

LQliving

CITY OF LA QUINTA, CALIFORNIA

SINGLE FAMILY RESIDENTIAL

Design Guidelines



La Quinta

GEM of the DESERT

SINGLE FAMILY RESIDENTIAL
Design Guidelines



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FEATURES



A
Tool
Designed
To
Inform
Your
Work

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City of La Quinta Architectural Residential Design Guidelines are intended to help you realize your vision.

Whether you're an architect or a homeowner, drawing plans, these guidelines are not meant to dictate your design, but rather to enhance building architecture while enabling creative design approaches. The guidelines should assist in design preparation that convey City expectations for architectural style, building materials, colors, mass and scale, and landscaping as you make design decisions.

Complete, integrated design.

When we review homes, we look for a complete, integrated design. That includes an enhanced level of architecture with every detail thoughtfully considered. Ultimately each component and architectural element should complement the other. Design features must make sense within the context of the whole.

Creating vibrant neighborhoods: individuality and diverse design.

What makes neighborhoods vibrant and interesting as well as visually pleasing is a composition of diverse architectural styles. The look and feel of one-of-a-kind custom architecture adds both beauty and value. If two alike homes are within 200 feet of each other the architectural details should vary (see page 13 for examples). As always, we encourage water efficient landscaping that honors a green sensibility.

These guidelines are intended for single family residential homes in the City of La Quinta that are not subject to Specific Plan and Master Design guidelines. You'll find development standards for setbacks, heights, minimum lot sizes and more in Chapter 9.50.030 of the La Quinta Municipal Code posted on our website at www.laquintaca.gov.

Thank you for your commitment to quality design.

We appreciate your contribution to the design of La Quinta's residential neighborhoods. Should you need more information, please contact our general planning and development services department at 760.777.7125. You can also visit our website at www.laquintaca.gov.



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Architectural Design

Architectural design features should be incorporated into residential designs that include accentuated entry ways, varying wall planes, and varying roof heights.

Wall projections along the roof line are encouraged.



Flat roof design can vary roof heights and wall planes.



Unique window placement with varying wall planes can enhance contemporary architecture. New and renovated homes shall incorporate sustainable and/or energy efficient materials and practices including energy efficient appliances and fixtures, green roofs, white roofs, solar panels, and solar building orientation.

Engaging Roof Design

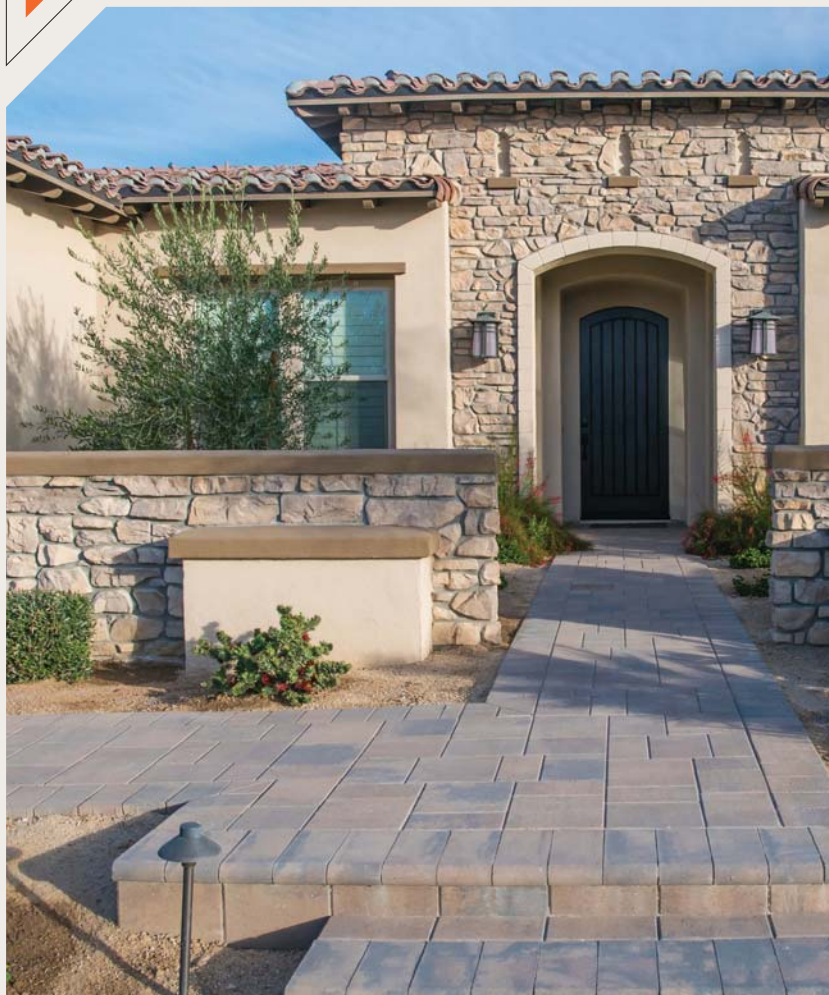
Complement the architectural style of the house and enhance the overall architectural design by customizing the roof design at varying wall planes, mixing roof types, pitches and roof line.

