landscaped areas should be predominantly low-maintenance, drought-tolerant materials. High-maintenance materials should be concentrated in areas where pedestrians will most frequently come into contact with them, such as building entrances and public plazas.

6.1.3 **SAFETY:** Locate plant material to ensure no visual encroachment into safe traffic sight lines while maintaining visibility of signage. In addition, hazards to pedestrians or traffic created by plant litter, overhanging branches, thorns, etc. must be held to a minimum and shall maintain a minimum vertical clearance of 17' between the street surface and overhanging trees. All landscaping shall comply with AASHTO site distances and safety guidelines.

### **62 GENERAL LANDSCAPE AREAS**

6.2.1 **DEFINITION:** General Landscape Areas are those outdoor spaces within a project site that are not specifically related to parking lots. They include parcel entries, auto courts, pedestrian plazas, landscape areas around buildings, landscaped open



spaces, rear and side yard landscape areas and perimeter buffer areas. Guidelines for each type of area are listed below.

- 6.2.2 PARCEL ENTRIES: Accentuate parcel entries with dense, cohesive planting schemes that form an attractive landscape statement. Planting theme can be informal or formal, but emphasis should be on strong groupings of similar plants rather than on many different species used in small quantities. Use of colorful plantings of flowers, shrubs and/or trees is strongly encouraged. Minimum sizes for plants within parcel entries are: 36" box trees, five (5) gallon tall and medium shrubs, and one (1) gallon small shrubs or ground cover.
- 6.2.3 AUTO COURTS: Accentuate auto courts with special paving, bollards and/or monuments. Accent trees are also encouraged to identify entries.
- 6.2.4 PEDESTRIAN PLAZAS: Encourage definition of pedestrian plazas with plants that are colorful, fragrant and enhance user comfort, such as shade trees and evergreen buffers that block wind. Minimum sizes for plants within pedestrian plazas are: 36" box trees, five (5) gallon tall and medium shrubs, and one (1) gallon small shrubs or ground cover.

Define plaza areas with high quality site amenities, such as special paving, site furnishings, fountains, seat walls, bollard lights, etc.

- 6.2.5 LANDSCAPE AREA AROUND BUILDINGS: Planting around non-loading dock sides of buildings shall be as follows:

Front Elevation (Any side fronting a public street): Minimum ten foot (10') wide landscape area (Not including sidewalk or car overhang.) along the front building facades shall contain:

- ◆ Trees: One (1) 24" box tree per maximum twenty four feet (24') on center.
- ◆ Shrubs: Five (5) gallon size medium to large shrubs that will eventually fill in and soften base of the building.
- ◆ Ground Plane Treatment: Turf or one (1) gallon size ground cover plants to provide full coverage of planting area within 3 years.
- ◆ Side or Rear Elevation (Any side facing an internal property line not including loading dock areas): Minimum eight foot (8') wide landscape area at side and rear building facades shall contain:



- Trees: One (1) 15 gallon tree per maximum twenty four feet (24') on center.
- Shrubs: Five (5) gallon size medium to large shrubs that will eventually fill in to create a continuous hedge.
- Ground Plane Treatment: One (1) gallon size ground cover plants to provide full coverage of planting area within 3 years. The use of turf is discouraged but may be used sparingly as approved by the ALC.

6.2.6 PERIMETER LANDSCAPE BUFFER: All perimeter landscape buffer areas (Planting space at the perimeter of the site along side and rear property lines) except when adjacent to residential use shall be eight feet (8') wide. This condition shall contain the following planting quantities:

- One (1) 15 gallon tree per maximum 32' on center.
- Five (5) gallon size medium to large shrubs that will eventually fill in to create a continuous hedge.
- Ground Plane Treatment: One (1) gallon size ground cover plants to provide full coverage of planting area within 3 years. The use of turf is discouraged but may be used sparingly as approved by the ALC.

6.2.7 PERIMETER LANDSCAPE BUFFER AT LOADING DOCK: Loading dock areas shall be screened with extra planting when adjacent to side and rear property lines. If the loading dock area is adjacent to a residential area follow the 'Perimeter Landscape Buffer at Adjoining Residential Use' guidelines in this section.

The eight foot (8') wide minimum landscape buffer shall contain the following:

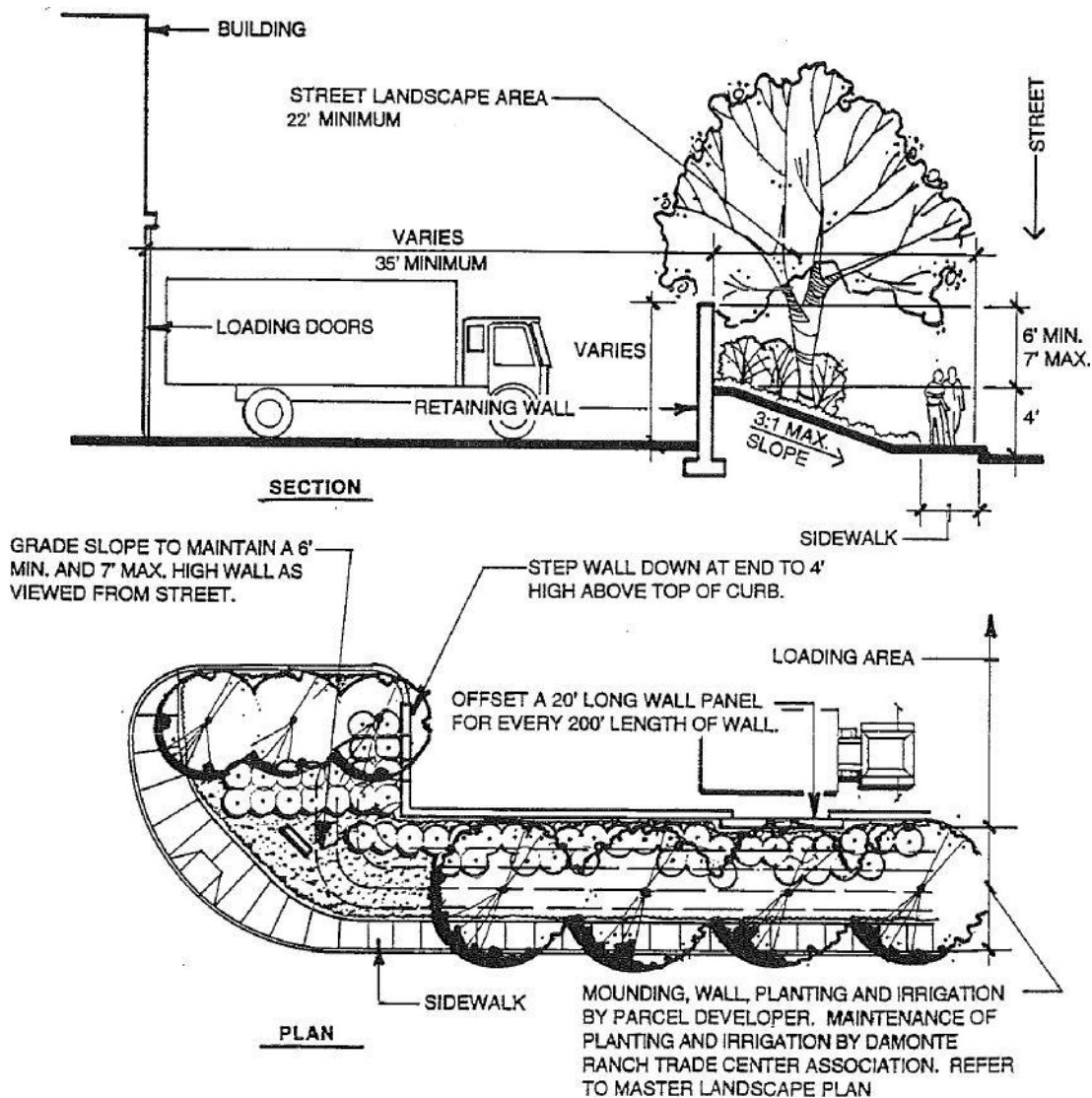
- One (1) - 15 gallon tree per twenty feet (20') on center is required. Trees may be staggered to maximize the amount of buffering. A minimum of two thirds (2/3) of trees shall be coniferous to provide year round screening.



- Five (5) gallon size medium to large shrubs that will eventually fill in to create a continuous hedge.
- Ground Plane Treatment: One (1) gallon size ground cover plants to provide full coverage of planting area within 3 years. The use of turf is discouraged by may be used sparingly as approved by the ALC.

If the loading dock faces the street, install a screen/retaining wall per *Figure 2 – Conceptual Buffer Between Loading Dock and Street*.

***Figure 2 – Conceptual Buffer Between Loading Dock and Street***





6.2.8 PERIMETER LANDSCAPE BUFFER AT ADJOINING RESIDENTIAL USE: A continuous landscape buffer is required along the entire length of the adjoining property line or street landscape area frontage. The width shall be sixteen feet (16') for vehicular use and a minimum of twenty feet (20') for buildings or a distance equal to the height of the buildings (whichever is greater). The landscape buffer is in addition to any screen walls, screen fences, street landscape area planting or planting installed on the residential side.

The landscape buffer shall contain the following:

- ◆ One (1) - 24" box tree per twenty feet (20') on center is required. Trees may be staggered to maximize the amount of buffering. A minimum of two thirds (2/3) of the trees shall be coniferous to provide year round screening.
- ◆ Five (5) gallon size medium to large shrubs that will eventually fill in to create a continuous hedge.
- ◆ Ground plane Treatment: One (1) gallon size ground cover plants to provide full coverage of planting area within 3 years. The use of turf is discouraged but may be used sparingly to the satisfaction of the ALC.
- ◆ A solid decorative screen wall or a solid decorative screen fence at the property line. This wall or fence shall be at least six feet (6') high but no more than seven feet (7') high.

6.2.9 LANDSCAPED OPEN SPACES: Landscape areas that are included in the above definitions are to be landscaped to the following minimum standards:

- ◆ One fifteen (15) gallon tree per seven hundred (700) square feet of landscape area.

Graded areas for future building development phases may be hydroseeded with an approved mix of erosion control grasses and wildflowers to provide a non-irrigated meadow condition.

6.2.10 WETLANDS AREAS: Wetlands areas within or adjacent to parcels shall be treated differently than general landscape areas. In general they are to be protected and left as is. Wetland areas are regulated by the Army Corps of Engineers under Section 404 of the Clean Water Act. No encroachment in these areas will be allowed under any circumstance without the expressed prior written authorization of the Permittee.



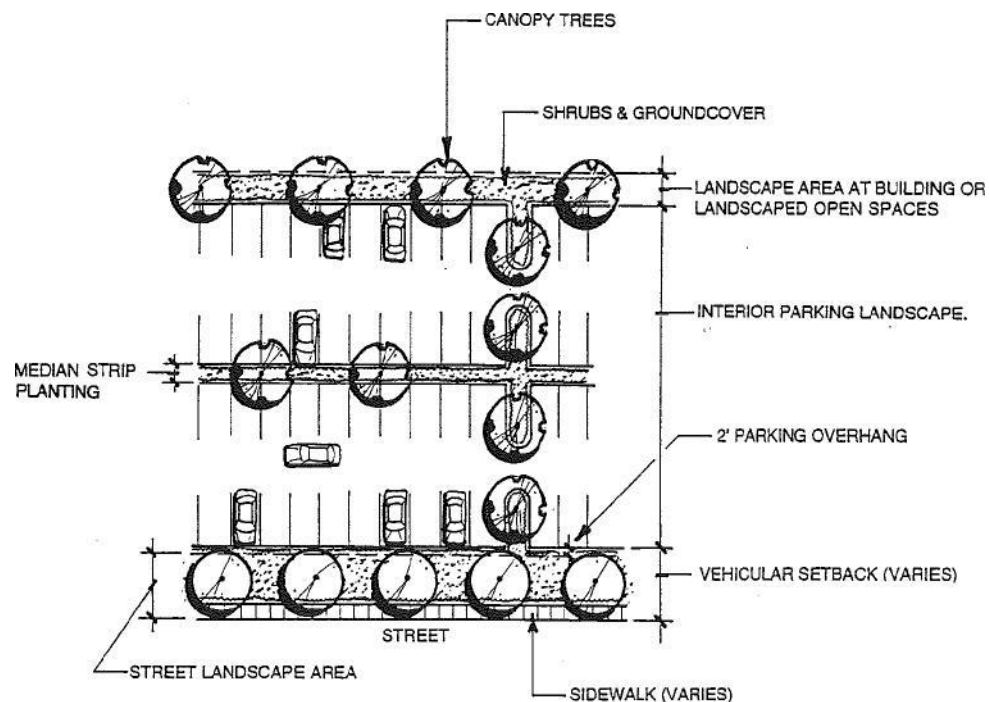
### 6.3 PARKING LOTS

6.3.1 DESIGN INTENT: Use large deciduous trees within parking lots and around the perimeter to maximize shading of cars and paving. Use coniferous trees in masses around perimeter of the parking lot and in wide planting islands to provide evergreen accent.

6.3.2 INTERIOR PARKING: Planting fingers, and medians shall be planted with the following minimum quantities: See *Figures 3 & 4 – Conceptual Interior Parking*.

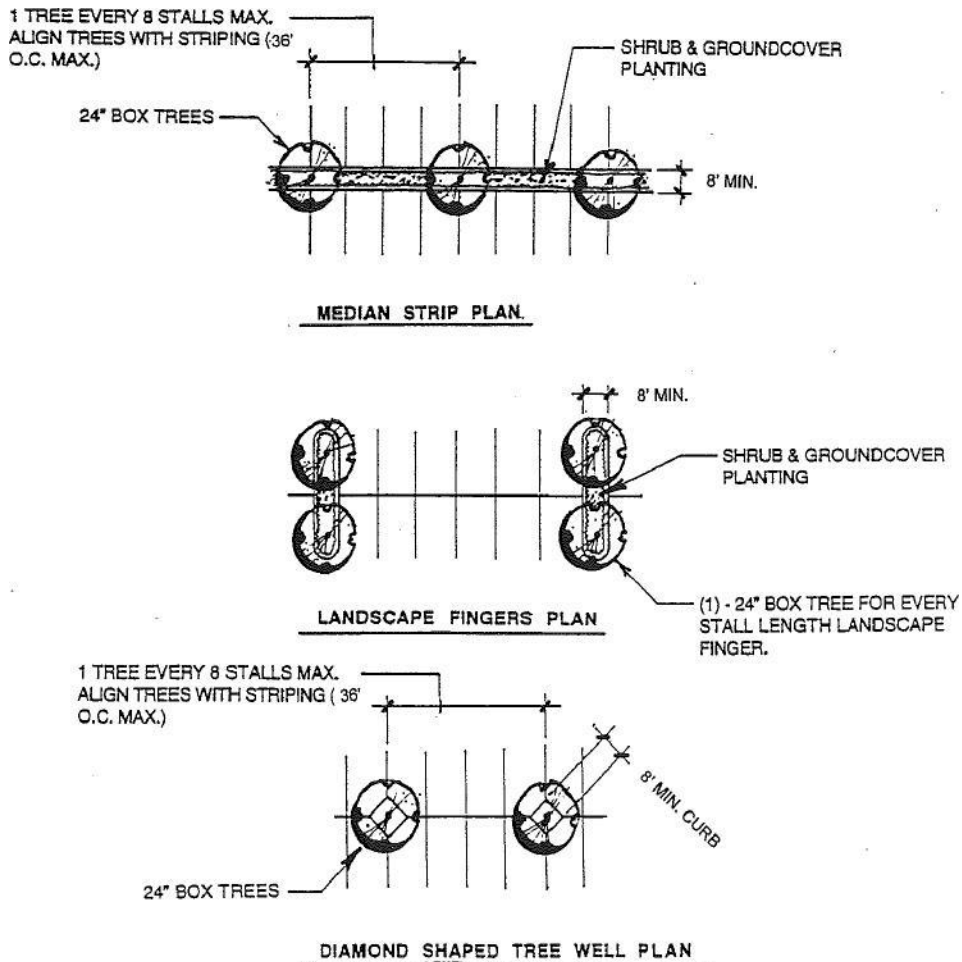
- ◆ Single stall size finger: One (1) - 24" box tree; three (3) - 5 gallon medium shrubs; 4 (4) - 1 gallon small shrubs or ground cover.
- ◆ Double stall size finger: Two (2) - 24" box trees; six (6) - 5 gallon medium shrubs; eight (8) - 1 gallon small shrubs or ground cover.
- ◆ Landscape medians between parking bays: One (1) - 24" box tree at a maximum of 36' on center; one (1) gallon small shrubs or ground cover spaced to provide full coverage. Five (5) gallon large shrubs are optional.

**Figure 3 – Conceptual Interior Parking**





**Figure 4 – Conceptual Interior Parking**



## 6.4 LANDSCAPE GRADING & DRAINAGE

6.4.1 LOCAL CODES: All grading and drainage work must be done in accordance with Washoe County Development Code 110.420 Storm Drainage Standards; Washoe County Flood Hazard Ordinance which may include CLOMR submittals to FEMA; and Corps of Engineers Wetland 404 Permit submittals, in force and effect as of the date of the Development Agreement governing the lands subject to development

6.4.2 DESIGN INTENT: Minimize the visual impact of grading by keeping cut and fill slopes to a minimum. Create smooth transitions between parcel development and



the street and adjacent parcels. Use planting and retaining walls to minimize the visual impact of grading.

6.4.3 SLOPES: Maximum and minimum slopes in planting areas:

- Turf: Maximum 3:1; minimum 1.0% for positive drainage.
- Shrub and ground cover areas: maximum 2 1/2:1; minimum 1.5% for positive drainage.

## 6.5 LANDSCAPE AREA SPECIFICATIONS

6.5.1 QUALITY AND SIZE: Unless otherwise stated, the minimum size of trees is equivalent to a 24" box, as more specifically defined in A and B below, the minimum size of large and medium shrubs is five (5) gallon and the minimum size of small shrubs is one (1) gallon. The relationship of plant height, width and caliper to the container size shall meet the latest edition of the American Standard for Nursery Stock, released by the American Association of Nurserymen. All plant material shall be nursery grown, free of disease, of good habit and representing the best quality of their species.

Balled and burlap trees may be used in place of box container trees. For the purpose of this Section, all references to 24" and 36" box trees shall also adhere to the minimum height and caliper dimensions herein, as measured at the time of planting and as follows:

- A. Evergreen Trees:
  - Five foot (5') minimum height balled & burlap = 24" box size.
  - Seven foot (7') minimum height balled & burlap = 36" box size.
- B. Deciduous Trees:
  - One and one half inch (1 1/2") caliper balled & burlap = 24" box size.
  - Two and one half inch (2 1/2") caliper balled & burlap = 36" box size.



- 6.5.2 TURF: All grass must be a drought tolerant fescue blend or hybridized blend developed for local use. Common Bermuda grass or hybrids grown from seed are not permitted. The use of turf is discouraged and may be used sparingly as approved by the ALC.
- 6.5.3 MISCELLANEOUS MATERIALS An ALC approved 4" layer of bark mulch or decorative river rock shall cover 100% of all required landscape areas except turf and accent flower beds. The use of unnatural colored gravel or synthetic turf is not permitted. Granite boulders and rock groupings are encouraged; boulders should be buried at least thirty percent of their height to appear as natural rock outcroppings. Group boulders of various sizes together and utilize complementary plantings in and around boulders.
- 6.5.4 MAINTENANCE: Owners are expected to maintain their landscapes in good condition at all times. This includes weekly lawn mowing, regular pruning of trees and shrubs, fertilizing, watering, removal of dead plants or parts of plants, replacement of plants, overseeding of lawn areas and regular removal of debris and trash.
- 6.5.5 SOILS LAB ANALYSIS AND RECOMMENDATIONS: Mineral build up in the soil may be a threat to vigorous growth in certain species of plants. Take several samples from typical on site soil at proposed planting areas for lab analysis and amendment recommendations. Follow mitigation and amendment recommendations to ensure sustainable plant growth.
- 6.5.6 PLANT LIST: Parcel developers shall submit a plant list to the ALC subject to ALC approval in its sole discretion.

## **6.6 IRRIGATION**

- 6.6.1 GENERAL: The objective for irrigation design is to create water management systems that are cost effective, durable, water efficient and low maintenance. All systems shall be designed to utilize treated effluent rather than potable water supplies. Where treated effluent is available, Applicants shall utilize it as the sole source of irrigation water. Potable water may only be used as an interim source until such time as treated effluent becomes available. The cost of hook-up/connection/privilege fees shall be borne by the Applicant.
- 6.6.2 IRRIGATION EQUIPMENT: Automatic underground irrigation systems are required for all landscape areas. Specific irrigation requirements are as follows:



- Spray head to head coverage will be required in all lawn areas. Systems shall be designed so that peak summertime lawn irrigation can be completed during the evening hours to minimize water loss through evaporation.
- An electric, solid state controller is required and shall be equipped with a master valve terminal and at least two fully independent programs.
- All irrigated areas shall utilize remote electric control valves installed in valve boxes. No manual valves are allowed.
- Drip irrigation shall be installed for all plant material one gallon and larger, within planting beds. Appropriate filtration and pressure regulating devices shall be installed. Low growing ground cover and annuals may receive pop-up spray irrigation. No fixed risers are allowed.
- Paved surfaces eight feet or wider, including driveways within street landscape areas, shall be sleeved for pressure supply lines, non-pressure piping and control wires.
- Spray heads shall not throw water onto parking lots, fences, walls, sign faces, streets or sidewalks.
- The irrigation controller should be reset as necessary to reflect seasonal precipitation levels and growth activity of the plant materials being irrigated.
- An approved backflow prevention device is required on all landscape irrigation systems.
- All irrigation systems shall be connected to an individual water meter to measure water delivery separate from water delivered for other forms of interior or exterior consumptive use.



## **6.7 SITE AMENITIES**

- 6.7.1 **DESIGN INTENT:** Site amenities include various elements used outdoors to create a unified look of quality and to provide a comfortable setting for outdoor activities. Site amenities used in individual parcels must be visually compatible with the overall Damonte Ranch design scheme and with the site architecture. This will help maintain continuity and a high level of quality throughout the community's public and private outdoor settings.
- 6.7.2 **SCOPE:** Amenities include, but are not restricted to paving, signs, public phones, trash receptacles, benches, light fixtures, bollards, tree grates, etc.



## 7 - GRAPHICS AND SIGN STANDARDS

### 7.1 GENERAL SIGN REQUIREMENTS

- 7.1.1 DESIGN INTENT: The intent of this section is to establish design guidelines that complement the positive public image of the Damonte Ranch while providing clear and attractive identification for both the individual tenants and users to the satisfaction of the ALC. All signs within the Damonte Ranch shall be consistent with the goals of these design standards and be utilized as a guideline for the merchant, designer and sign company. All new developments, whether single or multi-structure, will be required to develop an individual sign program consistent with the parameters established within this section, for submission to and approval of the ALC. All handicapped and regulatory signs shall be in conformance with the Manual on Uniform Traffic Control Devices and Washoe County standards.
- 7.1.2 DESIGN REVIEW: A carefully conceived, comprehensive sign program shall be developed for all individually proposed projects. All signs (temporary and permanent) requires the approval of the ALC and the appropriate public agencies, as applicable, prior to fabrication, construction and installation. Project signs programs shall be specifically reviewed by the ALC as a part of the Step II and Step III Design Reviews.
- 7.1.3 CHARACTER AND COMPATIBILITY: All signs should demonstrated the intent to **“identify the user, and not advertise a product”**. Signs should make a positive contribution to the general appearance of the street and neighborhood in which they are located. Signs within each site shall be designed as part of an overall sign program with selected elements such as lighting, materials, colors, form, type style, and layout and location being addressed in a uniform and consistent manner. All sign programs should demonstrate contextual considerations in the design of all signs. Signs should be considerate to their surroundings as well as demonstrating a responsiveness to the project architecture.
- 7.1.4 SCALE: Proposed signs and typography shall fit into designated architectural spaces, leaving sufficient margins on all sides. Wall signs shall appear visually balanced and in scale within the context of the sign space and the building as a whole. Thickness, color and height of sign lettering shall also be visually balanced and in proportion to the other signs on the building. Letter spacing shall remain consistent within each type font style proposed.



- 7.1.5      **COLORS:** Proposed colors should provide accent and interest appropriate to the associated use of which they are apart. Sign colors will be carefully reviewed and regulated by the ALC to assure harmony and value with the overall project design.
- 7.1.6      **MATERIALS AND WORKMANSHIP:**      All sign fabrication, construction and installation shall be of the utmost professional and superior quality. Graphic images, logos and type styles shall be accurately, photographically reproduced. Sign shall be designed of permanent materials only. Materials which are susceptible to or are adversely effected by climatic elements or changes will not be acceptable. Wall signs, inclusive of dimensional letters, pans or plaques, shall be securely affixed without any visible means of attachment, unless attachments are apart of the approved design All mounting hardware shall be of aluminum, galvanized, stainless steel, or a material that will not rust or create stains to the surface of the structure the sign is attached to.
- 7.1.7                           **MONUMENT SIGNS:** Except for those permanent monument signs installed by the Master Developer, monument signs identifying individual projects shall not exceed ten feet (10') in height, unless noted otherwise herein or as approved by the ALC in its sole discretion. Monument signs shall be sited in such a manner so as to assure that safe site distances are maintained at the entrances to public right-of-ways. Monument signs shall be double faced and positioned perpendicular or slightly skew of perpendicular to the street which they face. All monument signs shall incorporate a Damonte Ranch logo-type, *Figure 5 – Damonte Ranch Logo*. See also Tables 7A, 7B, 7C and 7D for specific details and limitations. Pylon type signs may be considered by the ALC in its absolute and sole discretion.

**Figure 5 – Damonte Ranch Logo**



- 7.1.8      **PROHIBITED SIGN TYPES:** The following sign types and treatments are prohibited within the Damonte Ranch:
- Signs mounted on stamped metal rail supports including handicapped and regulatory signing.



- Signs mounted on equipment screens
- Rooftop signs and signs projecting above roof lines or parapets.
- Animated signs may be allowed with the approval of a special use permit. No animated signs shall be allowed adjacent to residential uses.
- Cabinets or boxes may only be allowed with the approval of the ALC, in its sole discretion.
- Window signs that are attach to the interior or exterior of any glazing visible from the exterior of the building, except for building wall sign types specifically permitted by this document.
- Temporary wall signs, pennants, banners, flags (except as allowed under NRS 278.02083), inflatable displays, sandwich boards or signs on vehicles not specifically approved, in writing, by the ALC.
- Pre-manufactured signs, such as franchise signs, that do not meet these criteria.
- Heavy timber or wood signs
- Off premise advertising displays (Billboards)

7.1.9 SECURITY SIGNS: Signs that announces the presence of an alarm system or security patrol shall be unobtrusive and shall be in compliance with the following:

- One spike-mounted, planter-bed type sign not exceeding 12" x 12" shall be allowed per building.
- One door sticker not to exceed 3" x 3" shall be allowed per outside door. For opaque doors, sticker shall be placed immediately above door handle or lock mechanism. On glass doors, stickers shall be place in the lower hinged corner.

7.1.10 TEMPORARY DIRECTIONAL SIGNS: Individual Project Developers may provide, at their expense, temporary directional signs indicating project identification and pertinent information. All temporary signs require written approval by the ALC prior to any fabrication, construction and installation, and must be part of the sign program. Any non-compliant signs on a common site will suspend all other ALC approvals on that site until such time signs are brought into compliance. All temporary directional signs must contain the Damonte Ranch Logo.



## **7.2 MASTER DEVELOPER SIGNS AND GRAPHICS**

7.2.1 MONUMENT SIGNS: The Master Developer shall be responsible for the establishment of the Major Project Monument Signs. This sign program shall establish the identity of the Damonte Ranch as well as providing the basic sign infrastructure throughout the Damonte Ranch Master Planned Development. These signs shall occur at the primary intersections and entry gateways within the development.

7.2.2 PROJECT DIRECTIONAL AND REGULATORY SIGNS: The Master Developer shall establish the basic project directional and regulatory sign infrastructure of the Damonte Ranch. Individual projects within Damonte Ranch will be required, at their expense, to participate in the evolution of this sign program as development of the parcels comprising Damonte Ranch warrant. All handicapped and regulatory signs shall be in conformance with the Manual on Uniform Traffic Control Devices and City standards.

## **7.3 SIGN LIGHTING**

7.3.1 LIGHTING: The following techniques shall be considered acceptable for the illumination of permanent signs within the Damonte Ranch:

- ◆ Silhouette or halo lighting
- ◆ Internally illuminated sign faces (no cabinets)

Ambient lighting shall be controlled so that it does not flash or reflect onto adjacent areas. All electrical components shall be concealed. There shall be no exposed electrical raceways or conduits. Manufacturer's name plates shall not be visible from normal viewing angle once signs are in place.

## **7.4 OFFICE BUILDINGS**

### **7.4.1 SINGLE TENANT/SINGLE STORY OFFICE BUILDING**

- A. BUILDING TOP SIGN: Each Single Tenant/Single Story Office Building shall be allowed to have two building top tenant identification signs on opposite elevations of the building. Both signs shall display the same



tenant name and be identical in design and fabrication. Building top signs shall be halo lighted individual letters applied to the surface of the building in the spandrel area between the top of the upper most floor window line and the top of the building. Building top signs may exhibit the tenant's own color, type style and logo. See Table 7A for specific details and limitations.

- B. ENTRY GRAPHICS: Each Single Tenant/Single Story Office Building may display address, emergency information, handicapped regulations and smoking policy with white die-cut vinyl lettering on the glass area adjacent to the primary entry. Single tenant office buildings may display the name of tenant on glass area in vinyl die-cut letters. Type size and type style per tenant. Maximum area of entry graphics shall not exceed two square feet.
- C. BUILDING ADDRESS: All Single Tenant/Single Story Office Buildings within the Damonte Ranch shall display its address clearly on as many building elevations as necessary to provide adequate information to visitors and emergency personnel. Address numbers shall be a medium type style with a minimum height of 8" and be constructed of 1 1/2" thick, high density foam or cast metal, in a bronze finish. Addresses must be adequately lighted by parking area and or ambient architectural lighting. There shall be no lighting fixture specifically used for address illumination on the building.
- D. GROUND MOUNTED MONUMENT SIGN: Monument signs shall be constructed of durable materials compatible with the general palette of the building. All illumination shall be contained within the sign structure, with no exposed light fixtures or electrical components visible from a normal viewing angle. Sign copy shall be restricted to the name of the tenant. Sign shall be double faced, include the Damonte Ranch Logo, and be placed behind the property line perpendicular or slightly skew to the public thoroughfare. See Table 7A for specific details and limitations.

#### 7.4.2 SINGLE TENANT/MULTI STORY OFFICE BUILDING

- A. BUILDING TOP SIGN: Each Single Tenant/Multi Story Office Building shall be allowed to have two building top tenant identification signs on opposite elevations of the building. Each signs shall display the same tenant name and be identical in design and fabrication. Building top



signs shall be halo lighted individual letters applied to the surface of the building in the spandrel area between the top of the upper most floor window line and the top of the building. Building top signs may exhibit the tenant's own color, type style and logo. See Table 7A for specific details and limitations.

- B. **SECONDARY SIGN:** Each Single Tenant/Multi Story Office Building shall be allowed to have two secondary tenant identification signs with a maximum of one sign per any building elevation in place of the building top signs or one building top sign and one secondary sign on non-adjacent elevations. All secondary signs shall display the tenant name only and be identical in design and fabrication. Secondary signs shall be non-illuminated individual letters applied to the surface of the building in the spandrel area between the top of the first floor window line and the bottom of the second floor window line. Secondary signs must all be the same color for each building. Tenant shall be permitted to exhibit own type style, however, no logos are permitted. See Table 7A for specific details and limitations.
- C. **ENTRY GRAPHICS:** Each Single Tenant/Multi Story Office Building may display address, emergency information, handicapped regulations and smoking policy with white die-cut vinyl lettering on the glass area adjacent to the primary entry. Single tenant office building may display the name of tenant on glass area in vinyl die-cut letters. Type size and type style per tenant. Maximum area of entry graphics shall not exceed two square feet.
- D. **BUILDING ADDRESS:** All Single Tenant/Multi Story Office Buildings within the Damonte Ranch shall display its address clearly on as many building elevations as necessary to provide adequate information to visitors and emergency personnel. Address numbers shall be a medium type style with a minimum height of 10" and be constructed of 1 1/2" thick, high density foam or cast metal, in a bronze finish. Addresses must be adequately lighted by parking area and or ambient architectural lighting. There shall be no lighting fixture specifically used for address illumination on the building.
- E. **GROUND MOUNTED MONUMENT SIGN:** Monument signs shall be constructed of durable materials compatible with the general palette of the building. All illumination shall be contained within the sign structure,



with no exposed light fixtures or electrical components visible from a normal viewing angle. Sign copy shall be restricted to the name of the tenant. Sign shall be double faced, include the Damonte Ranch Logo, and be placed behind the property line perpendicular or slightly skew to the public thoroughfare. See Table 7A for specific details and limitations.

