MULTIFAMILY RESIDENTIAL - STACKED FLATS

At multifamily buildings, the emphasis should be placed on giving each unit or each small cluster of units a sense of individual identity, rather than an anonymous "project" appearance. Units should have individual entrances where possible, accessed from and raised above the street. They should be expressed on the façade to read as individual spaces, and should incorporate private outdoor spaces for each unit where possible. Variations in height, color, materials, setback, and roof shape are encouraged.

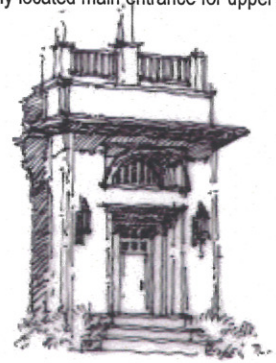
The scale of multifamily buildings should be compatible with their surrounding residential neighborhoods. Stepbacks and other forms of retreating building massing should be used to ensure buildings fit within the smaller scale of their residential context.

Recommended Characteristics:

1. Setbacks at building ends, stepping down to adjacent residential.

2. Outdoor spaces, such as balconies and porches, for each unit.

3. Centrally located main entrance for upper story units.



4. First floor units raised from street level to maintain privacy.

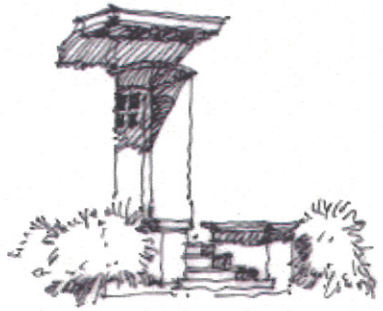


FIGURE 6-3:
DESIGN PROTOTYPE: MULTIFAMILY RESIDENTIAL

DESIGN STANDARDS AND GUIDELINES – MULTIFAMILY RESIDENTIAL BUILDINGS

Residential buildings in the Downtown will offer denser neighborhoods than elsewhere in the City, offering a lifestyle for those who want to live within walking distance of the Downtown Core. New buildings will mediate this density with design that "feels like home", using shapes characteristic of single-family houses that are enlarged and adapted to a multi-unit form. All buildings should contribute to an attractive neighborhood character, and should employ recognizable residential design details such as visible residential entries, porches, bay windows and roof overhangs, and include balconies and outdoor areas for recreational use. For the purposes of these Design Standards and Guidelines Multifamily buildings shall include apartments and all other stacked residential unit types.

All residential buildings and building additions should follow the guidelines below to ensure their design fits into the residential fabric of Downtown. The Design Standards and Guidelines for multifamily residential buildings are divided into multiple components related to building design, with objectives identified in the left hand column and standards and guidelines identified in the central column. The pictures at right are provided to illustrate the concepts being presented. All projects are required to comply with identified objectives and standards and are strongly encouraged to follow the established guidelines.

BUILDING MASS AND INCREMENT

SITING AND ORIENTATION

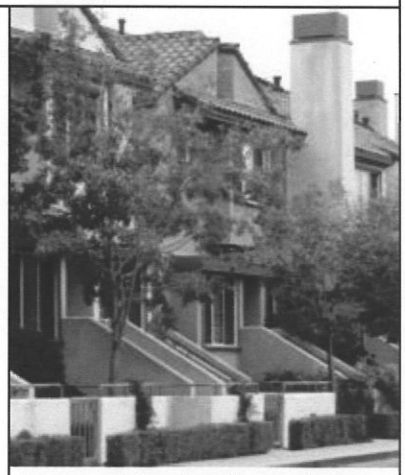
Buildings shall be sited to reinforce the public street network of Downtown, aligning with primary street frontages and public pathway spaces.

Standards:

- Buildings shall be sited to align with street frontages to reinforce continuous public streets and public pathway spaces.
- The backs of buildings shall not face public streets.
- Backing lot walls shall not face public streets.
- Parking is not permitted between the public street and adjacent residential buildings.
- In order to reduce impacts from groundbourne vibrations associated with rail operations, habitable buildings shall be located at least 100-feet from the centerline of railroad tracks.

Guidelines:

- Active facades with windows and doors should face all streets, sidewalks and pathways.