Varying roof line with hipped and gable roof types.



Varying roof lines with a flat roof home creates visual breaks.

Mixing roof configurations breaks monotony.



Mixing roof configurations breaks monotony.



Inspired Window Design

Incorporate special window designs, including the use of shutters, shelves, or trim. Projecting and recessed window treatments change the depth of the elevation.

Recessed windows that “pop-out” or “in” are encouraged.



Varying window design decreases monotony on an elevation.

Decorative Wall Treatments

Stylize with wood awnings, tower-like chimney and wrought iron window treatments, wall trim and stone and masonry accents, porches, roof overhangs, canopies, balconies + more.

Simple decorative elements provide visual interest and add to the overall appearance.



Compatible Fencing Design

Fences and walls should be architecturally compatible with the main dwelling unit and can be used to enhance the overall design of the site. Front and exterior side yard fences and walls should be designed to vary sight lines and decrease monotony of main dwelling unit.

Non-traditional fencing types may be optimal fencing options for distinct residential architectural styles.

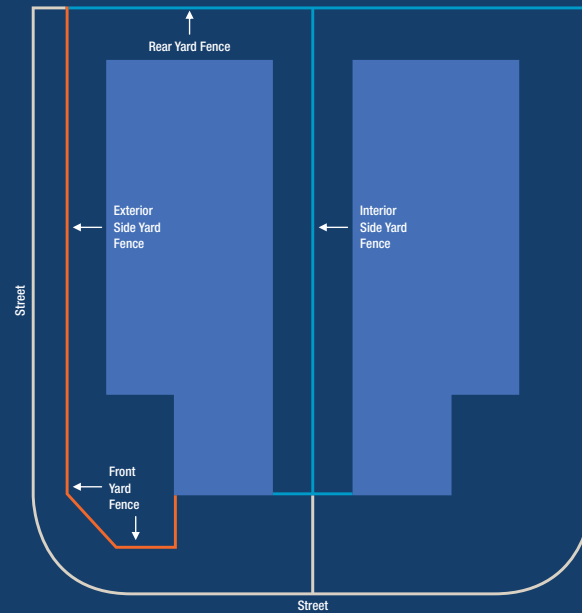


Corrugated metal fencing complements a historic mid-century modern home.

Masonry fencing should complement the main dwelling unit.



Courtyards with arches over gates are useful in varying site lines, breaking monotony, and combining materials to impact the architecture of the site.



Permitted in front and street side

- Ornamental iron
- Tubular steel
- Masonry
- Material combination
- Other materials, such as corrugated metal, bamboo, and glass are allowed with Director's approval.