#### 7.4.3 MULTI TENANT/MULTI STORY OFFICE BUILDING

- A. **BUILDING TOP SIGN:** Each Multi Tenant/Multi Story Office Building shall be allowed to have two building top tenant identification signs on opposite or opposing elevations of the building. Each sign may display a separate tenant name and should be identical in size and fabrication. Building top signs shall be halo lighted individual letters applied to the surface of the building in the spandrel area between the top of the upper most floor window line and the top of the building. Building top signs may exhibit the tenant's own color, type style and logo. See Table 7A for specific details and limitations.
- B. **SECONDARY SIGN:** Each Multi Tenant/Multi Story Office Building shall be allowed to have four secondary tenant identification signs with a maximum of two signs per any building elevation. All secondary signs shall display the tenant name only and be identical in size and fabrication. Secondary signs shall be non-illuminated individual letters applied to the surface of the building in the spandrel area between the top of the first floor window line and the bottom of the second floor window line. Secondary signs must all be the same color for each building. Tenant shall be permitted to exhibit own type style, however, no logos are permitted. See Table 7A for specific details and limitations.
- C. **ENTRY GRAPHICS:** Each Multi Tenant/Multi Story Office Building may display address, emergency information, handicapped regulations and smoking policy with white die-cut vinyl lettering on the glass area adjacent to the primary entry. Single tenant office building may display the name of tenant on glass area in vinyl die-cut letters. Type size and type style per tenant. Maximum area of entry graphics shall not exceed two square feet.
- D. **BUILDING ADDRESS:** All Single Tenant/Multi Story Office Buildings within the Damonte Ranch shall display its address clearly on as many building elevations as necessary to provide adequate information to



visitors and emergency personnel. Address numbers shall be a medium type style with a minimum height of 10" and be constructed of 1 1/2" thick, high density foam or cast metal, in a bronze finish. Addresses must be adequately lighted by parking area and or ambient architectural lighting. There shall be no lighting fixture specifically used for address illumination on the building.

- E GROUND MOUNTED MONUMENT SIGN: Monument signs shall be constructed of durable materials compatible with the general palette of the building. All illumination shall be contained within the sign structure, with no exposed light fixtures or electrical components visible from a normal viewing angle. Sign copy shall be restricted to the name of one major building tenant or project name. Sign shall be double faced, include the Damonte Ranch Logo, and be placed behind the property line perpendicular or slightly skew to the public thoroughfare. See Table 7A for specific details and limitations.

## **7.5 CAMPUS/BUSINESS PARK**

### **7.5.1 MULTI TENANT BUSINESS PARK**

- A. TENANT WALL MOUNTED SIGN: Each business in a Multi Tenant Business Center shall be allowed one wall mounted sign above or adjacent to the primary entry. All tenant signs on a single building (or group of buildings in a single development) shall be the same color, type style and be located in a consistent area of the building elevation. Wall signs shall not be internally illuminated, however, they may be lighted by ambient architectural or landscape lighting. Each Multi Tenant Business Center shall be required to submit a comprehensive sign program outlining the building standards. See Table 7B for specific details and limitations.
- B. ENTRY GRAPHICS: Each tenant in a Multi Tenant Business Center Building is permitted to display, using white die-cut vinyl letters and numbers applied in legend form to the glass area on or adjacent to the primary entry door, the company name, hours of operation, handicapped facilities, smoking policy and suite number. All tenant entry graphics on a single building (or group of building in a single development) shall be the same type style and be located in a consistent area of the elevation.



No advertising copy or temporary signing shall be permitted. Specific parameters for entry graphics shall be included in sign program.

- C. SERVICE ENTRY GRAPHICS: Every tenant in a Multi Tenant Business Center must display at its service entry the same suite number that appears at the primary entry. The number/letter shall be a minimum of 1 1/2" high to a maximum of 4" high. the number shall not be placed on a door that will be open during business hours, such as a roll-up truck door. Service entry graphics must be outlined in the individual project planned sign program.
- D. BUILDING ADDRESS: All Multi Tenant Business Center Buildings within the Damonte Ranch shall display its address clearly on as many building elevations as necessary to provide adequate information to visitors and emergency personnel. Address numbers shall be a medium type style with a minimum height of 8" and be constructed of 1 1/2" thick, high density foam or cast metal, in a bronze finish. Any building over two stories shall have a minimum height of 10". Addresses must be adequately lighted by parking area and or ambient architectural lighting. There shall be no lighting fixture specifically used for address illumination on the building.
- E. GROUND MOUNTED MONUMENT SIGN: Monument sign shall be constructed of durable materials compatible with the general palette of the building. All illumination shall be contained within the sign structure, with no exposed light fixtures or electrical components visible from a normal viewing angle. Sign copy shall be restricted to the name of the development. Single tenant business names within the multi tenant facility are not permitted. Sign shall be double faced, include the Damonte Ranch Logo, and be placed behind the property line perpendicular or slightly skew to the public thoroughfare. See Table 7B for specific details and limitations.

## 7.6 INDUSTRIAL

### 7.6.1 SINGLE TENANT DISTRIBUTION/WAREHOUSE

- A WALL MOUNTED SIGN: Each business occupying an entire Distribution/Warehouse building shall be allowed two identical wall



mounted signs of individual channel letters on non-adjacent elevations of the building. Type style, logo and color are selected by tenant and are subject to approval by the ALC. Wall signs may be halo lighted, however, if not illuminated, they may be lighted by ambient architectural and/or landscape lighting. There shall be no exposed lighting fixture specifically used for wall sign illumination on the building. Maximum area of tenant sign shall not exceed 100 square feet. See Table 7C for specific details and limitations.

- B. **ENTRY GRAPHICS:** Each business occupying an entire Distribution/Warehouse building is permitted to display, using white die-cut vinyl letters and numbers applied in legend form to the glass area on or adjacent to the primary entry door, the company name, hours of operation, handicapped facilities, smoking policy and suite number. No advertising copy or temporary signing shall be permitted. No graphics shall be hand painted. Specific parameters for entry graphics shall be included in sign program. Maximum area of entry graphics shall not exceed two square feet.
  
- C. **BUILDING ADDRESS:** All Distribution/Warehouse buildings within the Damonte Ranch shall display its address clearly on as many building elevations as necessary to provide adequate information to visitors and emergency personnel. Address numbers shall be a medium type style with a minimum height of 8" and be constructed of 1 1/2" thick, high density foam or cast metal, in a bronze finish. Any building over two stories shall have a minimum height of 10". Addresses must be adequately lighted by parking area and or ambient architectural lighting. There shall be no lighting fixture specifically used for address illumination on the building.
  
- D. **GROUND MOUNTED MONUMENT SIGN:** Sign shall be free standing monument type construction with a maximum overall height of 5'-0" and 50 square feet of sign area (sign panel only, sign base not included in computation of allowable sign area). Monument sign shall be constructed of durable materials compatible with the general palette of the building. All illumination shall be contained within the sign structure, with no exposed light fixtures or electrical components visible from a normal viewing angle. Sign copy shall be restricted to the name of the tenant and graphic logo (optional). Sign shall be double faced, include the Damonte Ranch Logo, and be placed behind the property line perpendicular or slightly skew to the public thoroughfare. Each Single



Tenant Distribution/Warehouse facility may have one monument sign per street front. See Table 7C for specific details and limitations.

## 7.6.2 MULTI TENANT DISTRIBUTION/WAREHOUSE

- A. **TENANT WALL MOUNTED SIGN:** Each business in a Multi Tenant Distribution/Warehouse facility shall be allowed one wall mounted sign above or adjacent to the primary entry. All tenant signs on a single building (or group of buildings in a single development) shall be the same color, type style, and shall be located in a consistent area of the building elevation. Wall signs shall not be internally illuminated, however, they may be lighted by ambient architectural and/or landscape lighting. There shall be no exposed lighting fixture specifically used for wall sign illumination on the building. Each Multi Tenant Distribution/Warehouse building shall be required to submit a comprehensive sign program outlining the building standards. See Table 7C for specific details and limitations.
- B. **ENTRY GRAPHICS:** Each tenant is permitted to display, using white die-cut vinyl letters and numbers applied in legend form to the glass area on or adjacent to the primary entry door, the company name, hours of operation, handicapped facilities, smoking policy and suite number. All tenant entry graphics on a single building (or group of buildings in a single development) shall be the same type style and be located in a consistent area of the elevation. No advertising copy or temporary signing shall be permitted. No graphics shall be hand painted. Specific parameters for entry graphics shall be included in sign program. Maximum area of entry graphics shall not exceed two square feet.
- C. **SERVICE ENTRY GRAPHICS:** Every tenant in a Multi Tenant Distribution/Warehouse building must display at its service entry the same suite number that appears at the primary entry. The number/letter shall be a minimum of 1 1/2" high to a maximum of 4" high. The number shall not be placed on a door that will be open during business hours, such as a roll-up truck door. Service entry graphics must be outlined in the individual project planned sign program.
- D. **BUILDING ADDRESS:** Every Multi Tenant Distribution/Warehouse building within the Damonte Ranch shall display its address clearly on as many building elevations as necessary to provide adequate



information to visitors and emergency personnel. Address numbers shall be a medium type style with a minimum height of 8" and be constructed of 1 1/2" thick, high density foam or cast metal, in a bronze finish. Any building over two stories shall have a minimum height of 10". Addresses must be adequately lighted by parking area and or ambient architectural lighting. There shall be no lighting fixture specifically used for address illumination on the building.

- E GROUND MOUNTED MONUMENT SIGN: Sign shall be free standing monument type construction with a maximum overall height of 5'-0" and 50 square feet of sign area (sign panel only, sign base not included in computation of allowable sign area). Monument sign shall be constructed of durable materials compatible with the general palette of the building. All illumination shall be contained within the sign structure, with no exposed light fixtures or electrical components visible from a normal viewing angle. Sign copy shall be restricted to the name of the development, single tenant business names within the multi tenant facility are not permitted. Sign shall be double faced, include the Damonte Ranch Logo, and be placed behind the property line perpendicular or slightly skew to the public thoroughfare. See Table 7C for specific details and limitations.

## **7.7 GENERAL COMMERCIAL/RETAIL/FREE STANDING PAD**

- 7.7.1 PROJECT DEVELOPMENT: Project proponents shall develop an all inclusive/comprehensive sign design package for submission, review and approval by the ALC. Refer to Table 7D for specific guidelines.



**OFFICE COMMERCIAL, TABLE 7A**

<b>Building Type/Use</b>	<b>Single Tenant Single Story</b>	<b>Single Tenant Multi Story</b>	<b>Multi Tenant Multi Story</b>
Qty of Signs Per Bldg.	Building Top: 2(same copy)	Building Top: 2(same copy) Secondary: 2 (see comments)	Building Top: 2(same copy) Secondary: 4 (see comments)
Max. Area of Single Sign	Building Top: 100 SF	Building Top: 100 SF	Building Top: 100 SF
Letter Height One Line	Building Top: 20'	Building Top: 24' Secondary: 12'	Building Top: 24' Secondary: 12'
Double Line	Building Top: 10'	Building Top: 12'	Building Top: 12'
Logo	Permitted, Contained in total sign SF (top only)	Permitted, Contained in total sign SF (top only)	Permitted, Contained in total sign SF (top only)
Color	Tenant Selection	Tenant Selection	Building Top: Tenant Selection Secondary: Building Standard
Illumination	Halo Lighting	Building Top: Halo Lighting Secondary - Non-illuminated	Building Top: Halo Lighting Secondary - Non-illuminated
Construction Materials	Individual Letters	Individual Letters Secondary - Individual Letters Minimum Thickness 2'	Individual Letters Secondary - Individual Letters Minimum Thickness 2'
Location of Signs on Bldg.	Building Top, Non-adjacent Elevations *	Building Top, Non-adjacent Elevations *	Building Top, Non-adjacent Elevations * Secondary - Two per Non-adjacent Elevations



OFFICE COMMERCIAL, TABLE 7A - Continued

Building Type/Use	Single Tenant Single Story	Single Tenant Multi Story	Multi Tenant Multi Story
Monument Sign	One per Street Front 60" Maxim Ht. Max sign area 50 SF Individual Letters Letter Height: 12" Max Double Faced Illumination: Internal or Ground	One per Street Front 60" Maxim Ht. Max sign area 50 SF Individual Letters Letter Height: 12" Max Double Faced Illumination: Internal or Ground	One per Street Front 60" Maximum Ht. Max sign area 50 SF Individual Letters Letter Height: 12" Max Double Faced Illumination: Internal or Ground
	DRTC Logo	DRTC Logo	DRTC Logo

\* Adjacent Elevations permitted at corner lot conditions only, subject to ALC review and approval

COMMENTS

Single Tenant/Multi Story:

Each single tenant office building may have two building top signs on opposite elevations of building or one building top and one secondary sign on opposite elevations of the building or two secondary signs with no building top sign.

Multi Tenant/Multi Story:

Each building top sign may exhibit a separate tenant name. Each secondary tenant sign shall exhibit a separate business name on each sign. Secondary tenant signs shall be limited to two signs per building elevation and shall not be located on any building elevation in vertical (stacked) alignment. Additionally, such signs shall be separated by a horizontal dimension of not less than forty per cent of the linear dimension of the subject elevation. A sign program shall be submitted for approval as the building standard to the ALC. This program shall indicate a uniform color, type style, materials, and location for all tenant signing on the building.



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MULTI TENANT BUSINESS PARK, TABLE 7B

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Building Type/Use	Multi Tenant Business Park
Qty of Signs Per Bldg.	One Per Tenant
Max. Area of Single Sign	24 square feet
Letter Height/Type Style	See Comments
Logo	Optional per Building Std.
Color	Building Standard, see comments
Illumination	Not Permitted
Construction Materials	Building Standard, see comments
Location of Signs on Bldg.	Building Standard, see comments
Monument Sign	Project Name Only One per Street Front 60" Maxim Ht. Max sign area 50 SF Individual Letters Letter Height: 12" Max Double Faced Illumination: Internal or Ground

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DRTC Logo

COMMENTS:  
A sign program for each Multi Tenant Business Center shall be submitted for the approval of the ALC as the Building Standard. This program shall indicate a uniform color, type style, materials fabrication method and location for all tenant signing on each building. Signs may be illuminated with ambient architectural or landscape lighting. Sign program may

include use of tenant logo, however, location in relationship to copy must be consistent for all tenant signs in the project.






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INDUSTRIAL, TABLE 7C

Building Type/Use	Single Tenant	Multi Tenant
	Distribution/Warehouse	Distribution/Warehouse
Qty of Signs Per Bldg.	Two	One per Tenant
Max. Area of Single Sign	100 SF	24 SF Each Sign
Letter Height/Type Style One Line of Copy Double Line of Copy	20" 10" Each Line	12" Max or Building Standard See comments
Logo	Permitted, contained in Total Sign SF	Not Permitted
Color	Tenant Selection	Building Standard, see comments
Illumination	Halo Lighting	Not Permitted
Construction Materials	Individual Letters	Individual Letters or Building Standard, see comments
Location of Signs on Bldg.	Building Top, Non-adjacent Elevations	Building Standard, see comments
Monument Sign	One per Street Front 60" Maximum Ht. Max sign area 50 SF Individual Letters, 12" Max. Ht. Double Faced Illumination: Internal or Ground	One per Street Front 60" Maximum Ht. Max sign area 50 SF Individual Letters, 12" Max. Ht. Double Faced Illumination: Internal or Ground
	DRTC Logo	DRTC Logo

**Single Tenant:** Tenant has option to not illuminate sign, however, both signs must be the same. If sign is not illuminated, sign must be cut from solid material with a minimum of 2". Both signs must be same color, material, and located at same vertical elevation of building.

**Multi Tenant:** A sign program for each Multi Tenant Distribution/Warehouse Facility shall be submitted for the approval of the ALC as the Building Standard. This program shall indicate a uniform color and location for all tenant signing on each building. Signs may be illuminated with ambient architectural or landscape lighting.



## GC/RETAIL/FREE STANDING PAD, TABLE 7D

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Building Type/Use	Grocery/Soft Goods/Line Shops
Qty of Signs Per Bldg.	Building Standard, see comments
Max. Area of Single Sign	100 SF*
Letter Height/Type Style	24" Max
Logo	Permitted, Contained in Total Sign SF
Color	Building Standard
Illumination	Halo Lighting
Construction Materials	Individual Letters
Location of Signs on Bldg.	Building Standard, see comments
Monument Sign	Project Name Only One per Street Front 60" Maximum Ht. Max sign area 50 SF Letter Height: 12" Max Double Faced Illumination: Internal or Ground Damonte Ranch Trade Center Logo

**Comments:**

A comprehensive sign program for each project shall be submitted for the approval of the ALC as the Building Standard. This program shall indicate a uniform color, type style, materials, fabrication method, and location for all tenant signing on each building. National Franchise or local chain programs are allowed within the above limitations.

\* Subject to revision by the ALC to accommodate Nation Franchise or local chain programs.



## **8 – AMENDMENTS AND DEVIATIONS**

### **81 AMENDMENTS**

- 8.1.1 The City of Reno and ALC shall have the sole authority to apply for amendments to this Design Standards Handbook with the City of Reno. Any amendment shall be effective upon publication following approval by the City of Reno.

### **82 DEVIATIONS AND ADJUSTMENTS**

- 8.2.1 All requests by an applicant for deviations or adjustments from the standards or requirements contained in this Design Standards Handbook must be approved by the ALC. The ALC has the authority, subject to the Approval Procedures set forth in 8.3 below of this Design Standards Handbook, to approve deviations or adjustments from such standards or requirements provided the application meets the objectives, goals, and general intent of these Design Standards and such deviations or adjustments will not materially impact such objectives, goals, or intent.

### **83 DEVIATIONS APPROVAL PROCEDURES AND PARAMETERS**

- 8.3.1 The ALC shall have the authority to process and approve deviations and adjustments from these Design Standards consistent with the following parameters:
- ◆ Setbacks for Buildings and Parking: increases up to 100% and consistent with criteria in Section 3.8.
  - ◆ Landscape: up to 20% provided the proposal contains a landscape plan that is consistent with the intent and purpose of Section 6 herein.
  - ◆ Signs: up to 20% provided the proposal contains a comprehensive sign program that is consistent with the intent and purpose of Section 7.
  - ◆ Parking: adjustments permitted provided not below city minimum standards
  - ◆ Fencing/Screening/Storage: discretionary, provided no encroachment into site distance areas, and is compatible with adjacent properties.

Any deviations/variances in excess of these parameters will require both the ALC and City of Reno approval and subject to ALC written approval prior to submission to the City of Reno.



**DAMONTE RANCH**

**DAMONTE RANCH PHASE 2  
RESIDENTIAL DESIGN  
STANDARDS HANDBOOK**

Prepared for  
Nevada Tri Partners  
985 Damonte Ranch Parkway #310  
Reno, NV. 89521

December 2007 Revised October 2012

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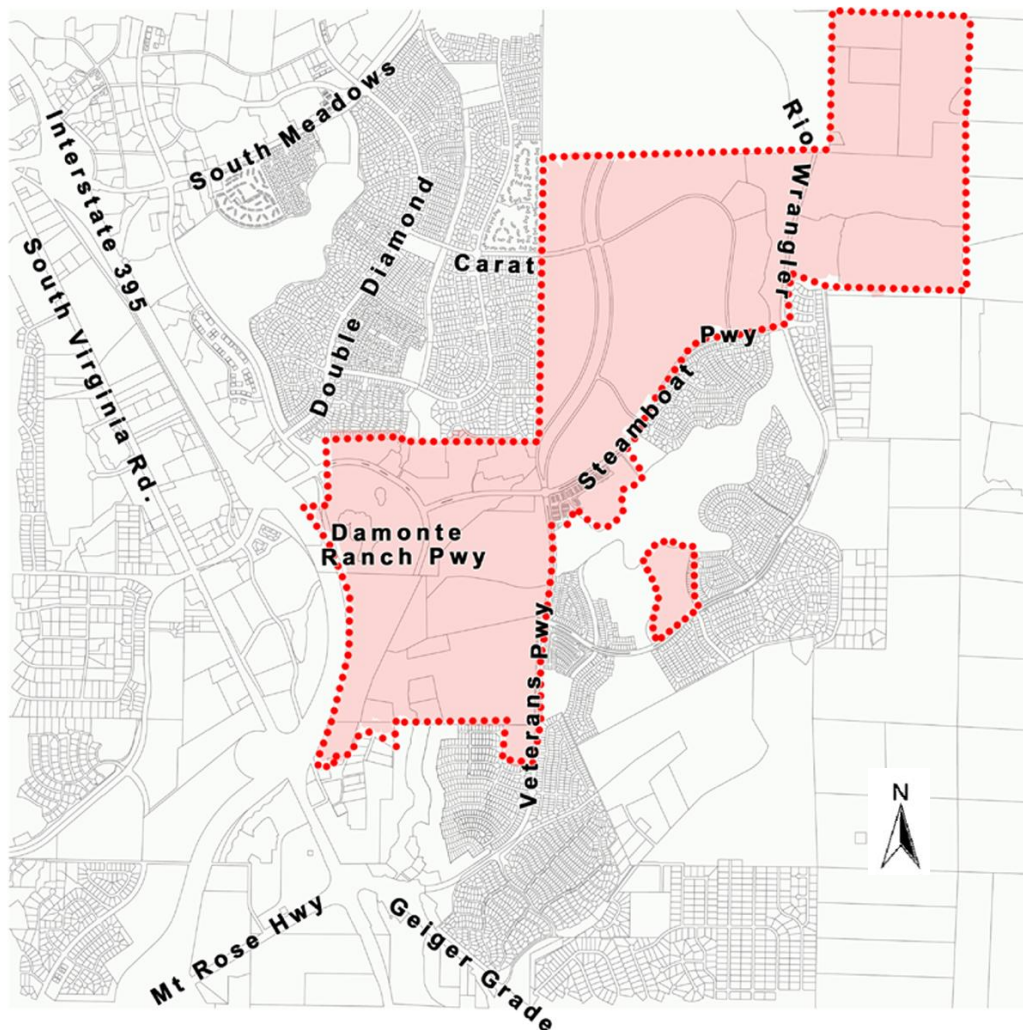
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## I. PURPOSE

The purpose of the Damonte Ranch Phase 2 Residential Design Standards Handbook is to provide design requirements to establish the identity, character and expected quality of development in the various Damonte Ranch Villages. The boundaries of the areas subject to this handbook are outlined in Exhibit 1 and *Figure 1 – Phase 2 Residential Design Standards Handbook Boundary*. All property within the Phase 2 Boundary is subject to requirements contained in this Handbook.

**Figure 1 – Phase 2 Residential Design Standards Handbook Boundary**





The requirements in the handbook are geared towards residential development. The handbook includes a mechanism to obtain adjustments from NTP from the provisions of the design requirements to accommodate innovative designs or projects involving exceptionally small or large lot homes, attached homes and multi-family projects.

Nothing contained in this Design Standards Handbook is meant to supersede City of Reno requirements for Tentative and Final Maps. This document is intended to be utilized in conjunction with the Southeast Truckee Meadows Flood Control Master Plan, Public Works Design Manual and Chapter 18, Annexation and Land Development of the City of Reno, NV. If conflicts exist between these documents, criteria outline in this document shall prevail, except those design criteria related to public health and safety standards.

## **II. ARCHITECTURAL DESIGN PROCESS**

The architectural design process involves review and approval of preliminary and final plans and materials by NTP to ensure residential development is in conformance with design requirements outlined in this handbook. NTP shall be charged with the duty of the initial review and approval of builder plans only and shall monitor compliance of its approvals through the completion of construction by the builder. The City of Reno shall not approve Tentative or Final Maps or issue building permits without written approval and acknowledgement of any conditions imposed by NTP.

There shall be no third party beneficiaries to these design guidelines and requirements. It is envisioned that NTP and/or individual residential builders will create Covenants, Conditions and Restrictions (“CC&Rs”) that will provide additional provisions that will apply to the individual homeowners. CC&Rs, however, shall not be less restrictive than these design requirements.

### **NTP or NTP Representative**

NTP shall, at its sole discretion, appoint a representative to review and approve plans and materials submitted.

NTP shall use the Damonte Ranch Residential Design Handbook for the purpose of review, but may consider the individual merits of any design due to special conditions that, in the opinion of NTP, will benefit the overall residential community in Damonte Ranch or specific neighborhood in Damonte Ranch in accordance with this Handbook.



## **DESIGN REVIEW PROCESS**

The steps involved in the design review process are outlined below:

### **Pre-Design Conference**

Residential builders shall request a pre-design conference with NTP or its representative to discuss any design ideas, issues and concerns relating to the Design Handbook requirements. NTP shall endeavor to schedule a conference within two weeks of receiving a request.

### **Design Submittal**

Design approval by NTP must be received prior to the submittal of each Final Map to the City of Reno. The design submittal shall include two complete sets (one reproducible and one copy) of plans and lists of materials as outlined in the *Checklist for Design Review (see Appendix)*.

NTP shall review the design plans and information and contact the builder within 30 days of receipt of a complete submittal. A submittal is not deemed complete until all items listed on the Checklist for Design Review are received by NTP. If necessary, an informal meeting will be scheduled to review the final design review submittal. NTP may impose conditions upon the builder. Upon approval and when conditions, if applicable, are met, NTP will provide the builder with a letter to the City of Reno.

### **Construction Completion**

Upon completion of all construction, a NTP final site inspection shall be required. Residential builders shall remain responsible for full compliance with NTP approved drawings, as well as any remediation to correct deficiencies or omissions discovered as a result of NTP inspection of completed construction. When applicable, no further approval submissions will be accepted by NTP until all deficiencies or omissions are rectified.

## **Adjustments**

As previously mentioned, the design handbook is geared towards residential development. At its sole discretion, NTP may grant reasonable, adjustments of the provisions of these design guidelines and requirements to accommodate special requests, innovative designs or



projects involving exceptionally small or large lots, attached homes and multi-family development.

NTP shall have the authority to process and approve adjustments from the following required standards herein, where NTP reasonably determines there will be no detrimental effect on adjacent land uses outside the PUD:

- a. Architectural Elements contained in Sections (C)II, D(II) and E(II) of this Phase 2 of the Handbook, other than maximum building height restrictions;
- b. Design Elements contained in Sections (C)III and D(III) of this Phase 2 of the Handbook, other than reductions in minimum driveway length;
- c. Fencing elements contained in Sections (C)IV, D(IV) and E(V) of this Phase 2 of the Handbook;
- d. Landscape Design elements contained in Section (C)V, D(V) and E(IV) of this Phase 2 of the Handbook, other than irrigation requirements mandated by building code and health department.

NTP and the City of Reno shall have the sole authority to apply to the City of Reno for the modification or amendment of the Design Handbook.

All Non-Residential projects shall comply with the Damonte Ranch Non-Residential Design Standards Handbook.

### **Fees**

NTP shall charge for reviews and approval of plans throughout the design review process in accordance with their current fee schedule.



## A. STREET STANDARDS

Roadways include major arterials, minor arterials, collectors, and local streets. Major and minor arterials and collector streets are identified on *Exhibit 2 - Circulation Plan and Exhibits 3A, 3B and 3C – Street Cross Sections*. Residential collectors, local streets and village entrances are defined as streets within individual villages and are not depicted on the Circulation Plan. Refer to *Exhibit 3D – Local Street Cross Section*.

### ***I. Major Arterial Streets***

Construction of arterial streets and associated improvements will be provided by NTP, or at NTP's discretion, the builders of each individual abutting village.

#### **1. Street Improvements**

Major arterial streets shall be improved with paving, curb, gutter, sidewalk and landscaping.

#### **2. Parking and/or Direct Residential Access**

On street parking and/or direct residential driveway access is not permitted on major arterial streets.

#### **3. Fencing**

Solid fencing, six (6) feet in height shall be consistent throughout the entire Damonte Ranch residential community in accordance with *Exhibit 4 – Arterial and Collector Fencing*. Fencing along major arterials shall include pilasters, spaced a minimum of 60 feet. The objective is to place the pilasters at the intersection of the adjacent lot corners, where possible. No gates to backyards will be allowed along arterial street fencing.

#### **4. Sound Walls**

Sound walls are not anticipated within the community. If required, in the future, the design and materials shall be subject to the approval of NTP.



#### 5. Intersection Treatment

Intersections of major arterials with other streets that are not designated village entrances shall be accented with natural rock veneer walls at all corners, ground cover, perennials, and evergreen trees per *Exhibit 5 - Typical Intersection with S-Wall*.

#### 6. Street Lights

Decorative street lights as depicted on *Exhibit 6 - Residential Street Light* shall be provided on major arterial streets throughout the entire Damonte Ranch residential community.

#### 7. Permanent Ladder Signs

Ladder signs, to provide direction to individual villages, are permitted in landscaped planting areas along both sides of major arterial streets. Ladder signs shall be consistent throughout the entire Damonte Ranch residential community. Sign locations shall be reviewed and approved by NTP.

Signs shall not be internally illuminated. Lighting may include non-intrusive exterior spot lighting. Sign text shall only include the name of the individual village.

#### 8. Street Signs

All street signs, traffic signs and directional signs that control vehicular traffic along arterial streets shall be standard City signs with solid posts.

#### 9. Utility Standards

Above ground utility appurtenances shall be screened from public view from all streets. Screening may be accomplished with the use of berms, walls, fences, blending colors and/or vegetation. If fences or walls are used, materials shall be consistent with arterial and collector fencing and rock veneer walls.

Utility buildings and structures shall be designed to fit into the architectural character of the residential community. Utility appurtenances and buildings shall be located in planter areas and not in turf areas,



where feasible. Screening of utility appurtenances and structures shall be included on arterial street landscape plans.

#### 10. Landscape Criteria

Minimum landscaping along major arterials shall include:

- six deciduous and six evergreen trees for every 120 lineal feet;
- six shrubs for every tree required consisting of a mix of evergreen and deciduous shrubs with 50% 5-gallon and 50% 1-gallon in size;
- turf; and
- ground cover.

### ***II. Minor Arterial Streets***

Construction of minor arterial streets and associated improvements will be provided by NTP, or at NTP's discretion, the builders of each individual abutting village.

#### 1. Street Improvements

Minor arterial streets shall be improved with paving, curb, gutter, sidewalk and landscaping.

#### 2. Parking and/or Direct Access

On street parking and/or direct residential driveway access is not permitted on minor arterial streets.

#### 3. Fencing

Solid fencing, six (6) feet in height shall be consistent throughout the entire Damonte Ranch residential community in accordance with *Exhibit 4 – Arterial and Collector Fencing*. Fencing along minor arterials shall include pilasters, spaced a minimum of 60 feet. No gates to backyards will be allowed along arterial street fencing.

#### 4. Intersection Treatment

Intersections of minor arterials with other streets that are not designated village entrances shall be accented with natural rock veneer walls at all



corners, ground cover, perennials, and evergreen trees per *Exhibit 5 - Typical Intersection with S-Wall*.

#### 5. Street Lights

Decorative street lights as depicted on *Exhibit 6 - Residential Street Light* shall be provided on minor arterial streets throughout the entire Damonte Ranch residential community.

#### 6. Permanent Ladder Signs

Ladder signs, to provide direction to individual villages, are permitted in landscaped planting areas along both sides of minor arterial streets. Ladder signs shall be consistent throughout the entire Damonte Ranch residential community. Sign locations shall be reviewed and approved by NTP.

Signs shall not be internally illuminated. Lighting may include non-intrusive exterior spot lighting. Sign text shall only include the name of the individual village.

#### 7. Street Signs

All street signs, traffic signs and directional signs that control vehicular traffic along arterial streets shall be standard City signs with standard posts.

#### 8. Utility Standards

Above ground utility appurtenances shall be screened from public view from all streets. Screening may be accomplished with the use of berms, walls, fences, blending colors and/or vegetation. If fences or walls are used, materials shall be consistent with standard right-of-way fencing and rock veneer walls.

Utility buildings and structures shall be designed to fit into the architectural character of the residential community. Utility appurtenances and buildings shall be located in planter areas and not in turf areas, where feasible. Screening of utility appurtenances and structures shall be included on arterial street landscape plans.



## 9. Landscape Criteria

Minimum landscaping along minor arterials shall include:

- four deciduous and four evergreen trees for every 120 lineal feet;
- six shrubs for every tree required consisting of a mix of evergreen and deciduous shrubs with 50% 5-gallon and 50% 1-gallon in size;
- turf; and
- ground cover

### **III. Collector Streets**

Construction of collector streets and associated improvements will be provided by NTP, or at NTP's discretion, the builders of each individual abutting village.

#### 1. Street Improvements

Collector streets shall be improved with paving, curb, gutter, sidewalk and landscaping.

#### 2. Parking and/or Direct Access

On street parking and/or direct residential driveway access is not permitted on collector streets

#### 3. Fencing

Solid fencing, six (6) feet in height shall be consistent throughout the entire Damonte Ranch residential community in accordance with *Exhibit 4 – Arterial and Collector Fencing*. Fencing along collector streets shall include pilasters, spaced a minimum of 60 feet. No gates to backyards will be allowed along collector street fencing.

#### 4. Street Lights

Decorative street lights as depicted on *Exhibit 6 - Residential Street Light* shall be provided on collector streets throughout the entire Damonte Ranch residential community.



#### 5. Permanent Ladder Identification Signs

Ladder signs, to provide direction to individual villages, are permitted in landscaped planting areas along both sides of collector streets. Ladder signs shall be consistent throughout the entire Damonte Ranch residential community. Sign locations shall be reviewed and approved by NTP.

Signs shall not be internally illuminated. Lighting may include non-intrusive exterior spot lighting. Sign text shall only include the name of the individual village.

#### 6. Street Signs

All street signs, traffic signs and directional signs that control vehicular traffic along collector streets shall be standard City signs with standard posts.