Create variation along front setback through porches and porticos.

- Frontages should be of a substantial scale and character and include architectural elements giving interest to the building wall along the sidewalk.
- New buildings should maintain a relatively uniform setback with neighboring buildings; however, variation along the front setback should be provided through use of front porches, entrance porticos, stairs and other architectural features that are allowed to encroach upon the required setback (see Development Standards).

OVERALL BUILDING MASSING

The massing of larger residential buildings shall be broken down to convey a sense of "home", and give individuality to each unit that lies within it.

Standards:

- Multifamily buildings shall avoid a monotonous or overscaled massing, i.e. a "project" appearance.
- Building massing shall be subdivided into portions or segments compatible with the adjacent residential scale.

Guidelines:

- Building segments should be legible as individual residences or small groups of units, and called out using the following:
  1. Separate Building Volumes Or Façade Protrusions
  2. Windows Bays or Balconies
  3. Porches and Entrance Vestibules
  4. Individual Roof Volumes and other roof articulation such as dormers

Variation in building massing through protruding building volumes, window bays and individual roofs.

Horizontal Mass

Horizontal mass shall be broken down to create architectural interest and provide visual separation between units or modules of units.

Standards:

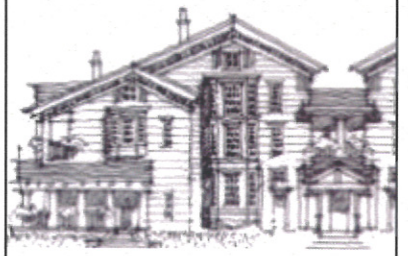
- Facades of long buildings shall be architecturally subdivided into shorter segments every twenty-five (25) to fifty (50) feet maximum, using the methods noted below in Guidelines.
- Each vertical module of units shall incorporate architectural features that help individually distinguish them, such as wall breaks, projections, distinct color schemes and individual roof treatments.

Guidelines:

- Building facades should incorporate the following methods to architecturally distinguish modules of housing units:
  1. Vertical Architectural Features -
     - Apply a vertical slot or recess between façade segments with a six (6) inch minimum recess depth and a fifteen (15) inch minimum width.
     - Apply a vertical pilaster between facade with a three (3) inch minimum protrusion and a fifteen (15) inch minimum width. The maximum horizontal protrusion of pilasters into the public right-of-way should be six (6) inches.
     - Project a part of the building above the main building volume as a tower that holds several stacked rooms.
  2. Building Wall -
     - Vary the setback of portions of the building along the main façade, using elements such as bays or building volumes to create change.
     - Change the color or material of segments across the façade. Material changes should always be accompanied by a change in plane, or separated by framing or other means.
  3. Individualized Roof Forms:
     - Use individual roof pitches to break up the form. For example, a single building could express individual units through a series of smaller gabled dormers.
     - Subdivide flat roofs into recognizable segments with shifts in height and design along decorative shaped parapets or cornice treatments at street facades.

Long buildings should be architecturally subdivided into shorter segments.

Change color and/or material from one unit façade to the next.



Individualized roof forms.

VERTICAL MASS Stepbacks and other architectural techniques shall be used to reduce the appearance of building height and bulk	**Guidelines:** ▪ The following methods are recommended to break down the bulk and mass of multi-story buildings. 1. Accentuating the ground floor of the building by making it thicker or visually stronger than upper stories. 2. Use of entry porticos and front porches, or other articulation at the ground level. 3. Use of upper story setbacks or partial indentations for upper story features such as balconies, outdoor decks, and/or aesthetic setbacks. 4. Applications of decorative moldings or cornices to accentuate the horizontal layers of a building.	 Upper story setbacks to reduce vertical mass.
CORNER BUILDINGS Residential buildings located on corner parcels shall acknowledge both street frontages, with facade articulation on each.	**Guidelines:** ▪ A modest articulation of the building mass is recommended to join the two street frontage facades of a building at a corner. Treatments should include: 1. A building base that extends beyond the building face toward both street facades. 2. An "embedded" corner tower (formed with architectural trim and ornament, not with volume protrusion). 3. A building protrusion or bay that "wraps" the corner.	 A building bay that "wraps" the corner.

