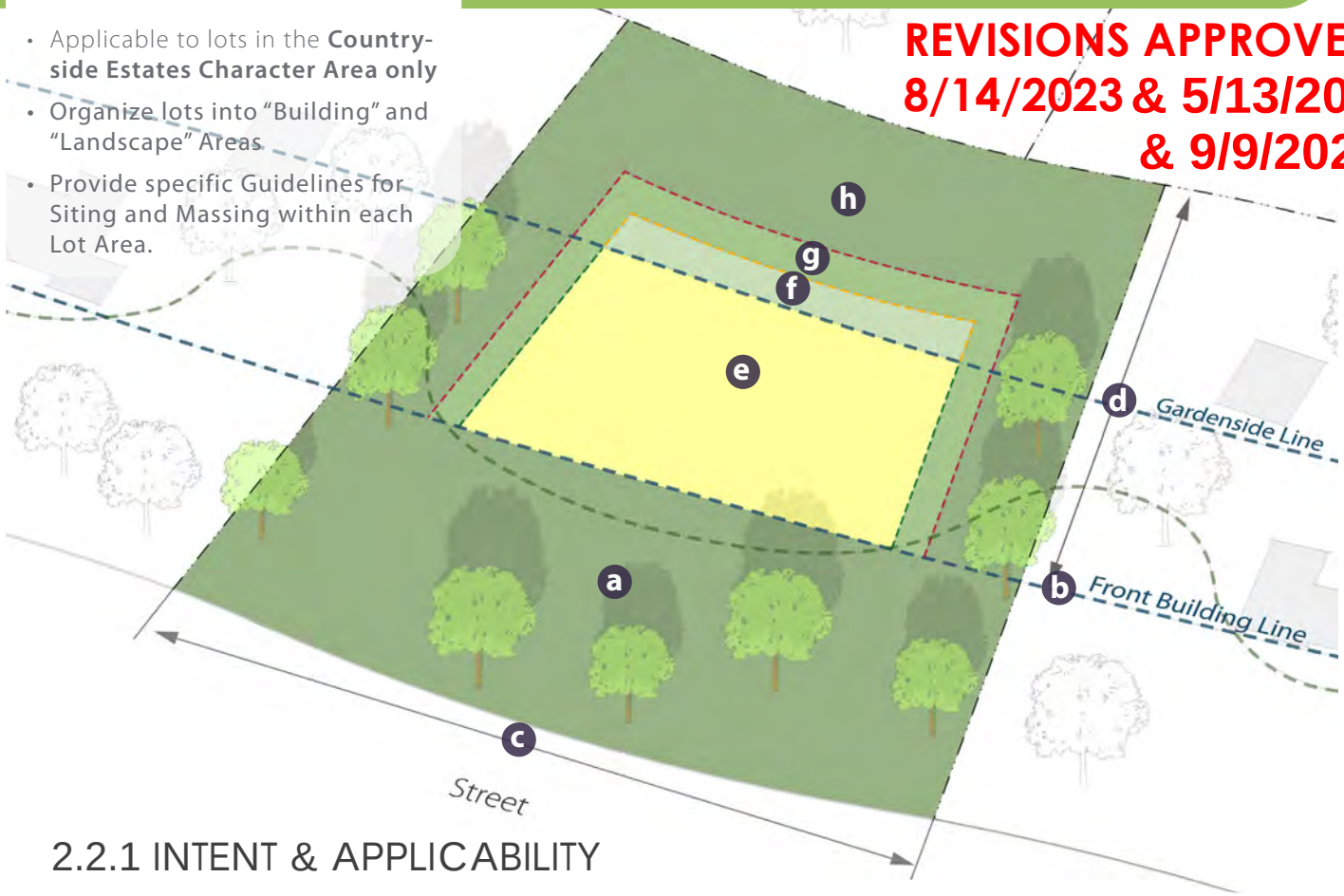
2.2 COUNTRYSIDE ESTATES GUIDELINES

GUIDELINES IN THIS SECTION

- Applicable to lots in the **Countryside Estates Character Area only**
- Organize lots into "Building" and "Landscape" Areas
- Provide specific Guidelines for Siting and Massing within each Lot Area.

REVISIONS APPROVED 8/14/2023 & 5/13/2024 & 9/9/2024



2.2.1 INTENT & APPLICABILITY

The Guidelines in this section apply to lots in the **Countryside Estates Character Area** only. The intent of these guidelines is to ensure that all future projects in the Countryside Estates Character Area preserve and conserve the original Mission Hills patterns of this Character Area - as outlined in **Chapter 1** generally, and **Section 1.4.1** specifically - while balancing the interests of the applicant property owner and neighboring property owners.

The diagram above and table below organize a typical Countryside Estates lot into a series of Lot Areas, within which, the types and sizes of recommended building masses are defined in **Section 2.2.2**. For atypical lots and for a number of special circumstances, additional guidelines are provided in **Section 2.6**.

TABLE 2.2.1 - LOT ORGANIZATION AREAS FOR SITING AND MASSING GUIDELINES

a	**Front Yard (Streetside Greenspace)**		*From Front Lot Line to Front Building Line, Per MHZO*	
b	**Front Building Line**		*Per MHZO*	
c	**Lot Width**		*Measured at "Front Building Line" b*	
d	**Gardenside Line**		*1/2 the Distance from "Front Building Line" b to Rear Lot Line*	
			REAR BOUNDARY	**SIDE BOUNDARIES**
e	**Primary Building Area**	- - -	*Gardenside Line d*	*20% of Lot Width c*
f	**Secondary Building Area**	- - - - -	*1/2 the Distance between the Gardenside Line and the Rear Setback Line*	*Same as Primary*
g	**Conditional Building Area [1]**	- - - - -	*Rear Setback Line per MHZO*	*Side Setback Lines per MHZO*
h	**Primary Landscape Area [2]**		*Rear Lot Line*	*Side Lot Lines*

2.2.2 SITING & MASSING GUIDELINES

The guidelines in this section define the recommended location, size and scale of building massing elements and certain site improvements within each of the Lot Areas as defined in **Table 2.2.1**. These location and size recommendations - for the Main Mass, Side Wings, Rear Wings, Detached Accessory Buildings, Dormers and Driveways- are based on the observed patterns and "norms" for that Character Area as described in Chapter 1, and calibrated to the dimensions of the subject lot.

Primary Building Area: Within the Primary Building Area, any of these Massing Elements may be up to the maximum size identified for this Character Area.

Secondary Building Area: Within the Secondary Building Area, Wings and Detached Accessory Buildings may be up to the maximum recommended size, but Main Masses are not allowed.

Conditional Building Area: Wings and Detached Accessory Buildings may be located within the Conditional Building Area - sized and scaled as recommended for that Area - only upon a finding of appropriateness by the ARB.

Primary Landscape Area: Detached Accessory Buildings and Structures may additionally encroach into the Primary Landscape Area, but only in accordance with these Guidelines and upon a finding of appropriateness by the ARB.

See Section 2.6.4

Wings and Detached Accessory Buildings: Wings and Detached Accessory Buildings should be clearly defined simple masses; if a portion of a Wing or Detached Accessory Building extends into the Conditional Building Area, that entire wing - including any portions located in the Primary or Secondary Building Areas - should be sized and scaled as recommended for the Conditional Building Area. Wings and Detached Accessory Buildings should have the same roof pitch as the main mass. Eave heights should be measured at the lowest grade.

Certain atypical conditions and special circumstances under which the ARB may find that it is appropriate to locate building masses within the Conditional Building Area are defined in **Section 2.6.** Those conditions and circumstances, the applicable guidelines for each, and the findings to be made by the ARB if approving such encroachments are defined in **Section 2.6.4.**

Note: Although the massing diagrams in this section are illustrating the Picturesque Massing type, all the building siting and massing parameters apply equally to homes that employ the Picturesque or Horizontal Massing Types as described in **Section 1.3.2**

A. MAIN MASS:

e PRIMARY BUILDING AREA:

Maximum 50% of Lot Width or 80 ft., whichever is greater.

a. **Width:** ~~40% of Lot Width, not to exceed 50% of Lot width~~.
b. **Depth:** ~~Up to 50% of Main Mass width~~. Not to exceed 40 ft.
c. **Height:** Up to 2 1/2 stories and 35 ft.
d. **Location:** Entirely within Primary Building Area; on or near Front Building Line, in alignment with houses immediately adjacent, except when Front Wings are approved by the ARB.

f SECONDARY BUILDING AREA:

N/A: Main Mass must be located entirely within Primary Building Area.

g CONDITIONAL BUILDING AREA:

N/A: Main Mass must be located entirely within Primary Building Area.

With few exceptions, the main mass should be the tallest, widest and most highly visible massing element of the home. A minimum of 50% of the front facade should be visible from the street. Front projections such as porches, stoops, bay windows and chimneys that are 6 ft. deep or less are considered part of the visible main mass front facade. Front porches deeper than 6 ft. that are 75% open on the street-facing side are considered part of the visible main mass front facade.

B. FRONT WING(S) AND PROJECTIONS:

e PRIMARY BUILDING AREA:

Total of all wings not to exceed 50% of main mass width.

a. **Width:** ~~Not to exceed 50% of Main Mass width~~.
b. **Depth:** Not greater than the width.
c. **Height:** Up to 2 stories; ~~clearly less than main mass~~. at least 3 ft. shorter than main mass.
d. **Location:** The front face of front wings should be on or very near the Front Building Line, entirely within the Primary Building Area.
e. **Number of Front Wings:** No more than two.
f. **Forecourt:** If a forecourt is formed between 2 wings, ~~its depth should not exceed its width~~ forecourt width should be at least 20 ft.

Exceptions are large front gables on Tudor homes and other central entry projections that are common on styles such as Mediterranean Revival, French Country, and Craftsman; and for "Gable-Front-and-Wing" style of homes where a single gabled-wing is added to one end of the front of the home.

C. SIDE WING(S):

new image - same as Neighborhood Estates

Width: The width of each Side Wing should be limited to about 15% of the lot width; the combined widths of Side Wings on both sides should be limited to about 25% of the lot width.

e PRIMARY BUILDING AREA:

a. **Depth:** ~~Clearly less than main mass.~~ Should be set in a minimum of 3 ft. from front and rear facades of main mass.
b. **Height:** ~~Clearly less than main mass~~. At least 3 ft. shorter than main mass.
c. **Location:** Set back behind Main Mass. at least 3 ft. Side wings that extend in front of or behind the main mass should extend at least 3 ft. past main mass facade.

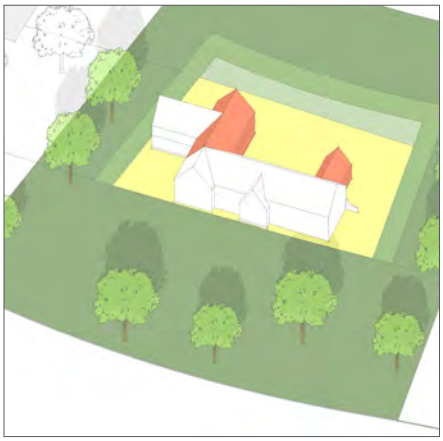
f SECONDARY BUILDING AREA:

N/A: Side Wings must be located entirely within Primary Building Area.

g CONDITIONAL BUILDING AREA:

N/A: Side Wings must be located entirely within Primary Building Area.