#### 7. Utility Standards

Above ground utility appurtenances shall be screened from public view from all streets. Screening may be accomplished with the use of berms, walls, fences, blending colors, and/or vegetation. If fences or walls are used, materials shall be consistent with standard right-of-way fencing and rock veneer walls.

Utility buildings and structures shall be designed to fit into the architectural character of the residential community. Utility appurtenances and buildings shall be located in planter areas and not in turf areas, where feasible. Screening of utility appurtenances and structures shall be included on collector street landscape plans.

#### 8. Landscape Criteria

Landscaping along collector streets shall be provided within an 8 foot wide easement or parcel on each side of the street unless the street is adjacent to commercial uses, wetlands, open space, schools or parks. Minimum landscaping, where required, shall include:

- two deciduous and two evergreen trees for every 120 lineal feet;



- six shrubs for every tree required consisting of a mix of evergreen and deciduous shrubs with 25% 5-gallon and 75% 1-gallon in size;
- turf; and
- ground cover.

#### **IV. Residential Collectors and Local Streets**

Residential collectors and local streets are defined as any street including project entry streets, cul-de-sacs and loop streets within an individual residential village. Residential collectors and local streets may be public or private. Construction of residential collectors and local streets shall be provided by the builders of each individual village. Construction of village entrances will be provided by NTP, or at NTP's discretion, the builders of each individual village.

##### **1. Street Improvements**

Residential collectors and local streets intended to be public streets shall be improved with paving, curb, gutter and sidewalk.

##### **2. Parking and/or Direct Access**

On street parking and/or direct residential driveway access within villages is restricted adjacent to landscaped areas and corner lots associated with village entrances.

##### **3. Sidewalk Connections**

Sidewalks within villages shall be connected to sidewalks along major and minor arterial streets, standard collector streets and sidewalk trails within access easements to open space paths, as appropriate.

##### **4. Fencing**

Fencing adjacent to residential collectors and local streets shall comply with requirements outlined under:

- A. Street Standards - V.6. Village Entrances, d. Fencing,  
or
- C. Residential Design Standards - IV. Fencing, as applicable.



## 5. Intersection Treatment

Intersections of residential collector streets or local streets with other streets that are not designated village entrances shall not require special treatment.

## 6. Village Entrances

Entry feature areas shall be provided on both sides of every entrance street to each residential village. Primary entry feature areas shall include a landscaped median. Secondary entry features are not required to provide a landscaped median. The size and configuration of the entrance area requirements are dependent on lot orientation and are outlined in *Exhibit 11- Primary Residential Project Entry Requirements and Exhibit 11A – Alternate Primary Residential Project Entry Requirements*. In the event that lot orientation is mixed at the entrance, a combination of *Exhibits 11 and 11A* shall be utilized, as applicable.

NTP will be responsible for the construction of the village entrances the cost of which to be reimbursed by the builder. Builders of the individual villages will have a choice of five (5) different entrance concepts that include monument signs, lighting, fencing, and landscaping as shown in *Exhibits 12, 13, 15, 16 and 17 - Residential Project Entry Concepts "A, B, D, E and F."* Builders will be required to choose the same concept for each entrance associated with an individual village. If a private gated entrance is desired, builders must submit specific plans for median modifications and gates to NTP for review and approval. Each village shall comply with City of Reno specific requirements for connectivity to other villages, fire and emergency service access, etc. when communities are gated. Builders may submit an alternate entry feature to NTP for consideration and approval in NTP's sole discretion.

The types and minimum number of trees and shrubs required, as well as sign dimensions and lettering types are shown in the project entry concept exhibits previously referenced. Additional details regarding signs, lighting, landscaping, and fencing are outlined below:



a. Signs

Each sign may include the name of the individual village and shall include the Damonte Ranch Logo. Builder names may not be listed on the signs. The cumulative height for village project entry signs shall not exceed 10 feet which will include all sign elements such as berming, walls and signs placed thereon as shown on *Exhibits 12, 13, 15, 16 and 17- Residential Project Entry Concepts "A, B, D, E and F"*.

b. Lighting

Entrance signs may be lighted with ground mounted indirect lighting sources. No internal illumination of signs shall be permitted.

c. Landscaping

All village entrances and medians shall be enhanced with irrigated landscaping in accordance with one of the six entry feature options. Xeriscape is encouraged and turf should be used sparingly. Minimum sizes of plant material at time of installation shall be as follows:

- Deciduous trees – 2 inch caliper
- Evergreens – 10 feet in height
- Shrubs – 5-gallon
- Groundcover and perennials – 1-gallon

d. Fencing

Solid fencing, six (6) feet in height along entrance streets shall be consistent throughout the entire Damonte Ranch residential community in accordance with *Exhibit 4 – Arterial and Collector Fencing*. Fences shall not encroach into corner line of sight requirements.

7. Street Lights

Decorative street lights as depicted on *Exhibit 6 - Residential Street Light* shall be provided on residential collector and local streets throughout the entire Damonte Ranch residential community.



#### 8. Permanent Ladder Signs

Ladder signs are not permitted along residential collectors or local streets.

#### 9. Street Signs

All street signs, traffic signs and directional signs that control vehicular traffic within villages shall be standard City signs with standard posts or other decorative posts. Alternative posts, if used, must be consistent throughout each village.

#### 10. Utility Standards

Above ground utility appurtenances shall be screened from public view from all streets. Screening may be accomplished with the use of berms, walls, fences, blending colors, and/or vegetation. If fences or walls are used, materials shall be consistent with standard right-of-way fencing or standard lot fencing, as applicable and rock veneer walls.

Utility buildings and structures shall be designed to fit into the architectural character of the residential community. Utility appurtenances and buildings shall be located in planter areas and not in turf areas, where feasible. Screening of utility appurtenances and structures shall be included on village entrance landscape plans and shall not be constructed to encroach into the sight line triangles at corners and intersections.

### ***V. General Roadway Information***

As with previous phases of development within the Damonte Ranch, NTP proposes to construct roadways and intersection improvements equal to, or in excess of, those required/creditable under the guidelines established by the RTC Regional Road Impact Fee Program, including the grant of adequate right of way for those facilities as contemplated by the RTC at the time of adoption of this Handbook.

Should any proposed roadway/intersection improvements prove to be inadequate, as a sole and direct cause of the adoption of any amendment



initiated by NTP, to the Damonte Ranch Planned Unit Development, NTP shall cause corrections as necessary to bring the facility to an acceptable level of service standard as described in the RTC General Administrative Manual in effect at the time of adoption of this Handbook.



## B. COMMON OPEN SPACE STANDARDS

Common open spaces include project entrances, landscape medians, and landscape areas adjacent to arterial and collector streets, wetland areas, creeks, parks, pathways, trail access parcels to open space and other open land that is not developed with roadways or individual lots within the residential portion of the Damonte Ranch. Common open spaces, with the exception of parks dedicated to the City of Reno, will be maintained by NTP through the Damonte Ranch Landscape Maintenance Association (LMA) or the Damonte Ranch Drainage District (DRDD). Project entrances, landscape medians and landscape areas adjacent to streets are discussed in other portions of this document. Common open spaces including parks, wetlands, creeks, trail access parcels and other open land are discussed below:

### I. Parks

Parks will be designed to the approval of the City of Reno and constructed by NTP or the City of Reno. It is the intent of NTP to receive credit towards the Residential Construction Tax (park fees). Parks may be dedicated to the City of Reno. City parks will then be maintained by the City of Reno.

General park guidelines and requirements are outlined below:

#### 1. Fencing

Fencing, not associated with individual lots, may be provided adjacent to or within parks located within the Damonte Ranch residential community. To the extent possible, the following area or activity delineation fencing shall be encouraged:

- Open view fencing, as depicted in *Exhibit 18, Wetland/Open Space Fencing* or *Exhibit 25, Residential Open Space Fencing*.
- Vinyl coated brown chain link fencing associated with sports fields or courts.



- Rockery walls and/or natural rock veneer walls consistent with the streetscape walls as depicted in *Exhibit 5, Damonte Ranch Typical Intersection w/S-Wall*.

The use of any fencing and/or walls shall be approved by NTP and the City of Reno. There shall be no access points or gates to parks or open space areas from individual single family lots.

**In no circumstance will direct access from individual lots be permitted to parks or open space. The provisions of this regulation shall survive close of escrow from Builder to Home Owner. It is therefore the responsibility of the Builder to disclose this restriction to all future Home Buyers as subsequent LMA/DRDD enforcement of this provision will result in fines, expenses and/or other legal actions taken against the party in title.**

#### 2. Landscaping

Parks shall be landscaped and irrigated as appropriate for the planned uses. Evergreen massing is encouraged adjacent to residential lots.

#### 3. Parking Areas

Small parking areas are permitted within parks. The number of spaces shall be compatible with the planned uses. Parking lot landscaping shall be provided in accordance with City of Reno codes.

#### 4. Lighting

Lighting in parks should be minimized where possible but may include the following:

- a. Parking Lot Lights – Decorative street lights as depicted on *Exhibit 6 - Residential Street Lighting Detail* are encouraged. Alternate lighting including “shoebox” style lights may be provided in parking lots and shall not exceed 20 feet in height.



- b. Sports Field Lighting – The height of sports field lights may vary as necessary. Lights should be “state of the art” to minimize glare and spillage into the overall residential community.
- c. Pathway Bollard Lights – Bollard lights, if used, should be the same type and size as provided along open space trail pathways within the Damonte Ranch residential community, as shown on *Exhibit 19 - Bollard Lighting*.
- d. Restroom Structures and Utility Building Lighting – Subdued exterior lights may be used on restroom structures and utility buildings.

All lighting shall be approved by NTP and the City of Reno.

#### 5. Pathways

Pathways within parks shall connect to sidewalks within the individual villages, sidewalks within trail access areas, open space trail pathways, and sidewalks along arterial and collector streets as appropriate. Pathways may meander, where possible. Pathways to and from individual lots are not permitted.

#### 6. Utility Standards

Above ground utility appurtenances shall be screened from public view. Screening may be accomplished with the use of berms, fences, walls, blending colors, and/or vegetation.

Utility buildings and structures shall be designed to fit into the architectural character of the residential community. Utility appurtenances and buildings shall be located in planter areas and not in turf areas.

#### 7. Signs

Park signs shall be compatible with City of Reno park sign standards and is subject to NTP review and approval.



## **II. Wetlands and Creeks**

### **1. Fencing**

Fencing, not associated with individual lots, shall be provided by NTP, at its sole discretion, for delineation purposes adjacent to wetlands and creeks throughout the entire Damonte Ranch residential community. Fencing shall consist of open view fencing, as depicted in *Exhibit 18, Wetland/Open Space Fencing*.

### **2. Landscaping**

Wetlands areas shall remain undisturbed with no landscaping or irrigation provided. Creek areas may be enhanced with landscaping and irrigation, if desired.

### **3. Signage**

Signage to identify wetlands, provide interpretative information and/or discourage users from entering sensitive land may be provided adjacent to wetlands and creek areas. Pedestrian oriented signs should be compatible throughout the entire Damonte Ranch residential community.

## **III. Common Open Space**

Common open space includes land located between wetland and/or creek areas, storm drain channels or basins and residential lots or streets. An open space trail network is provided within the Damonte Ranch residential community and is shown on *Exhibit 20 – Damonte Ranch Trail Network*. Trail access points are subject to review and approval by NTP, in its sole discretion, and may be relocated and or eliminated from those depicted.

### **1. Fencing**

Fencing of common open space will generally be associated with individual lots or wetland and/or creek areas. Additional fencing, however, may be provided by the builder of each village, if locations and fence types are approved by NTP.



**In no circumstance will direct access from individual lots be permitted to common open space. The provisions of this regulation shall survive close of escrow from Builder to Home Owner. It is therefore the responsibility of the Builder to disclose this restriction to all future Home Buyers as subsequent LMA/DRDD enforcement of this provision will result in fines, expenses and/or other legal actions taken against the party in title.**

## 2. Landscaping

Landscaping and irrigation shall be provided on common open space that is located between rear and side yard fences or streets and wetland and/or creek areas. Landscaping within these defined areas shall be provided by the builder of each village that abuts common open space in accordance with *Exhibit 21 – Common Open Space Trail and Exhibit 22 – Typical Open Space Landscaping Concept*.

## 3. Lighting

Pathway lighting throughout the Damonte Ranch residential community will be minimized. Decorative low level bollard lighting is optional and may be provided at points where trail access sidewalks connect to park pathways or common open space pathways for the purpose of way finding. Bollard lights shall be a maximum of 3 ½ feet in height. The type and style of the lights shall be compatible throughout the entire Damonte Ranch residential community, as shown on *Exhibit 19 - Bollard Lighting*.

## 4. Pathways

Pathways within the common open space shall be asphalt, 8 feet in width. Pathways will be provided by NTP, or at NTP's discretion, the builders of each individual abutting village. Village builders shall ensure that pathways connect to sidewalks within the individual villages, pathways within trail access areas, and sidewalks along major and minor arterials and collector streets, as appropriate. Pathways shall meander, where possible.



#### 5. Utility Standards

Above ground utility appurtenances shall be screened from public view. Screening may be accomplished with the use of berms, fences, walls, blending colors, and/or vegetation. If fences or walls are used, materials shall be consistent with nearby fences and rockery walls.

Utility buildings and structures shall be designed to fit into the architectural character of the residential community. Utility appurtenances and buildings shall be located in planter areas and not in turf areas, where feasible.

#### 6. Signs

Signs may be provided along pathways to provide information and direction to users. Signs shall be limited to six square feet in size and shall include the Damonte Ranch logo. All pedestrian oriented signs shall be consistent throughout the entire Damonte Ranch residential community.

#### 7. Site Furnishings

Site furnishings such as benches may be placed along the pathway areas at the discretion of NTP.

### ***IV. Trail Access Parcels***

Trail access parcels shall be provided between lots within villages to provide access to parks and common open space pathways located between wetland and/or creek areas and residential lots or streets. Trail access parcels shall be created in abutting final maps by the builder. These parcels shall be dedicated to and maintained by the DRDD.

Trail access parcels shall be a minimum of 15 feet in width. Improvements within trail access parcels shall be in accordance with *Exhibit 23 – Open Space Trail Access*. Construction of all improvements within trail access easements shall be the responsibility of the builders of each village.



### 1. Fencing

Fencing of trail access parcels will be associated with individual lots as outlined under:

- C. Residential Design Standards - IV. Fencing, 5. Fencing Adjacent to Trail Access Parcels.

**In no circumstance will direct access from individual lots be permitted to common open space. The provisions of this regulation shall survive close of escrow from Builder to Home Owner. It is therefore the responsibility of the Builder to disclose this restriction to all future Home Buyers as subsequent LMA/DRDD enforcement of this provision will result in fines, expenses and/or other legal actions taken against the party in title.**

### 2. Landscaping

Landscaping and irrigation shall be within trail access parcel areas in accordance in accordance with *Exhibit 23 – Open Space Trail Access*. Groups of alternating trees and shrubs shall be provided to lessen the corridor effect. The minimum requirement shall be one tree per 20 linear feet. At time of planting, deciduous trees shall be 2 inch caliper and evergreen trees shall be 8 feet in height.

### 3. Lighting

Decorative low level bollard lighting is optional and may be provided at points where trail access sidewalks connect to park pathways or common open space pathways for the purpose of way finding. Bollard lights shall be a maximum of 3 ½ feet in height. The type and style of the lights shall be compatible throughout the entire Damonte Ranch residential community, as shown on *Exhibit 19 - Bollard Lighting*.

### 4. Pathways

Pathways within trail access parcels shall be concrete sidewalks, 5 feet in width. Pathways may meander. Trail access pathways shall connect to concrete sidewalks within the individual villages, along arterial and collector streets and other pathways within parks and other common open spaces.



## 5. Utility Standards

Above ground utility appurtenances shall be screened from public view. Screening may be accomplished with the use of berms, fences, walls, blending colors and/or vegetation. If fences or walls are used, materials shall be consistent with nearby fences and rockery walls.

Utility buildings and structures shall be designed to fit into the architectural character of the residential community. Utility appurtenances and buildings shall be located in planter areas and not in turf areas.

## 6. Signs

Signs identifying the name of the individual village maybe provided at points where trail access easement sidewalks connect to pathways or other open space pathways for the purpose of way finding. Signs shall be limited to six square feet in size and shall include the Damonte Ranch logo. All pedestrian oriented signs shall be consistent throughout the entire Damonte Ranch residential community.



## C. SINGLE FAMILY RESIDENTIAL DESIGN STANDARDS

### I. Lot Standards

Homes and any builder provided accessory structures shall be sited on lots to conform to the minimum lot standards as outlined in *Table C-1, Lot Standards* below:

**Table C-1 – Residential Lot Standards**

DESCRIPTION	ZONING			
	SINGLE FAMILY (SF) <sup>2</sup>	MULTI-FAMILY (MF) <sup>2</sup>	MIXED RESIDENTIAL (MR) <sup>2</sup>	MIXED DEVELOPMENT (MD) <sup>2</sup>
<b>Density/Intensity:</b> ( <i>Dwelling Units Per AC – du/ac</i> )				
Maximum Density	12 du/ac	18 du/ac	30 du/ac	105 du/ac
Maximum Building Height	35 ft.	45 ft.	65 ft.	100 ft./180 ft.**
Maximum stories	3	3	6	36
<b>Lot Size:<sup>1</sup></b>				
Minimum Lot Size (s.f.)	4,000 s.f.	3,700 s.f.	2,400 s.f.	None
Minimum Lot Width (ft.)	30 ft.	40 ft.	30 ft.	None
<b>Building Setback Minimums:<sup>1</sup></b>				
Front (ft.)	15 ft.	15 ft.	10 ft.	10 ft.
Side (ft.)	5 ft.	5 ft.	5 ft.	5 ft.
Rear (ft.)	15 ft.	10 ft.	10 ft.	10 ft.
Front Load Garage (ft.)	20 ft.	20 ft.	20 ft.	20 ft.
Side Load Garage (ft.)	10 ft.	10 ft.	10 ft.	10 ft.
Alley Setbacks (ft.)				
Drive Apron/Garage	3 ft.	3 ft.	3 ft.	3 ft.
Building	3 ft.	3 ft.	3 ft.	3 ft.
<b>Parking</b>	RMC 18.12.1102	RMC 18.12.1102	RMC 18.12.1102	RMC 18.12.1102
<b>Landscape</b>	Per Design Std.	Per Design Std.	Per Design Std.	Per Design Std.

\*\*Building Heights may extend to 180 feet in those land areas defined as east of I-580(US-395) and south and west of Damonte Ranch Parkway by right. All building heights within the Mixed Development district may be modified to exceed those indicated by Special Use Permit (SUP).

<sup>1</sup>Notwithstanding the provisions in Table C-1, required building setback minimums (front, side and rear) for cluster development are zero feet, and for zero lot line development are 0 feet on one side lot and 10 feet on the other, and may



be less than the minimums set forth in Table C-1 as set forth in a tentative map approved by NTP and the City of Reno. Additionally, Reduced lot sizes, reduced lot widths, and zero foot setbacks may be provided for all uses if: 1) common areas are maintained in a consistent manner by an association, master developer or similar mechanism; 2) reciprocal parking and access agreements are recorded for use of the common areas; and 3) all other development standards are addressed and met by the larger project. Architectural features such as bay windows, box windows, window seat projections and similar appendages with foundations to grade may project into the rear set back a maximum of 30" for a length of not more than 30% of the overall length of the wall fronting the rear property line. Projections shall accommodate some form of fenestration and not be solid wall surfaces. NTP may require larger lot size, widths and setbacks (up to 110% of setbacks otherwise required by city code) for a project in its sole discretion at the time of tentative map or site plan review

<sup>2</sup>Small lot provisions as outlined in Reno Municipal Code, Title 18.06 Zoning Ordinance as amended may be utilized in all land use categories as outlined in Table C-1. The small lot provisions modify the minimum lot size, but the density of the underlying district does not change. The minimum lot size for small lot projects is 2,400 square feet. Minimum setbacks are 0 feet (front, rear and side) provided NTP may require larger lot size, widths and setbacks (up to 110% of setbacks otherwise required by city code) for a project in its sole discretion. Provided that any proposed small lot development meets the criteria contained in this section and these design standards, no special use permit is required.

All reference to RMC in the above chart are as amended.

## **II. Architectural Elements**

### **1. Exterior Materials**

Exterior Materials shall be selected for their durability and ease of maintenance. Allowable exterior materials include masonry, stucco, stone, etc. The use of heavy timbers or wood accents may be allowable. All exterior materials are subject to the review and approval by NTP in its sole discretion.

Exterior wall finishes shall be continued down to within 8 inches of finished grade on all elevations to eliminate large areas of exposed foundation. Building materials shall be compatible in scale with the design of the residences. Materials must also be compatible throughout each village.

All windows and doors shall be trimmed with a minimum of 4" trim on vertical members and 6" trim on horizontal members, or as approved by NTP in its sole discretion.

### **2. Exterior Colors**

All exterior color schemes, as shown on sample color boards, shall be reviewed and approved by NTP. Exterior colors shall be in harmony with the natural setting. Color intensity shall be kept low for large surfaces. Exterior palette materials shall not have high gloss or reflective/glare finishes. Bright primary colors are not permitted.



### 3. Facades and Articulation

Architectural features such as varying window sizes and shapes, shutters, broken planes and pitched roofs, covered entries and porches, porch rails, columns and trim detailing to help define the fronts of the homes and garages, shall be incorporated into the design of the residences. Doors and windows shall be compatible throughout each house design.

Large blank walls, roofs, non-articulated garage doors, and three (or more) car garages, with garage doors in the same plane, are not permitted. Side entry garages are permitted. Large RV accessible garages are subject to review and approval by NTP in its sole discretion.

Building materials and architectural features, compatible with the front of the houses, shall be provided on all sides of the homes. Rear and side elevations adjacent to major and minor arterials and collector streets, as well as common open space areas shall be finished in a similar manner as the front elevations.

### 4. Roofs

Roof colors shall be rich, medium to dark tones such as slate, dark brown and dark gray. Light colors are not permitted. NTP shall review and approve the color palette of roofing within each village.

Varying pitched roofs are encouraged. A variety of pitched roofs may be provided. Roof pitches under 5/12 including flat roofs are subject to specific review and approval by NTP.

Pitched Roof materials shall be applied to comply with snow load and high wind standards. Materials may include:

- concrete or clay tile (flat or barrel),
- non-reflective architectural metal,

Roof materials, once selected, must be consistent throughout each village.



#### 5. House Plans

Each village shall have a minimum of three distinct house plans with a minimum of two elevations each. House design shall vary throughout each village with no one elevation repeated for abutting homes, or mirrored across the street. Adjacent lots may share the same floor plan, but must have different elevations. Alternative roof lines will constitute a different elevation. Builders will be required to offer at least one house forward plan and a maximum of two garage forward plans in the three required plans in each village.

#### 6. Height Restrictions

The maximum allowable height of all structures shall be per Table C-1 as measured from finish floor to the mid-point of the ridge of the structure. Height limits may be waived by NTP to allow for innovative designs.

#### 7. Exterior Lighting

Lighting shall be integrated with the architectural design of the individual residences. Exterior lighting fixtures mounted on the homes shall be no higher than the line of the first story eave or, where no eave exists, no higher than 12 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.

Flood lights are not permitted. Motion detector actuators are permitted with designer fixtures only and subject to approval by NTP.

#### 8. Rear Yard Areas

Rear yard areas shall include a minimum useable area of 300 square feet.

### **III. Miscellaneous Design Elements**

#### 1. Antennas

All homes shall be pre-wired to accommodate cable reception, telephone and DSL lines. Builders may not install exterior antennas. However, one,



18-inch satellite dish discretely placed on the side or rear wall elevations, beneath the eaves and soffits of the structure will be permitted.

## 2. Awnings, Trellises, Patio Covers, Decks and Other Attached or Detached Accessory or Ancillary Structures

Awnings, trellises, patio covers, second story decks and other accessory or ancillary structures including granny flats and casitas, provided by builders, shall be consistent in material; color and architectural character as the main structure and must be reviewed and approved by NTP. At a minimum, such structures must meet the setback requirements of the main structure, or as approved by NTP, in its sole discretion, to accommodate hardship lot circumstances..

## 3. Chimneys

All fireplace vents (through roofs) shall be framed and boxed to give the appearance of a chimney. Exterior materials of chimneys shall be compatible with the exterior materials and colors used on the house.

## 4. Driveways, Parking Areas and Walkways

Driveways shall be a minimum of 20 feet in length to allow for off-street parking. Driveways shall be Portland Cement Concrete or traffic rated concrete decorative pavers and shall be consistent on a village wide basis. Asphalt or decomposed granite is not permitted. Walkways leading from driveways to the front door and to side yards of the residences shall be the same material as the driveway or as approved by NTP in its sole discretion..

## 5. Garage Doors

All garage doors shall be architectural raised panel with lights and subject to approval by NTP in its sole discretion.

## 6. Gutters and Downspouts

Gutters and downspouts shall be painted to match the surface of the structure to which they attach.



## 7. Mailboxes

Individual mailboxes, if allowed by the United States Postal Service (USPS), shall be paired at driveways to serve adjacent homes. The style of the mailboxes, including address numbers shall be compatible with the architectural style of the homes and shall be consistent throughout each village. Mailbox designs shall be approved by NTP and the USPS. Mailboxes shall be provided and installed by the builder prior to the issuance of certificates of occupancy for the individual homes.

If individual mailboxes are not permitted, clustered boxes shall be located in convenient areas conducive to temporary parking. Placement of cluster boxes shall not be near intersections and shall not conflict with individual driveways or utilities. Locations shall be approved by the USPS and NTP.

Builder shall identify the entity responsible for the on going maintenance of the area surrounding and including cluster boxes.

## 8. Utilities and Equipment

### a. Ground Mounted

Above ground utility appurtenances and other equipment including AC compressors and evaporative coolers, shall be screened from public view. Screening may be accomplished with the use of berms, fences, walls, blending colors and/or vegetation. If fences or walls are used, materials shall be consistent with village fences and rockery walls.

Utility appurtenances shall be located in planter areas and not in turf areas, where feasible. Placement of all utilities and other equipment shall be reviewed and approved by NTP.

### b. Roof Mounted

Roof mounted mechanical equipment are not permitted. Roof mounted solar panels may be permitted in the sole discretion of NTP



c. Structure Mounted

All mechanical and electrical utilities and equipment including meters shall be integrated into the structures and screened from public view. Placement of structure mounted utilities and equipment shall be subject to review and approval by NTP.

9. Home Addresses

Home address numbers may be placed on mailboxes and adjacent to the front doors of homes. Addresses may be softly lit. Address numbers shall be individual brass or metal letters or an illuminated address fixture and shall be consistent in type, style, size, color, and placement throughout each individual village. Address materials and placement shall be reviewed and approved by NTP.

**IV. Fencing**

Lot fencing shall be installed by the builders of each individual village no later than 6 months after issuance of certificates of occupancy for each home. Where rear or side fences about two neighboring villages, builders will share the cost of fencing. Lot fencing shall be subject to the standards outlined below. Fences shall be designed with architectural treatment or a decorative appearance on both sides. All fences are subject to the approval of NTP in its sole discretion.

All wood fences and components shall be stained on all faces as follows:

- Sherwin Williams White Birch, SW3503 Semi-Transparent Oil.

When changes in elevations occur, fences shall be stepped in equal intervals, rather than sloped.

Gates from individual lots that would allow access to arterials, collectors, open space, trails or pathways are not permitted. In no circumstance will direct access from individual lots be permitted to common open space. The provisions of this regulation shall survive close of escrow from



Builder to Home Owner. It is therefore the responsibility of the Builder to disclose this restriction to all future Home Buyers as subsequent LMA/DRDD enforcement of this provision will result in fines, expenses and/or other legal actions taken against the party in title.

#### 1. Standard Lot Fencing – Rear and Side Yards

Solid fencing, 6 feet in height shall be permitted in rear and side yards that do not abut open space areas or trail access parcels. Solid fencing, however, is permitted on lots adjacent to public parks, schools, and sports complexes. Fencing options are shown in *Exhibit 24 – Standard Lot Fencing Options* or as approved by NTP in its sole discretion. Fencing shall be consistent throughout each residential village. When changes in elevations occur, fences shall be stepped in equal intervals, rather than sloped.

Side yard return fencing may extend to a point within a minimum of 5 feet behind the front of the house or garage. Meters, where possible, should be outside of fenced areas.

#### 2. Standard Lot Fencing – Front Yards

Fencing within the front yard setback or in front of the structure shall not be permitted unless the lot is adjacent to a trail access parcel. Lots adjacent to trail access parcels may have fencing that extends into the front yard in accordance with the requirements under:

- C. Residential Design Standards – IV. Fencing, 5. Fencing Adjacent to Trail Access Parcels.

#### 3. Standard Corner Lot Fencing

Standard corner lot fencing shall be solid, 6 feet in height, in accordance with *Exhibit 24 – Standard Lot Fencing Options and Exhibit 26- Corner Lot Fencing*. Corner lot fencing shall be located at least 3 feet from the back of the sidewalk. Landscaping and irrigation shall be installed, in the 3 foot area, by the builder. Fences shall not encroach into corner line of sight requirements. Six foot tall fences shall not be used in the building



setback area on the garage side of the lot and in front of the front face of the house on the non-garage side of the lot.

#### 4. Fencing Adjacent to Common Open Space

Open view fencing shall be provided for rear and side yards starting 10 feet behind the house for lots abutting common open space. Fencing shall be 5 feet in height. When changes in elevations occur, fences shall be stepped in equal intervals, rather than sloped.

Fence type, height and materials, adjacent to common open space, must be compatible throughout the entire residential community in accordance with *Exhibit 25 - Residential Open Space Fencing*.

#### 5. Fencing Adjacent to Trail Access Parcels

Fencing for lots abutting trail access parcels shall be in accordance with *Exhibit 23 – Open Space Trail Access* and the following applicable exhibits:

- Access Parcels Less Than 25 Feet in Width – *Exhibit 25 - Residential Open Space Fencing*.
- Access Parcels Greater Than 25 Feet in Width – *Exhibit 24 - Standard Lot Fencing Detail* to 10 feet in front of and behind the structure and, then, *Exhibit 25 - Residential Open Space Fencing*.

## **V. Landscape**

### 1. Design

The builders of each individual village shall install front yard landscaping and irrigation and provide an irrigation stub to all rear yards for each lot prior to the issuance of certificates of occupancy. Landscaping and irrigation shall also be installed by Builders on rear lots adjacent to



common open space, wetlands or trail access parcels and on corner lots in the 3- foot area between the sidewalk and the fence.

Xeriscape is encouraged. Minimum landscaping for front yards and rear yards, where required, shall include:

- two 2 inch caliper deciduous trees;
- twenty-four five gallon mix of evergreen and deciduous shrubs;
- turf (maximum of 50%); and
- Shrubs, Perennials, Ground covers/Vines shall be spaced to achieve 100% ground plane coverage within two growing seasons from completion with a remediation plan should such coverage not occur

The relationship of plant height, width and caliper to the container size shall meet the latest edition of the American Standard for Nursery Stock, release by the American Association of Nurserymen. All plant material shall be nursery grown, free of disease, of good habit and representing the best quality of their species.

Typical landscape schemes for front and rear yards for each individual village shall be reviewed and approved by NTP.

A 4" layer of bark mulch or decorative earth tone rock shall cover 100% of all required landscape areas except turf and accent flowerbeds.

Decorative rock shall be earth tone in color only. Acceptable colors of earth tone rock shall be in hues of gray, tan/beige, or gray-greens. No red, pink, black or white rock shall be allowed. The use of unnatural colored gravel or decomposed granite is not permitted.

Headers shall be utilized at all transitions between turf and planter areas.

All walkways visible from the street (front, corner or side yards) shall be constructed of hard surfaces such as decorative pre-cast pavers or poured in place concrete, subject to the review and approval of NTP in its sole discretion.



Mineral build up in the native soil may be a threat to vigorous growth or survival in certain species of plants. Prior to design, individual parcel developers shall obtain soil samples from the site to develop soil amendment recommendations if required. Individual parcel developers shall implement mitigation and amendment recommendations to ensure sustainable plant growth.

## 2. Irrigation

Automatic underground irrigation systems are required for all landscape areas. Specific irrigation design standards are as follows:

- Head to head coverage will be required in all lawn areas with drip systems to trees, shrubs, grasses and ground cover areas.
- All irrigated areas shall utilize remote electric control valves installed in valve boxes, in order to affect a fully automatic system. No manual valves are allowed.
- Appropriate filtration and pressure regulating devices shall be installed.
- No fixed risers are allowed.
- Spray head systems shall be installed with a pressure regulator to provide consistency in watering patterns. Spray heads shall not throw water onto sidewalks, fences, walls, streets, or buildings.
- Approved backflow prevention devices are required on all landscape irrigation systems utilizing potable water, per Code.



### 3. Xeriscape

In an effort to further promote water conservation initiatives, and to maintain the integrity and aesthetics of the Damonte Ranch, the ALC will consider on a case by case basis xeriscape applications.

Xeriscaping offers a way to have beautiful, livable landscapes without excess water use. Xeriscape does not mean landscaping solely with rocks, gravel and other inorganic material. All landscape renovations must be approved by the ALC in their sole discretion.