MAIN ENTRANCE

Entrances shall convey a clear residential character, one that is welcoming to the building's tenants.

Standards:

- Primary entrances to multi-unit buildings shall front onto the primary street.
- Individual units adjacent to public streets shall locate their primary entrance to face the street.
- Main entrances shall be prominent and easy to identify.
- Design cues shall be used to help create a transition from the public street to the private residence.

Guidelines:

- Where entrances indicate entry to more than one unit, they should be grander and more prominent than individual unit entrances, of a scale appropriate to the number of units that they access.
- At courtyard buildings (where a single entrance leads to a number of units and their entrances grouped around a courtyard), the primary entrance should be oversized and provide a view to the courtyard beyond, indicating that several residences exist beyond it.
- Each entrance should have a clear and easy-to-find entry sequence leading from the sidewalk to the front door. Design cues should be used to help create a transition from the public street to the private residence, including:
  1. Raised stoops, open porches, and/or entrance vestibules that correspond to the vertical modules of attached building units.
  2. A change in grade (of two to three feet) from the public roadway to the residence, to protect the privacy of residential units.
  3. Low hedges, fences and/or entry gates that separate private front yards from the public sidewalk. Chain link fences should not be used.
  4. Ornamental lighting of porches, walks, yards and driveways to define and highlight entrances.
  5. Special landscape materials to define front yard spaces and/or accent the entry sequence.

Residential entrances should be of a scale appropriate to the number of units.

Courtyard unit entrance should indicate that several units lie beyond it.

Personalized entries at residential units.

Accessory Buildings and Additions

Accessory structures, including garages, storage facilites and other ancillary buildings, are considered as an integral part of the overall development.

Standards:

- Accessory structures include any structures subordinate to the primary building. Their design shall be consistent with the prevailing architectural style of the primary structure.

Guidelines:

- Accessory structures should incorporate the following design components:
  1. The existing siding should be carried onto the addition or building.
  2. The windows should be of the same style as the main house, including opening mechanisms and trim.
  3. The existing roofline and roof type should be carried onto additions. Shed-roof additions should not be used, unless integral to the style of the house. For detached structures, the roof style should be the same as that of the main building.
  4. Overall proportion should be maintained, for example if a building is vertically or horizontally oriented.

Parking Podiums

Podiums shall be considered part of the building base, with wall textures, colors, and dimensional modules that are coordinated with the residential architecture. Detailing and design elements shall be used to break up a windowless or monotonous façade.

Guidelines:

- Whenever possible, garage and podium entrances should be located along the sides of building, rather than along the primary frontage, to minimize visual impact to the street. When located on the primary frontage, garage entrances must be recessed behind the front wall of the building.
- No building may have more than one garage or podium entrance per streetfront. These entrances should not exceed twenty (20) feet in width. Elements such as recessed entries, trellises over garage entries, and vertical design detailing on the doors should be used to minimize the apparent width of the entrance.
- Wherever partially submerged podium parking (where the floor of the parking garage located below grade level) is feasible, driveways should slope downwards from the street before entering the garage, making garage entrances less visible to passersby.
- Vehicle entrances to parking podiums should be treated with architectural articulation and landscape materials, to "mark" a frequently used common entrance for residents and guests. Treatments should include architectural frames or pergolas consistent with the architectural style of the building, decorative doorframe ornament, ornamental lighting, etc.

Garage entrances should be recessed from the front façade of the building.

Entrances to garages should be treated with framing and landscape materials.

ARCHITECTURAL STYLE:

The intent of the discussion of style that follows is to provide a design framework for new structures, to ensure that projects draw from the best of Livermore's building traditions and do their part to contribute to the aesthetic harmony of Downtown.

Residential homes in Livermore are varied in style, reflecting various periods of the City's history. The most prominent styles include Queen Anne and other Victorian styles, Italianate, Craftsman, and California Bungalow. Mediterranean and Mission Revival styles are less prominent, and are found only occasionally throughout Livermore's Downtown residential fabric.

ARCHITECTURAL STYLE

New residential buildings shall respect the existing context of their neighborhoods, and utilize existing architectural styles where appropriate.