D. REAR WING(S):



e PRIMARY BUILDING AREA:

a. **Depth:** Unlimited
b. **Width:** Clearly less than main mass; each wing should not exceed 50% of main mass width.
c. **Height:** Up to 2 stories and 30 ft.; ~~clearly less than main mass~~. at least 3 ft. shorter than main mass.
d. **Spacing:** If multiple Rear Wings are proposed, ~~spacing~~ open between wings should be no less than the eave height of the taller wing, nor less than half the length of the longer wing. Compound Rear Wings should meet the guidelines for Compound Wings in Sub-Section H to the right.

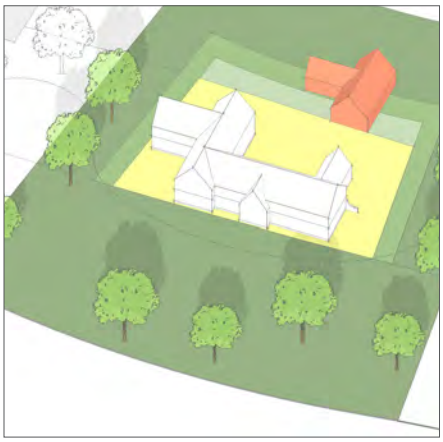
f SECONDARY BUILDING AREA:

a. **Height:** Up to 2 stories and 30 ft., ~~clearly lower than main mass~~. at least 3 ft. shorter than main mass.
b. **Number of Rear Wings:** No more than 2 rear wings may encroach into this Area.

g CONDITIONAL BUILDING AREA: [Only if allowed per Section 2.6.4]

a. **Height:** Up to 1 1/2 stories, up to 12 ft to eave, up to 24 ft to ridge. at least 3 ft. shorter than main mass.
b. **Number of Rear Wings:** No more than 1 rear wing may encroach into this Area.

E. DETACHED ACCESSORY BUILDINGS:



e PRIMARY BUILDING AREA:

a. **Height:** Up to 2 stories and 24 ft. Must be subordinate in height to main mass.
b. **Maximum Area:** Unlimited.
c. **Distance from Principal Residence:** 10 ft minimum, per MHZO.
d. **Number of Detached Accessory Buildings:** No more than 2 per lot.

f SECONDARY BUILDING AREA:

a. **Height:** Up to 2 stories and 24 ft.
b. **Maximum Area of each Building:** 720 s.f.

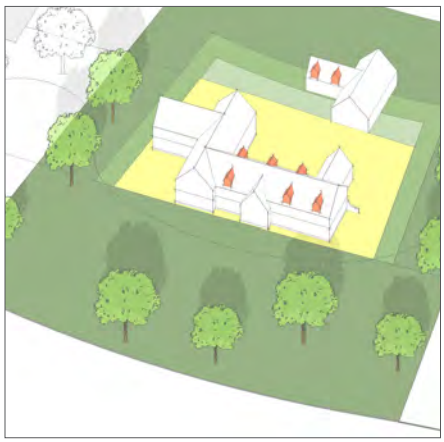
g CONDITIONAL BUILDING AREA: [Only if allowed per Section 2.6.4]

a. **Height:** 1 story with a 10 ft. maximum eave height.
b. **Maximum Area of each Building:** 720 s.f.

h PRIMARY LANDSCAPE AREA: [Only if allowed per Section 2.6.4]

a. **Detached Accessory Building Height:** 1 story with a 10 ft. maximum eave height
b. **Maximum Area of each Building:** 720 s.f.

F. DORMERS:



Dormer Size: Should be scaled as modest accessories to the roof they adorn and windows to the rooms they serve; not as entire rooms with their own roofs or "wings" sitting on the roof.

e PRIMARY BUILDING AREA:

a. **Dormer Orientation:** Dormers on the Main Mass may be oriented in any direction.

f SECONDARY BUILDING AREA:

a. **Dormer Orientation:** Dormers on side and/or rear wings should be oriented to the front or rear, not to the sides. When second floor windows or dormers have the potential to overlook neighbors' side or rear yard and facing toward it, appropriately scaled trees should be planted in the intervening yard to maintain the privacy of the neighboring lot.

g CONDITIONAL BUILDING AREA:

a. **Dormer Orientation:** Dormers on side and/or rear wings and/or accessory buildings may not be oriented toward any neighboring lot(s).

G. DRIVEWAYS IN PRIMARY LANDSCAPE AREA:

a. **All Driveways:** Driveways should occupy as little of the Primary Landscape Area as practical. However, in the interest of minimizing the appearance of driveways and garages from street views, the ARB may find that it is reasonable for driveways to encroach into the Primary Landscape area between homes, to within 8% of the side lot line based on one or more of the following circumstances:

- For lots less than 140 ft. in width, on which a side-entry garage is proposed and the ARB finds that a wider landscape buffer would be impractical.
- For an addition or remodel, if the ARB finds that a requiring a wider landscape buffer would require unreasonable reconstruction of the existing home, or the removal of significant existing trees.

b. **Circular Driveways:** If provided, the inner green of the half-circle should be no less than 80 ft. wide, and intentional in form, with a depth at least 1/2 the width.

H. COMPOUND WING(S):

These Guidelines apply to Compound Wings, defined as two wings, one of which intersects another wing rather than the Main Mass. The Wing intersecting the Main Mass is defined as the Primary Wing, and the guidelines for that type of wing should be applied. The Wing intersecting the Primary Wing is defined as the Secondary Wing. The Primary Wing may be either a Side Wing or a Rear Wing. The Secondary Wing should be clearly subordinate to the Primary Wing and follow the guidelines for a wing of that type.

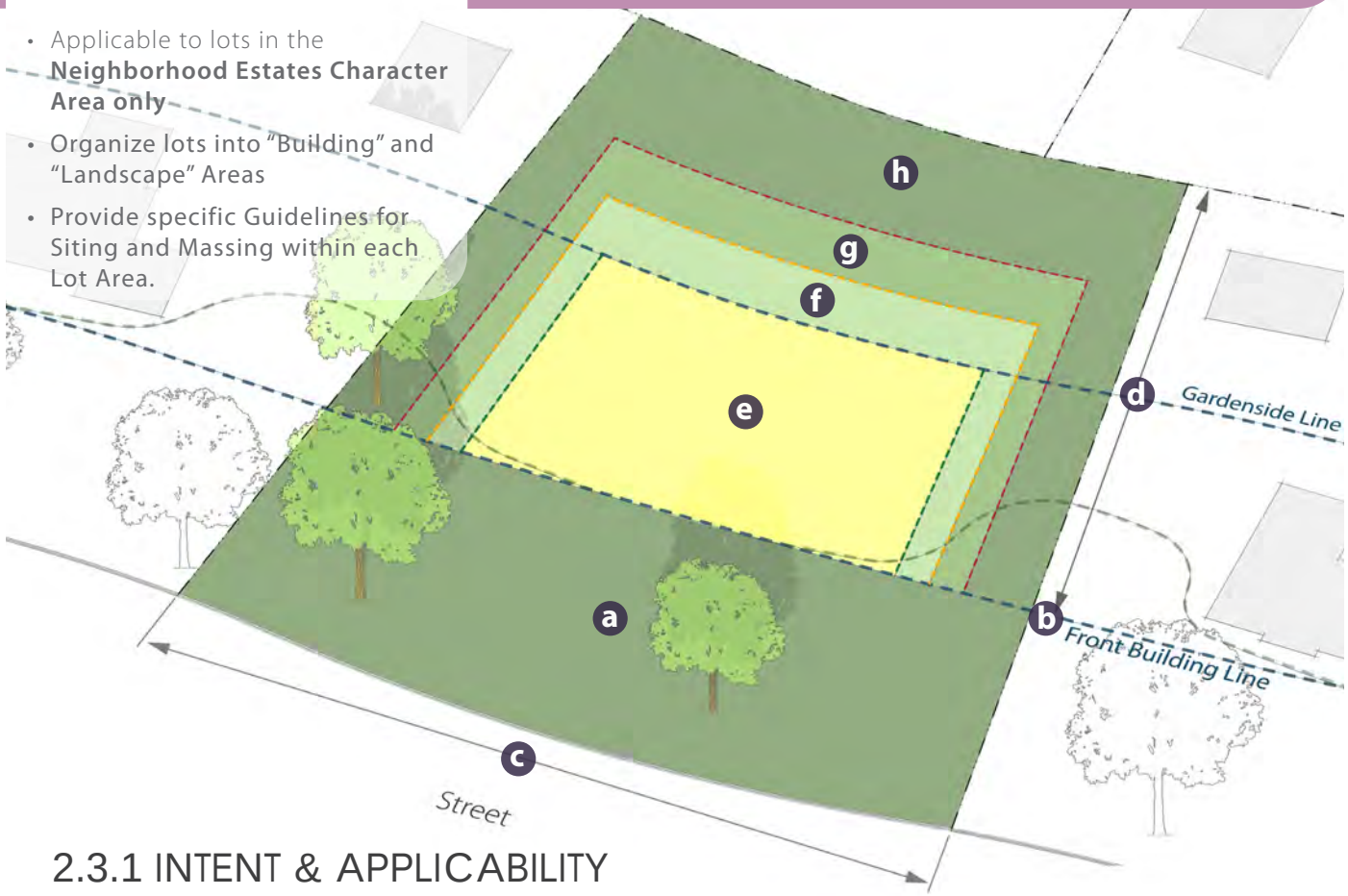
I. ROOFS: Maximum height: 1.5 times that of height of the facade below the eave, except for one-story homes which can be 2 times that of the facade height below the eave.

Consider adding front dormers or other front projections to break up a roof height between 1.5 and 2 times taller than front façade and/or roofs wider than 50 ft.

2.3 NEIGHBORHOOD ESTATES GUIDELINES

GUIDELINES IN THIS SECTION

- Applicable to lots in the **Neighborhood Estates Character Area only**
- Organize lots into "Building" and "Landscape" Areas
- Provide specific Guidelines for Siting and Massing within each Lot Area.



2.3.1 INTENT & APPLICABILITY

The Guidelines in this section are for lots in the **Neighborhood Estates Character Area** only. The intent of these guidelines is to ensure that all future projects in the Neighborhood Estates Character Area preserve and conserve the original Mission Hills patterns of this Character Area - as outlined in **Chapter 1** generally, and **Section 1.4.2** specifically - while balancing the interests of the applicant property owner and neighboring property owners.

The diagram above and table below organize a typical Neighorhood Estates lot into a series of Lot Areas, within each of which, the types and sizes of recommended building masses are defined in **Section 2.3.2**. For atypical lots and for a number of special circumstances, additional guidelines are provided in **Section 2.6**.