The concept of Xeriscape may be considered case by case and must include the following seven principles:

1. **PLANNING AND DESIGNING**: draw plans to scale, list plant names and container sizes. In order to maintain streetscape continuity, xeriscape applications at a minimum will include the following:
  - a) Deciduous trees: at least two (2) inch caliper
  - b) Coniferous trees: at least two 10 feet in height
  - c) Shrubs, Perennials, Ground covers/Vines shall be spaced to achieve 100% ground plane coverage within two growing seasons from completion with a remediation plan should such coverage not occur.
2. **SOIL IMPROVEMENT**: soil amendments will enhance the health & growing capabilities by improving water drainage and water holding capacity. Minimum requirements are 3 cu.yds. Organic matter per 1,000 sq.ft. This organic matter should be rototilled into the soil to a minimum depth of 4 inches.
3. **LIMIT TURF AREAS**: keep turf to a maximum of 50%.
4. **WATER EFFICIENTLY**: water deeply, infrequently to develop a deep root system. Place plants with similar watering needs in clusters. Use one or more areas (oases) of high density, high-color plants as the focal point of the design.
5. **WISE PLANT SELECTION**: select plants appropriate for climate and species identified in the Damonte Ranch approved plant list. Provided upon request.
6. **MULCH TO REDUCE EVAPORATION AND WEED GROWTH**: Mulch holds moisture in soil, reduces weed growth, slows erosion & beautifies your landscape. Mulches should be applied to at least a 4" depth, preferably 4-6". Rock mulches should be used sparingly and



is discouraged because they raise the soil temperature and evaporation rates. Designs using 100% rock/gravel mulch will not be approved.

7. MAINTENANCE: a xeriscape landscape means low maintenance, but not zero maintenance.

The use of high quality synthetic turf will be considered on a case by case basis.



## D. SINGLE FAMILY ATTACHED RESIDENTIAL DESIGN STANDARDS

### I. Lot Standards

Homes and any builder provided accessory structures shall be sited on lots to conform to the minimum lot standards as outlined in Table D-1, Lot Standards below:

**Table D-1 – Lot Standards**

DESCRIPTION	ZONING			
	SINGLE FAMILY (SF) <sup>2</sup>	MULTI-FAMILY (MF) <sup>2</sup>	MIXED RESIDENTIAL (MR) <sup>2</sup>	MIXED DEVELOPMENT (MD) <sup>2</sup>
<b>Density/Intensity:</b> <i>(Dwelling Units Per AC – du/ac)</i>				
Maximum Density	12 du/ac	18 du/ac	30 du/ac	105 du/ac
Maximum Building Height	35 ft.	45 ft.	65 ft.	100 ft./180 ft.**
Maximum stories	3	3	6	36
<b>Lot Size:<sup>1</sup></b>				
Minimum Lot Size (s.f.)	4,000 s.f.	3,700 s.f.	2,400 s.f.	None
Minimum Lot Width (ft.)	30 ft.	40 ft.	30 ft.	None
<b>Building Setback Minimums:<sup>1</sup></b>				
Front (ft.)	15 ft.	15 ft.	10 ft.	10 ft.
Side (ft.)	5 ft.	5 ft.	5 ft.	5 ft.
Rear (ft.)	15 ft.	10 ft.	10 ft.	10 ft.
Front Load Garage (ft.)	20 ft.	20 ft.	20 ft.	20 ft.
Side Load Garage (ft.)	10 ft.	10 ft.	10 ft.	10 ft.
Alley Setbacks (ft.)				
Drive Apron/Garage Building	3 ft.	3 ft.	3 ft.	3 ft.
<b>Building Separation</b>				
Building to Building	10 ft	10 ft.	10 ft.	10 ft.
<b>Parking</b>	RMC 18.12.1102	RMC 18.12.1102	RMC 18.12.1102	RMC 18.12.1102
<b>Landscape</b>	Per Design Std.	Per Design Std.	Per Design Std.	Per Design Std.



*\*\*Building Heights may extend to 180 feet in those land areas defined as east of I-580(US-395) and south and west of Damonte Ranch Parkway by right. All building heights within the Mixed Development district may be modified to exceed those indicated by Special Use Permit (SUP).*

<sup>1</sup>*Notwithstanding the provisions in Table D-1, required building setback minimums (front, side and rear) for cluster development are zero feet, and for zero lot line development are 0 feet on one side lot and 10 feet on the other, and may be less than the minimums set forth in Table D-1 as set forth in a tentative map approved by NTP and the City of Reno. Additionally, Reduced lot sizes, reduced lot widths, and zero foot setbacks may be provided for all uses if: 1) common areas are maintained in a consistent manner by an association, master developer or similar mechanism; 2) reciprocal parking and access agreements are recorded for use of the common areas; and 3) all other development standards are addressed and met by the larger project. Architectural features such as bay windows, box windows, window seat projections and similar appendages with foundations to grade may project into the rear set back a maximum of 30" for a length of not more than 30% of the overall length of the wall fronting the rear property line. Projections shall accommodate some form of fenestration and not be solid wall surfaces. NTP may require larger lot size, widths and setbacks (up to 110% of setbacks otherwise required by city code) for a project in its sole discretion at the time of tentative map or site plan review.*

<sup>2</sup>*Small lot provisions as outlined in Reno Municipal Code, Title 18.06 Zoning Ordinance as amended may be utilized in all land use categories as outlined in Table D-1. The small lot provisions modify the minimum lot size, but the density of the underlying district does not change. The minimum lot size for small lot projects is 2,400 square feet. Minimum setbacks are 0 feet (front, rear and side yards) provided NTP may require larger lot size, widths and setbacks (up to 110% of setbacks otherwise required by city code) for a project in its sole discretion. Provided that any proposed small lot development meets the criteria contained in this section and these design standards, no special use permit is required.*

*All references to RMC in the above chart are as amended.*

## **II. Architectural Elements**

### **1. Exterior Materials**

Exterior Materials shall be selected for their durability and ease of maintenance. Allowable exterior materials include masonry, stucco, stone, etc. The use of heavy timbers or wood accents may be allowable. All exterior materials are subject to the review and approval by NTP in its sole discretion.

Exterior wall finishes shall be continued down to within 8 inches of finished grade on all elevations to eliminate large areas of exposed foundation. Building materials shall be compatible in scale with the design of the residences. Materials must also be compatible throughout each village.

All windows and doors shall be trimmed with a minimum of 4" trim on vertical members and 6" trim on horizontal members, or as approved by NTP in its sole discretion.



## 2. Exterior Colors

All exterior color schemes, as shown on sample color boards, shall be reviewed and approved by NTP. Exterior colors shall be in harmony with the natural setting. Color intensity shall be kept low for large surfaces. Exterior palette materials shall not have high gloss or reflective/glare finishes. Bright primary colors are not permitted.

## 3. Facades and Articulation

Architectural features such as varying window sizes and shapes, shutters, broken planes and pitched roofs, covered entries and porches, porch rails, columns and trim detailing to help define the fronts of the homes and garages, shall be incorporated into the design of the residences. Doors and windows shall be compatible throughout each house design.

Large blank walls, roofs, non-articulated garage doors, and three (or more) car garages, with garage doors in the same plane, are not permitted. Side entry garages are permitted. Large RV accessible garages are subject to review and approval by NTP in its sole discretion.

Building materials and architectural features, compatible with the front of the houses, shall be provided on all sides of the homes. Rear and side elevations adjacent to major and minor arterials and collector streets, as well as common open space areas shall be finished in a similar manner as the front elevations.

## 4. Roofs

Roof colors shall be rich, medium to dark tones such as slate, dark brown and dark gray. Light colors are not permitted. NTP shall review and approve the color palette of roofing within each village.

Varying pitched roofs are encouraged. A variety of pitched roofs may be provided. Roof pitches under 5/12 including flat roofs are subject to specific review and approval by NTP.

Pitched Roof materials shall be applied to comply with snow load and high wind standards. Materials may include:



- concrete or clay tile (flat or barrel),
- non-reflective architectural metal,

Roof materials, once selected, must be consistent throughout each village.

#### 5. House Plans

Each village shall have a minimum of four distinct house plans with a minimum of two differing building elevations. House design shall vary throughout each village with no one elevation repeated for abutting homes, or mirrored across the street. Adjacent lots may share the same floor plan, but must have different elevations. Builders will be required to offer at least one house forward plan and a maximum of two garage forward plans in the four required plans in each village.

#### 6. Height Restrictions

The maximum allowable height of all structures shall be per Table D-1 as measured from finish floor to the mid-point of the ridge of the structure. Height limits may be waived by NTP to allow for innovative designs.

#### 7. Exterior Lighting

Lighting shall be integrated with the architectural design of the individual residences. Exterior lighting fixtures mounted on the homes shall be no higher than the line of the first story eave or, where no eave exists, no higher than 12 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.

Flood lights are not permitted. Motion detector actuators are permitted with designer fixtures only and subject to approval by NTP.

#### 8. Rear Yard Areas

Rear yard areas shall include a minimum useable area of 300 square feet.



### **III. Miscellaneous Design Elements**

#### **1. Antennas**

All homes shall be pre-wired to accommodate cable reception, telephone and DSL lines. Builders may not install exterior antennas. However, one, 18-inch satellite dish discretely placed on the side or rear wall elevations, beneath the eaves and soffits of the structure will be permitted.

#### **2. Awnings, Trellises, Patio Covers, Decks and Other Attached or Detached Accessory or Ancillary Structures**

Awnings, trellises, patio covers, second story decks and other accessory or ancillary structures including granny flats and casitas, provided by builders, shall be consistent in material; color and architectural character as the main structure and must be reviewed and approved by NTP. At a minimum, such structures must meet the setback requirements of the main structure or as approved by NTP, in its sole discretion, to accommodate hardship lot circumstances..

#### **3. Chimneys**

All fireplace vents (through roofs) shall be framed and boxed to give the appearance of a chimney. Exterior materials of chimneys shall be compatible with the exterior materials and colors used on the house.

#### **4. Driveways, Parking Areas and Walkways**

Driveways shall be a minimum of 20 feet in length to allow for off-street parking. Driveways shall be Portland Cement Concrete or traffic rated concrete decorative pavers and shall be consistent on a village wide basis. Asphalt or decomposed granite is not permitted. Walkways leading from driveways to the front door of the residences shall be the same material as the driveways.

#### **5. Garage Doors**

All garage doors shall be architectural raised panel with lights and subject to approval by NTP in its sole discretion.



## 6. Gutters and Downspouts

Gutters and downspouts shall be painted to match the surface of the structure to which they attach.

## 7. Mailboxes

Individual mailboxes, if allowed by the United States Postal Service (USPS), shall be paired at driveways to serve adjacent homes. The style of the mailboxes, including address numbers shall be compatible with the architectural style of the homes and shall be consistent throughout each village. Mailbox designs shall be approved by NTP and the USPS. Mailboxes shall be provided and installed by the builder prior to the issuance of certificates of occupancy for the individual homes.

If individual mailboxes are not permitted clustered boxes shall be located in convenient areas conducive to temporary parking. Placement of cluster boxes shall not be near intersections and shall not conflict with individual driveways or utilities. Locations shall be approved by the USPS and NTP.

Builder shall identify the entity responsible for the on going maintenance of the area surrounding and including cluster boxes.

## 8. Utilities and Equipment

### a. Ground Mounted

Above ground utility appurtenances and other equipment including AC compressors and evaporative coolers, shall be screened from public view. Screening may be accomplished with the use of berms, fences, walls, blending colors and/or vegetation. If fences or walls are used, materials shall be consistent with village fences and rockery walls.

Utility appurtenances shall be located in planter areas and not in turf areas, where feasible. Placement of all utilities and other equipment shall be reviewed and approved by NTP.



b. Roof Mounted

Roof mounted mechanical equipment are not permitted. Roof mounted solar panels may be permitted in the discretion of NTP

c. Structure Mounted

All mechanical and electrical utilities and equipment including meters shall be integrated into the structures and screened from public view. Placement of structure mounted utilities and equipment shall be subject to review and approval by NTP.

9. Home Addresses

Home address numbers may be placed on mailboxes and adjacent to the front doors of homes. Addresses may be softly lit. Address numbers shall be individual brass or metal letters or an illuminated address fixture and shall be consistent in type, style, size, color, and placement throughout each individual village. Address materials and placement shall be reviewed and approved by NTP.

**IV. Fencing**

Lot fencing shall be installed by the builders of each individual village no later than 6 months after issuance of certificates of occupancy for each home. Where rear or side fences about two neighboring villages, builders will share the cost of fencing. Lot fencing shall be subject to the standards outlined below. Fences shall be designed with architectural treatment or a decorative appearance on both sides. All fences are subject to the approval of NTP in its sole discretion.

All wood fences and components shall be stained on all faces as follows:

- Sherwin Williams White Birch, SW3503 Semi-Transparent Oil.



When changes in elevations occur, fences shall be stepped in equal intervals, rather than sloped.

**Gates from individual lots that would allow access to arterials, collectors or open space are not permitted. In no circumstance will direct access from individual lots be permitted to common open space. The provisions of this regulation shall survive close of escrow from Builder to Home Owner. It is therefore the responsibility of the Builder to disclose this restriction to all future Home Buyers as subsequent LMA/DRDD enforcement of this provision will result in fines, expenses and/or other legal actions taken against the party in title.**

1. Standard Lot Fencing – Rear and Side Yards

Solid fencing, 6 feet in height shall be permitted in rear and side yards that do not abut open space areas or trail access parcels. Solid fencing, however, is permitted on lots adjacent to public parks, schools, and sports complexes. Fencing options are shown in *Exhibit 24 – Standard Lot Fencing Options* or as approved by NTP in its sole discretion. Fencing shall be consistent throughout each residential village. When changes in elevations occur, fences shall be stepped in equal intervals, rather than sloped.

Side yard return fencing may extend to a point within a minimum of 5 feet behind the front of the house or garage. Meters, where possible, should be outside of fenced areas.

2. Standard Lot Fencing – Front Yards

Fencing within the front yard setback or in front of the structure shall not be permitted unless the lot is adjacent to a trail access parcel. Lots adjacent to trail access parcels may have fencing that extends into the front yard in accordance with the requirements under:

- C. Residential Design Standards – IV. Fencing, 5. Fencing Adjacent to Trail Access Parcels.



### 3. Standard Corner Lot Fencing

Standard corner lot fencing shall be solid, 6 feet in height, in accordance with *Exhibit 24 – Standard Lot Fencing Options and Exhibit 26- Corner Lot Fencing*. Corner lot fencing shall be located at least 3 feet from the back of the sidewalk. Landscaping and irrigation shall be installed, in the 3 foot area, by the builder. Fences shall not encroach into corner line of sight requirements. Six foot tall fences shall not be used in the building setback area on the garage side of the lot and in front of the front face of the house on the non-garage side of the lot.

### 4. Fencing Adjacent to Common Open Space

Open view fencing shall be provided for rear and side yards starting 10 feet behind the house for lots abutting common open space. Fencing shall be 5 feet in height. When changes in elevations occur, fences shall be stepped in equal intervals, rather than sloped.

Fence type, height and materials, adjacent to common open space, must be compatible throughout the entire residential community in accordance with *Exhibit 25 - Residential Open Space Fencing*.

### 5. Fencing Adjacent to Trail Access Parcels

Fencing for lots abutting trail access parcels shall be in accordance with *Exhibit 23 – Open Space Trail Access* and the following applicable exhibits:

- Access Parcels Less Than 25 Feet in Width – *Exhibit 25 - Residential Open Space Fencing*.
- Access Parcels Greater Than 25 Feet in Width – *Exhibit 24 - Standard Lot Fencing Detail* to 10 feet in front of and behind the structure and, then, *Exhibit 25 - Residential Open Space Fencing*.



**In no circumstance will direct access from individual lots be permitted to common open space. The provisions of this regulation shall survive close of escrow from Builder to Home Owner. It is therefore the responsibility of the Builder to disclose this restriction to all future Home Buyers as subsequent LMA/DRDD enforcement of this provision will result in fines, expenses and/or other legal actions taken against the party in title.**

## ***V. Landscape***

### **1. Design**

The builders of each individual village shall install front yard landscaping and irrigation and provide an irrigation stub to all rear yards for each lot prior to the issuance of certificates of occupancy. Landscaping and irrigation shall also be installed on rear lots adjacent to common open space, wetlands or trail access parcels and on corner lots in the 3- foot area between the sidewalk and the fence.

*Xeriscape is encouraged.* Minimum landscaping for front yards and rear yards, where required, shall include:

- two 2 inch caliper deciduous trees;
- twenty-four five gallon mix of evergreen and deciduous shrubs;
- turf (maximum of 50%); and
- Shrubs, Perennials, Ground covers/Vines shall be spaced to achieve 100% ground plane coverage within two growing seasons from completion with a remediation plan should such coverage not occur.

The relationship of plant height, width and caliper to the container size shall meet the latest edition of the American Standard for Nursery Stock, release by the American Association of Nurserymen. All plant material shall be nursery grown, free of disease, of good habit and representing the best quality of their species.



Typical landscape schemes for front and rear yards for each individual village shall be reviewed and approved by NTP.

A 4" layer of bark mulch or decorative earth tone rock shall cover 100% of all required landscape areas except turf and accent flowerbeds.

Decorative rock shall be earth tone in color only. Acceptable colors of earth tone rock shall be in hues of gray, tan/beige, or gray-greens. No red, pink, black or white rock shall be allowed. The use of unnatural colored gravel or decomposed granite is not permitted.

Headers shall be utilized at all transitions between turf and planter areas.

All walkways visible from the street (front, corner or side yards) shall be constructed of hard surfaces such as decorative pre-cast pavers or poured in place concrete, subject to the review and approval of NTP in its sole discretion.

Mineral build up in the native soil may be a threat to vigorous growth or survival in certain species of plants. Prior to design, individual parcel developers shall obtain soil samples from the site to develop soil amendment recommendations if required. Individual parcel developers shall implement mitigation and amendment recommendations to ensure sustainable plant growth.

## 2. Irrigation

Automatic underground irrigation systems are required for all landscape areas. Specific irrigation design standards are as follows:

- Head to head coverage will be required in all lawn areas with drip systems to trees, shrubs, grasses and ground cover areas.
- All irrigated areas shall utilize remote electric control valves installed in valve boxes, in order to affect a fully automatic system. No manual valves are allowed.



- Appropriate filtration and pressure regulating devices shall be installed.
- No fixed risers are allowed.
- Spray head systems shall be installed with a pressure regulator to provide consistency in watering patterns. Spray heads shall not throw water onto sidewalks, fences, walls, streets, or buildings.
- Approved backflow prevention devices are required on all landscape irrigation systems utilizing potable water, per Code.

### 3. Xeriscape

In an effort to further promote water conservation initiatives, and to maintain the integrity and aesthetics of the Damonte Ranch, the ALC will consider on a case by case basis xeriscape applications. Xeriscaping offers a way to have beautiful, livable landscapes without excess water use. Xeriscape does not mean landscaping solely with rocks, gravel and other inorganic material. All landscape renovations must be approved by the ALC in their sole discretion.

The concept of Xeriscape may be considered on a case by case and must include the following seven principles:

1. **PLANNING & DESIGNING**: draw plans to scale, list plant names and container sizes. In order to maintain streetscape continuity, xeriscape applications at a minimum will include the following:
  - a) Deciduous trees: at least two (2) inch caliper
  - b) Coniferous trees: at least two 10 feet in height
  - c) Shrubs, Perennials, Ground covers/Vines shall be spaced to achieve 100% ground plane coverage within two growing seasons from completion with a remediation plan should such coverage not occur
2. **SOIL IMPROVEMENT**: soil amendments will enhance the health & growing capabilities by improving water drainage and water holding capacity. Minimum requirements are 3 cu.yds. Organic matter per



1,000 sq.ft. This organic matter should be rototilled into the soil to a minimum depth of 4 inches.

3. LIMIT TURF AREAS: keep turf to a maximum of 50%.
4. WATER EFFICIENTLY: water deeply, infrequently to develop a deep root system. Place plants with similar watering needs in clusters. Use one or more areas (oases) of high density, high-color plants as the focal point of the design.
5. WISE PLANT SELECTION: select plants appropriate for climate and species indigenous to Damonte Ranch approved plant list. Provided upon request.
6. MULCH TO REDUCE EVAPORATION AND WEED GROWTH: Mulch holds moisture in soil, reduces weed growth, slows erosion & beautifies your landscape. Mulches should be applied to at least a 4" depth, preferably 4-6". Rock mulches should be used sparingly and is discouraged because they raise the soil temperature and evaporation rates. Designs using 100% rock mulch will not be approved.
7. MAINTENANCE: a xeriscape landscape means low maintenance, but not zero maintenance.

The use of high quality synthetic turf will be considered on a case by case basis.



## E. MULTI-FAMILY DESIGN STANDARDS

### I. Site Standards

All structures shall be sited to conform to all minimum setbacks and standards as outlined in Table E-1, Site Standards below:

**Table E-1 – Site Standards**

DESCRIPTION	ZONING		
	MULTI-FAMILY (MF) <sup>2</sup>	MIXED RESIDENTIAL (MR) <sup>2</sup>	MIXED DEVELOPMENT (MD) <sup>2</sup>
<b>Density/Intensity:</b> (Dwelling Units Per AC – du/ac)			
Maximum Density	18 du/ac	30 du/ac	105 du/ac
Maximum Building Height	45 ft.	65 ft.	100 ft./180 ft.**
Maximum stories	3	6	36
<b>Lot Size:<sup>1</sup></b>			
Minimum Lot Size (s.f.)	2,000 s.f.	None	None
Minimum Lot Width (ft.)	50 ft.	None	None
<b>Building Setback Minimums:<sup>1</sup></b>			
Front (ft.)	15 ft.	15 ft.	15 ft.
Front Load Garage (ft.)	20 ft.	20 ft.	20 ft.
Side Load Garage (ft.)	10 ft.	10 ft.	10 ft.
Alley Setbacks (ft.)			
Drive Apron/Garage	3 ft.	3 ft.	3 ft.
Building	3 ft.	3 ft.	3 ft.
<b>Building Separation</b>			
Building to Building	20 ft.	20 ft.	20 ft.
<b>Parking</b>	RMC 18.12.1102	RMC 18.12.1102	RMC 18.12.1102
<b>Landscape</b>	Per Design Std.	Per Design Std.	Per Design Std.

**\*\*Building Heights may extend to 180 feet in those land areas defined as east of I-580(US-395) and south and west of Damonte Ranch Parkway by right. All building heights within the Mixed Development district may be modified to exceed those indicated by Special Use Permit (SUP).**



<sup>1</sup>Notwithstanding the provisions in Table E-1, required building setback minimums (front, side and rear) for cluster development are zero feet, and for zero lot line development are 0 feet on one side lot and 10 feet on the other, and may be less than the minimums set forth in Table E-1 as set forth in a tentative map approved by NTP and the City of Reno. Additionally, Reduced lot sizes, reduced lot widths, and zero foot setbacks may be provided for all uses if: 1) common areas are maintained in a consistent manner by an association, master developer or similar mechanism; 2) reciprocal parking and access agreements are recorded for use of the common areas; and 3) all other development standards are addressed and met by the larger project. Architectural features such as bay windows, box windows, window seat projections and similar appendages with foundations to grade may project into the rear set back a maximum of 30" for a length of not more than 30% of the overall length of the wall fronting the rear property line. Projections shall accommodate some form of fenestration and not be solid wall surfaces. NTP may require larger lot size, widths and setbacks (up to 110% of setbacks otherwise required by city code) for a project in its sole discretion at the time of tentative map or site plan review.

<sup>2</sup>Small lot provisions as outlined in Reno Municipal Code, Title 18.06 Zoning Ordinance as amended may be utilized in all land use categories as outlined in Table E-1. The small lot provisions modify the minimum lot size, but the density of the underlying district does not change. The minimum lot size for small lot projects is 2,400 square feet. Minimum setbacks are 0 feet (front, rear and side yards) provided NTP may require larger lot size, widths and setbacks (up to 110% of setbacks otherwise required by city code) for a project in its sole discretion. Provided that any proposed small lot development meets the criteria contained in this section and these design standards, no special use permit is required.

All references to RMC in the above chart are as amended.

## **II. Site Planning and Design**

### **1. Objectives**

Site design objectives of the multi-family areas shall incorporate principles which take maximum advantage of the community amenities, promote safe and efficient vehicular movement, and provide adequate and easily accessible parking areas.

### **2. Parking**

- Parking requirements for multi-family dwellings shall conform to Reno Municipal Code 18.12.1102.

Adequate parking areas and consideration of parking vicinity to dwelling units is necessary. Avoid long, uninterrupted expansive corridors of parking not greater than 150' in length. Parking stalls along project entry drives will not be allowed.

Handicap units and parking shall be per City of Reno Municipal Code at the time of development.



### 3. Storage

No outside RV or boat storage will be allowed within multi-family developments.

### 4. Walls and Trash Enclosures

Minimize the use of solid walls along property lines and public ROW's. Screening and sound attenuation may be best achieved through berming and landscaping. When used, walls shall be decorative and complementary to the architecture of the buildings. All proposed walls and fences shall be submitted and approved by NTP in their sole discretion.

Trash enclosures shall be enclosed on all four sides with minimum 7' walls and gates which complement the building architecture, and will be constructed of the same durable materials as the building it serves. Trash enclosures shall not be visible from any public thoroughfare, open space or amenity areas.

### 5. Site Amenities

Exterior site design and landscaping shall provide functional recreation spaces and/or community site amenities.

All multi-family developments shall incorporate outdoor barbeque areas in centrally located courtyards or recreation areas of the project.

## **III. Architectural Elements**

### 1. Objective

The architectural design objective for multi-family units is intended to provide an aesthetic environment in balance and scale with the surrounding neighborhoods and community.

### 2. Characteristics

Once an architectural style has been established it shall apply to all buildings and structures within the individual development, including all garages, recreation amenities, trash enclosures, etc.



New multi-family residential developments shall respect the scale and character of adjacent residential neighborhoods through attention to views, building scale and orientation, proximity to adjacent uses, location of driveways and parking areas, lighting and landscape, and access to the master trail and pathway system. Exterior spaces shall be designed to enhance the overall appearance and compatibility of such development by providing privacy, buffering, daylight, and to provide a pleasant transition to the street.

### 3. Articulation and Orientation

Building articulation shall be incorporated to avoid a linear pattern or long blank walls. A minimum 2' projection or recess shall occur not less than every 50 linear feet of wall. Articulations should employ alternations of color arrangement, or change in materials to emphasize the façade elements. The planes of the exterior walls may be varied in height, depth or direction. Building articulations shall employ recesses/projections (minimum 2') of the vertical wall surfaces by incorporating porches, balconies, entries, lookouts, overhangs, bay windows, and other features of interest.

Minimize the appearance of mass and bulk. Simple box forms should be avoided.

Varying orientations of building footprints shall also take in consideration the natural surroundings and views, development amenities, shading from adjacent buildings, north facing stairways and walkways, public Right of Ways, and abutting uses.

### 4. Design Elements

Elevations of buildings shall contain the same palette of materials and themes on all four sides of the building. Design elements and detailing shall be continued completely around the structures.



Exterior wall finishes shall be selected for their durability and ease of maintenance. Allowable exterior materials include masonry, stucco, stone, etc. The use of heavy timbers or wood accents may be allowable. All exterior materials are subject to the review and approval by NTP in its sole discretion.

Siding materials shall be continued down to within 8 inches of finished grade on all elevations to eliminate large areas of exposed foundation.

Building materials shall be compatible in scale with the design of the structure. Materials must also be compatible throughout the development.

All windows and doors shall be trimmed with a minimum of 4" trim on vertical members and 6" trim on horizontal members, as approved by NTP in its sole discretion.

Stairways shall be non-obtrusive and well integrated into the design of the buildings. Pre-fabricated or generic tube metal/pan stairs are not permitted. Continuous outdoor balcony corridors will not be permitted.

#### 5. Exterior Colors

Building colors shall reflect or complement the natural background environment. Colors shall blend with the natural setting. Colors shall be of an earth tone/natural palette. No primary colors shall be allowed. Exterior Palette materials shall not have high gloss or reflective/glare finishes. All exterior structure colors are subject to the review and approval of NTP in its sole discretion.

All exposed vents, gutters, downspouts, flashings, electrical conduits, etc. shall be painted to match the surface of the structure to which they attach.

#### 6. Roofs

The form, color and texture of a roof should be designed as an integral part of the building.



Varying roof styles, planes and articulation on a single building will be required and shall be consistent with the theme or style of the architectural style of the development.

Hip, gable and shed roofs are all acceptable roof forms. Roofs shall be designed in direct scale and proportion to the architecture of the structure.

Roof run-off shall also be evaluated to ensure proper drainage within the development. All roofs shall be guttered and piped to the onsite storm drain system.

Roof colors shall be rich, medium to dark tones such as slate, dark brown and dark gray. Light colors are not permitted. NTP shall review and approve in its sole discretion the color palette of roofing. Once a roof material has been identified and approved it shall be used consistently throughout that project.

Roofs shall be applied to comply with snow load and high wind standards. Acceptable materials are:

- Concrete or clay tile (flat or barrel)
- Non-reflective architectural metal

No flat roofs (including car ports) shall be permitted.

Roof top mounted mechanical equipment, antenna or appurtenances may be permitted subject to NTP approval in its sole discretion.

Pole carports will not be allowed. Garage roof structures shall have visible roof slope.

## 7. Exterior Lighting

Thematic lighting and addressing shall be integrated with the architectural design of the structure and be consistent in type and placement throughout the development. Fixture dimensions shall be appropriate to the scale of the structure.



Flood lights are not permitted. Motion detector actuators are not permitted.

#### 8. Miscellaneous Design Elements

All structures shall be pre-wired to accommodate cable reception, telephone and com/con lines. Exterior antennas are not permitted.

One 18" satellite dish may be allowed per-structure, discretely placed on the side or rear wall elevation, beneath the eaves/soffits of the structure.

Clustered mailbox units shall be located in convenient areas conducive to temporary parking. Placement of cluster boxes shall not be near intersections and shall not conflict with individual driveways or utilities. All locations shall be approved by the USPS and NTP.

Builder shall identify the entity responsible for the on going maintenance of the area surrounding and including cluster boxes.

#### 9. Utilities and Equipment

##### a. Ground Mounted

Above ground utility appurtenances and other equipment including AC compressors and evaporative coolers, shall be screened from public view. Screening may be accomplished with the use of berms, fences, walls, blending colors and/or vegetation. If fences or walls are used, materials shall be consistent with village fences and rockery walls.

Utility appurtenances shall be located in planter areas and not in turf areas, where feasible. Placement of all utilities and other equipment shall be reviewed and approved by NTP.

##### b. Roof Mounted

Roof mounted mechanical equipment are not permitted. Roof mounted solar panels may be permitted in the sole discretion of NTP.



c. Structure Mounted

All mechanical and electrical utilities and equipment including meters shall be integrated into the structures and screened from public view. Placement of structure mounted utilities and equipment shall be subject to review and approval by NTP.

10. Miscellaneous

Each multi-family dwelling unit shall contain clothes washer and dryer “hook-up” provisions.

***IV Landscape Design***

1. Objective

The objective of this landscape architecture design criteria is to establish a pleasant and attractive landscape framework for the Multi Family development within Damonte Ranch. This frame work will help to provide design continuity and establish an identifiable visual character that enhances the community image.

Landscape Plans shall be submitted as required by this Handbook to NTP for review and approval.

2. Landscape Standards

The minimum portion of the site area to be landscaped shall be as follows:

- Multi Family Parcels                      20%

The following are minimum planting standards for multi-family parcels:

- A minimum of 1 tree and 6 shrubs per 300 square feet of landscape area. Minimum tree and shrub size at time of planting: 2” caliper deciduous, 10’ evergreens, 5 gallon shrubs  
plus



- A minimum of 1 tree per 30' of (major/minor arterial) street frontage. Minimum tree size at time of planting: 3" caliper deciduous, 10' evergreens  
plus
- A minimum of 1 tree every 10 parking spaces and 1 tree per island/parking finger.
- A maximum of 25% of the total landscape area (defined as that area not consisting of buildings or paved surfaces) shall be turf and the balance in shrubs, ornamental grasses, and/or ground cover in sufficient quality and quantity to give the appearance of a complete manicured development.
- Areas beyond turf shall contain shrubs, ground cover areas, perennials and/or ornamental grasses. Shrubs shall be of 5 gallon minimum in size, ground cover shall be 1 gallon minimum in size. Shrubs, ground cover and/or ornamental grasses shall be spaced to provide full coverage of planting area within 3 years.
- A 4" layer of bark mulch or decorative earth tone rock shall cover 100% of all required landscape areas except turf and accent flowerbeds. Decorative rock shall be earth tone in color only. Acceptable colors of earth tone rock shall be in hues of gray, tan/beige, or gray-greens. No red, pink, black or white rock shall be allowed. The use of unnatural colored gravel is not permitted. Granite boulders/rock groupings are acceptable. Boulders shall be buried at least thirty percent of their height to appear as natural rock outcroppings.
- Headers shall be utilized at all transitions between turf and planter areas.
- All walkways shall be constructed of hard surfaces such as decorative pre-cast pavers or poured in place concrete, subject to the review and approval of NTP in its sole discretion.



Mineral build up in the soil may be a threat to vigorous growth and survival in certain species of plants. Prior to design, individual parcel developers shall obtain soil samples from the site to develop soil amendment recommendations if required. Individual parcel developers shall implement mitigation and amendment recommendations to ensure sustainable plant growth.

The relationship of plant height, width and caliper to the container size shall meet the latest edition of the American Standard for Nursery Stock, release by the American Association of Nurserymen. All plant material shall be nursery grown, free of disease, of good habit and representing the best quality of their species.