Most new development should reflect one of the established prominent styles (Queen Anne, Victorian, Italianate, Craftsman and Bungalow), with less prominent styles, such as Mediterranean and Mission Revival styles used only occasionally.

Guidelines:

- **Queen Anne and Victorian** features should incorporate the features identified below:
  1. Asymmetrical massing
  2. Moderate to steeply pitched roof
  3. Prominent or projecting front gable
  4. Vertically proportioned windows
  5. Porches with spindlework (i.e. "gingerbread" ornamentation) and/or jigsaw-cut trim
  6. Wood clapboard siding
  7. Decorative detailing that includes spindlework, jigsaw cut trim, decorative trusses or brackets, scalloped or shaped shinglework in gables

- **Italianate** features should incorporate the features identified below:
  1. Simple rectangular building form
  2. Low-pitched hipped roof
  3. Wide overhanging eaves
  4. Tall, narrow windows
  5. Molded window surrounds
  6. Bracketed cornice
  7. Paired brackets
  8. Decorative "quoins" (i.e. stones at the corners of buildings, with alternately large and small faces) and wide wood siding to recall stone construction.

Victorian styled residence, with wood detailing.

Italianate window with framing and surrounds.

ARCHITECTURAL STYLE (CONTINUED)	▪ **Craftsman and California Bungalow** features include: 1. Simple rectangular building form 2. Low horizontal massing 3. Low-pitched, front or side gable roof 4. Wide, overhanging eave 5. Exposed rafter ends 6. Knee braces (i.e. angled supports) or brackets at the gable end 7. Large front porch with square or battered columns 8. Horizontal orientation of openings, using ganged vertical windows 9. Stucco or wood siding finish ▪ **Mediterranean and Mission Revival** features include: 1. Simple overall building form 2. Moderately pitched roof 3. Red tile roof 4. Curvilinear-shaped parapet 5. Arcaded entry porch 6. Impression of thick walls, created by small openings and recessed windows 7. Arches at windows and entries 8. Stucco or plaster finish	 Traditional California bungalow.  Mediterranean home with balcony.

FACADE COMPOSITION

BUILDING BASE

All buildings shall create a base treatment that assists in visually establishing a human scale for pedestrian users and passers-by, and aesthetically "joins" the building to the ground.

Guidelines:

- All multi-story buildings should create a base treatment that visually anchors the building to the ground and assists in establishing a scale for pedestrian users and passers-by.
- Base treatment should extend around all visible sides of a building, though it does not need to be the same at all sides.
- A building base may be created by any of the following treatments:
  1. A visibly thicker and continuous base portion of the wall along the ground, where the wall above the base sets back, and openings within the base are seen to be more deeply recessed.
  2. A material and/or color change of the base wall relative to the building wall above. The base material should generally be heavier (e.g. of darker color and/or a stronger material), with a lighter quality at stories above (e.g. predominantly masonry at the ground, larger windows and more glass above).
  3. A horizontal architectural feature at or below the first story mark, such as a porch roofline, a cornice line, or a protruding horizontal band.
  4. A horizontal notch or recess above the first or second story.

Residential buildings should be visually anchored to the ground by a building base.

BUILDING MATERIALS

New construction shall take cues from regional and local tradition. Authentic materials and methods of construction should be used.

Standards:

- High-quality stone veneer products may be used at residential buildings. Unattractive simulated finishes, e.g. artificial stone using concrete form liners simulating naturalistic lines and shapes such as rubblestone, shall not be used.
- The combination of materials on a building façade shall be appropriate to its style and design.

Guidelines:

- If the building mass and pattern of windows and doors is complex, simple wall surfaces are recommended. If the building volume and the pattern of wall openings are simple, additional wall texture and articulation should be employed.

