

RIO VISTA VILLAGE PLANNING COMMITTEE



Design Guidelines

October 2020

Overall Goals
Wash Standards
Landscape Standards

Signage
Commercial Design
Industrial Development

Subdivision Design
Residential Home Product

During their regularly scheduled meetings in 2019 and 2020, the Rio Vista Village Planning Committee developed the following design guidelines to help influence the design of new development throughout the Village.



Overall Village Goals

- Analyze the General Plan Land Use Map and consider more residential uses along New River Road.



- Subdivisions should offer a mix of lot sizes.



- Promote recreational trails and preserve acquisition.
- Research route of Pony Express and promote preservation.
- Advocate for additional north/south streets.
- Natural colors and high-quality natural building materials and native plant material should be used.
- Infrastructure (sewer, electric, water and cell towers) needs to be expanded.
- Support a village-wide archeological/ biological survey.
- Research water storage tanks for water pressure.
- Environmentally-friendly building practices should be utilized for efficiency.
- Support projects with natural plant material for green roofs, community gardens and farmer's markets.
- Preserve dark skies.



Wash Standards



- All existing washes and waterways should remain in their natural state, where possible.
- Discourage use of rip-rap. If used, areas should be revegetated.
- Encourage a minimum of a 30-foot setback from edge of erosion line for new development. This area should be used for recreational activities and amenities.
- Promote educational signage along trail.
- Discourage use of retaining walls.



Landscape Standards

- A natural desert environment should be encouraged.
- Softer design is appropriate.
- Natural spacing should be encouraged.



SIGNAGE

- Signage plans, when available, should be provided to the committee for review.
- Signage should be proportional to a building it is attached to.
- Sign lighting should be subdued, soft and respect dark skies.
- Look into Pony Express and possible signage to note historical route.



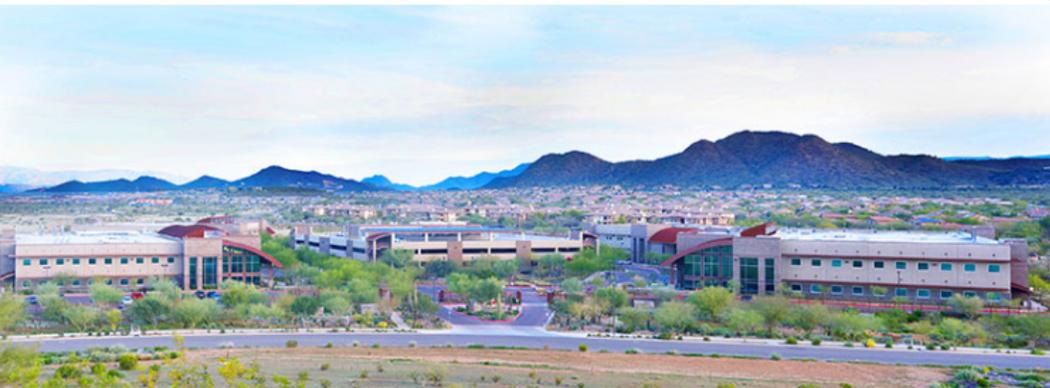
COMMERCIAL DESIGN

- Building design, materials and colors should blend with the environment.
- Landscape should complement building design.
- More modern design can work if appropriate in scale to the surroundings.
- Low profile/decorative lighting is encouraged.



- Encourage larger trees.
- Encourage the use of reclaimed water systems for irrigation.
- Utilization of non-reflective materials.
- Each building should utilize a minimum of 3 high quality building materials.
- Retention areas should be useable as an amenity or community space.
- Encourage low profile and decorative monument signage.
- Public entries should be architecturally inviting and have decorative landscaping.
- A minimum 20 percent landscaping in parking lots is preferred.
- Encourage solar covered parking spaces.
- All screen walls should be decorative.





INDUSTRIAL DEVELOPMENT



- Large address numbers.
- Shading for windows.
- Low profile/decorative lighting.
- Encourage larger trees.
- Encourage the use of reclaimed water systems for irrigation.
- Utilization of non-reflective materials.
- Each buildings should utilize a minimum of 3 high quality building materials.

- All buildings should be articulated to break up large massing of industrial buildings.
- Balconies should be considered for commercial development for an employee amenity.
- Retention areas should be useable as an amenity or community space.
- Encourage low profile and decorative monument signage.
- Public entries should be architecturally inviting and have decorative landscaping.
- 20 percent landscaping in parking lots is preferred.
- Encourage solar covered parking spaces.
- All screen walls should be decorative.
- No razor wire.
- No reflective glass.
- No pre-fabricated buildings unless they are wrapped fully and the massing is articulated.

SUBDIVISION DESIGN

- Preservation of open space.
- Open space areas shall be evenly dispersed.
- There shall be a minimum of 20 percent open space with a minimum of 5 percent being active (useable) open space.
- All houses and improvements shall be desert toned.
- Encourage more than one ingress and egress to the subdivision.
- Large building setbacks from Interstate 17.
- All subdivision walls shall be decorative in nature.
- The average size of lots within a subdivision should be a minimum of 10,000 square feet.
- If residential development abuts commercial development, there shall be pedestrian access provided between the two.
- There shall be no more than 10 houses in a row.



RESIDENTIAL STANDARDS



- Enhanced landscaping provided in front yards.
- Use different stucco finishes or materials for all homes.
- Enhanced decorative windows should be used on all four sides of the home.



- Desert toned colors.
- Use of grass and artificial turf in the front yards.



- There should be varying rooflines of the homes.

- Consider a large useable front porch on homes.
- Consider fenced front courtyards for active space in the front of homes.



- Four-sided architecture, including enhanced building materials.
- Multiple floorplans with varying facades.



DESIGNS THAT SHOULD BE AVOIDED

- Garage dominated homes.
- Small front yards.
- Excessive use of stucco.
- Highly reflective windows.



RIO VISTA VILLAGE

