

Specific Multifamily Development Criteria

December 19, 2019

Intent: The specific development criteria contained herein are intended to be a supportive addendum to the City's existing Multifamily Residential Development Standards. The purpose is to provide clear direction on the application of objective development standards to facilitate the design of new multifamily residential development, consistent with the Land Use Code.

Applicability: The specific objective development standards contained herein are applicable to all new multifamily residential development of two (2) or more units, including substantial alterations to existing multifamily development. This includes multifamily residential development in R-2 (Limited Multiple Residential) and R-3 (Multiple-Family Residential) zones, including multifamily residential uses within all mixed use zones.

Block Wall(s)

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| 1 | Decorative masonry block walls shall be provided along all perimeter property lines. |
| 2 | Decorative masonry block walls shall be dual-faced and shall be constructed of either split face, stuccoed, scored, stone veneered, or slump stone. |
| 3 | Decorative masonry block walls shall not include: standard concrete precision block (CMU - concrete masonry unit) with no decorative treatment. |
| 4 | Decorative masonry block walls shall be maintained at a minimum height of six feet (6'-0") and a maximum height of seven feet (7'-0"), except where limited by applicable maximum wall height standards, and unless otherwise required pursuant to approved Conditions of Approval under the land use entitlement. |
| 5 | Decorative masonry block walls shall include a decorative cap(s). |
| 6 | Decorative masonry block walls along street-facing perimeter property lines shall include decorative pilasters every six to eight feet (6'-0" to 8'-0"). |

Façade and Exterior Design of Dwelling Units

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| 1 | Enhanced elevations shall include a mix of a minimum of four (4) of the following exterior building elevation treatments: window trims, recessed windows with a minimum of four inches (4") of recess, stone veneer, score lines, window shutters, fascia, paneled doors, wood paneled siding, varied building stepbacks with a minimum of one foot (1'-0") of stepback, and/or varied roof-lines. |
| 2 | The use of landscaping shall be permitted in lieu of providing enhanced building elevations. |

Driveway Entrance(s)

- 1 Within the first twenty feet (20'-0") as measured from the street property line/ultimate right-of-way, driveway approaches, providing access to public streets, shall incorporate enhanced decorative concrete treatment, which include stamped concrete, concrete pavers, or scored concrete.

Above-Ground and Roof-Top Equipment and Utility

- 1 All new above-ground utility/equipment shall be fully screened from public view by one of the following methods: (a) decorative masonry block wall at a height which fully screens said utility/equipment, while also complying with applicable wall height restrictions; (b) dense landscaping consisting of a minimum depth of one foot (1'-0") and at a height which fully screens said utility/equipment, while also complying with applicable landscape height restrictions; or (c) an equipment enclosure utilizing a building material that is consistent with and painted to match the exterior of the adjacent building it is servicing
- 2 All new rooftop utility/equipment shall be fully screened from public view by one of the following methods: (a) screened behind a roof parapet, if applicable; or (b) installation of a new equipment enclosure painted to match the exterior of the building it is servicing.

Architectural Compatibility

- 1 If a development is designed to preserve any of the existing unit(s) that are on the property, the architectural style and building materials, including roof style and pitch, roofing material, trim detail around the eaves and windows, garage doors, exterior building colors, and exterior building finishes, shall match between the existing unit(s) and the new unit(s).

Privacy Provisions

- 1 Each project shall provide a floor plan that is designed to take into account the privacy concerns of the adjacent residents. Second- and third-story windows, balconies, and decks shall be situated so as to not be positioned directly opposite to the windows of the adjacent single-family residential dwelling units, and shall be oriented away from the residence's private recreation areas. Second- and third-story windows that are oriented toward a neighbor's recreation area shall be limited to high windows with a minimum sill height of six feet, as measured from the finished floor. In special situations, where conflicts occur with the placement of second- or third-story windows, balconies, and/or decks, the following mitigation measure(s) shall be provided: fixed windows with view obscuring treatment including obscure, opaque or frosted windows; wing walls; recessed windows utilizing 90-degree angles; and/or a dense row of mature screening/canopy trees, at a minimum height of ten feet (10'-0") evenly spaced along the property line(s), as necessary. Where landscape screening is utilized, the property owner shall record a Land Use Restriction to ensure the maintenance of said landscape screening in perpetuity.

Garage Parking Area

- 1 An enclosed garage parking area shall maintain a minimum interior parking area (inside dimension) of 10 feet wide by 20 feet deep, for a one-car garage, and 20 feet wide by 20 feet deep, for a two-car garage. Any additional enclosed parking space(s) shall provide minimum interior dimensions of 10 feet wide by 20 feet deep, each.