BUILDING MATERIALS (CONTINUED)

Guidelines (continued):

- Primary materials should be chosen to be consistent with building style and type. Materials to be used as the **primary** cladding on buildings include:
  1. Brick: Both yellow and red brick are found in Livermore. Full size brick veneer is preferable to thin brick tile. Brick veneers should be mortared to give the appearance of structural brick, and should use wrap-around corner and bullnose pieces to minimize a veneer appearance.
  2. Wood: Horizontal sidings such as clapboard and tongue-in-groove, vertical siding such as board and batten, and other horizontal sidings such as smaller wood shingles and shakes may be suitable. The larger, more rustic styles of shingles and shakes should not be used. Trim elements should be used, and traditional Craftsman styling such as timber detailing and exposed bracing are recommended. T1-11 siding is prohibited unless done in a board and batten style.
  3. Stucco or EIFS: Stucco, cement plaster or stucco-like finishes such as EIFS are acceptable finishes. Attention should be paid to detail and trim elements for a high quality installation. Highly textured surface textures are not recommended. The pattern of joints should be architecturally coordinated with the overall facade composition, and sealant colors should be coordinated with surface and other building colors.
- Accent materials are recommended to add interest and variety at a more intimate scale. These include brick, wood, and stucco, as listed above, and also include:
  1. Ceramic tile: Tile should be limited in use to a facade cladding or decorative wall accent material. Grout color should be coordinated with tile and other building colors.
  2. Stone and stone veneers: Stone should be used as a base or as a special decorative material for wall panels or sills in combination with stucco or EIFS materials.
  3. Profile, Corrugated, and Other Sheet, Rolled and Extruded Metal Surfaces are acceptable in limited circumstances such as an agricultural theme material, or for live-work structures in a warehouse/industrial style.

Brick as a residential treatment.

Horizontal or vertical wood siding is appropriate.

Tiles can be used as an accent material.

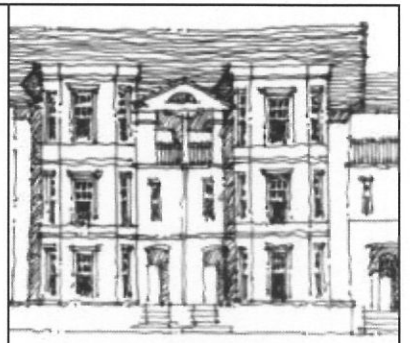
BUILDING MATERIALS (CONTINUED)	<u>Guidelines (continued):</u> ▪ Materials that may be used along the bases of buildings (and on portions of buildings, such as columns, pilasters, or piers) to impart a sense of permanence and solidity include: 1. Precast Concrete: Textures, pigments, and special aggregates should be used to create rich surfaces. Precast concrete copings and trim are recommended for use with other materials such as poured-in-place concrete, concrete block, brick, stone, stucco and EIFS. The location of joints between castings and expansion joints should be incorporated into the facade composition. Grout and sealant colors should be coordinated with castings and other building colors. 2. Poured-in-Place Concrete: Large surfaces of uninterrupted flat concrete walls should be avoided. Concrete walls may be clad with other finish materials; poured concrete may be exposed as an architectural base or a sitework material. Where exposed, the location of formwork tie-holes, expansion joints and control joints should be incorporated into the facade composition. Textured form liners, pigments, stains, and special aggregates should be used to create rich surfaces. 3. Concrete Block: Concrete blocks of various block sizes, surface textures, and colors should be used as an architectural base or a sitework material; plain stack-bond concrete block walls are not recommended when visible. Decorative treatments should be used, such as alternating courses of differing heights, different surface textures (precision face and split face) and patterns of colored blocks. Cap and trim pieces should be used. Grout colors should be coordinated with block and other building colors.
DOORS Doors shall match or complement the materials, design and character of the primary building, and shall convey the residential character of the building.	<u>Guidelines:</u> ▪ High-quality materials should be used on doors and doorframes, such as crafted wood, stainless steel, bronze, and other ornamental metals are recommended. ▪ Doorways should be scaled appropriately to the number of units they serve. At individual entrances, doorways should be scaled to the individual; additional attention to detail is appropriate. At entrances serving more than one unit, doorways and surrounds should be larger and more prominent. At entrances serving a large number of units, such as at courtyard entries, overscaled portals and double-height entrances may be appropriate.

Openings and Façade Elements

Surface features and façade elements shall relate to the building's architectural style. Placement shall be based on the building's overall proportions and bay spacing, in order to create a pattern of elements across the façade.