### 3. Landscape Lighting

Accent lighting for landscape features, if desired, shall be provided by below grade up-lights and located so as not to shine in pedestrian or vehicular traffic.

Housing below-grade-up-lights shall be flush mounted. Convex lens fixtures shall be used in irrigated areas. Flat lenses may be used in non-irrigated areas.

All up-lights shall be glare shielded.

### 4. Irrigation

Automatic underground irrigation systems are required for all landscape areas. Specific irrigation design standards are as follows:

- Head to head coverage will be required in all lawn areas with drip systems to trees, shrubs, grasses and ground cover areas.
- All irrigated areas shall utilize remote electric control valves installed in valve boxes, in order to affect a fully automatic system. No manual valves are allowed.



- Appropriate filtration and pressure regulating devices shall be installed.
- No fixed risers are allowed.
- Spray head systems shall be installed with pressure regulator to provide consistency in watering patterns. Spray heads shall not throw water onto parking lots, fences, walls, sign faces, streets, sidewalks or buildings.
- Approved backflow prevention devices are required on all landscape irrigation systems utilizing potable water, per Code.

#### ***V. Fencing***

A wall and fencing plan shall be required for all proposed multi family projects. All wall and fencing plans require NTP approval, in its sole discretion, prior to fabrication, construction and installation.

All walls and fences shall maintain a uniform top horizontal plane. Transitions to accommodate slope and grade breaks shall be stepped.

All walls and fences shall comply with AASHTO standards as applicable to maintain adequate sight distance requirements.

All masonry/stucco walls shall be graffiti coated.

All wood fences/components shall be stained on all faces as follows:

- Sherwin Williams White Birch, SW3503 Semi-Transparent Oil.

Open view fencing shall be provided along all properties lines abutting common open space areas. Fence type, height and materials must be consistent throughout the development around the open space area.

*Refer to Exhibit 25 – Residential Opens Space Fencing.*



## **F. CONSTRUCTION STANDARDS**

### ***I. Construction Yards***

The location of all construction yards shall be reviewed and approved by NTP. To the extent possible, construction yards and temporary nurseries shall be located away from major and minor arterials standard collector streets and shall be fenced.

### ***II. Temporary Structure, Uses and Signs***

The location and type of temporary structures, uses and directional construction signs shall be reviewed and approved by NTP. All temporary structures and uses shall be kept in good repair. To the extent possible, construction trailers shall be located away from major and minor arterials and standard collector streets. Temporary structures and uses shall be removed immediately upon completion of construction.

Each Village is allowed one 4'x8' project identification sign. This sign must contain the Damonte Ranch Logo and shall be immediately removed upon the installation of the permanent Village entry feature. The proposed project identification sign shall be submitted to NTP for review and approval, in their sole discretion, prior to installation. No other freestanding individual contractor or financial institution signage is allowed.

### ***III. Fencing***

Security fencing associated with temporary structures and construction is permitted. Fencing shall not exceed 6 feet in height. Fencing materials for construction yards and trailers may include chain link and wood and must be kept in good repair. Barbed wire may not be used. Upon termination of the temporary use, fencing shall be removed.



#### ***IV. Lighting***

Temporary security lighting for construction trailers and yards will be permitted. All lighting including locations and types shall be reviewed and approved by NTP. Temporary lighting shall be removed upon termination of the temporary use.

#### ***V. Construction Site Maintenance***

Builders shall maintain construction sites in a neat and orderly manner. Adequate dumpsters shall be provided and emptied in order to prevent construction materials from littering the site. The area around all construction sites shall be regularly maintained to ensure all construction trash is properly picked up and removed.

#### ***VI. Dust Control***

Builders shall control dust during construction at all times in accordance with Washoe County District Health requirements and obtain all necessary permits.

#### ***VII. Street Cleaning***

Builders shall regularly keep streets clean and free from dirt, construction materials and debris during construction.



## **G. SALES STANDARDS**

### ***I. Sales Centers***

Sales centers within model home complexes or within temporary sales trailers shall be reviewed and approved by NTP. Temporary sales trailers must be removed from the sales center after six (6) months.

### ***II. Model Home Complexes***

The location of model home complexes and details regarding parking, lighting, landscaping fencing, signing and hours of operation shall be reviewed and approved by NTP.

### ***III. Parking***

Parking for model homes shall be provided in temporary paved, off-street parking areas. Upon termination of the model home complex use, temporary parking areas shall be removed by the builder. Parking areas shall be landscaped adjacent to the street area.

### ***IV. Landscaping***

Landscaping in the front, rear, and side yards of model homes is required and is the responsibility of the builder. Residential subdivision builders shall install landscaping in conformance with NTP approved front yard landscape schemes for each village.

### ***V. Lighting***

Site lighting for the model home complex is encouraged for security and safety purposes. This lighting may consist of low-level building mounted lights, motion detection lights, interior lighting left on within the model home, and/or low voltage landscape lighting.

Temporary parking lot lighting, if required by the City of Reno, will be allowed. If lighting is otherwise desired by the builder, an application may



be made to NTP. Upon termination of the model home complex use, any site lighting not in conformance with residential lighting throughout the village shall be removed by the builder.

#### **VI. Fencing**

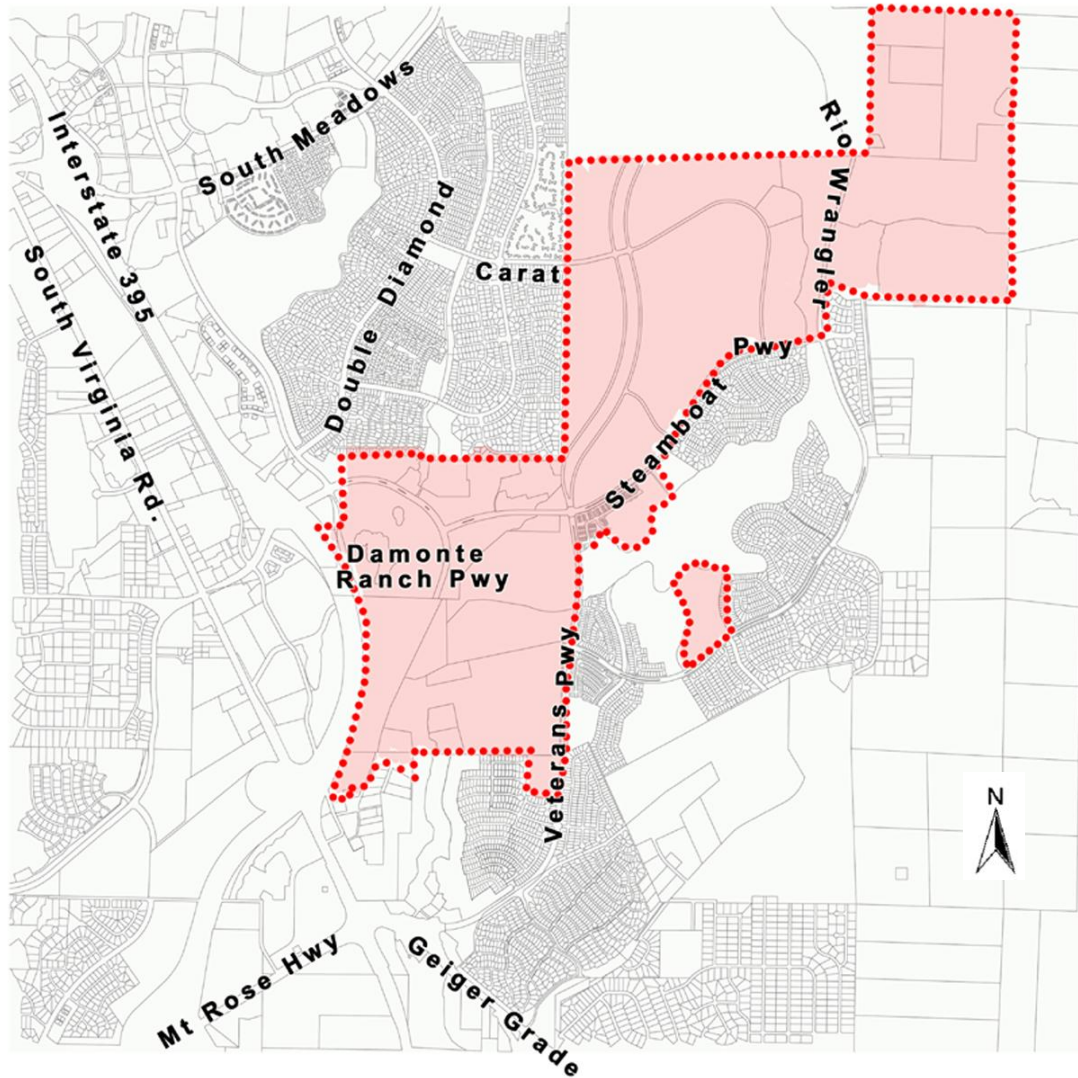
Fencing for model homes shall include wood or decorative metal. Front yard fencing and fencing that is not a part of the permanent house-fencing scheme for the village shall be removed upon termination of the model home complex use.

#### **VII. Temporary Sales Signs**

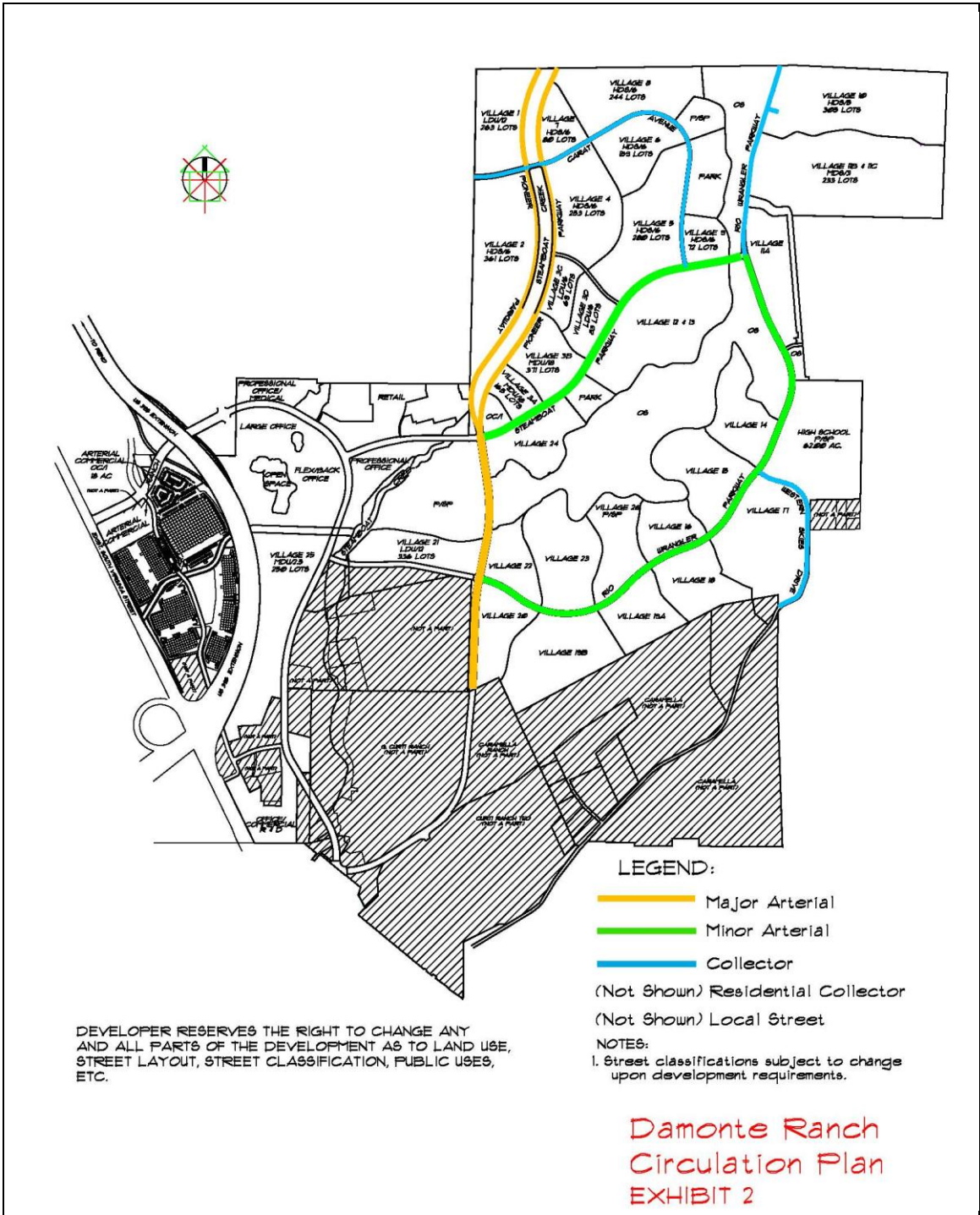
A signage package for temporary signs associated with model home complexes including size, type and location shall be submitted to NTP for review and approval. Upon termination of the model home complex use by the builder, all signs shall be removed.

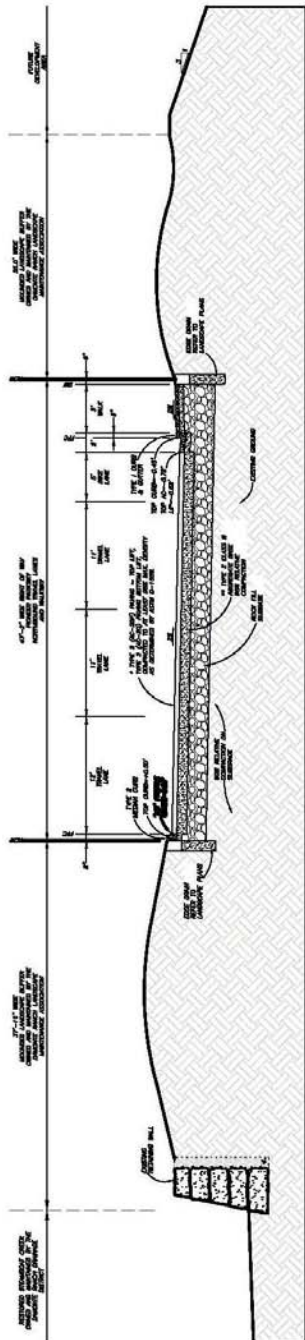
#### **VIII. Flags**

Flags and flag poles associated with model home complexes, including size, type and location shall be submitted to NTP for review and approval. Upon termination of the model home complex use by the builder, all flags and flag poles shall be removed.

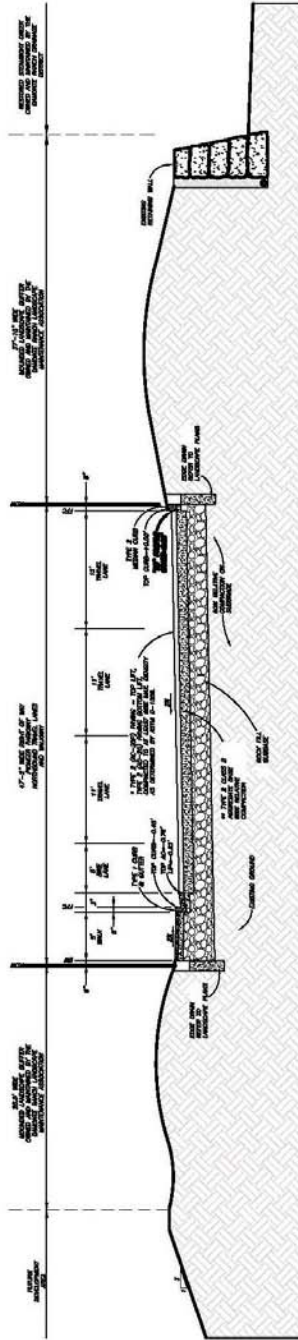


**Design  
Standards  
Handbook  
Boundary  
EXHIBIT 1**

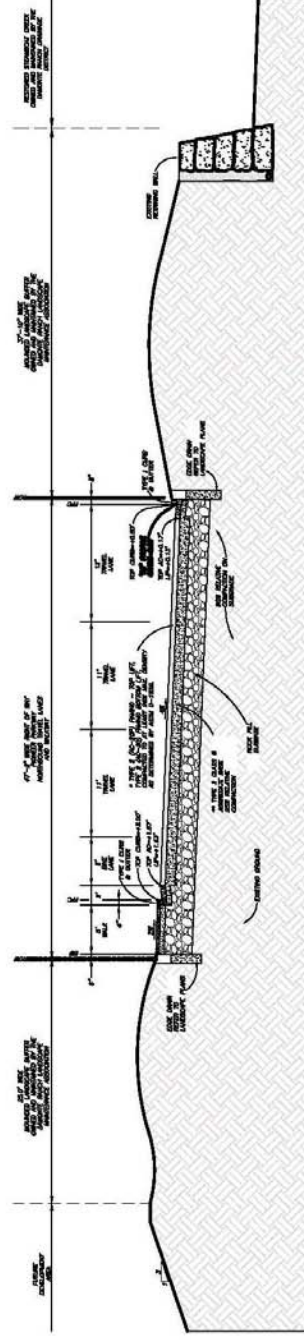




STREET IMPROVEMENTS ~ PIONEER PARKWAY NORTHBOUND



STREET IMPROVEMENTS ~ PIONEER PARKWAY SOUTHBOUND

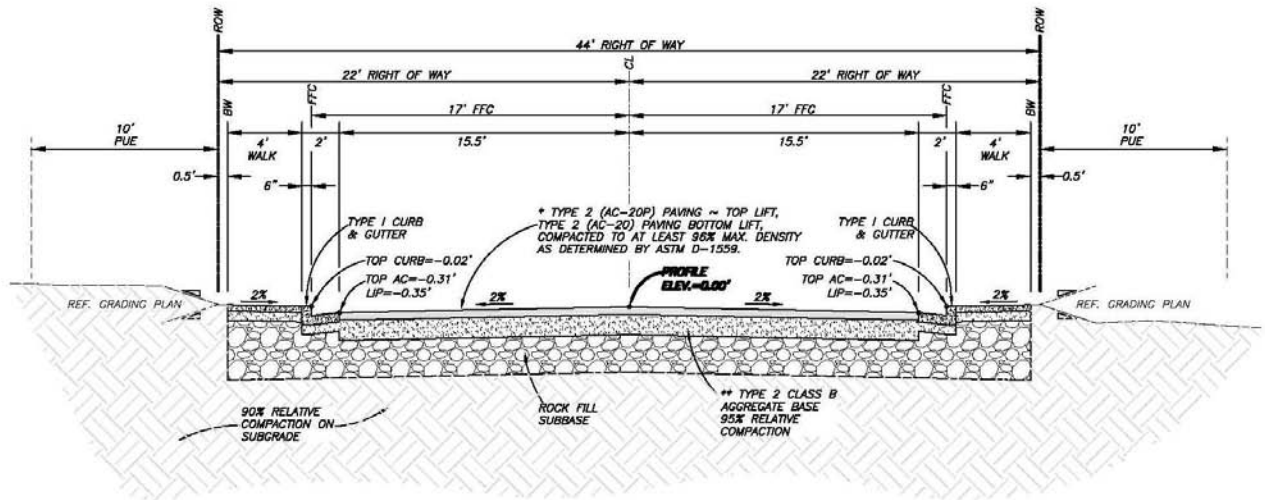


STREET IMPROVEMENTS ~ PIONEER PARKWAY SOUTHBOUND, SUPERELEVATED

# Pioneer Parkway Street Cross Section EXHIBIT 3A







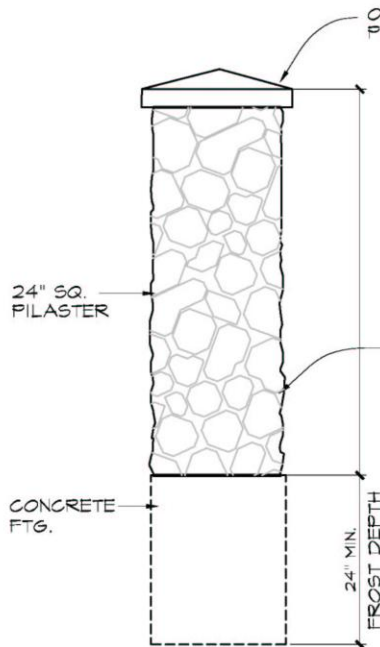
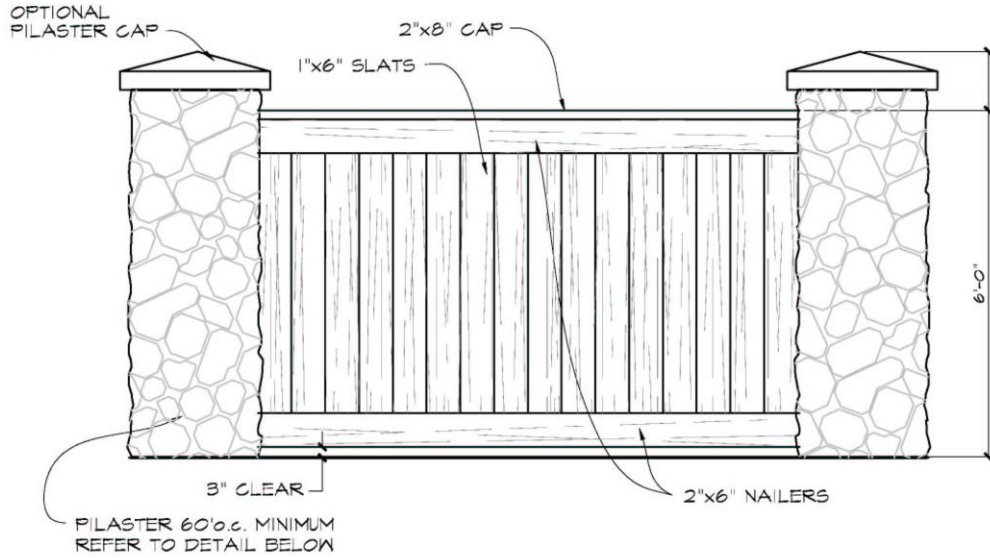
### STREET IMPROVEMENTS ~ LOCAL STREET (PUBLIC)

MINIMUM REQUIREMENTS FOR PRIVATE STREETS SHALL BE PROVIDED AS FOLLOWS:

- 48' RIGHT OF WAY
- 28' TRAVEL WAY
- 5' SIDEWALK (ONE SIDE ONLY)

NOTE: CUL DE SACS SHALL CONTAIN 5' WALK CONTINUOUS ON BOTH SIDES AND RIGHT OF WAY SHALL BE INCREASED TO 52'

## Local Street Street Cross Section EXHIBIT 3D



NOTE:  
FENCE MAY BE WOOD POLYMER PRODUCT OR WESTERN RED CEDAR OR CONCOMMON REDWOOD. ALL WOOD SHALL HAVE SEMI TRANSPARENT STAIN BOTH SIDES. STAIN COLOR SHALL BE APPROVED BY NTP.

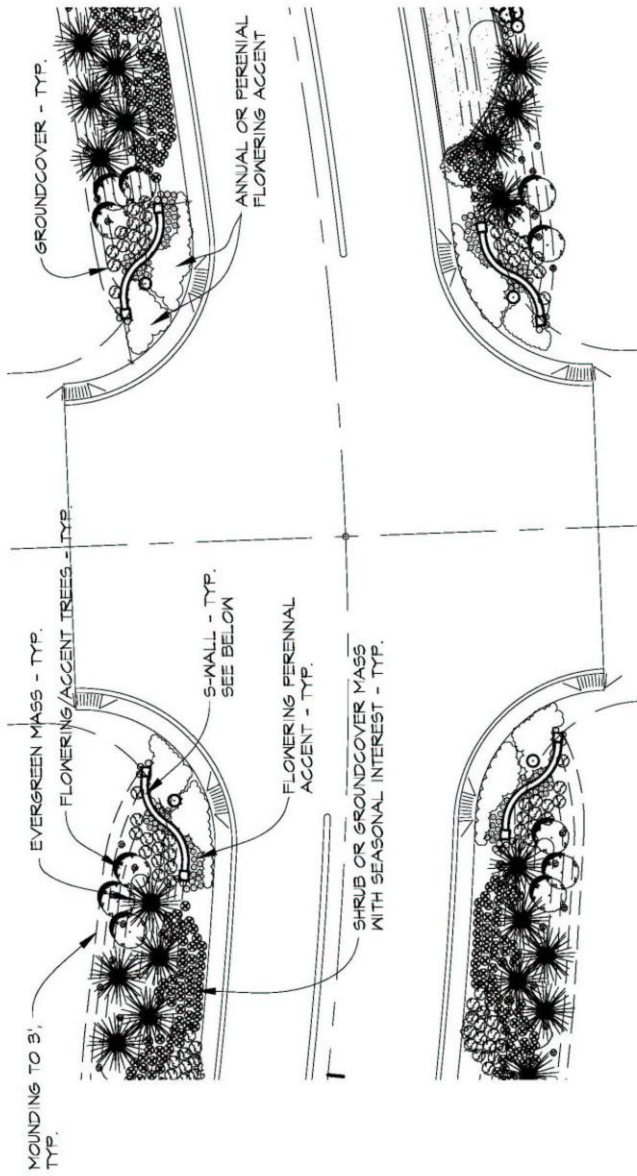
ROCK VENEER PILASTER (IDAHO DESERT ANTIQUE 1"-2" OR NTP APPROVED EQUAL)

## Arterial and Collector Fencing

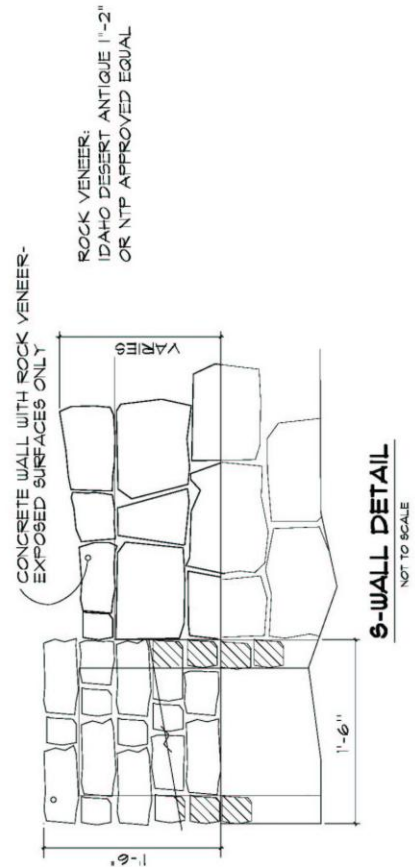
### EXHIBIT 4



# Damonte Ranch Typical Intersection w/ S-Wall EXHIBIT 5



## PLAN

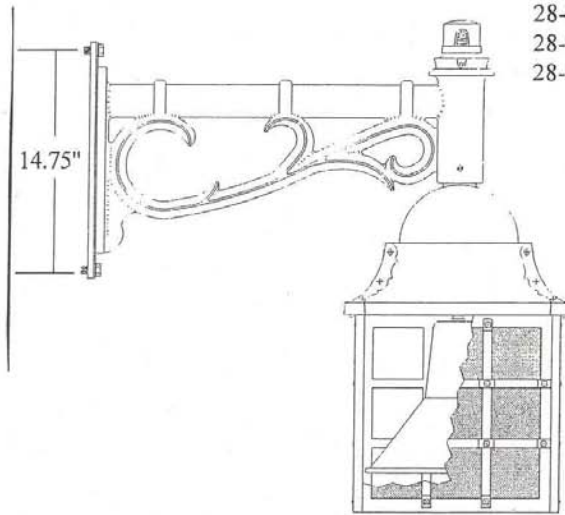


NOTE: TYPICALLY UTILIZED FOR NON-VILLAGE ENTRANCES



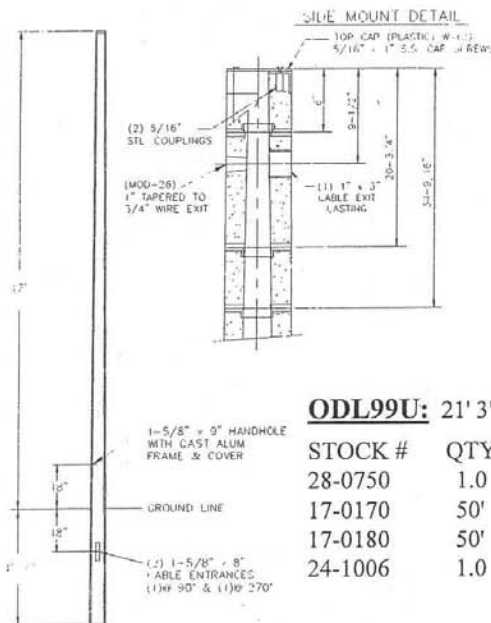
**ODL82U:** 150W HPS 120V Lantern Fixture

STOCK #	QTY	DESCRIPTION
28-0386	1.0	Lamp 150W Sodium Vapor 16000
28-0240	1.0	Photo Control Multi Volt
28-0492	1.0	Luminaire Decorative Lantern Style Single Side Mount 150W HPS



**NOTE:** Use in conjunction with  
ODL80U Monterrey 14' pole 28-0785  
or ODL99U Square 21' 3" 28-0750

Photo control mounted on top  
of Monterrey pole



**NOTES:**

- For use with ODL82U & ODL98U Luminaires.
- Pole designed to accommodate two different luminaires with single or dual applications.

**ODL99U:** 21' 3" Embedded Square Concrete Pole, Color Buff 313A

STOCK #	QTY	DESCRIPTION
28-0750	1.0	Shaft Decorative Street Light 21' 3"
17-0170	50'	Wire #10 19 STR COP THHN 600V Black
17-0180	50'	Wire #10 19 STR COP THHN 600V White
24-1006	1.0	Tube Fiber 16" Dia. X 5 Ft. (for use with St. Lights)

*Field Determined Items: Add as additional stock item or structure*

51-0060	10'	3/4" water pipe
SRT0711	1.0	N-9 box with 4 way FIBD connectors

**Damonte Ranch  
Residential  
Street Light  
EXHIBIT 6**

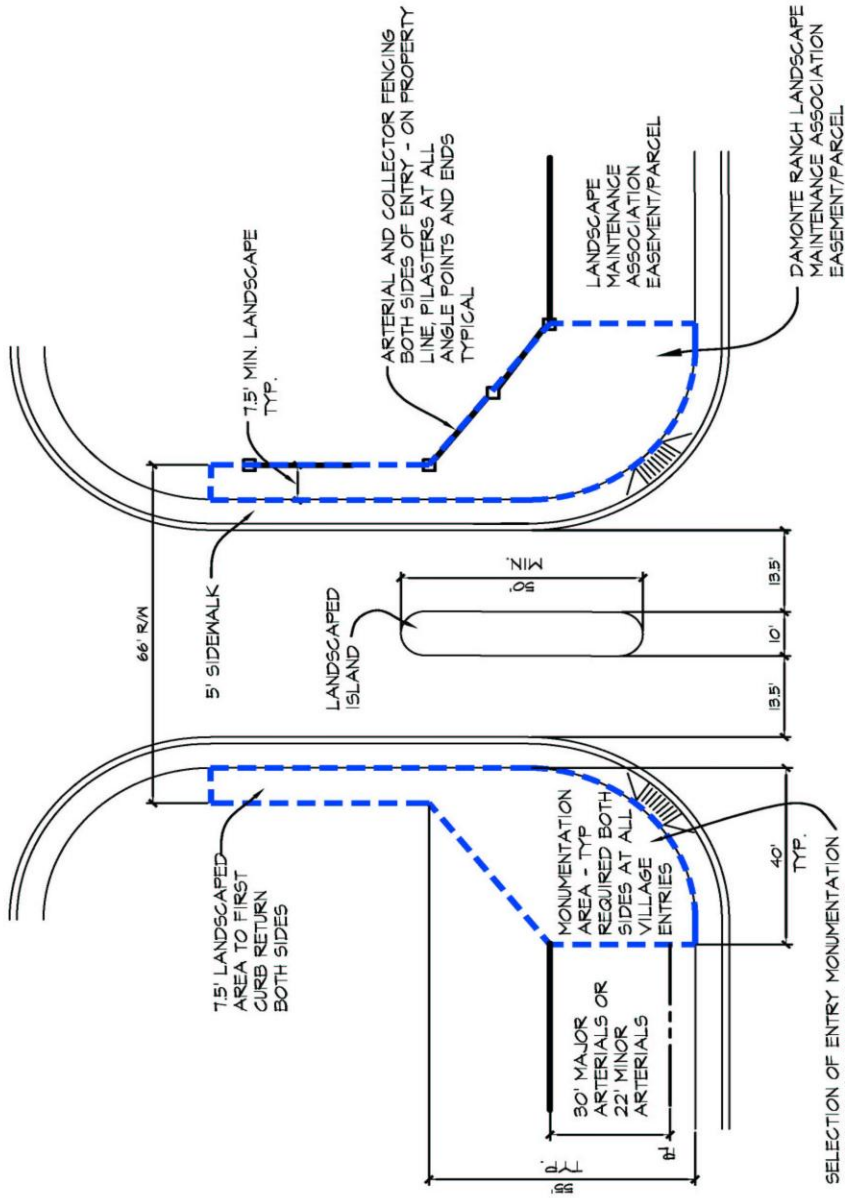


**EXHIBIT 7  
Not Used**

**EXHIBIT 8  
Not Used**

**EXHIBIT 9  
Not Used**

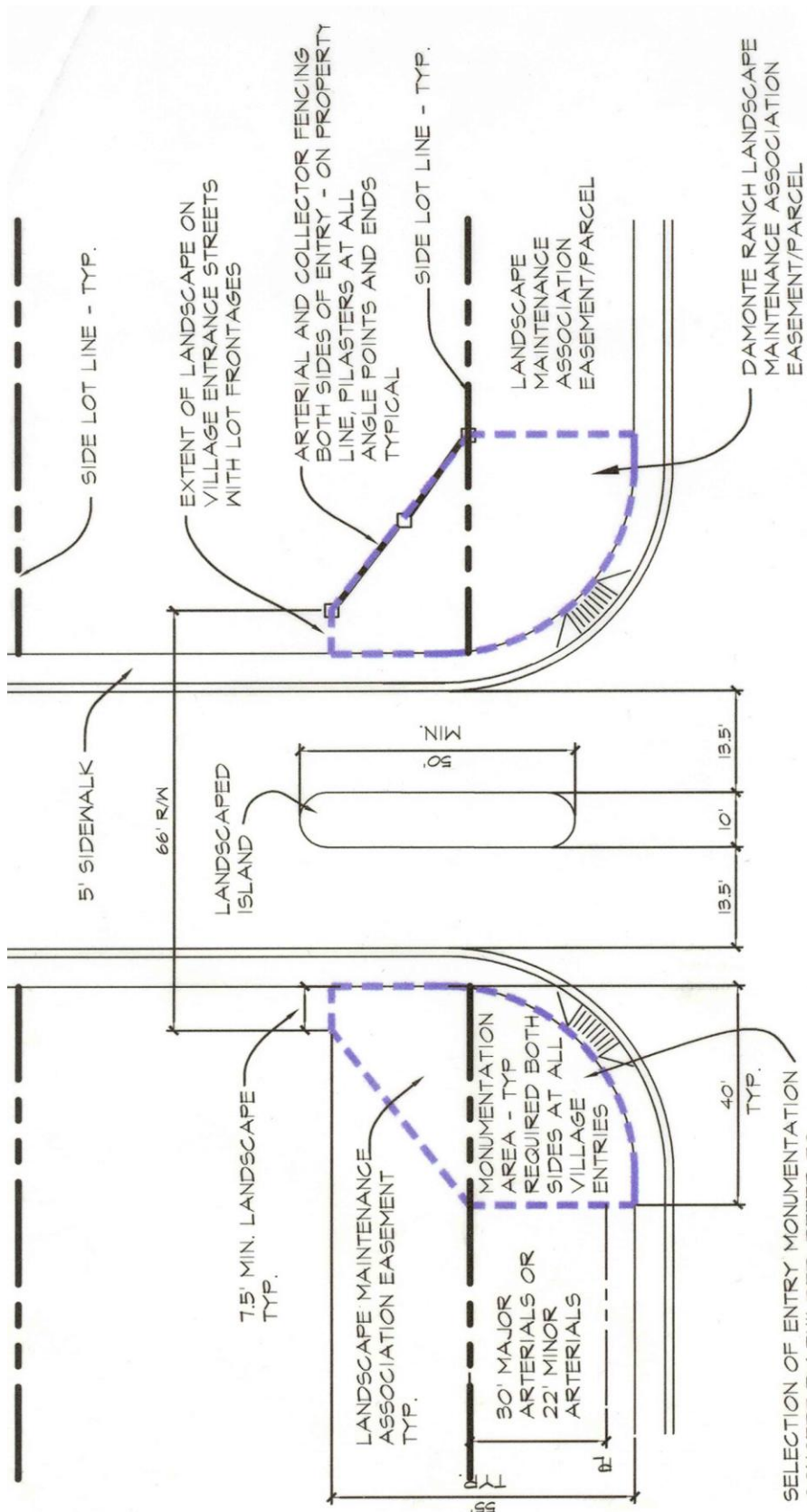
**EXHIBIT 10  
Not Used**



SELECTION OF ENTRY MONUMENTATION CONCEPT BY BUILDER, REFER TO CONCEPTS A-F EXHIBIT 12-17. SELECTED MONUMENTATION TO BE CONSTRUCTED BY MASTER DEVELOPER. TO BE MAINTAINED BY THE DAMONTE RANCH LANDSCAPE MAINTENANCE ASSOCIATION.