Permitted in rear and interior side

- Wood
- Vinyl
- Masonry
- Material combination

Architectural Variety

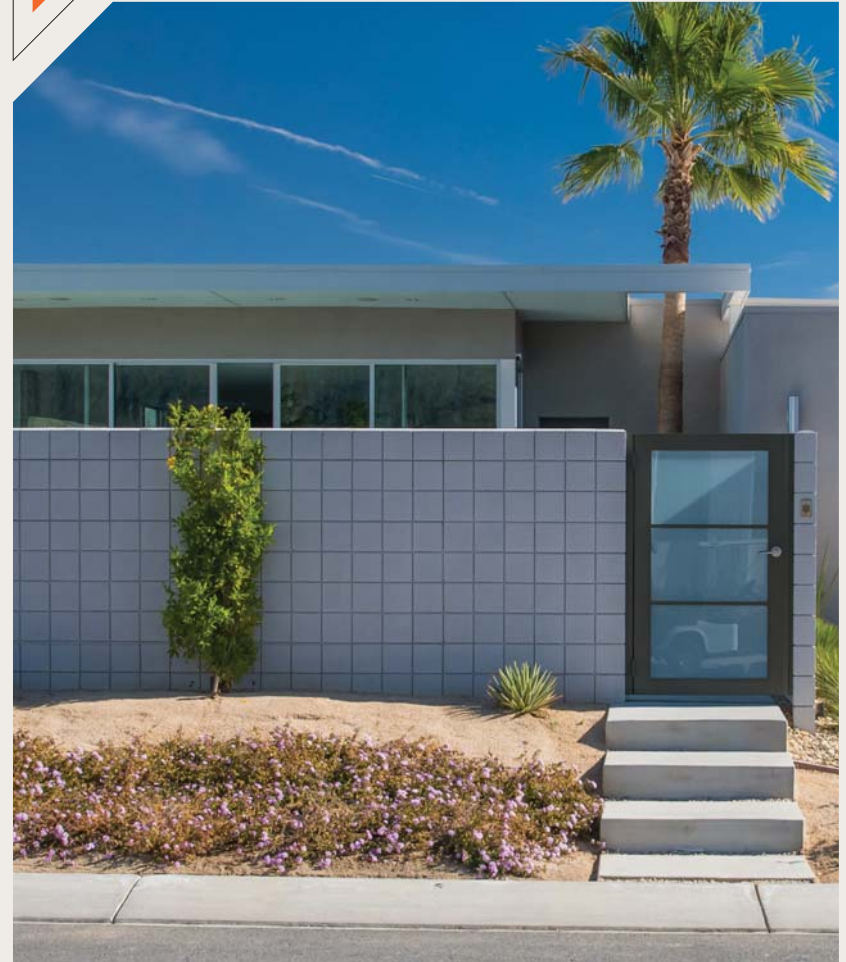
When houses using similar architectural design details are located within 200 feet of each other, façade and street facing building elevations shall make provisions for architectural variety by structural changes or by using different colors, roof pitch and type, window shapes and decorative elements, garage door decorative elements and/or similar design treatment.

Recommended:
Variety in
neighboring
house
design

Complementary Exterior Colors

The exterior color scheme of a home should incorporate colors that are compatible with each other. Incorporating compatible colors on walls, gates, garage, wall treatments, and roofs create a cohesive single-family home site.

Colors on fences, gates, wall and roof lines may vary with consideration of color compatibility.





Designing a Landscape

Single family homes should include landscaping in their front and exterior side yards that involves a combination of ground cover, shrubs, and trees. Landscaping can be used to enhance aesthetics for a home, as well as adding color and screening. Landscaping standards can be found in Chapter 8.13 of the City's Municipal Code.

Water efficient landscaping is encouraged.



Areas between the wall and street curb should be landscaped.



Adding ground cover is a good water efficient alternative to grass turf.

A diverse plant palette including shrubs and/or vines along walls enhances overall character of the house.





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