

CHAPTER 30: Zoning

§ 30-11.7 Multiple-Unit Residential and Mixed-Use Objective Design Standards

- a. **Purpose.** These Multiple-Unit Residential and Mixed-Use Objective Design Standards are established to provide clear and measurable criteria for building form, site design, and architectural quality, consistent with State housing law, while still allowing flexibility for creative solutions. The intent is to promote high-quality design that strengthens neighborhood identity, supports pedestrian-oriented and active streetscapes, and provides a compatible transition between new development and established areas. Overall, these standards balance the City's commitment to housing production with its goal of creating attractive, functional, and inclusive places to live, work, and gather.
- b. **Applicability.** These objective design standards apply to any housing development with two or more dwelling units, whether attached or detached, as well as to any mixed-use development where residential uses comprise at least two-thirds of the total floor area.

c. **Site Design.**

1. Site Planning and Orientation.

- (a) Parking lots shall be prohibited between buildings and primary streets.
- (b) Parking lots and garages shall be prohibited along street frontages facing single-family houses, arterial roads, or major collectors. They can be hidden by wrap-around commercial tenant spaces or residential units.
- (c) A minimum 10-foot-wide landscaped setback shall be provided between any surface parking lot and any public or private street, with such setback to include at least three of the following:
- i. Berm
 - ii. Hedge
 - iii. Shrubs
 - iv. Trees
 - v. Ground cover

2. Access, Circulation, and Parking.

- (a) Vehicular access shall be provided through the alley when present. For parcels without access to an alley or that require more than one access, vehicular access shall be provided from the secondary street(s). Access can only be from the primary street if no secondary street or alley is present.
- (b) Curb cuts for driveways shall be a minimum distance of 20 feet from a curb return (i.e., a curb return is the point where the radius of a curve ends).
- (c) Vehicular driveways with access to the public right-of-way shall include a pedestrian sidewalk connection at least four feet in width, located along one side of the driveway, providing a direct walkway from the street to the building entrance.

- (d) Controlled entrances to parking, such as gates, doors, and similar, shall meet the following requirements:
 - i. Be located a minimum of 25 feet inward from the property line for 10 units or fewer and 50 feet for projects containing 11 or more units.
 - ii. A remote control or key fob shall be required to be provided to residents to activate controlled entrances in addition to a keypad.
 - iii. Shall provide sufficient space for a vehicle to turn around without backing up or entering the controlled parking area, as determined by the Director.
 - (e) Permeable, enhanced, or textured paving shall be provided at all pedestrian crossings and pathways that occur within parking areas or across drive aisles. This requirement applies wherever a pedestrian route connects two sidewalks or designated walkways, or where a pathway leads from the parking area to a building entrance. The paving treatment shall be visually distinct from adjacent vehicular surfaces to improve pedestrian visibility, safety, and accessibility.
 - (f) Non-parking areas accessible to vehicles for emergency response, services, loading, or similar shall include at least two of the following to indicate parking is prohibited: different pavement material, rolled curb, printed pavement markings, or bollards.
 - (g) Below-grade or structured parking must be screened from the street, any adjacent park, or other publicly visible area with landscaping elements that will provide a solid green wall at least four feet in height.
3. Bicycle Parking.
- (a) Where bicycle parking is not visible from the street, directional signage to bicycle parking facilities shall be included within the main building and at the project entrance.

- (b) All lockable bicycles spaces shall be of sufficient size to accommodate an electric bicycle or scooter.

d. Building Design.

1. Massing and Façade Articulation.

- (a) Wherever a new residential or mixed-use building four stories or higher abuts an interior lot line of a property zoned R-A or R-L, the new development building wall facing the residential lot shall, beginning at the fourth story, step back from the required setback line at least 10 feet for fourth, fifth, and sixth stories. Any story above the sixth story shall step back at from the required setback line by at least 20 feet.
- (b) Blank walls longer than 20 feet in length in the vertical or horizontal direction are prohibited. Elements that count towards interrupting the blank wall requirement include:
 - i. Doors
 - ii. Windows measuring at least three feet by three feet
 - iii. A textured building material covering at least 50 percent of the wall space
 - iv. A noncommercial mural
 - v. An arcade