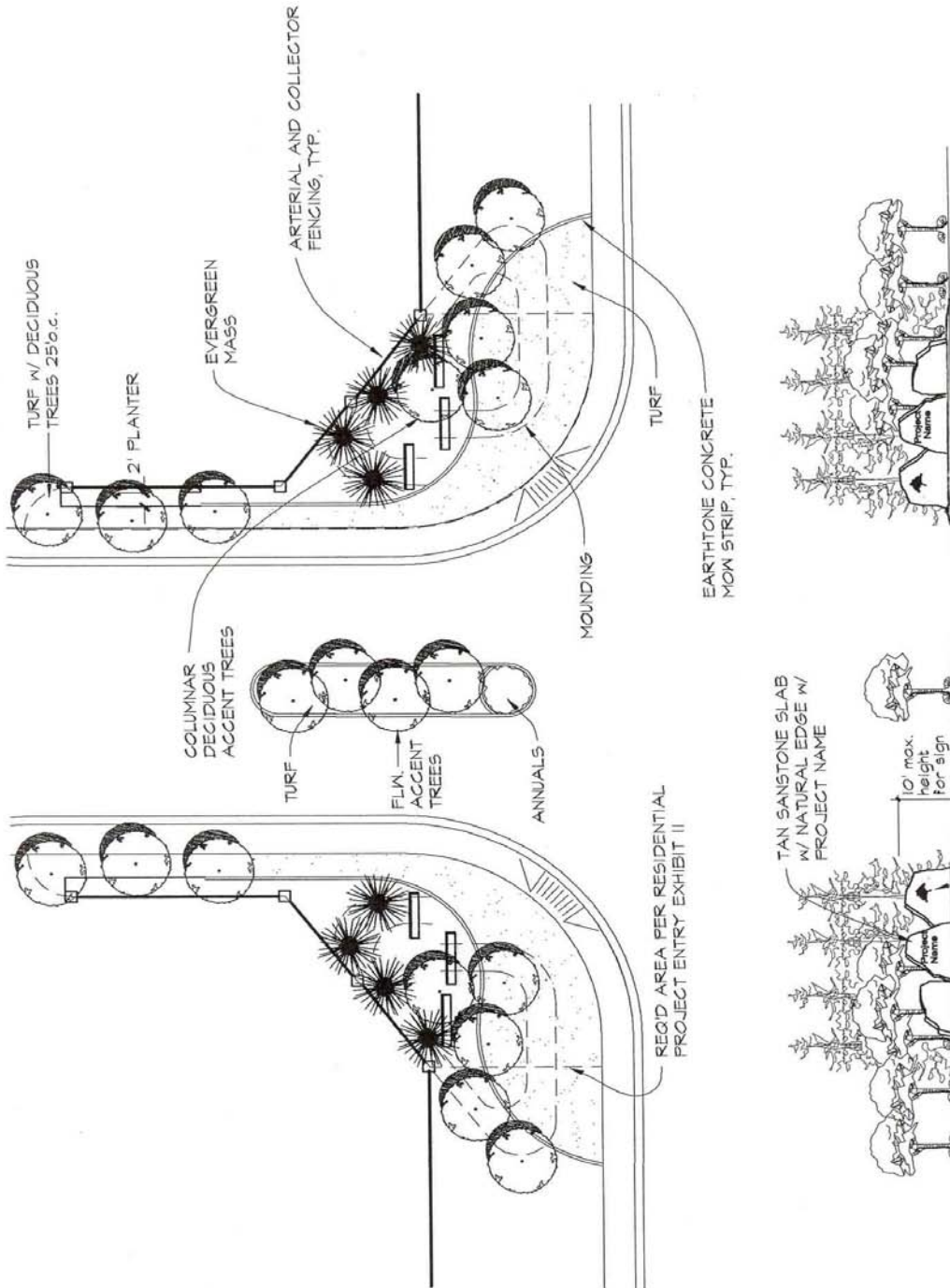
## PRIMARY Residential Project Entry Requirements EXHIBIT 11

Note: No median or 7.5' landscape area required at Secondary entries along Pioneer Parkway.



## Alternate Primary Residential Project Entry Requirements EXHIBIT 11A

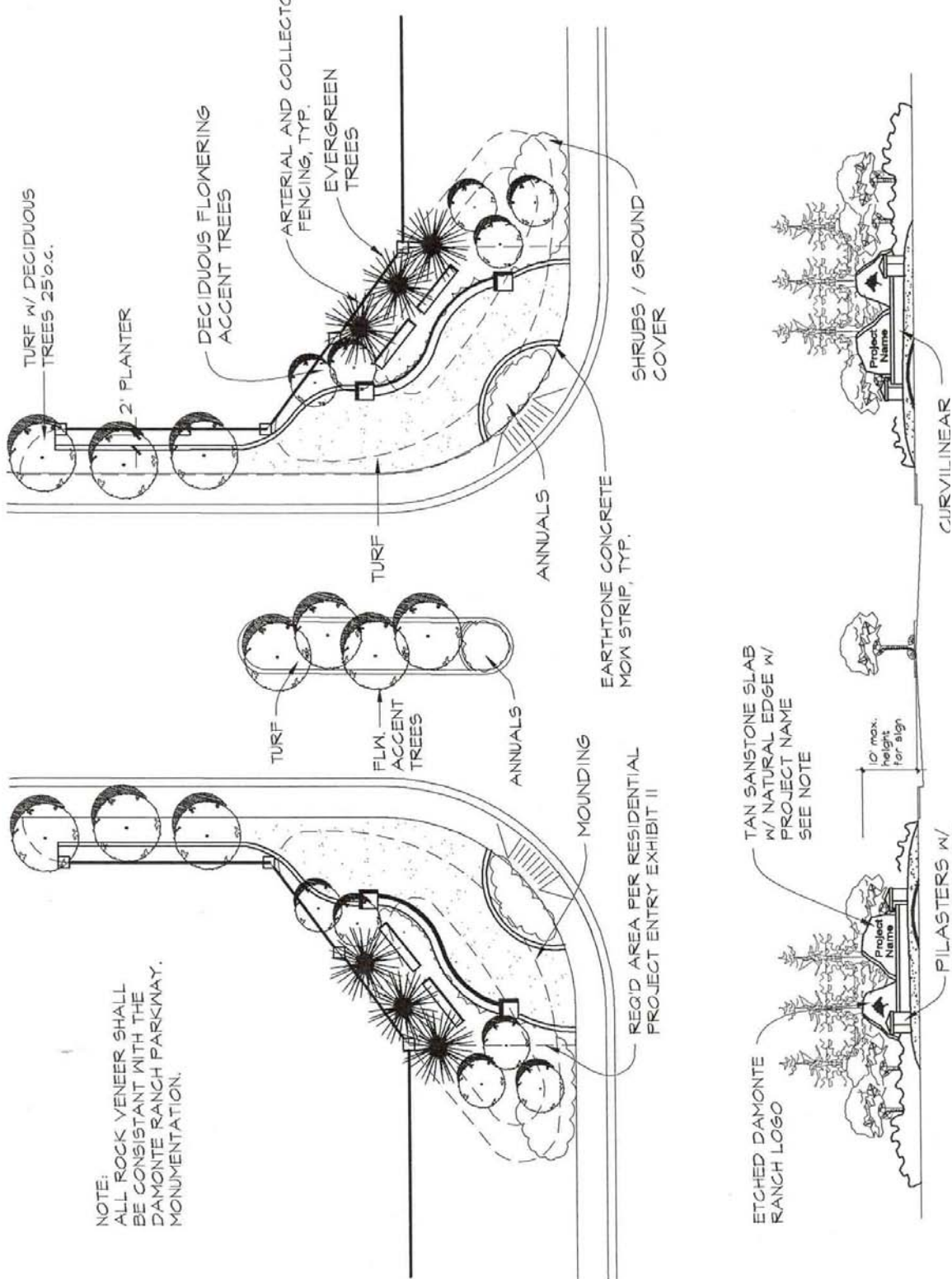
Note: No medians or 7.5' landscape area required at secondary entries along Pioneer Parkway.



## Residential Project Entry Concept "A" EXHIBIT 12

Note: No medians required at secondary entries along Pioneer Parkway.

NOTE:  
LETTERING WILL BE ETCHED 8" HIGH TIMES  
ROMAN FONT STAINED BROWN. DAMONTE  
RANCH LOGO HEAD WILL BE 12" ETCHED  
AND STAINED BROWN OR NTP APPROVED EQUAL.



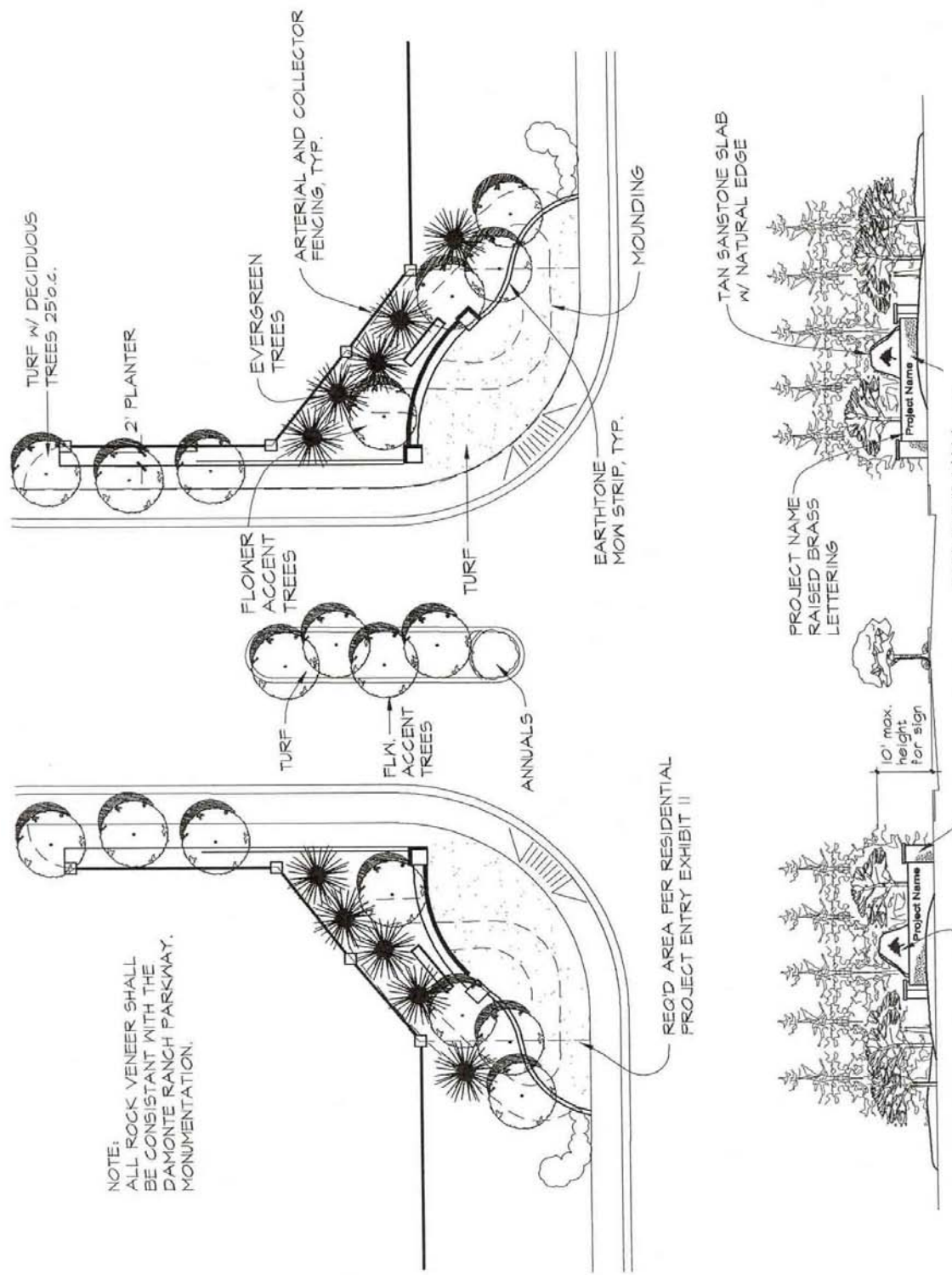
Residential Project  
Entry Concept "B"  
EXHIBIT 13

NOTE:  
LETTERING WILL BE ETCHED 8" HIGH TIMES ROMAN FONT STAINED BROWN. DAMONTE RANCH LOGO HEAD WILL BE 12" ETCHED AND STAINED BROWN OR NTP APPROVED EQUAL.

Note: No medians required at secondary entries along Pioneer Parkway.



**EXHIBIT 14**  
**Not Used**

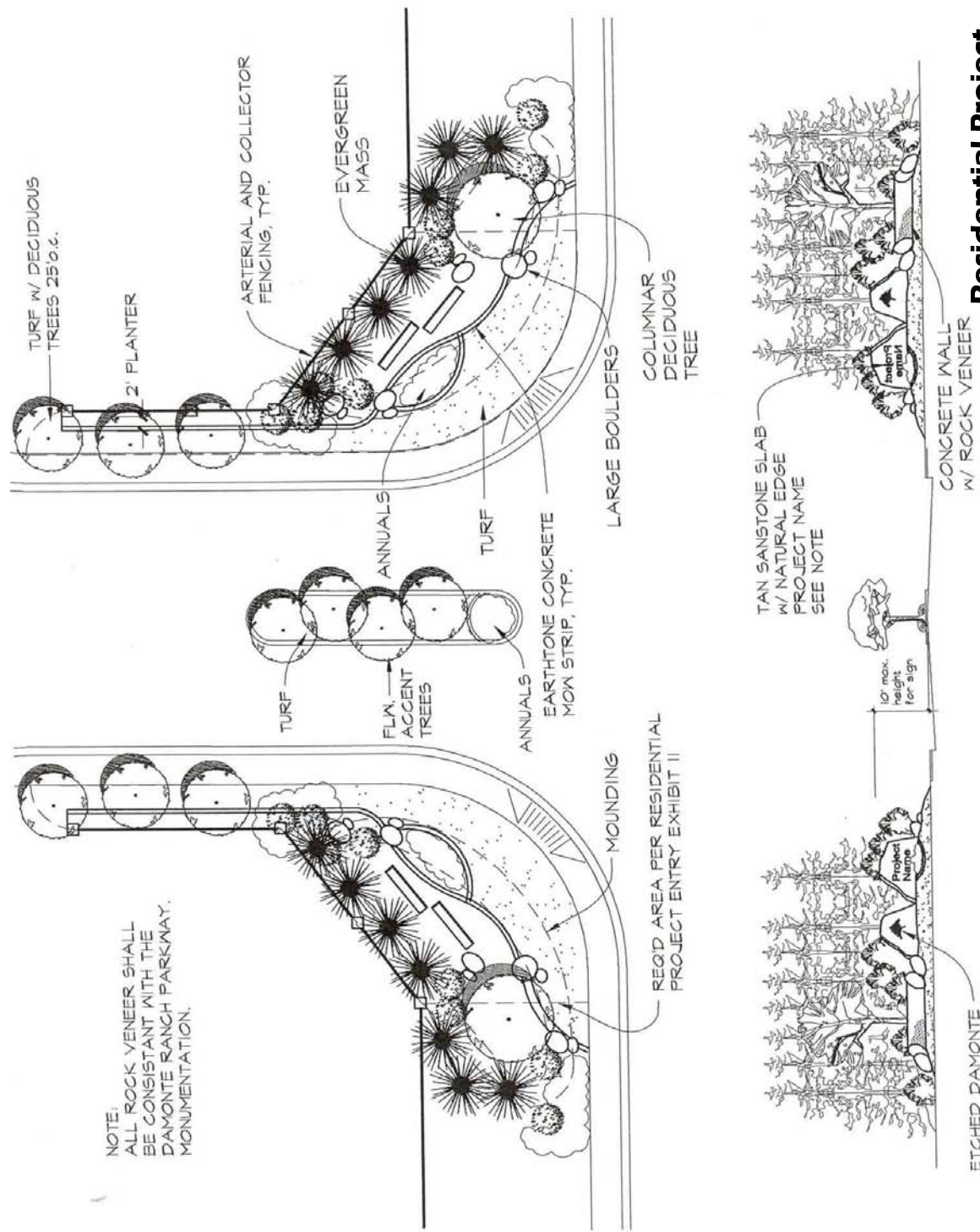


NOTE:  
ALL ROCK VENEER SHALL  
BE CONSISTANT WITH THE  
DAMONTE RANCH PARKWAY.  
MONUMENTATION.

## Residential Project Entry Concept "D" EXHIBIT 15

NOTE:  
LETTERING WILL BE YORK BRONZE CO.  
8" TIMES ROMAN FLAT, BRASS 406  
FINISH YF-6 FM2 MOUNT, 12" ETCHED  
DAMONTE RANCH LOGO STAINED BROWN  
OR NTP APPROVED EQUAL.

Note: No medians required at secondary entries  
along Pioneer Parkway.

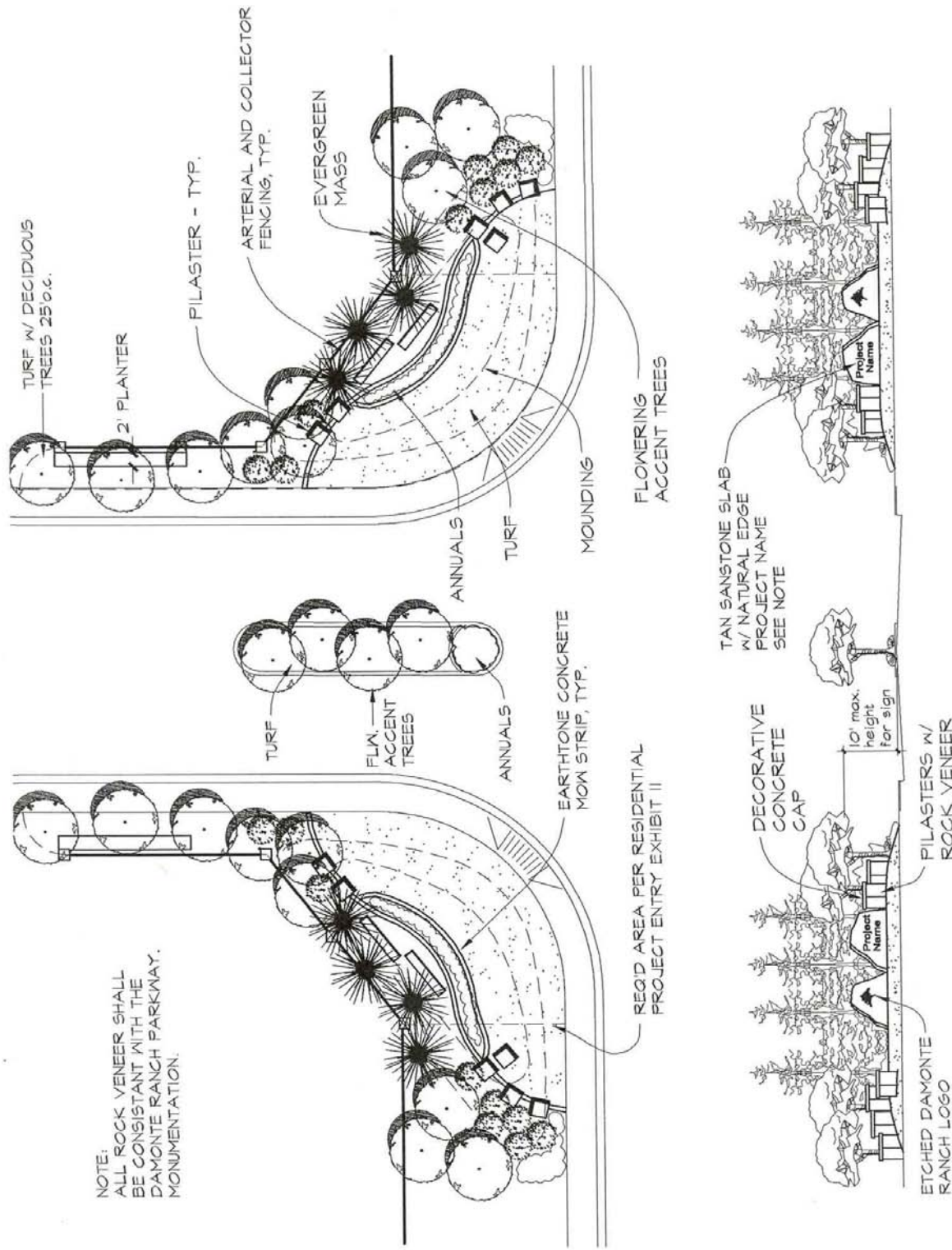


NOTE:  
ALL ROCK VENEER SHALL BE CONSISTANT WITH THE DAMONTE RANCH PARKWAY MONUMENTATION.

## Residential Project Entry Concept "E" EXHIBIT 16

Note: No medians required at secondary entries along Pioneer Parkway.

NOTE:  
LETTERING WILL BE ETCHED 8" HIGH TIMES ROMAN FONT STAINED BROWN. DAMONTE RANCH LOGO HEAD WILL BE 12" ETCHED AND STAINED BROWN OR NTP APPROVED EQUAL.

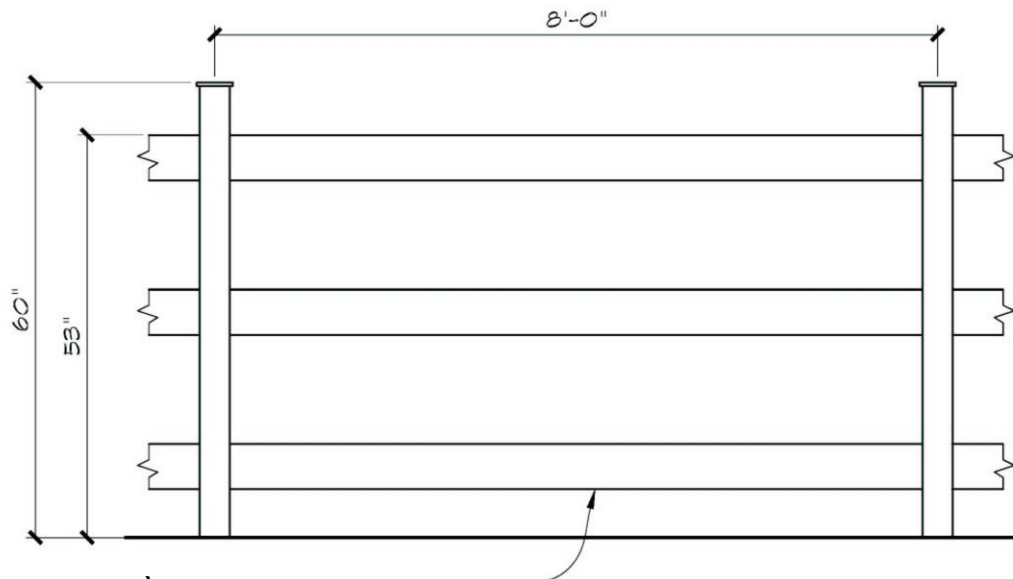


NOTE:  
ALL ROCK VENEER SHALL BE CONSISTANT WITH THE DAMONTE RANCH PARKWAY MONUMENTATION.

NOTE:  
LETTERING WILL BE ETCHED 8" HIGH TIMES ROMAN FONT STAINED BROWN. DAMONTE RANCH LOGO HEAD WILL BE 12" ETCHED AND STAINED BROWN OR NTP APPROVED EQUAL.

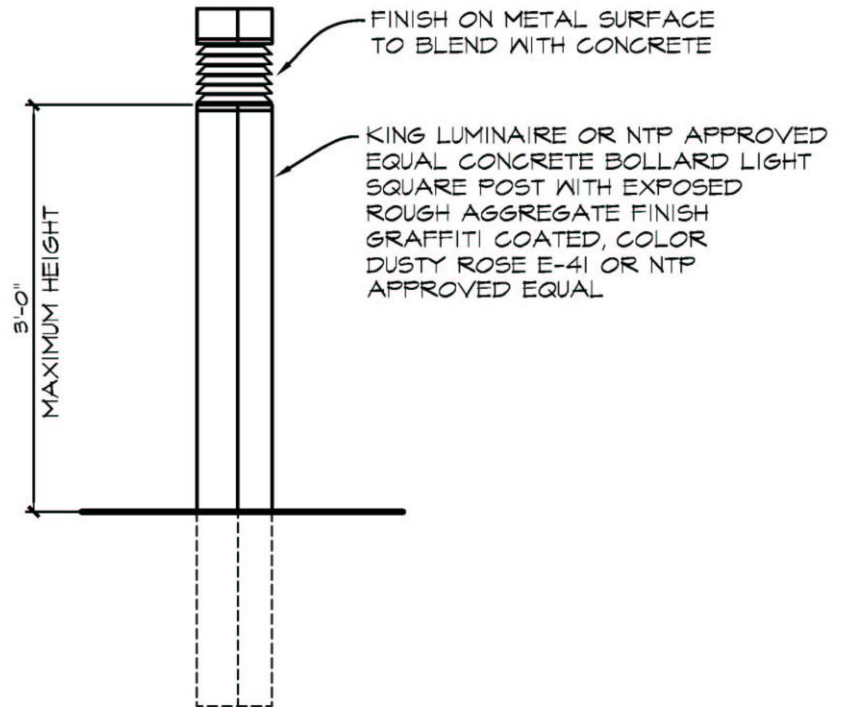
## Residential Project Entry Concept "F" EXHIBIT 17

Note: No medians required at secondary entries along Pioneer Parkway.

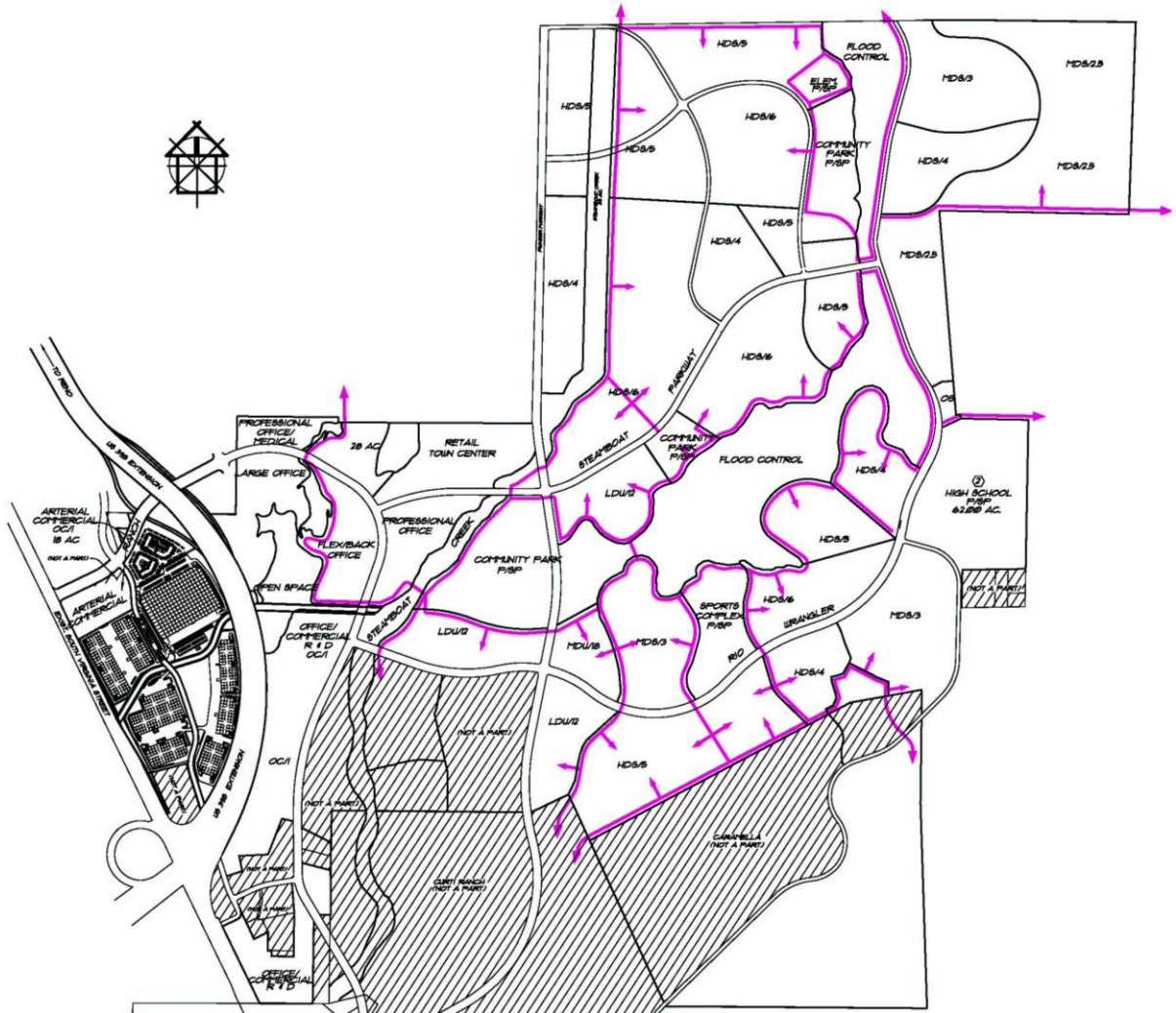


**CRÈME 3 RAIL  
FENCING AS APPROVED BY NTP**

**Wetland/Open Space  
Fencing  
EXHIBIT 18**



## **Bollard Light EXHIBIT 19**

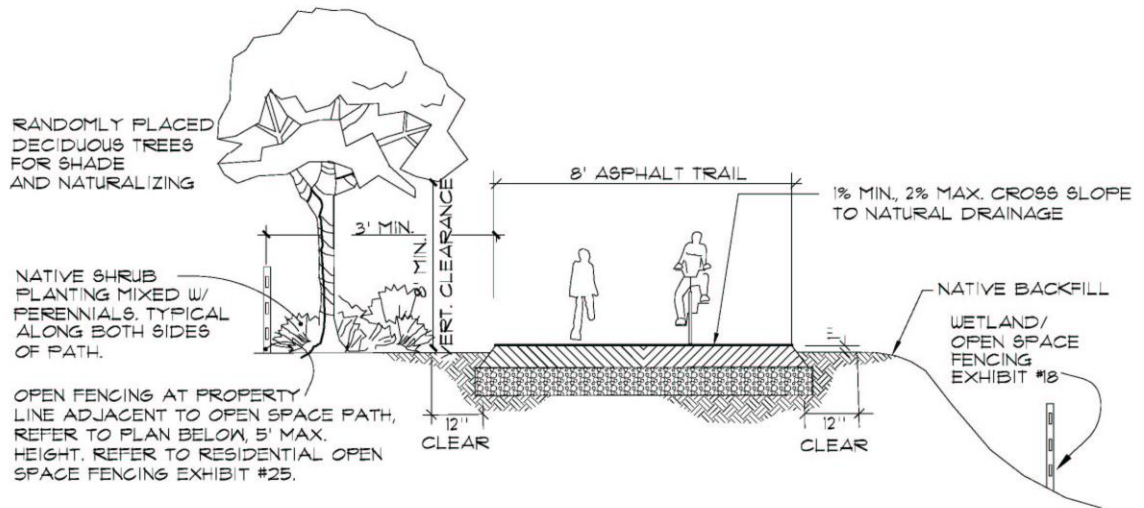


LEGEND:

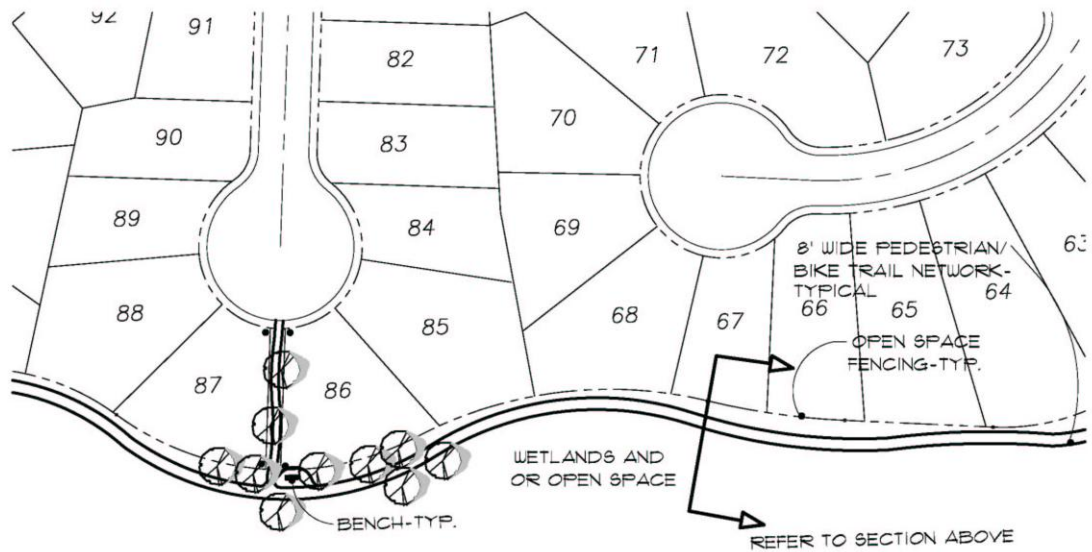
— Trail Location

### Damonte Ranch Conceptual Trail Network EXHIBIT 20

Trails and trail accesses are approximate in location and may vary.