TABLE 2.3.1 - LOT AREAS FOR SITING AND MASSING GUIDELINES

a	**Front Yard (Streetside Greenspace)**		*From Front Lot Line to Front Building Line, Per MHZO*	
b	**Front Building Line**		*Per MHZO*	
c	**Lot Width**		*Measured at "Front Building Line" b*	
d	**Gardenside Line**		*1/2 the Distance from "Front Building Line" b to Rear Lot Line*	
			REAR BOUNDARY	**SIDE BOUNDARIES**
e	**Primary Building Area**	– – –	*Gardenside Line d*	*20% Lot Width c*
f	**Secondary Building Area**	- - - -	*1/2 the Distance between the Gardenside Line and the Rear Setback Line*	*15% Lot Width c*
g	**Conditional Building Area [1]**	- - - -	*Rear Setback Line per MHZO*	*Side Setback Lines per MHZO*
h	**Primary Landscape Area [2]**		*Rear Lot Line*	*Side Lot Lines*

2.3.2 SITING & MASSING GUIDELINES

that are shorter and narrower than the main mass with their own clear roof forms

The guidelines in this section define the recommended location, size and scale of building massing elements and certain site improvements within each of the Lot Areas as defined in **Section 2.3.1**. These location and size recommendations - for the Main Mass, Side Wings, Rear Wings, Detached Accessory Buildings, Dormers and Driveways- are based on the observed patterns and "norms" for their area as described in Chapter 1, most directly related to the size of the subject lot.

Primary Building Area: Within the Primary Building Area, any of these elements may be up to the maximum size identified for this Character Area.

Secondary Building Area: Within the Secondary Building Area, Wings and Detached Accessory Buildings may be up to the maximum recommended size.

Conditional Building Area: Building Wings and one Detached Accessory Building may be located within the Conditional Building Area - sized and scaled as recommended for that Area - only upon a finding of appropriateness by the ARB. See Section 2.6.4

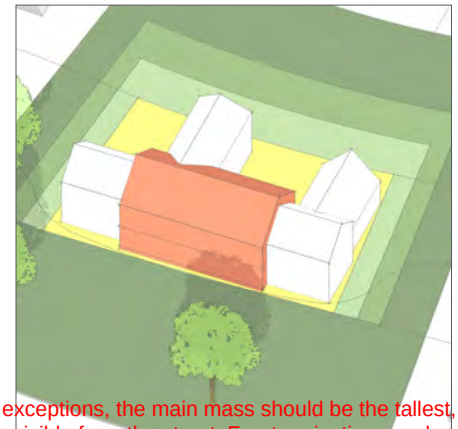
Primary Landscape Area: Detached Accessory Buildings may additionally encroach into the Primary Landscape Area, but again only upon a finding of appropriateness by the ARB.

Wings and Detached Accessory Buildings: Should be clearly defined simple masses. If a portion of a Wing or Detached Accessory Building extends into the Conditional Building Area, that entire wing should be sized and scaled as recommended for the Conditional Building Area. Wings and Detached Accessory Buildings should have the same roof pitch as the main mass. Eave heights for Wings and Detached Accessory Buildings should be measured at the lowest grade.

The atypical conditions and special circumstances under which the ARB may find that it is appropriate to locate building masses within the Conditional Building Area are defined in **Section 2.6.** Those conditions and circumstances - and the applicable guidelines for each and the findings to be made by the ARB - are defined in **2.6.4**,

Note: Although the massing diagrams in this section are illustrating the Central Vertical Massing type, all the building siting and massing parameters apply equally to homes that employ the Picturesque or Horizontal Massing Types as described in **Section 1.3.2**

A. MAIN MASS:



e PRIMARY BUILDING AREA:

Maximum 50%

a. **Width:** ~~40%~~ of Lot Width, ~~not to exceed 50% of Lot width~~ or 70 ft., whichever is greater.
b. **Depth:** ~~25% of Lot Width, need not be less than 25 ft~~. Not to exceed 40 ft.
c. **Height:** Up to 2 1/2 stories and 35 ft.
d. **Location:** Entirely within Primary Building Area; on or near Front Building Line, in alignment with houses immediately adjacent, except when Front Wings are approved by the ARB.

f SECONDARY BUILDING AREA:

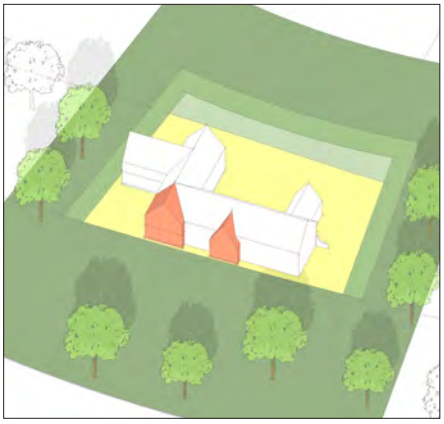
N/A: Main Mass must be located entirely within Primary Building Area.

g CONDITIONAL BUILDING AREA:

N/A: Main Mass must be located entirely within Primary Building Area.

With few exceptions, the main mass should be the tallest, widest and most highly visible massing element of the home. A minimum of 50% of the front facade should be visible from the street. Front projections such as porches, stoops, bay windows and chimneys that are 6 ft. deep or less are considered part of the visible main mass front facade. Front porches deeper than 6 ft. that are 75% open on the street-facing side are considered part of the visible main mass front facade.

B. FRONT WING(S) AND PROJECTIONS:



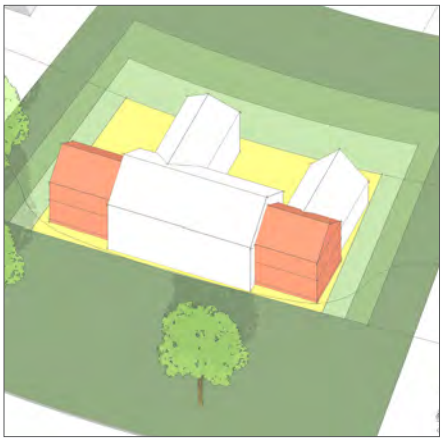
e PRIMARY BUILDING AREA:

a. **Width:** ~~Clearly less than main mass~~; total of all wings not to exceed 50% of main mass width.
b. **Depth:** Not greater than the width.
c. **Height:** Up to 2 stories; ~~clearly less than main mass~~. at least 3 ft. shorter than main mass.
d. **Location:** The front face of front wings should be on or very near the Front Building Line, entirely within the Primary Building Area.
e. **Number of Front Wings:** No more than two.
f. **Forecourt:** If a forecourt is formed between 2 wings, ~~its depth should not exceed its width~~.

Forecourt width should be at least 20 ft.

Exceptions are large front gables on Tudor homes and other central entry projections that are common on styles such as Mediterranean Revival, French Country, and Craftsman; and for "Gable-Front-and-Wing" style of homes where a single gabled-wing is added to one end of the front of the home.

C. SIDE WING(S):



Width: The width of each Side Wing should be limited to about 20% of the lot width; the combined widths of Side Wings on both sides should be limited to about 30% of the lot width.

Side wings that extend in front of or behind the main mass should extend at least 3 ft. past main mass facade.

e PRIMARY BUILDING AREA:

a. **Depth:** ~~Clearly less than main mass.~~ Should be set in a minimum of 3 ft. from front and rear facades of main mass.
b. **Height:** ~~Clearly less than main mass.~~ At least 3 ft. shorter than main mass.
c. **Location:** Set back behind Main Mass. at least 3 ft.

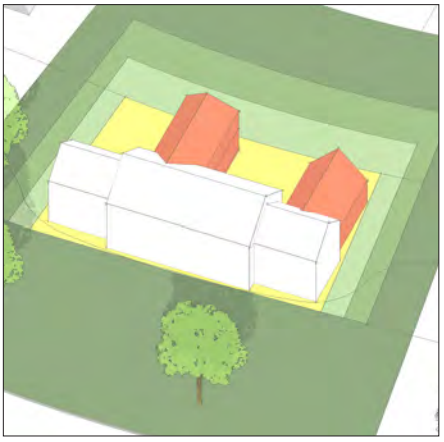
f SECONDARY BUILDING AREA:

a. **Height:** Up to 2 stories and 30 ft.; ~~clearly less than main mass~~. at least 3 ft. shorter than main mass.

g CONDITIONAL BUILDING AREA: [Only if allowed per Section 2.6.4]

a. **Height:** Up to 1 1/2 stories and 24 ft., with no second floor or dormer windows overlooking side neighbor. At least 3 ft. shorter than main mass.

D. REAR WING(S):



e PRIMARY BUILDING AREA:

a. **Depth:** Unlimited.
b. **Width:** Clearly less than main mass; each wing should not exceed 50% of main mass width.
c. **Height:** Up to 2 stories and 30 ft.; ~~clearly less than main mass.~~ at least 3 ft. shorter than main mass.
d. **Spacing:** If multiple Rear Wings are proposed, spacing between wings should be no less than the eave height of the taller wing, nor less than half the length of the longer wing. Compound Rear Wings should meet the guidelines for Compound Wings in Sub-Section H to the right.

open

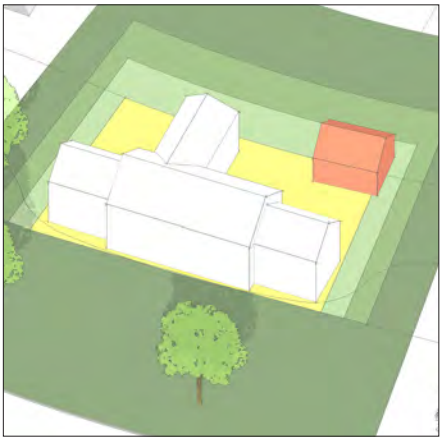
f SECONDARY BUILDING AREA:

a. **Height:** Up to 2 stories and 30 ft.; ~~clearly lower than main mass~~. at least 3 ft. shorter than main mass.
b. **Number of Rear Wings:** No more than 2 rear wings may encroach into this Area.

g CONDITIONAL BUILDING AREA: [Only if allowed per Section 2.6.4]

a. **Height:** Up to 1 1/2 stories, up to 12 ft. to eave, up to 24 ft. to ridge.
b. **Number of Rear Wings:** No more than 1 rear wing may encroach into this Area. at least 3 ft. shorter than main mass.

E. DETACHED ACCESSORY BUILDINGS:



e PRIMARY BUILDING AREA:

a. **Height:** Up to 2 stories and 24 ft. Must be subordinate in height to main mass.
b. **Maximum Area:** Unlimited.
c. **Distance from Principal Residence:** 10 ft. minimum, per MHZO.
d. **Number of Detached Accessory Buildings:** No more than 2 per lot.

f SECONDARY BUILDING AREA:

a. **Height:** Up to 2 stories and 24 ft.
b. **Maximum Area of each Building:** 720 s.f.

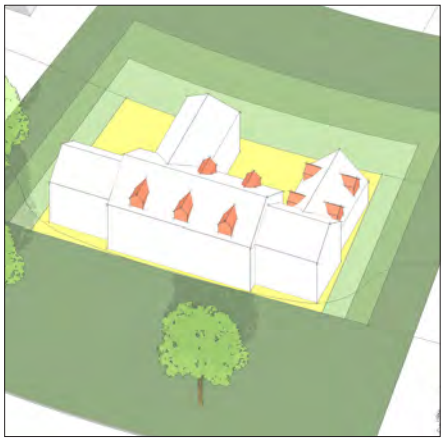
g CONDITIONAL BUILDING AREA: [Only if allowed per Section 2.6.4]

a. **Height:** 1 story with 10 ft. maximum eave height.
b. **Maximum Area of each Building:** 720 s.f.

h PRIMARY LANDSCAPE AREA: [Only if allowed per Section 2.6.4]

a. **Detached Accessory Building Height:** 1 story with 10 ft. maximum eave height.
b. **Maximum Area of each Building:** 720 s.f.