- vi. Horizontal banding, such as a belt course, string course, band course, or similar, that has a minimum depth of two inches and a minimum height of five inches
 - vii. A vegetated wall system that includes climbing vines, green screens, modular living wall systems, or similar designed to cover wall surface(s) with live plant material.
- 2. Buildings over three stories tall shall have a major massing break at least every 60 feet along any elevation facing a street, public park, or publicly accessible open space. Major elevation breaks shall be a minimum of two-foot change in plane depth and five feet wide and extend the full height of the building.
 - 3. Buildings three stories or less in height shall have minor massing breaks at least every 30 feet along any elevation facing a street frontage. Minor breaks shall be a minimum two feet change of plane depth and four feet wide and extend the full height of the building.
 - 4. Elements that do not count towards the maximum requirements for blank walls, major massing breaks, and minor massing breaks include:
 - (a) Changes in material on the same plane
 - (b) Changes in plane of the same material that is less than two feet in depth and four feet in width
 - 5. Podium buildings (Modified Type V or similar) that are up to four stories tall shall have a different façade articulation between the ground-level and upper levels using at least two of the following approaches:
 - (a) Step back of at least five feet
 - (b) Different façade colors
 - (c) Different material from the primary façade material (excluding glass)
 - (d) Different sizes of windows between ground-floor and upper floors
 - (e) Separated by a combination of frieze, dentils, corbels, and cornice
 - (f) Separated by a belt course, string course, or band course of minimum depth four inches and a different material than the upper floor levels
 - (g) Ground level is covered by an arcade or colonnade at least five feet in depth
 - 6. For buildings five stories or taller, in addition to the requirements in subparagraph 5 above for buildings up to four stories tall, the top level shall include at least one of the following:
 - (a) Incorporation of a consistent frieze, dentils, corbels, and cornice on all four sides
 - (b) Include an overhang with a minimum depth of two feet on all four sides
 - (c) Have a different window size, shape and pattern than all other building levels

e. Architectural Style.

- 1. Projects with multiple new buildings shall have the same architectural style for all buildings.
- 2. Buildings shall have a consistent architectural style on all elevations. For the purposes of this standard, the architectural style includes building materials, colors, and architectural elements or massing. As an exception, adaptive reuse and/or addition to a designated historic building may comply with any applicable regulations for historic buildings.

f. Materials and Colors.

1. At least two distinct building materials shall be used on the building frontage and side elevations, excluding windows and paint. Any one material must comprise at least 50 percent of the building elevations.
2. A combination of at least four materials and colors shall be used for the building exteriors.

g. Architectural Features. At least two of the following architectural features shall be incorporated on each project building elevation: plane breaks (projections or recess that is a minimum of two feet in depth and minimum of five feet in width), balconies, cantilevers, dormers, bay windows, patios, and individual unit entries.

h. Stairwells, Walkways, and Ladders.

1. For buildings with more than four units, exterior open stairwells, corridors, and hallways shall be prohibited.
2. For buildings with more than four units, open corridors to access individual units are prohibited, except when located on the ground-level.
3. Exposed roof access ladders are prohibited. All exterior roof access must be from within the building or an exterior enclosed stairwell.

i. Parking Structures, Carports, Garages, and Garage Doors

1. Parking structures with vehicle parking on the ground level and above shall have a minimum of 80 percent of the parking structure façade covered using one of the following approaches:
 - (a) Landscape wall
 - (b) Architectural screen
 - (c) Art feature(s) such as dynamic lighting and/or a mural, which must meet all other applicable design standards related to murals and lighting. The mural shall be required to be located on a separate screen from the parking structure; painting directly on the parking structure shall not count towards this requirement.
 - (d) Housing
 - (e) Commercial space
2. Carports shall meet the following requirements:
 - (a) Be located behind buildings facing the primary street frontage.
 - (b) Be located behind buildings for a minimum of 50 percent of all other streets other than the primary street frontage.
 - (c) Carport structural elements shall be of the same color or material as the building primary façade material or color.
3. Garages shall include at least three of the following elements that are the same as on the main building(s): materials, colors, architectural details, roof materials, and roof colors.

j. Roofs, Windows, and Entries

1. Roofs

- (a) All roofs shall have an overhang with closed eaves a minimum of two feet in depth unless such treatment is inconsistent with the selected architectural style of the building.
- (b) If parapets are used on buildings with more than three stories, at least one of the following detail treatments shall be included within the height of the parapet:
 - i. Pre-cast cornice, frieze, or architrave elements
 - ii. Continuous banding or belt courses along the entire length of an elevation
 - iii. Projecting cornices, dentils, caps, and corner details
 - iv. Variety in pitch
- (c) Flat roofs for buildings less than three stories are prohibited unless the roof area is purposed for amenity open space use.
- (d) The following roof materials are prohibited:
 - i. Built-up roofing
 - ii. Modified bitumen roofing
 - iii. Polyvinyl chloride
 - iv. Polyurethane-based spray foam
 - v. Coal tar roofing