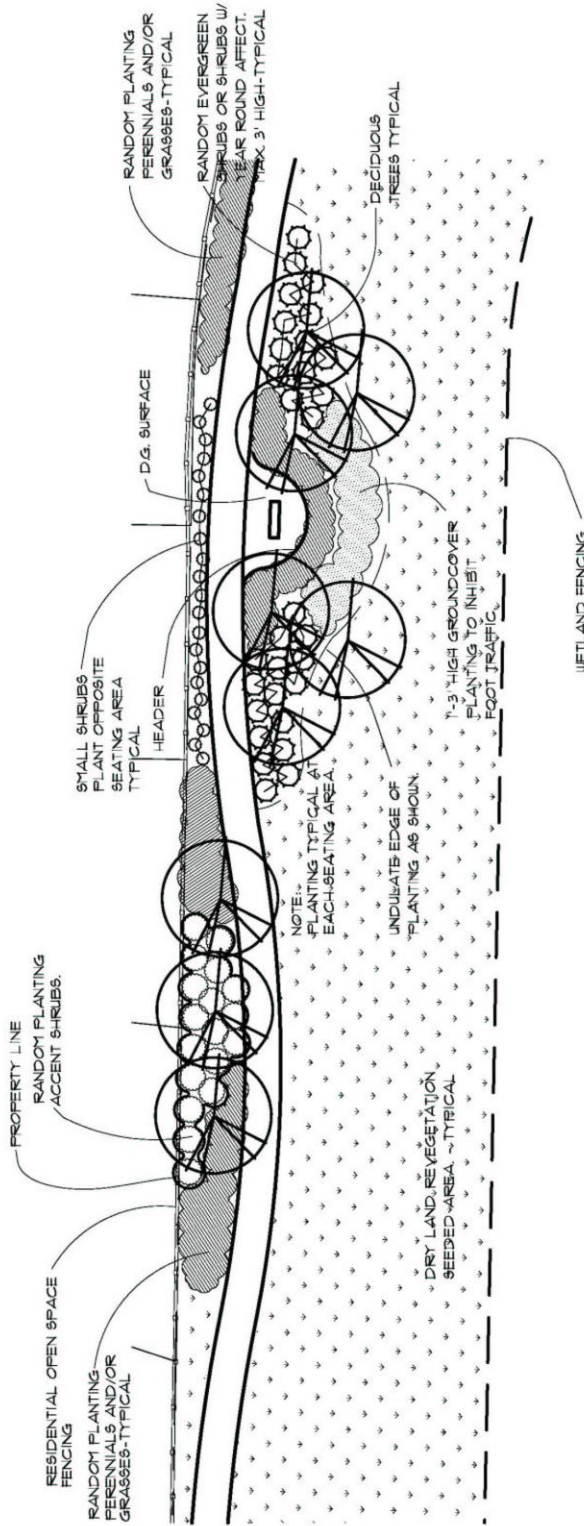


SECTION



PLAN

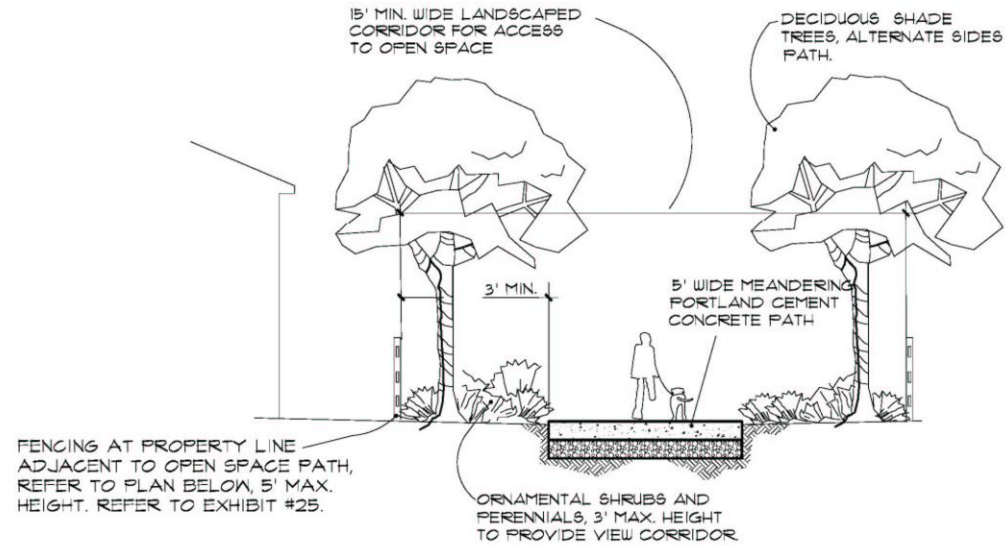
## Common Open Space Trail EXHIBIT 21



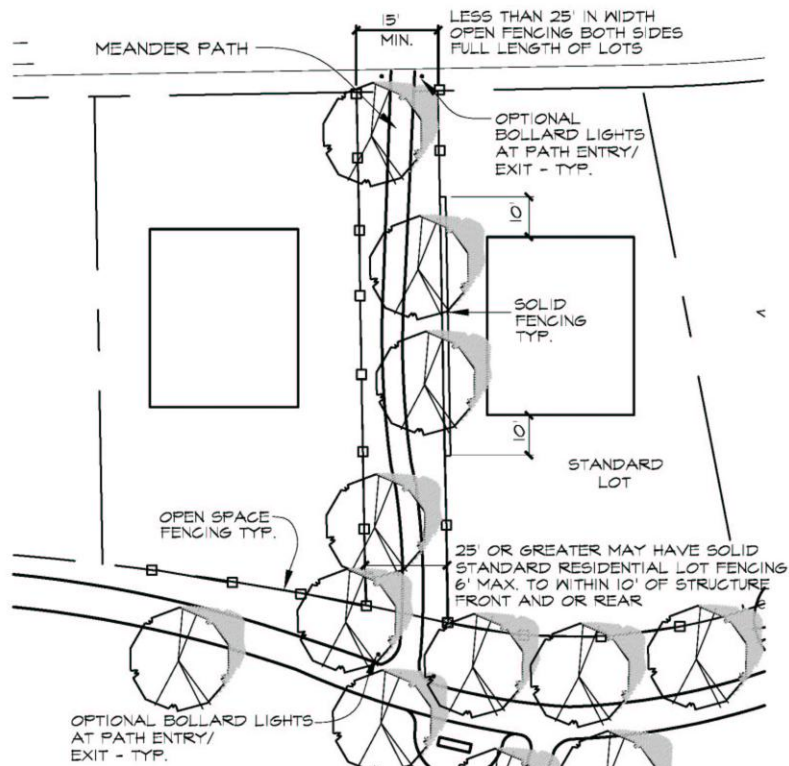
NOTE:  
SHRUBS SHALL BE PLANTED AS SHOWN. PLANT MATERIAL MAY BE SELECTED WHICH PROVIDES SEASONAL AFFECT.  
BENCH SHALL BE VICTOR STANLEY GOBLIT SERIES FR-1 W/ RECYCLED PLASTIC SLATS - MAPLE BRONZE POWDER COAT FRAME OR EQUAL AS APPROVED BY NTF.

**TYPICAL PLANTING**  
SPACED AT A MINIMUM OF 1200 LF

SUGGESTED REVEGETATION SEED MIX		
SPECIES	VARIETY	FLS*/ACRE
<b>SHRUBS</b>		
SALT BUSH FOURLING	NATIVE	3,000
SALT BUSH QUAILBUSH	TORREY'S	2,000
SAGEBRUSH BASIN	NATIVE	25
SPINY HORSAGE	NATIVE	50
RABBIT BRUSH	NATIVE	25
<b>GRASSES</b>		
WHEATGRASS 6 TREAT-BANK	SODAR	3,000
WHEATGRASS TALL	VAS	2,000
WILDRYE CREEPING	NATIVE	2,000
WILDRYE GREAT BASIN	NATIVE	2,000
FESCUE TALL	FAIN	2,000
INLAND SALTGRASS	NATIVE	1,000
ALKALAI SACATON	NATIVE	500
SAND DROP-SEED	NATIVE	500
<b>OTHER FORBS</b>		
BLUE FLAX		1,000
YARROU		25
TOTAL FLS*/ACRE		20,250



### SECTION

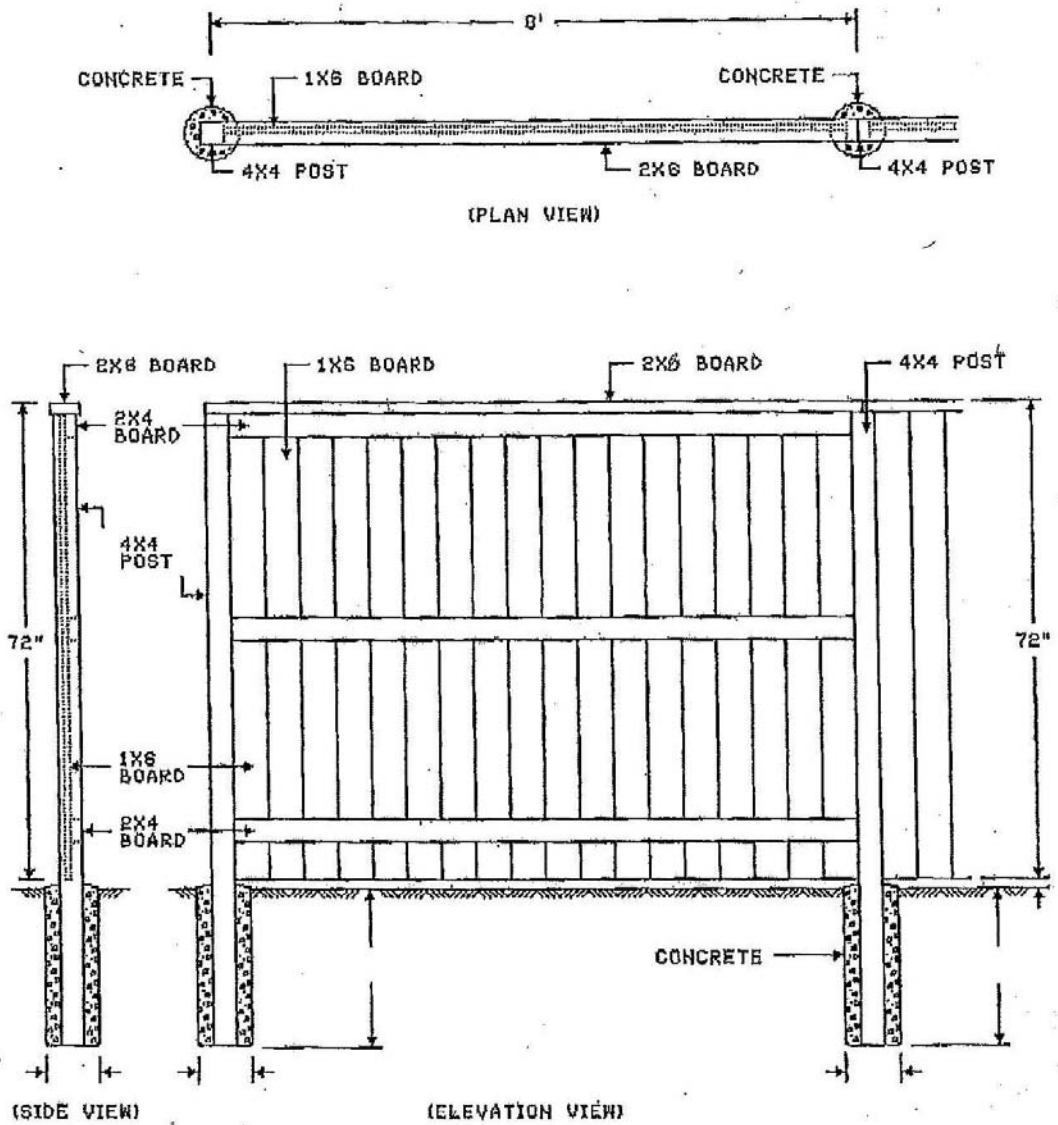


### PLAN

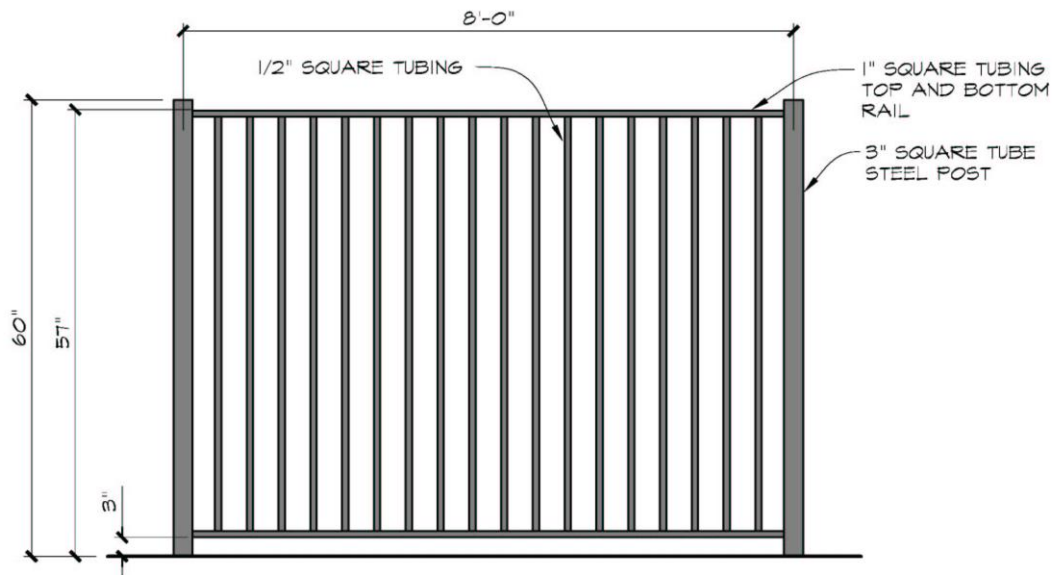
## Open Space Trail Access EXHIBIT 23



# SOLID BOARD CAPPED FENCE GOOD NEIGHBOR STYLE



## Standard Lot Fencing Options EXHIBIT 24



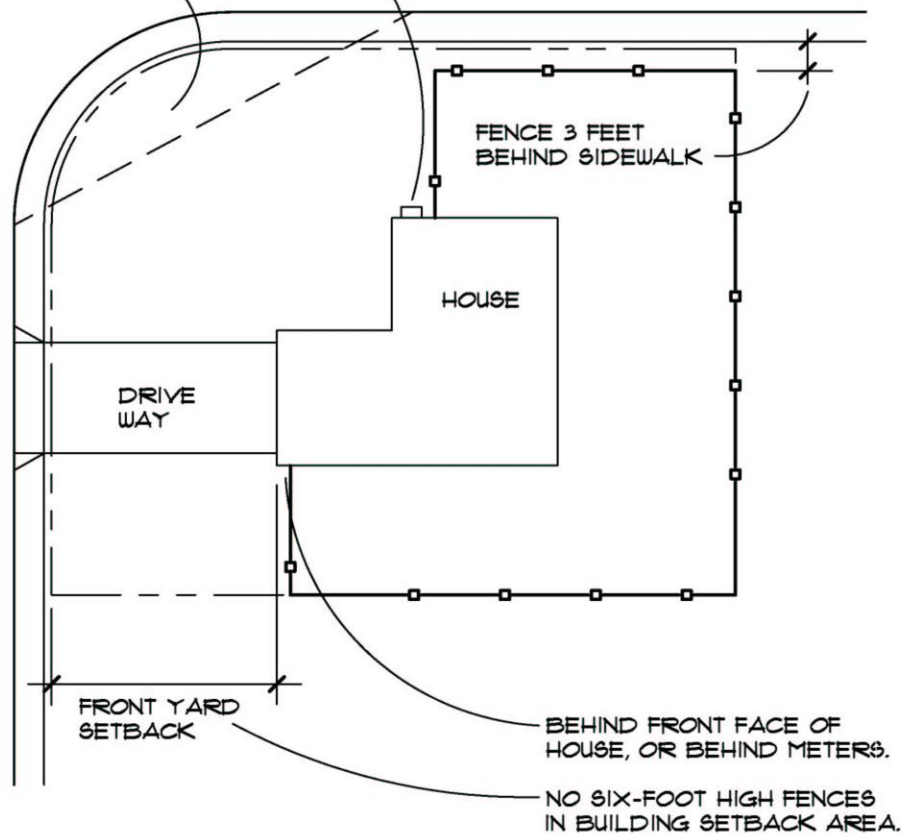
NOTE:  
ALL FENCE COMPONENTS SHALL  
BE TUBULAR STEEL POWDER COATED  
CRÈME AS APPROVED BY NTP.

## Residential Open Space Fencing EXHIBIT 25



FENCE BEHIND FRONT FACE OF HOUSE, OR BEHIND METERS.

NO FENCES IN THE CORNER LINE OF SIGHT REQUIREMENT AREA.



## Damonte Ranch Corner Lot Fencing EXHIBIT 26



# APPENDIX



## APPENDIX

### DAMONTE RANCH RESIDENTIAL DESIGN SUBMITTAL APPLICATION AND CHECKLIST

#### PROJECT INFORMATION

Builder: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Pre-Design Conference Requested? \_\_\_\_\_

Community Marketing Name: \_\_\_\_\_

Project Name: \_\_\_\_\_

Tentative Map Name: \_\_\_\_\_

Location: \_\_\_\_\_

Number of Lots: \_\_\_\_\_

Number of house plans proposed: \_\_\_\_\_

Maximum height of highest house as measured from finished floor  
to mid-point of the ridge of the structure: \_\_\_\_\_

Selected Project Entry Concept (A, B, D, E, F): \_\_\_\_\_

Gated Community Requested? \_\_\_\_\_

#### SUBMITTAL REQUIREMENTS



At a minimum, one reproducible and one copy of each of the following shall be provided to NTP prior to submittal of each final map to the City of Reno. The plans and materials shall be numbered to correspond with the list below and collated into separate packets. Additional information may be requested at the sole discretion of NTP.



## CHECKLIST

- 1. Tentative Map Conditions of Approval from City of Reno
- 2. The first or subsequent final map and improvement plans for the subdivision with final map tentative processing schedule
- 3. Copy of Dust Control Permit
- 4. Identification of type of streetlights and street signs
- 5. Utility screening measures throughout the subdivision
- 6. Site plan identifying locations of sidewalk and pathway connections
- 7. Plans for Trail Access Parcels
- 8. Final exterior elevations of all sides for all elevations of each house/building plan
- 9. Identification of exterior materials and colors including roofs and sample boards
- 10. Final house/building plans
- 11. Identification of any accessory or ancillary structures proposed.
- 12. Plans and locations for mailboxes and home address numbers including exterior lighting
- 13. Site plan(s) identifying:
  - locations and types of various fences proposed
  - location of fencing to be stained and color
- 14. Landscape and exterior lighting options for:
  - front yards
  - rear yards, where applicable



- site landscape/irrigation plans (multi-family)
15. Landscape plans for corner lots between the sidewalk and the fence
16. Overall village site plan(s) identifying:
- Locations of construction yards
  - Locations and types of temporary structures
  - Location and type of security fencing
  - Location and type of security lighting
  - Location and type of sales centers and model home complexes including parking, landscaping, and fencing
  - Location, type and size of flags and flag poles
17. Signage package, including size, type and locations, for temporary sales signs

SUBMITTED BY: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

FEES RECEIVED: \_\_\_\_\_

DATE ACCEPTED AS COMPLETE: \_\_\_\_\_



**DAMONTE RANCH**

**DAMONTE RANCH PHASE 1  
RESIDENTIAL DESIGN  
STANDARDS HANDBOOK**

Prepared for  
Nevada Tri Partners  
985 Damonte Ranch Parkway #310  
Reno, NV. 89521  
*January 2012*  
*Revised October 2012*



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**APPENDIX**

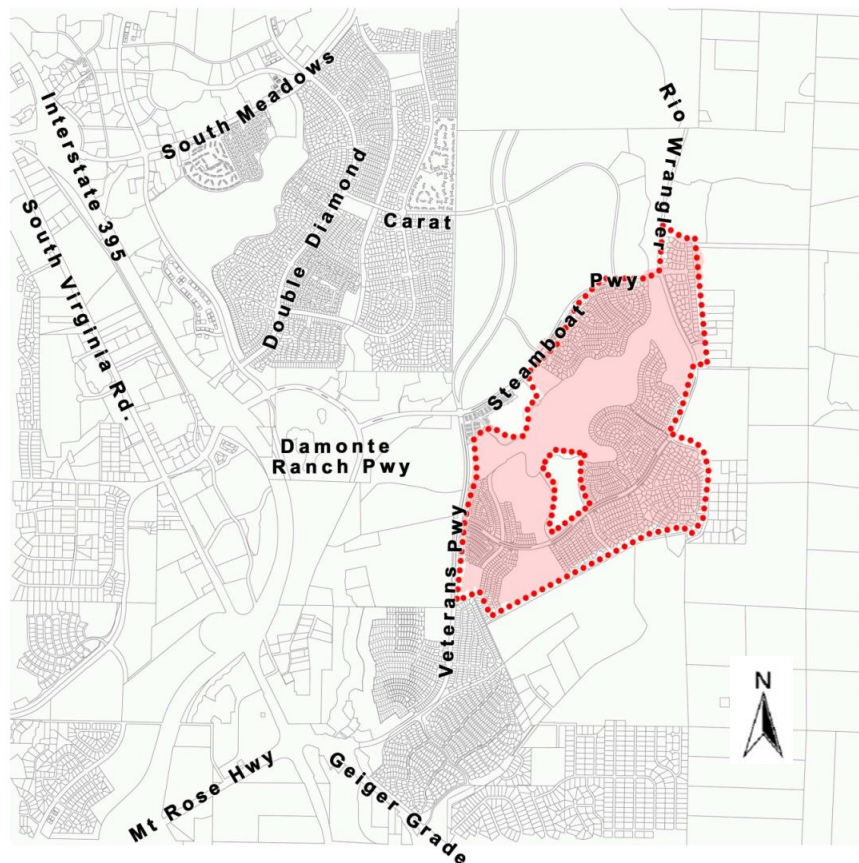
Damonte Ranch Single Family Residential Design Submittal Application and Checklist



## I. PURPOSE

The purpose of the Damonte Ranch Phase 1 Residential Design Standards Handbook is to provide design requirements to establish the identity, character and expected quality of development in the various Damonte Ranch Villages. The area boundaries subject to this handbook are outlined in *Exhibit 1 and Figure 1 – Phase 1 Residential Design Standards Handbook Boundary*. Single Family Detached properties within Phase 1 are subject to this handbook requirements. Any Single Family Attached or Multi-Family projects within this boundary shall conform to the Damonte Ranch Phase 2 Residential Design Standards Handbook. Note that future residential development on Villages 19A, 19B and 23 are restricted to Detached Single Family Residential development. See *Exhibit 2 – Phase 1 Village Map*. All Street, Common Open Space, Construction and Sales Standards in this boundary shall also conform to the Damonte Ranch Phase 2 Residential Design Standards Handbook.

**Figure 1 – Phase 1 Residential Design Standards Handbook Boundary**





The requirements in this handbook are geared towards single family detached residential development. This handbook includes a mechanism to obtain variances or adjustments from NTP from the provisions of the design requirements to accommodate innovative designs or projects involving exceptionally small or large lot homes. All attached residential or multi-family projects shall conform to the Damonte Ranch Phase 2 Residential Design Standards Handbook.

Nothing contained in this Design Standards Handbook is meant to supersede City of Reno requirements for Tentative and Final Maps. This document is intended to be utilized in conjunction with the Southeast Truckee Meadows Flood Control Master Plan, Public Works Design Manual and Chapter 18, Annexation and Land Development of the City of Reno, NV. If conflicts exist between these documents, criteria outline in this document shall prevail, except those design criteria related to public health and safety standards.

## **II. ARCHITECTURAL DESIGN PROCESS**

The architectural design process involves review and approval of preliminary and final plans and materials by NTP to ensure residential development is in conformance with design requirements outlined in this handbook. NTP shall be charged with the duty of the initial review and approval of builder plans only and shall monitor compliance of its approvals through the completion of construction by the builder. The City of Reno shall not approve Tentative or Final Maps or issue building permits without written approval and acknowledgement of any conditions imposed by NTP.

There shall be no third party beneficiaries to these design guidelines and requirements. It is envisioned that NTP and/or individual residential builders will create Covenants, Conditions and Restrictions (“CC&Rs”) that will provide additional provisions that will apply to the individual homeowners. CC&Rs, however, shall not be less restrictive than these design requirements.

### **NTP or NTP Representative**

NTP shall, at its sole discretion, appoint a representative to review and approve plans and materials submitted.



NTP shall use the Damonte Ranch Residential Design Handbook for the purpose of review, but may consider the individual merits of any design due to special conditions that, in the opinion of NTP, will benefit the overall residential community or specific neighborhood.

## **DESIGN REVIEW PROCESS**

The steps involved in the design review process are outlined below:

### **Pre-Design Conference**

Residential builders shall request a pre-design conference with NTP or its representative to discuss any design ideas, issues and concerns relating to the Design Handbook requirements. NTP shall endeavor to schedule a conference within two weeks of receiving a request.

### **Design Submittal**

Design approval by NTP must be received prior to the submittal of each Final Map to the City of Reno. The design submittal shall include two complete sets (one reproducible and one copy) of plans and lists of materials as outlined in the *Checklist for Design Review* (see *Appendix*).

NTP shall review the design plans and information and contact the builder within 30 days of receipt of a complete submittal. A submittal is not deemed complete until all items listed on the Checklist for Design Review are received by NTP. If necessary, an informal meeting will be scheduled to review the final design review submittal. NTP may impose conditions upon the builder. Upon approval and when conditions, if applicable, are met, NTP will provide the builder with a letter to the City of Reno.

### **Construction Completion**

Upon completion of all construction, a NTP final site inspection shall be required. Residential builders shall remain responsible for full compliance with NTP approved drawings, as well as any remediation to correct deficiencies or omissions discovered as a



result of NTP inspection of completed construction. When applicable, no further approval submissions will be accepted by NTP until all deficiencies or omissions are rectified.

### **Adjustments**

As previously mentioned, the design handbook is geared towards residential development. At its sole discretion, NTP may grant reasonable adjustments of the provisions of these design guidelines and requirements to accommodate special requests, innovative designs or projects involving exceptionally small or large lots, attached homes and multi-family development.

NTP shall have the authority to process and approve deviations and adjustments from the following required standards herein, where NTP reasonably determines there will be no detrimental effect on adjacent land uses outside the PUD:

- a. Architectural Elements contained in Sections (A)(II) of this Phase 1 of the Handbook, other than maximum building height restrictions;
- b. Design Elements contained in Sections (A)(III) of this Phase 1 of the Handbook, other than reductions in minimum driveway length;
- c. Fencing elements contained in Sections (A)(IV) of this Phase 1 of the Handbook;
- d. Landscape Design elements contained in Sections (A)(V) of this Phase 1 of the Handbook, other than irrigation requirements mandated by building code and health department.

NTP and the City of Reno shall have the sole authority to apply to the City of Reno for the modification or amendment of the Design Handbook.

All Non-Residential projects shall comply with the Damonte Ranch Non-Residential Design Standards Handbook.

**Fees**

NTP shall charge for reviews and approval of plans throughout the design review process in accordance with their current fee schedule.



# DESIGN STANDARDS

## A. SINGLE FAMILY DETACHED RESIDENTIAL DESIGN STANDARDS

### *I. Lot Standards*

Homes and any builder provided accessory structures shall be sited on lots to conform to the minimum lot standards as outlined in *Table 1, Lot Standards* below. See also *Exhibit 2 – Village Map*.

**Table 1 – Lot Standards**

Village # or Zoning:	11A	17	14, 18	15, 19	12, 13 16, 23	20, 22 (g)	PF	OS
Dwelling Units per Acre (du/ac)	2.5	3	4	5	6	12	n/a	n/a
Landscape/Natural Area (percent)	20	20	20	20	20	20	50	n/a
Height (feet)	35	35	35	35	35	40	65	n/a



Lot Size								
Minimum Lot Area (sq. ft. unless otherwise indicated)	12,000	10,000	7,000	6,000	5,000	4,000 (d)	n/a	n/a
Minimum Lot Width (feet)*	80	70	60	50	40	40	n/a	n/a
Yard & Setback Dimension								
Front Yard (feet)	30	20	20	15	15	15	20	n/a
Side Yards (feet)	8	7	5	5	5	5	15	n/a
Back Yards (feet)	30	20	20	15	15	10	20	n/a

Notes: d. 3,700 square feet for single-family detached, and 8,000 square feet with two (2) attached single-family dwelling units.

\* Can be reduced below minimums to accommodate cul-de-sacs, curves, or irregularly shaped lots.

g. Small lot provisions as outlined in Reno Municipal Code, Title 18.06 Zoning Ordinance as amended may be used in the LDU/12 or MDU/18 land use designation areas outlined in Table 1. The small lot provisions modify the minimum lot size, but the density of the underlying district does not change. The minimum lot size for small lot projects is 2,400 square feet. Minimum setbacks are 10 feet, front and rear and 0 and 5 feet on side yards. Provided that any proposed small lot development meets the criteria contained in this section and these design standards, no special use permit is required. Architectural design elements within small lot developments shall be consistent with these design standards.