F. DORMERS:



Dormer Size: Should be scaled as modest accessories to the roof they adorn and windows to the rooms they serve; not as entire rooms with their own roofs or "wings" sitting on the roof.

e PRIMARY BUILDING AREA:

a. **Dormer Orientation:** Dormers on the Main Mass may be oriented in any direction.

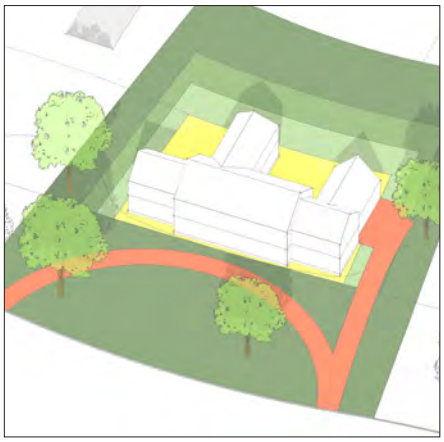
f SECONDARY BUILDING AREA:

a. **Dormer Orientation:** Dormers on side and/or rear wings should be oriented to the front or rear, not to the sides. When second floor windows or dormers have the potential to overlook neighbors' side or rear yard and facing toward it, appropriately scaled trees should be planted in the intervening yard to maintain the privacy of the neighboring lot.

g CONDITIONAL BUILDING AREA:

a. **Dormer Orientation:** Dormers on side and/or rear wings and/or accessory buildings may not be oriented toward any neighboring lot(s).

G. DRIVEWAYS IN PRIMARY LANDSCAPE AREA



a. **All Drives:** Driveways should occupy as little of the Primary Landscape Area as practical. However, in the interest of minimizing the appearance of drives and garages from street views, the ARB may find that it is reasonable that driveways encroach into the Primary Landscape area between homes to within 8% of the side lot line based on one or more of the following special circumstances:

- For lots less than 140 ft. in width, on which a side-entry garage is proposed and the ARB finds that a wider landscape buffer would be impractical.
- For an addition or remodel, if the ARB finds that requiring a wider landscape buffer would require unreasonable reconstruction of the existing home, or the removal of significant existing trees.

b. **Circular Drives:** If provided, the inner green of the half-circle should be no less than 80 ft, wide, and intentional in form, with a depth at least 1/2 the width.

H. COMPOUND WING(S):

These Guidelines apply to Compound Wings, defined as two wings, one of which intersects another wing rather than the Main Mass. The Wing intersecting the Main Mass is defined as the Primary Wing, and the guidelines for that type of wing should be applied. The Wing intersecting the Primary Wing is defined as the Secondary Wing. The Primary Wing may be either a Side Wing or a Rear Wing. Compound Wings are strongly discouraged on lots less than 80 ft. wide or 80 ft. deep. The Secondary Wing should be clearly subordinate to the Primary Wing and follow the guidelines for a wing of that type.

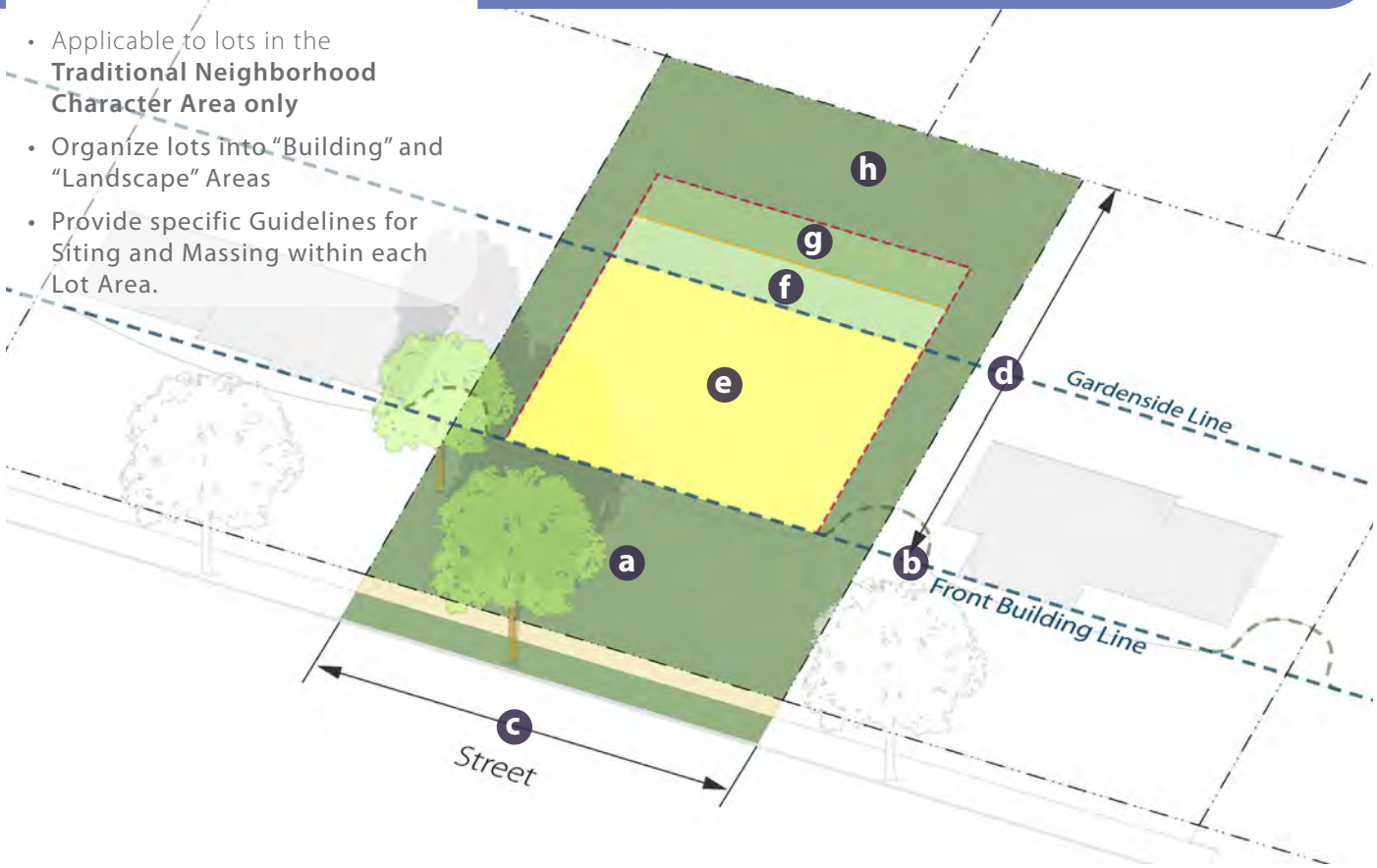
I. ROOFS: Maximum height: 1.5 times that of height of the facade below the eave, except for one-story homes which can be 2 times that of the facade height below the eave.

Consider adding front dormers or other front projections to break up a roof height between 1.5 and 2 times taller than front façade and/or roofs wider than 50 ft.

2.4 TRADITIONAL NEIGHBORHOOD GUIDELINES

GUIDELINES IN THIS SECTION

- Applicable to lots in the **Traditional Neighborhood Character Area only**
- Organize lots into "Building" and "Landscape" Areas
- Provide specific Guidelines for Siting and Massing within each Lot Area.



2.4.1 INTENT & APPLICABILITY

The Guidelines in this section are for lots in the **Traditional Neighborhood Character Area** only. The intent of these guidelines is to ensure that all future projects in the Traditional Neighborhood Character Area preserve and conserve the original Mission Hills patterns of this Character Area - as outlined in **Chapter 1** generally, and **Section 1.4.3** specifically - while balancing the interests of the applicant property owner and neighboring property owners.

The diagram above and table below organize a typical Traditional Neighorhood lot into a series of Lot Areas, within each of which, the types and sizes of recommended building masses are defined in **Section 2.4.2**. For atypical lots and for a number of special circumstances, additional guidelines are provided in **Section 2.6**.

TABLE 2.4.1 - LOT AREAS FOR SITING AND MASSING GUIDELINES

a	**Front Yard (Streetside Greenspace)**	*From Front Lot Line to Front Building Line, Per MHZO*	
b	**Front Building Line**	*Per MHZO*	
c	**Lot Width**	*Measured at "Front Building Line" b*	
d	**Gardenside Line**	*1/2 the Distance from "Front Building Line " b to Rear Lot Line*	
		REAR BOUNDARY	**SIDE BOUNDARIES**
e	**Primary Building Area**	*Gardenside Line d*	*Side Setback Lines per MHZO*
f	**Secondary Building Area**	*1/2 the Distance between the Gardenside Line and the Rear Setback Line*	*N/A*
g	**Conditional Building Area [1]**	*Rear Setback Line per MHZO*	*N/A*
h	**Primary Landscape Area [2]**	*Rear Lot Line*	*Side Lot Lines*

2.4.2 SITING & MASSING GUIDELINES

The guidelines in this section define the recommended location, size and scale of building massing elements and certain site improvements within each of the Lot Areas as defined in **Section 2.4.1**. These location and size recommendations - for the Main Mass, Side Wings, Rear Wings, Detached Accessory Buildings, Dormers and Driveways- are based on the observed patterns and "norms" for their area as described in Chapter 1, most directly related to the size of the subject lot.

Primary Building Area: Within the Primary Building Area, any of these elements may be up to the maximum size identified for this Character Area.

Secondary Building Area: Within the Secondary Building Area, Wings and Detached Accessory Buildings may be up to the maximum recommended size.

Conditional Building Area: Building Wings and Detached Accessory Buildings may be located within the Conditional Building Area - sized and scaled as recommended for that Area - only upon a finding of appropriateness by the ARB. See Section 2.6.4

Primary Landscape Area: Detached Accessory Buildings may additionally encroach into the Primary Landscape Area, but again only upon a finding of appropriateness by the ARB.

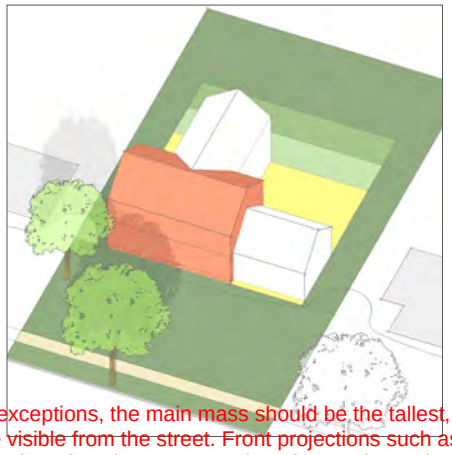
that are shorter and narrower than the main mass with their own clear roof forms

Wings and Detached Accessory Buildings: Wings and Detached Accessory Buildings should be clearly defined simple masses, and if a portion of a Wing or Detached Accessory Building extends into the Conditional Building Area, that entire wing should be sized and scaled as recommended for the Conditional Building Area. Wings and Detached Accessory Buildings should have the same roof pitch as the main mass. Eave heights for Wings and Detached Accessory Buildings should be measured at the lowest grade.

The atypical conditions and special circumstances under which the ARB may find that it is appropriate to locate building masses within the Conditional Building Area are defined in **Section 2.6.** Those conditions and circumstances - and the applicable guidelines for each and the findings to be made by the ARB - are defined in **Section 2.6.4**.