2. Windows

- (a) At least 50 percent of the ground floor building elevation facing a public street or primary pedestrian way shall be transparent windows.
- (b) All windows shall be inset from building walls at least three inches to create shadow detail, except for bay windows or garden windows.
- (c) Windows shall be articulated with sills, trim, shutters, or stucco surrounds. Windows excluded from this requirement include those covered by louvers; covered by breeze block, perforated screen, double-skin façade; or incorporated into a Trombe wall.

3. Entries and Doors

- (a) When nonresidential and residential uses are located in a vertical mixed-use structure, separate pedestrian entrances shall be provided for the nonresidential and residential components.
- (b) The primary pedestrian entrance to a residential building (without individual unit entrances accessible from the ground-level exterior) or residential portion(s) of a vertical mixed-use building shall be accessed through a street level lobby facing a public street or publicly accessible privately owned street.
- (c) Multi-unit residential buildings containing units with individual exterior entries from the ground level shall be designed such that each unit's entry includes at least one of the following:
 - i. Covered entry porch a minimum four feet by six feet
 - ii. Stoop that is a minimum of five feet in width and four feet in height
 - iii. A patio area enclosed by open or opaque fencing materials no more than 48 inches in height
 - iv. A lightwell or area well that has an open basement courtyard with a minimum dimension of six feet in length or width

- (d) Multi-unit residential buildings with interior corridors shall include a common lobby with windows facing onto a public street or interior courtyard.
- (e) For ground-floor commercial and office uses in a mixed-use development, the entryways shall be designed as set forth in the table below and illustrated in Figure 30.11.1.

Figure 30.11.7.1

Commercial and Office Entryway Elements		
	Shopfront Element	Minimum
A	Width of storefront bay(s)	6 feet
B	Height to bottom of awning/canopy (clear)	8 feet
C	Height of bulkhead	2 feet



k. Other Site Features

1. Utilities and Mechanical Equipment.

- (a) All rooftop equipment, except solar panels, shall be screened from adjacent public streets and adjacent publicly accessible pedestrian walkways and open space. The point of view for determining visibility shall be six feet above the highest ground-level elevation point around the perimeter of the building at a distance of 200 feet.
- (b) All screening of rooftop equipment, except solar panels, shall be designed to block visibility from any public street or adjacent residential property to the maximum extent feasible. Screening shall consist of one or more of the following approaches

- (1) Same material and color as the primary wall material
- (2) Same material and color of the roof or parapet material
- (3) Landscaping
- (4) Architecturally compatible screening enclosures such as metal louvers, perforated panels, or similar materials that are durable and visually integrated with the building design.

Applicants may be required to provide line-of-sight diagrams or visual simulations from the public right-of-way and nearby residential areas to demonstrate the effectiveness of the proposed screening.

- (c) All electrical utility equipment, electrical meters, and junction boxes shall not be visible from any public street through one of the following approaches, unless location requirements are dictated by the utility provider and no alternative placement is permitted. In such cases, screening shall still be provided to the maximum extent feasible:

- (1) Placed within a utility room.
- (2) Placed adjacent to each other and screened with landscaping.
- (3) Placed adjacent to each other and screened with landscaping, a perforated panel, breeze block, or similar wall.

- (d) When placed on ground level, air conditioning or other mechanical equipment shall be placed behind a building and not visible from adjacent public streets. If the mechanical equipment cannot be placed in the back, it shall be located in a side yard and screened with landscaping or solid wall of the same material and color as the primary wall materials.

- (e) Mechanical equipment shall not be placed within the private open space of any unit, within any required landscape area, or within any required common open space area.

2. Storage, Trash, and Recycling Disposal and Collection.

- (a) All developments shall provide a common area for the disposal and collection of trash, recyclables, and organic material, sized as required by the City and the City's waste contractor.
- (b) All common collection areas shall enclosed by a solid wall and solid lockable gate consistent with City standards.
- (c) Outdoor collection areas shall be located a minimum of 10 feet from any abutting property line of properties zoned for residential use on typical residential lots, and a minimum of 20 feet on larger developments or nonresidential lots where feasible. In all cases, collection areas shall be separated from adjacent parking stalls by a landscape planter at least four feet wide.