



## ARCHITECTURAL CHARACTER

### **CALIFORNIA RANCH**

- Predominantly single-story with rambling floor plans and humble, non-complicated roof forms.
- In general, roofs are gables with long continuous intersecting ridgelines, low pitch and medium-to-long overhangs with either plumb or square-cut exposed rafter tails or continuous, painted fascia boards.
- A hip roof design may also be appropriate, but never a mixture of hips and gables.
- Exterior covered porches, veranda, patios and breezeways are all appropriate and requisite components of the Santaluz ranch home.
- Each ranch style home must have a primary and a secondary finish material. Stucco or siding may be the primary material with a minimum of 25% of the exterior walls having stone, used brick, horizontal of board & batten siding or stucco as a secondary finish material.
- Windows are exclusively rectangular and may be flush at exterior sided walls with accent shutters and/or wood trim surrounds.
- Acceptable exterior accents include wood shutters, brick or stone wainscot, whitewashed wood grilles, gable end vents, cupolas, geometric window forms (subject to approval).