Note: Although the massing diagrams in this section are illustrating the Central Vertical Massing type, all the building siting and massing parameters apply equally to homes that employ the Picturesque or Horizontal Massing Types as described in **Section 1.3.2**.

A. MAIN MASS:



e PRIMARY BUILDING AREA:

a. **Width:** ~~50% of Lot Width~~, not to exceed 60% of Lot width or 50 ft.
b. **Depth:** ~~25% of Lot Width, need not be less than 25 ft~~., ~~should not be more than~~ 35 ft. Not to exceed
c. **Height:** Up to 2 stories and 30 ft.
d. **Location:** Entirely within Primary Building Area; on or near Front Building Line, in allignment with houses immediately adjacent, except when a Front Wing is approved by the ARB.

f SECONDARY BUILDING AREA:

N/A: Main Mass must be located entirely within Primary Building Area.

g CONDITIONAL BUILDING AREA:

N/A: Main Mass must be located entirely within Primary Building Area.

With few exceptions, the main mass should be the tallest, widest and most highly visible massing element of the home. A minimum of 50% of the front facade should be visible from the street. Front projections such as porches, stoops, bay windows and chimneys that are 6 ft. deep or less are considered part of the visible main mass front facade. Front porches deeper than 6 ft. that are 75% open on the street-facing side are considered part of the visible main mass front facade.

B. FRONT WING AND PROJECTIONS:

e PRIMARY BUILDING AREA:

a. **Width:** ~~Clearly less than main mass~~, not to exceed 50% of main mass width .
b. **Depth:** Not greater than the width.
c. **Height:** Up to 1 1/2 stories; ~~clearly less than main mass.~~ at least 3 ft. shorter than main mass.
d. **Location:** The front face of front wings should be on or very near the Front Building Line, entirely within the Primary Building Area.
e. **Number of Front Wings:** No more than one.

Exceptions are large front gables on Tudor homes and other central entry projections that are common on styles such as Mediterranean Revival, French Country, and Craftsman; and for "Gable-Front-and-Wing" style of homes where a single gabled-wing is added to one end of the front of the home.

C. SIDE WING(S):

e PRIMARY BUILDING AREA:

a. **Width:** Should be limited to approximately 25% of lot width, one side only; should be on side adjacent to main mass of neighboring house whenever possible.
b. **Depth:** ~~Clearly less than main mass,~~ not to exceed 30 ft. Should be set in a minimum of 3 ft. from front and rear facades of main mass.
c. **Height:** Up to 1 1/2 stories and 24 ft.; ~~clearly less than main mass~~ at least 3 ft. shorter than main mass.
d. **Location:** Set back behind Main Mass. at least 3 ft. Side wings that extend in front of or behind the main mass should extend at least 3 ft. past main mass facade.

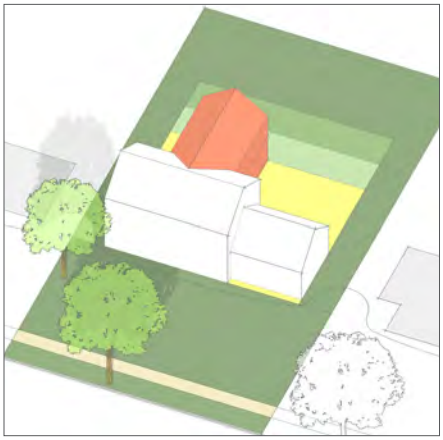
f SECONDARY BUILDING AREA:

N/A: Side Wings must be located entirely within Primary Building Area.

g CONDITIONAL BUILDING AREA: [Only if allowed per Section 2.6.4]

N/A: Side Wings must be located entirely within Primary Building Area.

D. REAR WING:



e PRIMARY BUILDING AREA:

a. **Depth:** Unlimited.
b. **Width:** Should not exceed 24 ft.
c. **Height:** Up to 1 1/2 stories and 24 ft.; ~~clearly less than main mass~~ at least 3 ft. shorter than main mass.
d. **Number of Rear Wings:** No more than 1, total.

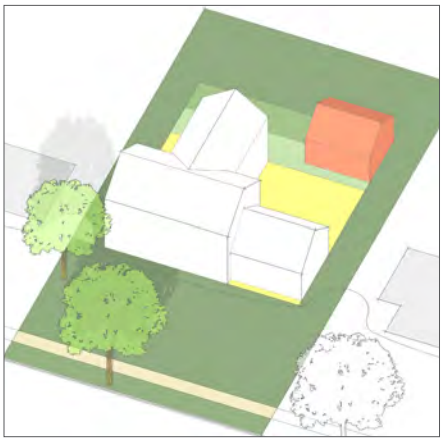
f SECONDARY BUILDING AREA:

a. **Height:** Up to 1 1/2 stories and 24 ft., ~~clearly lower than main mass~~ at least 3 ft. shorter than main mass.
b. **Width:** Should not exceed 24 ft
c. **Number of Rear Wings:** No more 1, total.

g CONDITIONAL BUILDING AREA: [Only if allowed per Section 2.6.4]

a. **Height:** Up to 1 1/2 stories, up to 12 ft. to eave, up to 24 ft. to ridge.
b. **Width:** Should not exceed 24 ft . at least 3 ft. shorter than main mass.
c. **Number of Rear Wings:** No more than 1, total.

E. DETACHED ACCESSORY BUILDING:



e PRIMARY BUILDING AREA:

a. **Height:** Up to 1 1/2 stories and 24 ft. Must be subordinate in height to main mass.
b. **Maximum Area:** Unlimited.
c. **Distance from Principal Residence:** 10 ft minimum, per MHZO.
d. **Number of Detached Accessory Buildings:** No more than 1 per lot.

f SECONDARY BUILDING AREA:

a. **Height:** Up to 1 1/2 stories and 20 ft.
b. **Maximum Area:** 500 s.f.

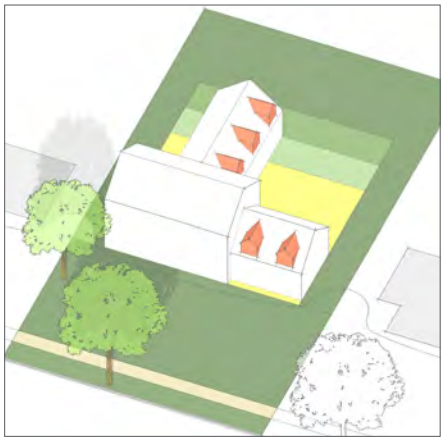
g CONDITIONAL BUILDING AREA: [Only if allowed per Section 2.6.4]

a. **Height:** 1 story with 10 ft. maximum eave height.
b. **Maximum Area:** 300 s.f.

h PRIMARY LANDSCAPE AREA: [Only if allowed per Section 2.6.4]

a. **Detached Accessory Building Height:** 1 story with 8 ft. maximum eave height.
b. **Maximum Area:** 100 s.f.

F. DORMERS:



Dormer Size: Should be scaled as modest accessories to the roof they adorn and windows to the rooms they serve, not as entire rooms with their own roofs or "wings" sitting on the roof.

e PRIMARY BUILDING AREA:

a. **Dormer Orientation:** Dormers on the Main Mass should be oriented to the front or rear, not to the sides.

f SECONDARY BUILDING AREA:

a. **Dormer Orientation:** Dormers on side and/or rear wings should be oriented to the front or rear, not to the sides. When second floor windows or dormers have the potential to overlook neighbors' side or rear yard and facing toward it, appropriately scaled trees should be planted in the intervening yard to maintain the privacy of the neighboring lot.

g CONDITIONAL BUILDING AREA:

a. **Dormer Orientation:** Dormers on side and/or rear wings and/or accessory buildings may not be oriented toward any neighboring lot(s).

G. DRIVEWAYS IN PRIMARY LANDSCAPE AREA

a. **All Drives:** Driveways should occupy as little of the Primary Landscape Area as practical. However, in the interest of minimizing the appearance of drives and garages from street views, the ARB may find that it is reasonable that driveways encroach into the Primary Landscape area between homes to within 8% of the side lot line based on one or more of the following special circumstances:

- For narrow lots on which a side-entry garage is proposed and the ARB finds that a wider landscape buffer would be impractical.
- For an addition or remodel, if the ARB finds that a requiring a wider landscape buffer would require unreasonable reconstruction of the existing home, or the removal of significant existing trees.

b. **Circular Drives:** Due to the relatively narrow lot widths in this Character Area, circular drives are not recommended.

I. ROOFS: Maximum height: 1.5 times that of height of the facade below the eave, except for one-story homes which can be 2 times that of the facade height below the eave.

Consider adding front dormers or other front projections to break up a roof height between 1.5 and 2 times taller than front façade and/or roofs wider than 50 ft.

2.5 SUBURBAN GUIDELINES

GUIDELINES IN THIS SECTION

- Applicable to lots in the **Suburban Character Area only**
- Organize lots into "Building" and "Landscape" Areas
- Provide specific instructions for Siting and Massing within each Lot Area.

2.5.1 INTENT & APPLICABILITY

The Guidelines in this section are for lots in the **Suburban Character Area** only. The intent of these guidelines is to ensure that all future projects in the Suburban Character Area preserve and conserve the original Mission Hills patterns of this Character Area - as outlined in **Chapter 1** generally, and **Section 1.4.4** specifically - while balancing the interests the applicant property owner and neighboring property owners.

The diagram above and table below organize a typical Suburban lot into a series of Lot Areas, within each of which, the types and sizes of recommended building masses are defined in **Section 2.5.2**. For atypical lots and for a number of special circumstances, additional guidelines are provided in **Section 2.6**.

TABLE 2.5.1 - LOT AREAS FOR SITING AND MASSING GUIDELINES

a	**Front Yard (Streetside Greenspace)**		*From Front Lot Line to Front Building Line, Per MHZO*	
b	**Front Building Line**		*Per MHZO*	
c	**Lot Width**		*Measured at "Front Building Line"* b	
d	**Gardenside Line**		*1/2 the Distance from "Front Building Line"* b *to Rear Lot Line*	
			REAR BOUNDARY	**SIDE BOUNDARIES**
e	**Primary Building Area**	- - -	*Gardenside Line* d	*20% Lot Width* c
f	**Secondary Building Area**	- - - -	*1/2 the Distance between the Gardenside Line and the Rear Setback Line*	*15% Lot Width* c
g	**Conditional Building Area [1]**	- - - -	*Rear Setback Line per MHZO*	*Side Setback Lines per MHZO*
h	**Primary Landscape Area [2]**		*Rear Lot Line*	*Side Lot Lines*

2.5.2 SITING & MASSING GUIDELINES

that are shorter and narrower than the main mass with their own clear roof forms

The guidelines in this section define the recommended location, size and scale of building massing elements and certain site improvements within each of the Lot Areas as defined in **Section 2.5.1**. These location and size recommendations - for the Main Mass, Side Wings, Rear Wings, Detached Accessory Buildings, Dormers and Driveways- are based on the observed patterns and "norms" for their area as described in Chapter 1, most directly related to the size of the subject lot.

Primary Building Area: Within the Primary Building Area, any of these elements may be up to the maximum size identified for this Character Area.

Secondary Building Area: Within the Secondary Building Area, Wings and Detached Accessory Buildings may be up to the maximum recommended size.