Guidelines:

- Both order and variety in window and door opening composition are recommended. Unifying elements should be maintained across facades, such as a common window header line or sill line, and/or aligned vertical centerlines of windows and doors.
- Special architectural features should be used to create articulated, interesting facades. These include features such as recessed windows with authentic muntins, architectural trim with substantial depth and detail, bay windows, window boxes, dormers, entry porches, etc.
- Secondary building volumes, including building bays, balconies, porches or other ancillary masses, should be used to give articulation to individual or small groups of units within the larger building mass.
- Balconies, porches or other indoor-outdoor elements are recommended to provide private space within multi-family structures. Balconies should be adequately separated to ensure the privacy of the units. Partial walls dividing units on a continuous balcony should not be used.



Order and variety in window type.

Balconies and outdoor space for each unit.

WINDOWS

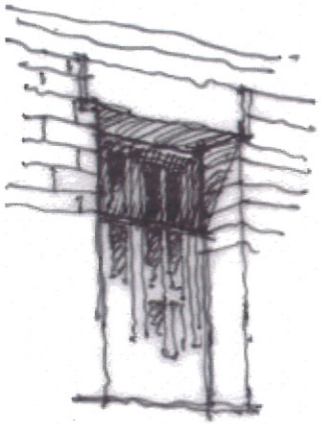
All windows within a building and across a facade shall be related in design, operating type, proportions, or trim. They shall be used as architectural elements that add relief to the façade and wall surface.

Standards:

- Buildings shall include vertically proportioned façade openings, with windows that have a greater height than width (an appropriate vertical/horizontal ratio ranges from 1.5:1 to 2:1). Where glazed horizontal openings are used, they shall be divided with multiple groups of vertical windows.
- Window frames shall not be set flush with walls. Glass shall be inset a minimum of three (3) inches from the exterior wall surface.
- Reflective glazing is prohibited.

Guidelines:

- Built-up sills and trim should be used to frame openings. Projecting "lug" sills (i.e. window sills with flat ends, or "lugs", which run beyond the masonry opening) are recommended for a strong appearance.
- Unifying architectural elements should be used to carry a window pattern across a facade, such as common sill or header lines.
- "True divided light" windows or sectional windows are recommended. Snap-in muntins (i.e. post or bars used to separate glass in a sash into multiple panes) should not be used.
- Shaped frames and sills should be used to enhance openings and add additional relief. They should be proportional to the glass area framed, as where a larger window should have thicker framing members.
- If aluminum sliding windows are used, select heavier window products with visually thicker [one and one-half (1½) inches or greater] extrusions and frame members.
- Low emissivity glass, and external and internal shade devices should be used to improve energy efficiency.
- Clear glass is recommended. If tinted glazing is used, light tints and green, gray or blue hues are recommended. Reflective glazing should not be used.
- To add privacy and aesthetic variety to glass, fritted glass, spandrel glass and other decorative treatments are recommended.



Windows must be inset in building wall, with sills or other framing.

Shaped frames should be combined with sills to add surface relief.

ROOFS

ROOF TYPES

Roofs shall match the principal building in terms of style, detailing and materials. They shall be selected with consideration for the neighborhood context of building forms and for views from higher buildings and sites.

Standards:

- Roof overhangs are required. Clipped or flush eaves are prohibited.

Guidelines:

- All pitched and continuous sloping roof forms (i.e. without flat horizontal portions) are encouraged. These include gable, hip, and pyramidal roofs. Overhangs at pitched or sloping roofs should be detailed as follows:
  1. Brackets and corbels (i.e. decorative supporting pieces designed to bear the weight of projected overhangs), or other expressed roof overhang supports (whether structural or nonstructural) are encouraged to add richness to detailing. The spacing module of repeating supports should relate to the building's structural bay spacing or window mullion spacing.
  2. Vertical roof edge fascia should be vertically subdivided by additional horizontal layers, stepbacks, trim, and other detailing.
  3. The soffit (i.e. the underside surface of the roof overhang) should be designed as a visible feature and incorporated into the overall architectural composition with beams, coffers, light fixtures and other design articulation.
- Mansard roofs (i.e. a flat-topped roof that slopes steeply down on all four sides, thus appearing to sheath the entire top story of the building) should be avoided where true gabled roofs are possible. Mansards are acceptable in limited circumstances:
  1. The height of mansard roofs (from eave to roof peak) should follow the same proportion as mansard roofs on historical structures (see illustration at right).
  2. Mansard roofs should fully enclose the perimeter of a building. Where a break in the horizontal run of mansard roof occurs, an architectural termination is recommended.
- Flat roofs with parapet walls should be treated with one or more of the following conditions:
  1. An architecturally profiled cornice and/or expressed parapet cap should be used to terminate the top of parapet wall.
  2. Surface mounted cornices, continuous shading elements, or trellises should be used to strengthen a parapet wall design.