Front yard setbacks shall apply to the front face of the house or garage. All garages shall be served by driveways not less than 20 feet in length. Builders may provide for variations (but no less than the minimum setbacks) in front yard setbacks and/or building articulation to create an interesting streetscape. Additionally, Reduced lot sizes, reduced lot widths, and zero foot setbacks may be provided for all uses if: 1) common areas are maintained in a consistent manner by an association, master developer or similar mechanism; 2) reciprocal parking and access agreements are recorded for use of the common areas; and 3) all other development standards are addressed and met by the larger project.

## II. Architectural Elements

### 1. Exterior Materials

Exterior materials shall include one or a combination of the following: stucco, concrete fiber board, wood or composite wood siding, masonite siding products with stone and masonry accents.



Other materials may be submitted to NTP for consideration. Sample material boards shall be reviewed and approved by NTP.

Siding materials shall be continued down to within 8 inches of finished grade on all elevations to eliminate large areas of exposed foundation. Building materials shall be compatible in scale with the design of the residences. Materials must also be compatible throughout each village.

## 2. Exterior Colors

All exterior color schemes, as shown on sample color boards, shall be reviewed and approved by NTP. Exterior colors shall be in harmony with the natural setting. Color intensity shall be kept low for large surfaces. Exterior palette materials shall not have high gloss or reflective/glare finishes. Bright primary colors are not permitted.

## 3. Facades and Articulation

Architectural features such as varying window sizes and shapes, shutters, broken planes and pitched roofs, covered entries and porches, porch rails, columns and trim detailing to help define the fronts of the homes and garages, shall be incorporated into the design of the residences. Doors and windows shall be compatible throughout each house design.

Large blank walls, roofs, non-articulated garage doors, and three (or more) car garages, with garage doors in the same plane, are not permitted. Side entry garages are permitted. Large RV accessible garages are subject to review and approval by NTP in its sole discretion.

Building materials and architectural features, compatible with the front of the houses, shall be provided on all sides of the homes. Rear and side elevations adjacent to major and minor arterials and collector streets, as well as common open space areas shall be finished in a similar manner as the front elevations.



#### 4. Roofs

Roof colors shall be rich, medium to dark tones such as slate, dark brown and dark gray. Light colors are not permitted. NTP shall review and approve the color palette of roofing within each village.

Varying pitched roofs are encouraged. A variety of pitched roofs may be provided. Roof pitches under 5/12 including flat roofs are subject to specific review and approval by NTP.

Roof materials shall be applied to comply with snow load and high wind standards. Materials may include:

- concrete or clay tile (flat or barrel),
- non-reflective architectural metal,
- 40 year architectural-grade composition shingles,
- 40-year fiberglass composition shingles.

Roof materials, however, must be consistent throughout each village.

#### 5. House Plans

Each village shall have a minimum of three distinct house plans with a minimum of two elevations each. House design shall vary throughout each village with no one elevation repeated for abutting homes, or mirrored across the street. Adjacent lots may share the same floor plan, but must have different elevations. Alternative roof lines will constitute a different elevation. Builders will be required to offer plans which incorporate at least two of the following architectural features/techniques to satisfy street image requirements, at the discretion of NTP:

1. House Forward
2. Covered Front Porch (minimum 3' projection from living space, 30 square feet)
3. Enclosed Front Courtyard (minimum 30 square feet)
4. Side Load Garage Orientation
5. Minimum three separate roof planes on front elevations
6. Front elevation wall plane articulation (2 plane minimum, 2' offset)



## Neotraditional Design.

If vehicular access is provided exclusively from rear yard alleys, street image requirements shall be satisfied. To promote neotraditional development and compensate for the otherwise developable land that is used for alleys, minimum lot sizes and dimensions may be reduced by 20 percent, maximum lot coverage may be increased to 50 percent, and garage setbacks from alleys may be reduced to zero feet if vehicular access is provided exclusively from alleys.

### 6. Height Restrictions

The maximum allowable height of all structures shall be 35 feet as measured from average finish grade to the mid-point of the ridge of the structure. In special circumstances relating to topography, height limits may be waived by NTP to allow three story homes with walkout basement designs.

### 7. Exterior Lighting

Lighting shall be integrated with the architectural design of the individual residences. Exterior lighting fixtures mounted on the homes shall be no higher than the line of the first story eave or, where no eave exists, no higher than 12 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.

Flood lights are not permitted. Motion detector actuators are permitted with designer fixtures only and subject to approval by NTP.

### 8. Rear Yard Areas

Rear yard areas shall include a minimum useable area of 400 square feet.

## ***III. Miscellaneous Design Elements***

### 1. Antennas

All homes shall be pre-wired to accommodate cable reception, telephone and DSL lines. Builders may not install exterior



antennas. However, one, 18-inch satellite dish discretely placed on the side or rear wall elevations, beneath the eaves and soffits of the structure will be permitted.

## 2. Awnings, Trellises, Patio Covers, Decks and Other Attached or Detached Accessory or Ancillary Structures

Awnings, trellises, patio covers, second story decks and other accessory or ancillary structures including granny flats and casitas, provided by builders, shall be consistent in material; color and architectural character as the main structure and must be reviewed and approved by NTP. At a minimum, such structures must meet the setback requirements of the main structure and all City codes.

## 3. Chimneys

Exterior materials of chimneys shall be compatible with the exterior materials and colors used on the house.

## 4. Driveways, Parking Areas and Walkways

Driveways shall be a minimum of 20 feet in length to allow for off-street parking. Driveways shall be Portland Cement Concrete or traffic rated concrete decorative pavers and shall be consistent on a village wide basis. Asphalt or decomposed granite is not permitted. Walkways leading from driveways to the front door of the residences shall be the same material as the driveways.

## 5. Gutters and Downspouts

Gutters and downspouts shall be painted to match the surface of the structure to which they attach.

## 6. Mailboxes

Individual mailboxes, if allowed by the United States Postal Service (USPS), shall be paired at driveways to serve adjacent homes. The style of the mailboxes, including address numbers shall be compatible with the architectural style of the homes and shall be compatible throughout each village. Mailbox designs shall be approved by NTP and the USPS. Mailboxes shall be provided and installed by the builder prior to the issuance of certificates of occupancy for the individual homes.



If individual mailboxes are not permitted, clustered boxes shall be located in convenient areas conducive to temporary parking. Placement of cluster boxes shall not be near intersections and shall not conflict with individual driveways or utilities. Locations shall be approved by the USPS and NTP.

## 7. Utilities and Equipment

### a. Ground Mounted

Above ground utility appurtenances and other equipment including AC compressors and evaporative coolers, shall be screened from public view. Screening may be accomplished with the use of berms, fences, walls, blending colors and/or vegetation. If fences or walls are used, materials shall be consistent with village fences and rockery walls.

Utility appurtenances shall be located in planter areas and not in turf areas, where feasible. Placement of all utilities and other equipment shall be reviewed and approved by NTP.

### b. Roof Mounted

Roof mounted mechanical equipment are not permitted. Roof mounted solar panels may be permitted in the sole discretion of NTP

### c. Structure Mounted

All mechanical and electrical utilities and equipment including meters shall be integrated into the structures and screened from public view. Placement of structure mounted utilities and equipment shall be subject to review and approval by NTP.

## 8. Home Addresses

Home address numbers may be placed on mailboxes and adjacent to the front doors of homes. Addresses may be softly lit. Address



numbers shall be individual brass or metal letters or an illuminated address fixture and shall be consistent in type, style, size, color, and placement throughout each individual village. Address materials and placement shall be reviewed and approved by NTP.

#### ***IV. Fencing***

Lot fencing shall be installed by the builders of each individual village no later than 6 months after issuance of certificates of occupancy for each home. Where rear or side fences about two neighboring villages, builders will share the cost of fencing. Lot fencing shall be subject to the standards outlined below. Fences shall be designed with architectural treatment or a decorative appearance on both sides. All fences, within a village, that are visible from the public right-of-way, shall be stained the same color. The NTP selected stain color is Sherwin Williams White Birch, SW3503 Semi-Transparent Oil.

When changes in elevations occur, fences shall be stepped in equal intervals, rather than sloped. Gates from individual lots that would allow access to arterials, collectors or open space are not permitted.

##### **1. Standard Lot Fencing – Rear and Side Yards**

Solid fencing, 6 feet in height shall be permitted in rear and side yards that do not abut open space areas or trail access parcels. Solid fencing, however, is permitted on lots adjacent to public parks, schools, and sports complexes. Fencing options are shown in *Exhibit 24 – Standard Lot Fencing Options*. Fencing shall be consistent throughout each residential village. When changes in elevations occur, fences shall be stepped in equal intervals, rather than sloped.

Side yard return fencing may extend to a point within a minimum of 5 feet behind the front of the house or garage. Meters, where possible, should be outside of fenced areas.



## 2. Standard Lot Fencing – Front Yards

Fencing within the front yard setback or in front of the structure shall not be permitted unless the lot is adjacent to a trail access parcel. Lots adjacent to trail access parcels may have fencing that extends into the front yard in accordance with the requirements under:

- C. Residential Design Standards – IV. Fencing, 5. Fencing Adjacent to Trail Access Parcels on pages 24 and 25.

## 3. Standard Corner Lot Fencing

Standard corner lot fencing shall be solid, 6 feet in height, in accordance with *Exhibit 24 – Standard Lot Fencing Options and Exhibit 26- Corner Lot Fencing*. Corner lot fencing shall be located at least 3 feet from the back of the sidewalk.

Landscaping and irrigation shall be installed, in the 3 foot area, by the builder. Fences shall not encroach into corner line of sight requirements. Six foot tall fences shall not be used in the building setback area on the garage side of the lot and in front of the front face of the house on the non-garage side of the lot.

## 4. Fencing Adjacent to Common Open Space

Open view fencing shall be provided for rear and side yards starting 10 feet behind the house for lots abutting common open space. Fencing shall be 5 feet in height. When changes in elevations occur, fences shall be stepped in equal intervals, rather than sloped.

Fence type, height and materials, adjacent to common open space, however, must be compatible throughout the entire residential community in accordance with *Exhibit 25 - Residential Open Space Fencing*.

## 5. Fencing Adjacent to Trail Access Parcels

Fencing for lots abutting trail access parcels shall be in accordance with *Exhibit 23 – Open Space Trail Access* and the following applicable exhibits:



- Access Parcels Less Than 25 Feet in Width – *Exhibit 25 - Residential Open Space Fencing.*
- Access Parcels Greater Than 25 Feet in Width – *Exhibit 24 - Standard Lot Fencing Detail* to 10 feet in front of and behind the structure and, then, *Exhibit 25 - Residential Open Space Fencing.*

## ***V. Landscape Design***

The builders of each individual village shall install front yard landscaping and irrigation and provide an irrigation stub to all rear yards for each lot prior to the issuance of certificates of occupancy. Landscaping and irrigation shall also be installed on rear lots adjacent to common open space, wetlands or trail access parcels and on corner lots in the 3- foot area between the sidewalk and the fence.

Minimum landscaping for front yards and rear yards, where required, shall include:

- two 2 inch caliper deciduous trees;
- twelve five gallon mix of evergreen and deciduous shrubs;
- turf (maximum of 50%); and
- Shrubs, Perennials, Ground covers/Vines shall be spaced to achieve 100% ground plane coverage within two growing seasons from completion with a remediation plan should such coverage not occur.

A minimum of four typical landscape schemes for front and rear yards for each individual village shall be reviewed and approved by NTP. The use of high quality synthetic turf will be considered on a case by case basis.

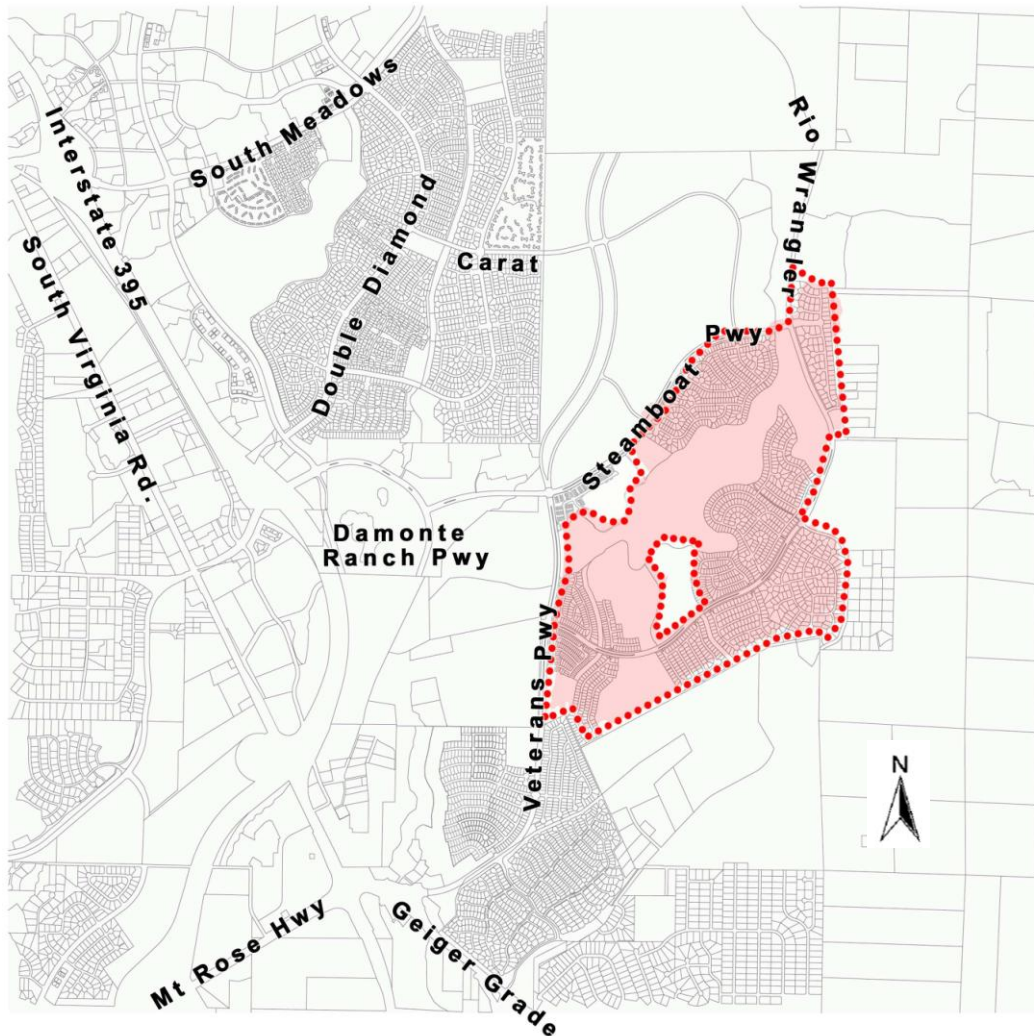
### **Xeriscape**

In an effort to further promote water conservation initiatives, and to maintain the integrity and aesthetics of the Damonte Ranch, the ALC will consider on a case by case basis xeriscape applications. Xeriscaping offers a way to have beautiful, livable landscapes without excess water use. Xeriscape does not mean landscaping solely with rocks, gravel and other inorganic material. All landscape renovations must be approved by the ALC in their sole discretion.

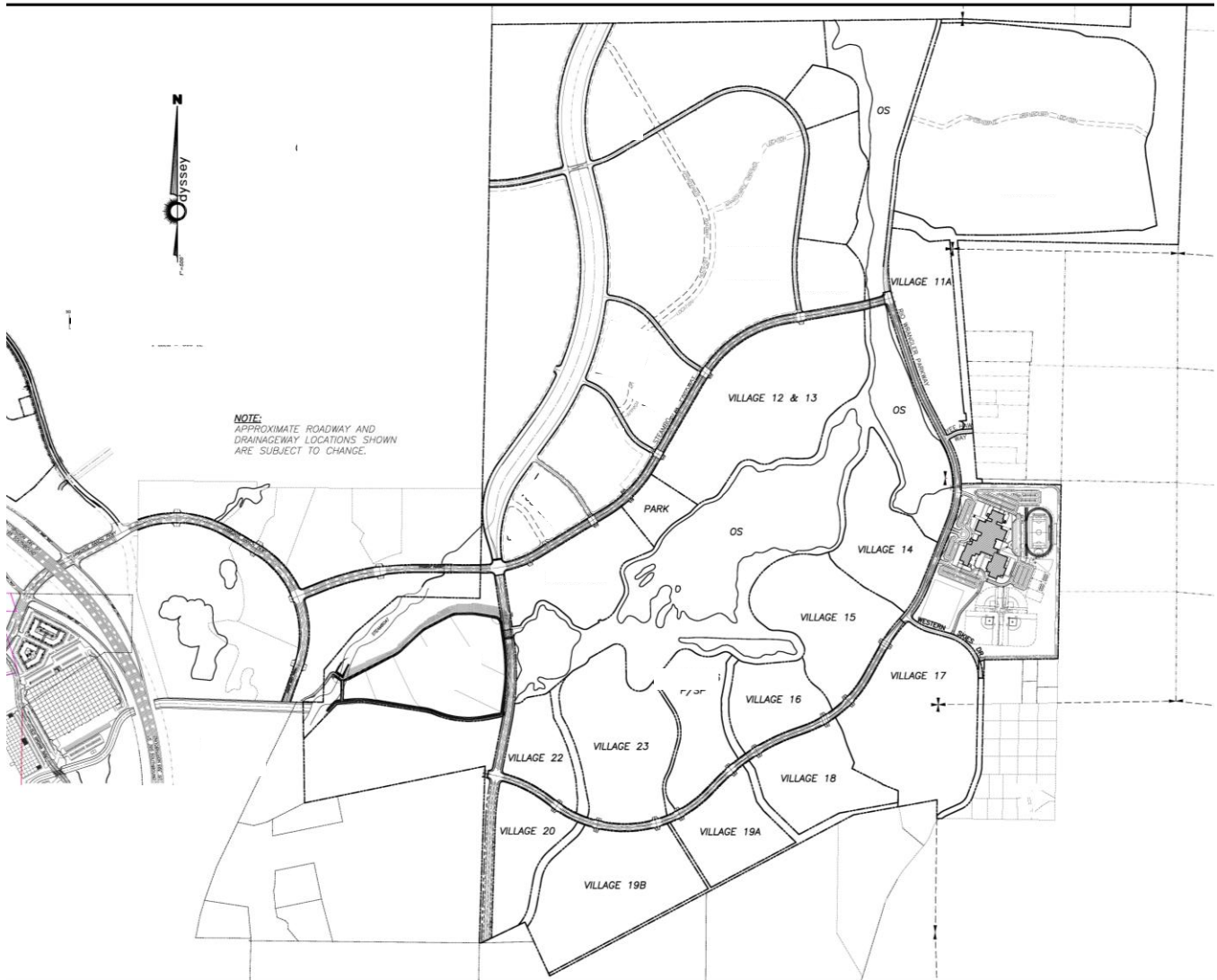


The concept of Xeriscape may be considered on a case by case and must include the following seven principles:

8. **PLANNING & DESIGNING:** draw plans to scale, list plant names and container sizes. In order to maintain streetscape continuity, xeriscape applications at a minimum will include the following:
  - d) Deciduous trees: at least two (2) inch caliper
  - e) Coniferous trees: at least two 36-inch box
  - f) Shrubs, Perennials, Ground covers/Vines shall be spaced to achieve 100% ground plane coverage within two growing seasons from completion with a remediation plan should such coverage not occur
9. **SOIL IMPROVEMENT:** soil amendments can enhance the health & growing capabilities by improving water drainage and water holding capacity. Minimum requirements are 3 cu.yds. Organic matter per 1,000 sq.ft. This organic matter should be rototilled into the soil to a minimum depth of 4 inches.
10. **LIMIT TURF AREAS:** keep turf to a maximum of 50%.
11. **WATER EFFICIENTLY:** water deeply, infrequently to develop a deep root system. Place plants with similar watering needs in clusters. Use one or more areas (oases) of high density, high-color plants as the focal point of the design.
12. **WISE PLANT SELECTION:** select plants appropriate for climate and species identified in the Damonte Ranch approved plant list. Provided upon request.
13. **MULCH TO REDUCE EVAPORATION AND WEED GROWTH:** Mulch holds moisture in soil, reduces weed growth, slows erosion & beautifies your landscape. Mulches should be applied to at least a 4" depth, preferably 4-6". Rock mulches should be used sparingly and is discouraged because they raise the soil temperature and evaporation rates. Designs using 100% rock/gravel mulch will not be approved.
14. **MAINTENANCE:** a xeriscape landscape means low maintenance, but not zero maintenance.



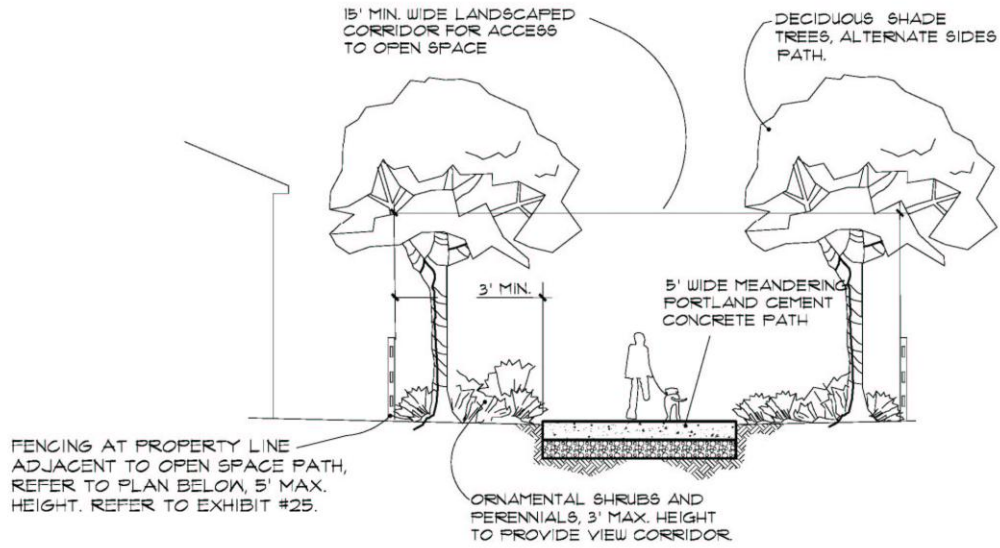
**Phase 1 Residential  
Design Standards  
Handbook Boundary  
EXHIBIT 1**



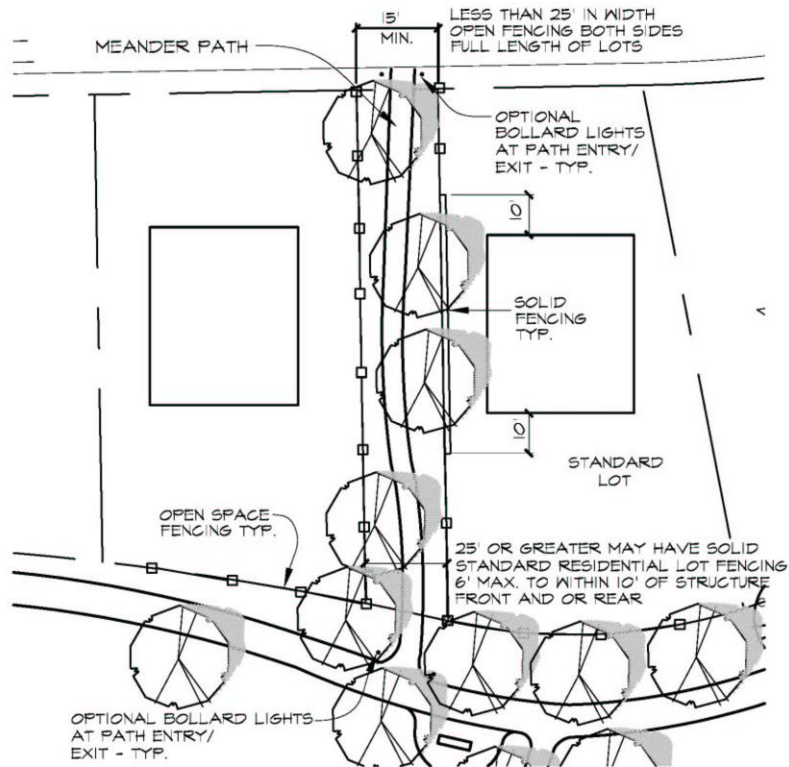
## Phase 1 Village Map EXHIBIT 2



**EXHIBITS 3 THROUGH 22 NOT USED.**

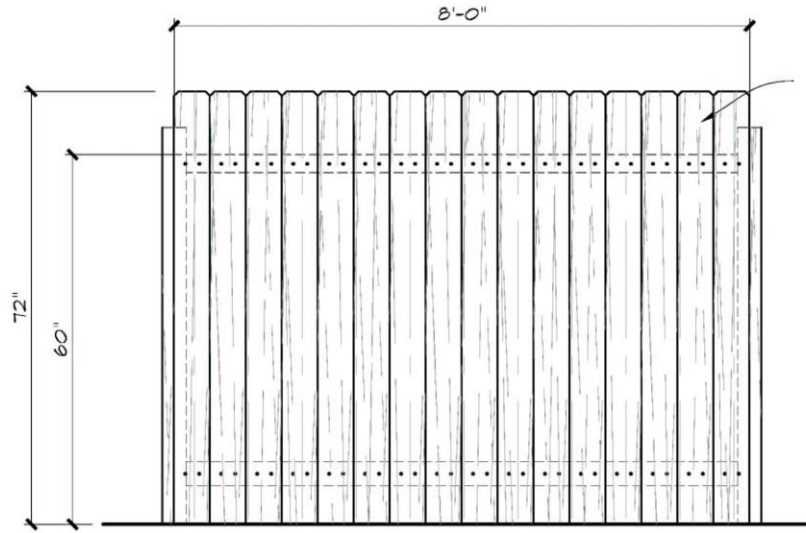


SECTION



PLAN

**Open Space  
Trail Access  
EXHIBIT 23**



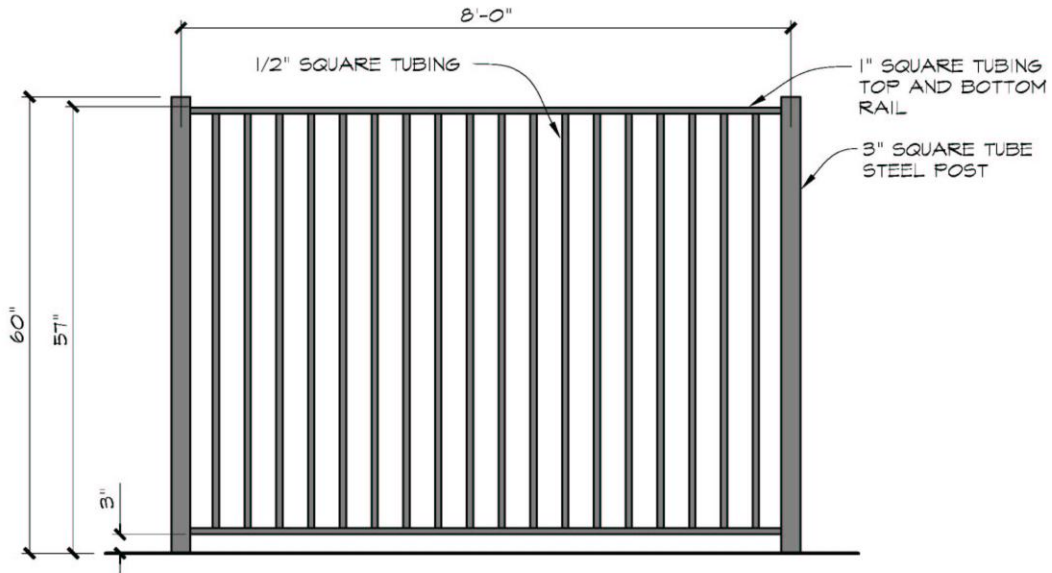
WOOD POLYMER  
PRODUCT OR  
WESTERN RED CEDAR  
OR CON COMMON  
REDWOOD

ALL FENCING FACING  
R/W OR OPEN SPACE  
SHALL BE FINISHED W/  
SEMI TRANSPARENT  
STAIN TO MATCH ADJACENT  
ARTERIAL FENCING AS  
APPROVED BY NTP.

THE NTP SELECTED STAIN COLOR IS  
SHERWIN WILLIAMS WHITE BIRCH,  
SW3503 SEMI-TRANSPARENT OIL.

### WOOD FENCE OPTION

## Standard Lot Fencing Options EXHIBIT 24



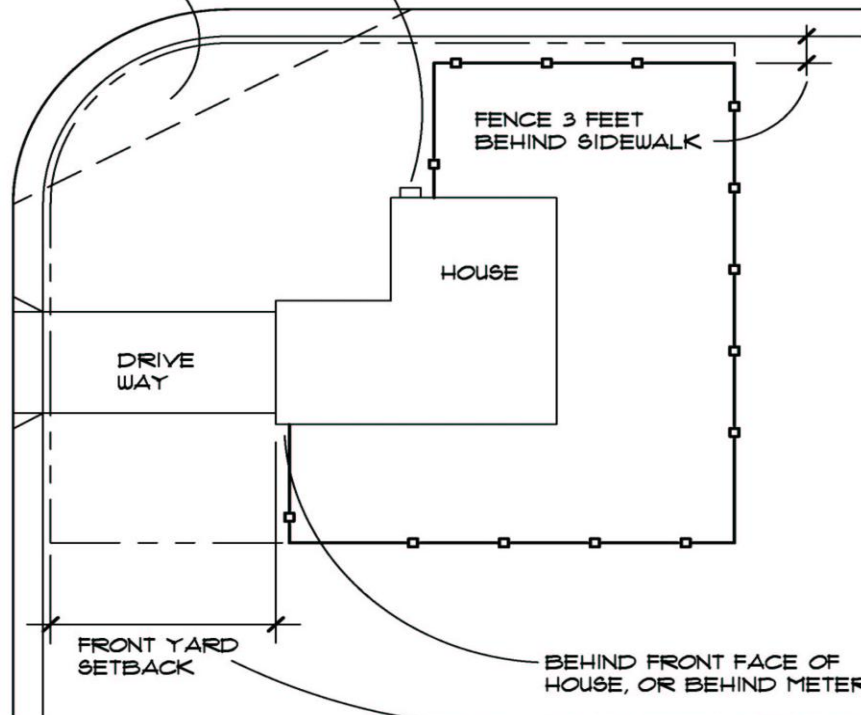
NOTE:  
ALL FENCE COMPONENTS SHALL  
BE TUBULAR STEEL POWDER COATED  
CRÈME AS APPROVED BY NTP.

## Residential Open Space Fencing EXHIBIT 25



FENCE BEHIND FRONT FACE OF HOUSE, OR BEHIND METERS.

NO FENCES IN THE CORNER LINE OF SIGHT REQUIREMENT AREA.



BEHIND FRONT FACE OF HOUSE, OR BEHIND METERS.

NO SIX-FOOT HIGH FENCES IN BUILDING SETBACK AREA.

## Damonte Ranch Corner Lot Fencing EXHIBIT 26



# APPENDIX



## APPENDIX

### DAMONTE RANCH SINGLE FAMILY RESIDENTIAL DESIGN SUBMITTAL APPLICATION AND CHECKLIST

#### PROJECT INFORMATION

Builder: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Fax Number: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Pre-Design Conference Requested? \_\_\_\_\_

Community Marketing Name: \_\_\_\_\_

Project Name: \_\_\_\_\_

Tentative Map Name: \_\_\_\_\_

Location: \_\_\_\_\_

Number of Lots: \_\_\_\_\_

Number of house plans proposed: \_\_\_\_\_

Maximum height of highest house as measured from average finish grade  
to mid-point of the ridge of the structure: \_\_\_\_\_

Selected Project Entry Concept (A, B, D, E, F): \_\_\_\_\_

Gated Community Requested? \_\_\_\_\_

#### SUBMITTAL REQUIREMENTS

At a minimum, one reproducible and one copy of each of the following shall be provided to NTP prior to submittal of each final map to the City of Reno. The plans and materials



shall be numbered to correspond with the list below and collated into four separate packets. Additional information may be requested at the sole discretion of NTP.



## CHECKLIST

- 1. Tentative Map Conditions of Approval from City of Reno
- 2. The first or subsequent final map and improvement plans for the subdivision with final map tentative processing schedule
- 3. Copy of Dust Control Permit
- 4. Identification of type of streetlights and street signs
- 5. Utility screening measures throughout the subdivision
- 6. Site plan identifying locations of sidewalk and pathway connections
- 7. Plans for Trail Access Parcels
- 8. Final exterior elevations for all four elevations of each house plan.
- 9. Identification of exterior materials and colors including roofs and sample boards
- 10. Final house plans
- 11. Identification of any accessory or ancillary structures proposed.
- 12. Plans and locations for mailboxes and home address numbers including exterior lighting
- 13. Site plan(s) identifying:
  - locations and types of various fences proposed
  - location of fencing to be stained and color
- 14. Four landscape and exterior lighting options for:
  - front yards
  - rear yards, where applicable
- 15. Landscape plans for corner lots between the sidewalk and the fence



- 16. Overall village site plan(s) identifying:
  - Locations of construction yards
  - Locations and types of temporary structures
  - Location and type of security fencing
  - Location and type of security lighting
  - Location and type of sales centers and model home complexes including parking, landscaping, and fencing
  - Location, type and size of flags and flag poles
  
- 17. Signage package, including size, type and locations, for temporary sales signs

SUBMITTED BY: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

DATE RECEIVED: \_\_\_\_\_

FEES RECEIVED: \_\_\_\_\_

DATE ACCEPTED AS COMPLETE: \_\_\_\_\_