Conditional Building Area: Building Wings and Detached Accessory Buildings may be located within the Conditional Building Area - sized and scaled as recommended for that Area - only upon a finding of appropriateness by the ARB. See Section 2.6.4

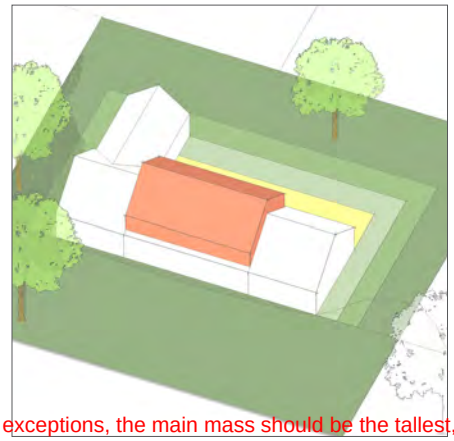
Primary Landscape Area: Detached Accessory Buildings may additionally encroach into the Primary Landscape Area, but again only upon a finding of appropriateness by the ARB.

Wings and Detached Accessory Buildings: Wings and Detached Accessory Buildings should be clearly defined simple masses, and if a portion of a Wing or Detached Accessory Building extends into the Conditional Building Area, that entire wing should be sized and scaled as recommended for the Conditional Building Area. Wings and Detached Accessory Buildings should have the same roof pitch as the Main Mass. Eave heights for Wings and Detached Accessory Buildings should be measured at the lowest grade.

The atypical conditions and special circumstances under which the ARB may find that it is appropriate to locate building masses within the Conditional Building Area are defined in **Section 2.6.** Those conditions and circumstances - and the applicable guidelines for each and the findings to be made by the ARB - are defined in **Section 2.6.4**.

Note: Although the massing diagrams in this section are illustrating the Horizontal Massing type, all the building siting and massing parameters apply equally to homes that employ the Central Vertical or Picturesque Massing Types as described in **Section 1.3.2**.

A. MAIN MASS:



e PRIMARY BUILDING AREA:

Maximum 50%

a. **Width:** ~~40%~~ of Lot Width, not to exceed ~~50% of Lot width or~~ 65 ft.
b. **Depth:** ~~25% of Lot Width, need not be less than 25 ft., should not be more than~~ 40 ft.
c. **Height:** Up to 2 stories and 30 ft.
d. **Location:** Entirely within Primary Building Area; on or near Front Building Line, in allignment with houses immediately adjacent, except when Front Wings are approved by the ARB.

Not to exceed

f SECONDARY BUILDING AREA:

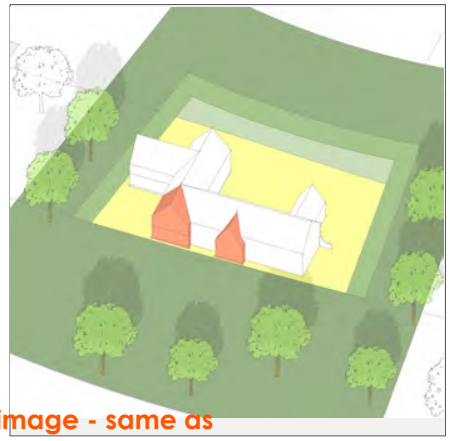
N/A: Main Mass must be located entirely within Primary Building Area.

g CONDITIONAL BUILDING AREA:

N/A: Main Mass must be located entirely within Primary Building Area.

With few exceptions, the main mass should be the tallest, widest and most highly visible massing element of the home. A minimum of 50% of the front facade should be visible from the street. Front projections such as porches, stoops, bay windows and chimneys that are 6 ft. deep or less are considered part of the visible main mass front facade. Front porches deeper than 6 ft. that are 75% open on the street-facing side are considered part of the visible main mass front facade.

B. FRONT WING(S) AND PROJECTIONS:



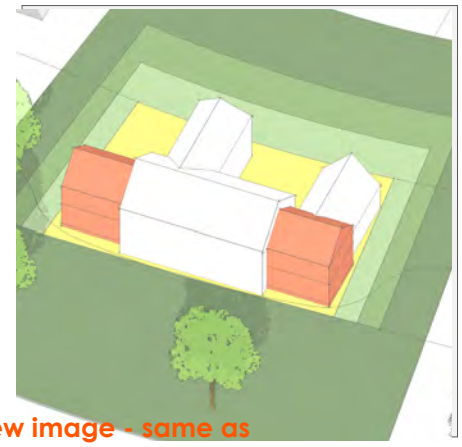
new image - same as Neighborhood Estates

e PRIMARY BUILDING AREA:

a. **Width:** ~~Clearly less than main mass unless incorporated into side wings using horizontal massing style~~. Total of all wings not to exceed 50% of main mass width.
b. **Depth:** Not greater than the main mass.
c. **Height:** Up to 1 1/2 stories; ~~clearly less than main mass~~. at least 3 ft. shorter than main mass.
d. **Location:** The front face of front wings should be on or very near the Front Building Line, entirely within the Primary Building Area.
e. **Number of Front Wings:** No more than two.
f. **Forecourt:** If a forecourt is formed between 2 wings, ~~its depth should not exceed its width~~. Forecourt width should be at least 20 ft.

Exceptions are large front gables on Tudor homes and other central entry projections that are common on styles such as Mediterranean Revival, French Country, and Craftsman; and for "Gable-Front-and-Wing" style of homes where a single gabled-wing is added to one end of the front of the home.

C. SIDE WING(S):



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Width: The width of each Side Wing should be limited to about 20% of the lot width; the combined widths of Side Wings on both sides should be limited to about 30% of the lot width.

e PRIMARY BUILDING AREA:

a. **Depth:** ~~Clearly less than main mass.~~ Should be set in a minimum of 3 ft. from front and rear facades of main mass.
b. **Height:** Up to 1 1/2 stories and 24 ft.; ~~clearly less than main mass.~~ at least 3 ft. shorter than main mass.
c. **Location:** Set back behind main ~~mass except forward projecting wings [1].~~ at least 3 ft.

f SECONDARY BUILDING AREA:

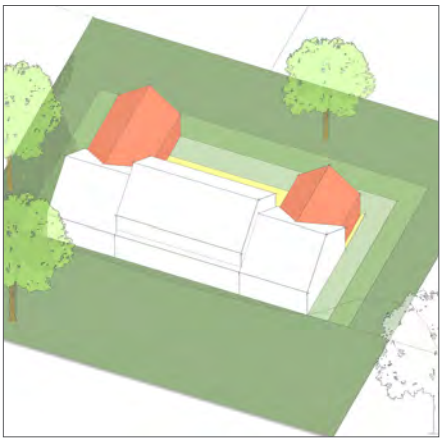
a. **Height:** Up to 1 1/2 stories and 24 ft.; ~~clearly less than main mass.~~ at least 3 ft. shorter than main mass.

Side wings that extend in front of or behind the main mass should extend at least 3 ft. past main mass facade.

g CONDITIONAL BUILDING AREA: [Only if allowed per Section 2.6.4]

a. **Height:** 1 story and 16 ft., no second floor or dormer windows overlooking side neighbor. At least 3 ft. shorter than main mass.

D. REAR WING(S):



e PRIMARY BUILDING AREA:

a. **Depth:** Unlimited.
b. **Width:** Clearly less than main mass, each wing should not exceed 50% of main mass width.
c. **Height:** Up to 1 1/2 stories and 24 ft.; ~~clearly less than main mass.~~ at least 3 ft. shorter than main mass.
d. **Spacing:** If multiple Rear Wings are proposed, spacing between wings should be no less than the eave height of the taller wing, nor less than half the length of the longer wing. Compound Rear Wings should meet the guidelines for Compound Wings in Subsection H to the right. open

f SECONDARY BUILDING AREA:

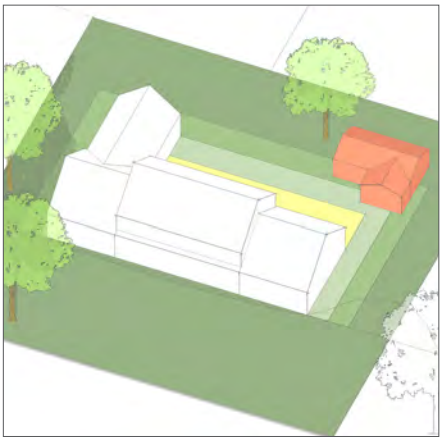
a. **Height:** Up to 1 1/2 stories and 24 ft., ~~clearly lower than main mass.~~ at least 3 ft. shorter than main mass.
b. **Depth:** Clearly less than main mass, not to exceed 30 ft.
c. **Number of Rear Wings:** No more than 2 rear wings may encroach into this Area.

g CONDITIONAL BUILDING AREA: [Only if allowed per Section 2.6.4]

a. **Height:** 1 story, up 16 ft. at least 3 ft. shorter than main mass.
b. **Depth:** Should not exceed 24 ft.
c. **Number of Rear Wings:** No more than 1 rear wing may encroach into this Area.

E. ACCESSORY BUILDINGS:

DETACHED



e PRIMARY BUILDING AREA:

a. **Height:** Up to 1 1/2 stories and 24 ft. Must be subordinate in height to main mass.
b. **Maximum Area:** Unlimited.
c. **Distance from Principal Residence:** 10 ft minimum, per MHZO.
d. **Number of Detached Accessory Buildings:** No more than 2 per lot.

f SECONDARY BUILDING AREA:

a. **Height:** Up to 1 1/2 stories and 24 ft.
b. **Maximum Area of each Building:** 720 s.f.

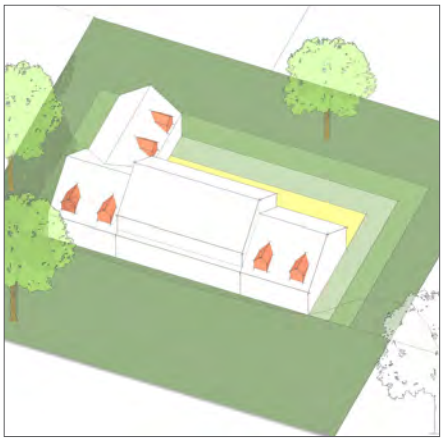
g CONDITIONAL BUILDING AREA: [Only if allowed per Section 2.6.4]

a. **Height:** 1 story with 10 ft. maximum eave height.
b. **Maximum Area of each Building:** 720 s.f.

h PRIMARY LANDSCAPE AREA: [Only if allowed per Section 2.6.4]

a. **Detached Accessory Building Height:** 1 story with 10 ft. maximum eave height.
b. **Maximum Area of each Building:** 720 s.f.

F. DORMERS:



Dormer Size: Should be scaled as modest accessories to the roof they adorn and windows to the rooms they serve; not as entire rooms with their own roofs or "wings" sitting on the roof.

e PRIMARY BUILDING AREA:

a. **Dormer Orientation:** Dormers on the Main Mass may be oriented in any direction.