Corbels and other decorative supports can be used to detail roof overhangs.

Mansards should fully wrap a building.

Roofs should include cornices or other detailing appropriate to the architectural style of the building.

Roof Materials

Roof materials shall match the existing context of Downtown. Experimental, severe, and/or nontraditional materials shall not be used.

Guidelines:

- Recommended roof materials include:
  1. Terra Cotta or Concrete Tile: Projects using Mediterranean or Mission Revival architectural style should use authentic terra cotta barrel tiles and avoid simulated products.
  2. Tar and Gravel, Composition, or Elastomeric Roofs (flat roof locations): When used, these materials should be screened from view from adjacent buildings and sites by parapet walls.
  3. Asphalt shingles: Projects using asphalt shingles should use the highest quality commercial grade materials, and be provided with adequate trim elements.

Terra cotta tiles on a Mediterranean styled building.

- Accent materials should be used in limited locations, and be consistent with architectural style of the structure. The following roof materials are acceptable as accents:
  1. Metal Seam Roofing: Finishes should be anodized, fluorocoated or painted. Copper, zinc, and other exposable metal roofs should be natural or oxidized.

Roof Equipment and Screening

All building equipment located on roofs shall be screened from view, to establish a level of "clean" design throughout the Downtown.

Standards:

- Roof mounted equipment such as cooling and heating equipment, antennae and receiving dishes shall be completely screened by architectural enclosures that are derived from or strongly related to the building's architectural expression, or enclosed within roof volumes.

Guidelines:

- In the design of screening enclosures, use dimensional increments of window spacing, mullion spacing, or structural bay spacing taken from the facade composition. Materials, architectural styles, colors and/or other elements from the facade composition should also be used to strongly relate the screening to the building's architecture.
- The location, spacing, materials, and colors of downspouts, gutters, scuppers, and other roof drainage components should be incorporated into the architectural composition of the facade and roof. Downspouts should be concealed within walls or located to harmonize with window spacing and facade composition.
- Mechanical equipment, including utilities and trash enclosures, are encouraged to be incorporated into the architecture of the building, and included as a part of the building proper. Where equipment is not included as a part of the building, screening enclosures should be used.

COLOR:

Colors throughout the Downtown should be light in color and tone, in keeping with the character of Downtown Livermore. Colors that reflect the City's relationship with the countryside, the tones of the surrounding landscape, and the golden hues of the surrounding hills are particularly encouraged; however, care should be taken that drab earth and overly neutral tones should not be used. The paint color for any new building and the modification of the paint color of any existing building shall be reviewed by the City for compliance with the guidelines established below.

Standards:

- Light colored roofs shall be shall be completely screened by architectural enclosures that are derived from the building's architectural expression, i.e. parapet walls or other screening treatment.

Guidelines:

- Primary building colors, used at building walls, garden walls, and other primary building elements, should be restrained and neutral in hue. These may include light earth tones that are in keeping with Livermore's agricultural heritage, as well as other tones found in the Downtown. Stark, extreme colors like white or black should not be used as primary wall colors.
- Colors should be compatible with other buildings in the district, and the colors of adjacent buildings should be taken into consideration.
- Secondary color should complement the primary building color, and may be a lighter shade than the body color, or use more saturated hues. Secondary color can be used to give additional emphasis to architectural features such as building bases or wainscots, columns, cornices, capitals, and bands; or used as trim on doorframes, storefront elements, windows and window frames, railing, shutters, ornament, fences, and similar features.
- Accent colors may be more saturated in color, or brighter in tone, and used to highlight special features such as doors, shutters, gates, ornament, or storefront elements. Bright colors are not recommended.
- Fluorescent colors should not be used.