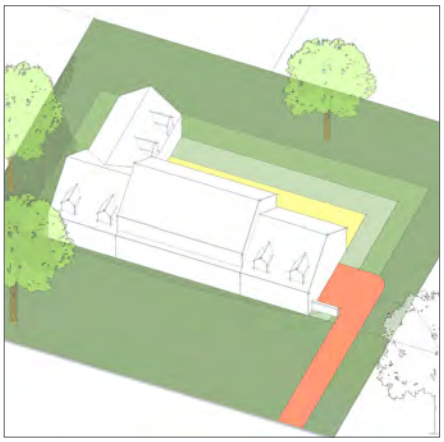
f SECONDARY BUILDING AREA:

a. **Dormer Orientation:** Dormers on side and/or rear wings should be oriented to the front or rear, not to the sides.. When second floor windows or dormers have the potential to overlook neighbors' side or rear yard and facing toward it, appropriately scaled trees should be planted in the intervening yard to maintain the privacy of the neighboring lot.

g CONDITIONAL BUILDING AREA:

a. **Dormer Orientation:** Dormers on side and/or rear wings and/or accessory buildings may not be oriented toward any neighboring lot(s)..

G. DRIVEWAYS IN PRIMARY LANDSCAPE AREA



a. **All Drives:** Driveways should occupy as little of the Primary Landscape Area as practical. However, in the interest of minimizing the appearance of drives and garages from street views, the ARB may find that it is reasonable that driveways encroach into the Primary Landscape area between homes to within 8% of the side lot line based on one or more of the following special circumstances:

- For lots less than 140 ft. in width, on which a side-entry garage is proposed and the ARB finds that a wider landscape buffer would be impractical.
- For an addition or remodel, if the ARB finds that a requiring a wider landscape buffer would require unreasonable reconstruction of the existing home, or the removal of significant existing trees.

b. **Circular Drives:** If provided, the inner green of the half-circle should be no less than 80 ft. wide, and intentional in form, with a depth at least 1/2 the width.

H. COMPOUND WING(S):

These Guidelines apply to Compound Wings, defined as two wings, one of which intersects another wing rather than the Main Mass. The Wing intersecting the Main Mass is defined as the Primary Wing, and the guidelines for that type of wing should be applied. The Wing intersecting the Primary Wing is defined as the Secondary Wing. The Primary Wing may be either a Side Wing or a Rear Wing. Compound Wings are strongly discouraged on lots less than 80 ft. wide or 80 ft. deep. The Secondary Wing should be clearly subordinate to the Primary Wing and follow the guidelines for a wing of that type.

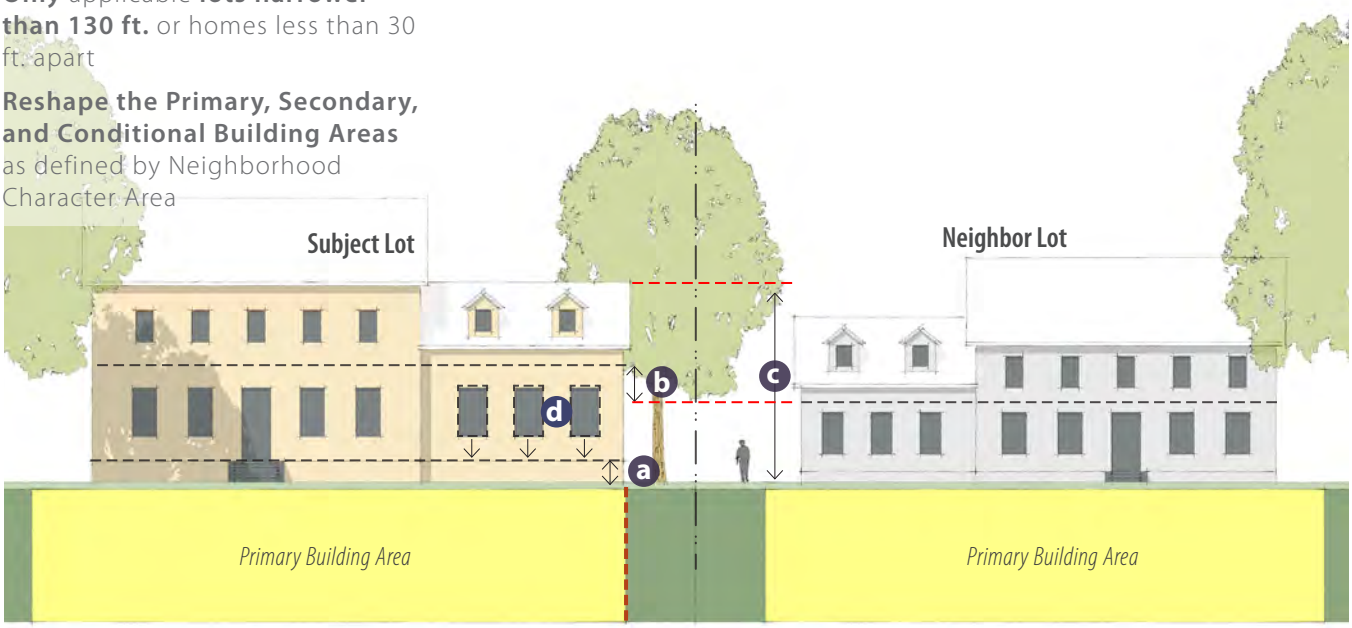
I. ROOFS: Maximum height: 1.5 times that of height of the facade below the eave, except for one-story homes which can be 2 times that of the facade height below the eave.

Consider adding front dormers or other front projections to break up a roof height between 1.5 and 2 times taller than front façade and/or roofs wider than 50 ft.

2.6.2 ADJUSTMENTS FOR NARROWER LOTS

GUIDELINES IN THIS SECTION

- **Only** applicable **lots narrower than 130 ft.** or homes less than 30 ft. apart
- **Reshape the Primary, Secondary, and Conditional Building Areas** as defined by Neighborhood Character Area



Design Adjustments for Floor Height Variation: *The new house on the left, above, has significantly taller plate heights (ceiling heights) that its neighbor to the right. The potential undesirable scale contrast with the neighboring home are largely avoided by adjustments to the size, scale and proportions of the ground floor window openings.*

A. ADJUSTMENTS TO FLOOR ELEVATIONS

Intent & Applicability: On relatively narrow lots - generally less than 130 ft. wide, mainly found in the Traditional Neighborhood and Neighborhood Estates Character Areas - new homes and new side wings added to existing homes have an increased potential to intrude upon or "loom over" the side neighbor. The Guidelines of this section are intended to help avoid such situations.

Floor Elevation/Plate Height: Recent trends in custom home design include taller ceiling heights than were common throughout much of the 20th Century. Taller ground floor spaces, in particular, can contribute to the amenity and value of a new home, but should be designed so as not to generate exterior elevations that contrast harshly with neighboring homes. Another trend in home design has been to elevate the ground floor by elevating the "pad" on which it is built, or to insert a "basement" floor including additional living area. The following guidelines provide direction to assist applicant's and the ARB in limiting the negative consequences of such techniques on neighboring properties.

a For new homes on lots narrower than 130 ft., the ground floor should be elevated no more than necessary above the "natural elevation" of the subject lot and/or the ground floor level of side neighbors. An Applicant's desire to create a habitable basement level ~~will~~ should ~~generally~~ not be considered a compelling reason to substantially elevate the main floor level relative to these datum elevations.

b On lots less than 130 ft. wide - and particularly in cases where a new house or new wing is proposed within 30 ft. of an existing home - it is recommended that the ground floor to second floor height not exceed that of the side neighbor by more than 1 foot for every 10 ft. of house to house separation.

c In such cases, the ARB will carefully consider the potential combined effect of an elevated ground floor and a taller ground floor story height, and may require reductions in either or both dimensions.

d As illustrated above, in many cases where proposed new construction is somewhat taller than a neighboring home, the potential scale contrast can be significantly reduced by competently adjusting the proportions of the ground floor windows of the proposed home. Raising the head height of the ground floor windows, in some cases lowering the sill height, and adjusting the proportions of those openings is often a simple way to avoid the sort of awkwardly top-heavy facade composition that can result if the ceiling height is raised without such fenestration adjustments.

2.7.1 ARCHITECTURAL DESIGN GUIDELINES

GUIDELINES IN THIS SECTION

- Applicable to all **new buildings or additions to existing buildings**
- **Architectural Guidelines** for building elements including: Exterior Walls, Roofs, Projecting Elements, and Doors & Windows.
- **Common Architecture & Massing Aberrations** to avoid while designing your house.

This classic Mission Hills House of the Picturesque Massing Type and Tudor Revival Style combines front and side wings and dormers with a clarity of Main Mass.

I. INTENT & APPLICABILITY

The vast majority of community concerns regarding new and expanded homes in Mission HIlls, center primarily around the way they are sized, massed and placed on the lot. The scale and placement of the "parts" of the Main House on the lot are determined by Character Area, and detailed instructions are provided in **Sections 2.2 though 2.5**. Architectural scale and composition, choice of materials and colors, and detailing are also vitally important to the home's ability to "fit into" its neighborhood context, and guidelines for these details are provided in this section.

This house combines many wings, winglets and pop-outs with dormers, and no Main Mass is apparent.

II. GENERAL GUIDELINES

Main Mass: The main mass should be clearly defined, parallel and face the street, set behind (but close to) the Front Building Line, in allignment with the houses immediately adjacent to the proposed house, and near the center of the lot. Homes which typically generate the most community concern, are those whose main mass is not clearly discernible, generally associated with one or more of the Massing Aberrations identified in **Section 3.2**.

Scale and dimensions of the Main Mass are described per Character Area in **Sections 2.2 though 2.5** and are sized, in general, to be massed appropriately to the size of the lot. Disciplining these dimension will yield homes with abundant daylight and crisp massing, an important distinction that sets Mission Hills homes apart from those in many other communities.

Wings: Wings should be discernibly shorter and narrower than the Main Mass, with their own clear roof forms. **They should not simply be a "step-back" in a single, large mass.**

All wings should be sized, shaped and configured in relation to the rooms they contain. Wings are very different from the "bump-outs" commonly employed to "break up the mass" or to "elevate" an overly complicated plan.

Each wing should be a single mass with a single roof form. While the massing of the overall house should be "scaled down" with wings as it approaches the minimum recommended setback to a neighboring lot, individual wings should ~~be uniform in height, not "stepping down" in telescope fashion~~.

have a uniform roof height and be the size of complete rooms. Telescoping winglets are discouraged.

D. GRADING & RETAINING

1. GRADING

The original street, block and lot layout of Mission Hills was designed to drape the neighborhoods and lots of Mission Hills gently over the natural rolling terrain of the site, generating the winding streets and picturesque block and lot shapes that set Mission Hills apart from all other communities in the region. The original homes of Mission Hills were sited and designed to take advantage of that terrain and to integrate themselves into the topography of their sites rather than reshaping the site. *

Conserve Natural Landform: Grading within all lots of Mission Hills is discouraged and should occur only to the extent that it is necessary to provide reasonable access to a homesite and to manage stormwater. Grading should not occur to conform the landform of the lot to a home; the design of the home should conform itself to the natural and preexisting contours of the lot.

Conserve Original Greenspace Design: Any alteration of the existing lot topography within Streetside yard areas visible from a street should be strictly minimized and contoured so that the resulting landform can be planted with the characteristic lawn and shade trees indistinguishable from that of the pre-construction lot and adjoining properties.

Side and Rear Yards: Any necessary grading within side or rear yard areas that are not visible from surrounding streets should be integral to the naturalistic landscape design or to the architecture of the buildings. Such grading must conform to all City requirements and must not cause any storm water to drain into adjoining properties.

2. RETAINING

Retaining walls or other structures, when necessary, should either be a) integrated with the design of the naturalistic landscape of the lot when not connected with the building, or b) integrated with the architectural design of the building(s).

Retaining within Streetside Yards: Retaining walls within front or side yard Frontage areas visible from a street are strongly discouraged by these Guidelines. Such walls, when absolutely unavoidable, should be limited in height, and should be integrated subtly into the overall landscape design of the property and surrounding properties.

Natural Stone Outcrops: Along some frontages, what appear to be natural stone outcrops provide an abrupt grade change from the street to the yard of the home. These are, or appear to be, elements of the original streetscape design, created when the streets were cut into the natural slopes of the site. These elements should be preserved where present and can serve as models for new retaining structures when required.

Naturalistic Landscape: Retaining elements (when necessary) should be designed to harmonize with naturalistic landscape of the lot and made of natural, rustic materials.

Architectural Integration: Retaining walls in side and rear yard areas, which are close to the building(s) and necessary to conform them to the natural contours of the site, should be integrated with the design of the principal building and any accessory buildings or accessory structures, therefore altering the preexisting landforms of the lot as little as possible.

*Taller ground floor spaces, in particular, can contribute to the amenity and value of a new home, but should be designed so as not to generate exterior elevations that contrast harshly with neighboring homes. A trend in home design is to elevate the ground floor by elevating the "pad" on which it is built, or to insert a "basement" floor including additional living area. An Applicant's desire to create a taller basement level should not be considered a compelling reason to substantially elevate the main floor level relative to neighbors.

Some natural elevation differences can be resolved by extending the building wall material below the ground floor level.

Naturalistic rock outcropping integrates grade change with landscape

Low front yard retaining walls should be a part of the landscape

E. FRONT YARD COURTYARDS & TERRACES

1. COURTYARDS

Courtyards are uncovered, entry patio courts that project from the principal building, in some cases engaged by one or more projecting wings, and typically defined by a low wall.

A. Location: Should engage the main mass of the principal building and provide access to the main entry. Courtyard/terrace entry should be oriented toward the street.

B. Depth: (measured from wall containing front entry): Minimum = 8 feet Maximum = 16 feet

C. Width: Minimum = greater than depth Maximum = less than width of main mass (may not extend beyond side of principal building)

D. Wall/rail height: Minimum = 16 inches Maximum = 3 feet

E. Entry Posts: May include post elements up to 4 feet (not including light fixtures or decorative elements)

Courtyard formed by a front projecting wing and a low wall

2. TERRACES

Terraces are courts that are raised (usually due to site topography) and are usually defined with a baluster rail or low wall.

A. Depth: (measured from wall containing front entry): Minimum = 8 feet Maximum = 16 feet

B. Width: Minimum = greater than depth Maximum = less than width of main mass (may not extend beyond side of principal building)

C. Wall/rail height: Minimum = 16 inches Maximum = 4 feet

NOTE: Building Code requires a 36-inch wall (measured from terrace floor) if there is at least a 30-inch fall (measured from the terrace floor to exterior grade)

D. Entry Posts: May include post elements up to 4 feet (not including light fixtures or decorative elements)

E. Terrace floor height: Should come within 6 inches of finished first floor height of main mass

Terraces surrounding this house respond to sloping conditions

3. BOTH COURTYARDS AND TERRACES

A. Lighting: Allow two light fixtures at the entry. Should be attached to the wall or column creating the courtyard or terrace.

B. Furnishings and décor: Furniture and décor should be appropriate to the architectural style and character of the home.

A combined courtyard and terrace, created by the front projecting wings that define a court, the raised condition, and the low enclosing wall

F. PATIOS AND OUTDOOR RECREATIONAL FACILITIES

Patios and Outdoor Recreational Facilities – whether pervious or impervious – should conform to the Zoning Regulations requirement that they be located at least 15 feet or 20 feet (depending on the size of the lot) from the side and rear property lines. This will allow a larger amount of Greenspace near the edges of the property which will help decrease stormwater runoff to neighboring properties. It will also help minimize noise from entertainment areas that might infringe upon neighboring property owners use of their property. On lots that slope down to the rear property line, outdoor living areas should step down to grade level even if located within the Primary Building Area. This is to lessen the negative visual affect to side and rear neighbors.

Outdoor recreational space

B. ROOFS

1. MATERIALS

Roofing materials should be consistent with the architectural style of the home.

a **Standing Seam Metal:** Narrow standing seam metal roofs may be used if approved through Design Review.

c **Dormers:** Dormers should be made of materials lighter in weight than the buildings walls. Generally they should be made of wood siding.

f **Gutters:** Gutters and downspouts should be made of copper, galvanized steel, or painted aluminum.

2. CONFIGURATIONS

Roof Slopes: Roof styles should be consistent with the architectural style of the home. Building roofs should be gabled or hipped and should be sloped according to the architectural style of the home. To avoid complex roof forms, limit the number of different roof pitches to two. For the Modern style, where flat roofs are appropriate, they may be accompanied by parapet walls.

Shed Roofs: Shed roofs should only be attached to the main mass walls, and should have a minimum slope of 2:12.

e **Skylights:** Skylights should be flat (not plastic domes) and are not allowed in roofs visible from the street.

c **Dormers:** Dormers should be placed no closer than 3 feet to building sidewalls or another dormer. The windows should be centered within the dormer structure and at least 6 inches of wall surface should be visible on either side of the window before the side wall returns to roof.

f **Gutters:** Gutters should be half-round or ogee for traditional architectural styles, and may be square for the Modern style.

g - Solar: Solar panels are not allowed on street facing roof facades. Integrated solar roof systems and solar shingles may be allowed on street facing roof facades if the Architectural Review Board finds that they meet the following criteria: 1) installed to cover all roof facades to create a uniform appearance; 2) have anti-reflective surface, and 3) solar shingles to be rectangular in shape.

C. PROJECTING ELEMENTS

Building Elements include porches, stoops, porticos, balconies, bay windows, bow windows, chimneys, etc. They are elements that are additive to the basic mass of the building, not including simple door and window openings, and should be appropriate to the architectural style of the home.

1. MATERIALS

Foundations: Foundations should be made of brick, stone, or concrete.

Columns, Piers, and Arches: Columns, piers, and arches should be made of or clad in wood, brick, stone, cast stone, or stucco. In the Neoclassical style Doric, Ionic and Corinthian columns may be constructed of fiberglass with a sand coated texture finish.

Porches & Porticos: Porches and Porticos should be made of wood, brick, or stone for traditional architectural styles; metal is acceptable for the Modern style.

Railings: Porch, balcony, and other railings should be made of wood, wrought iron, or metal. Vinyl substitutes are not appropriate.

Bay/Bow Windows: Bay windows should be made of materials identical to or compatible with the building's wall finish and windows.

Window Boxes: Window boxes, if provided, should be made of finished or painted wood, and should be supported by visible brackets, detailed in a manner consistent with porch or eave details of the building.

Chimneys: Chimneys should typically be true masonry. Stucco - when appropriate to the style of the home - may be acceptable.

2. CONFIGURATIONS

Porches: Porches should be elevated above adjacent grade.

Front Porches: Front porches should have a minimum depth of 6 feet. The porch width may vary but in general should be no less than its depth.

Stoops: A stoop should have a minimum depth of 4 feet and a minimum width of 4 feet.

Spindles and Balusters: Spindles and balusters on balconies, porches, and decks should not exceed a spacing of 6 inches on center, or as required by the Building Code, whichever is less.

Bay/Bow Windows: Bay windows should be a maximum of 8 feet in width and should have a height that is equal to or greater than its width. Bays should be placed a minimum of 3 feet from any building corner. A bay's street facing facade should consist of at least 50% transparent fenestration.

Mechanical and Electrical Equipment: All mechanical and electrical equipment – including, but not limited to air-conditioning units, generators, ~~solar panels~~, antennas, and satellite dishes – whether roof-mounted, ground-mounted, or otherwise, should be completely screened from public view.

Posts: Posts used at porches and porticos should include half or full columns where adjoining the Main House Mass.

Chimneys: Chimneys should be made of or clad in brick, stone or cast stone masonry and topped with brick, stone, clay, ceramic tile or copper chimney caps. as determined by the ARB as compatible with the selected architectural style. Aluminum, galvanized or painted metal caps are not recommended.

D. DOORS AND WINDOWS

1. MATERIALS

Muntins: Windows should match the given style of building chosen. ~~Historically-based styles require true-divided light windows (real muntins exposed to the exterior). Simulated divided light windows with applied muntins at the exterior, at the insulated air space, and at the interior may be acceptable with ARB approval, but are not encouraged. All muntins on a home should be the same pattern and proportion, with few exceptions~~.

Windows on homes of a traditional architectural style should be simulated divided light with applied muntins at the exterior, at the insulated air space, and at the interior. All muntins on the home should be the same pattern and proportion, with few exceptions, such as allowing replacement windows to match the windows being replaced, or allowing new or replacement windows to at least match the majority of windows on that side of the home.

Primary Materials: Windows and doors should be made of wood, vinyl-clad wood, fiberglass-clad wood, or aluminum-clad wood. Solid PVC may be permitted upon design review approval. Permissible PVC windows should be available in a range of colors appropriate for the applicable architectural styles and should resemble wood windows in detailing and profile thickness so as to make them indistinguishable when seen from the exterior.

Glazing: Glazing should be clear glass with no more than 10% daylight reduction (tinting). Glazing should not be reflective (mirrored).

Shutters: Shutters may accompany windows only if sized to match the window openings and should be made of wood.

Garage Doors: Garage doors may be of wood, aluminum, or cementitious panel. Material and color should relate to the main body of the building and be painted to blend in with such.

2. CONFIGURATIONS

Window Openings: Window openings should have vertical proportions, or may be square. Windows should be stacked with second floor windows either the same size or smaller than the first floor windows. Exceptions can be made when appropriate for the style of the house. For instance, a Tudor often stacks larger windows over smaller units.

Window Accents: Windows may additionally be circular, elliptical, octagonal, or hexagonal - recommended maximum two per facade.

Window Recesses: Windows should be recessed no less than two inches from the building facade, and much more for certain styles. See Style Guidelines.

Garages in Wings: Garages and their doors should be located in wings attached to the main mass of a house, or in accessory buildings. Locating garages in the main mass of a house is discouraged.

Garage Doors Scale: Garage doors should be scaled to the size of a typical car, with as minimal dimensions as possible to minimize the impact of the doors on the mass of a house. Garage Doors should not exceed 10 feet in height.

Garage Door Spacing: Garage doors should be single width (8 to 10 ft. wide). When grouped, garage doors should be separated by a minimum width of 1 foot of wall material, column, or combination thereof. The use of one double-car garage may be acceptable with ARB approval, but is not encouraged.

3. METHODS

Window Types: Windows should be double hung, single hung, or hinged casement, unless specified otherwise for traditional Architectural Styles in the Architectural Appendix. Horizontal sliding windows are discouraged, but may be approved by the ARB for rear elevations of homes.

Accent Windows: Circular or hexagonal windows may additionally be pivoted or hopper configuration.

Dormer Windows: Dormer windows should be hinged casement or hopper configuration.

Doors: Doors should be side hinged only, except garage doors which may be overhead, and sliding glass doors which may face rear yards.