

### 3. Multi-Family Development

#### 3.2 Building Design

##### 3.2.A. Roof Forms

*Maintain the residential scale and character of neighborhoods and reduce visual bulk.*

1. Structures with pitched roof forms shall have slopes between 4:12 and 12:12.
2. Structures with flat roofs shall incorporate large cornices or distinctive parapets.
3. Roof mounted mechanical equipment shall not project above the building's roof line.
4. Shallower pitches may be appropriate for subordinate roof forms, including weather protection or auxiliary structures.



Hipped primary roof with both gabled and flat roof forms.

##### 3.2.B. Windows

*Maintain a lively and active street face.*

1. Street facing façades shall incorporate a minimum of 18% window area.
2. Vertically-oriented windows shall be the predominant window proportion, however a variety of sizes and shapes that contribute to overall composition may be integrated.



Multi-family building with substantial glazing, in groupings of vertically oriented windows.

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#### 3.2.C. Building Entry

Ensure that building entrances are welcoming and easily identifiable from streets and sidewalks. This standard does not apply to industrial development.

1. The main entry to the building shall be visible from the street or main parking area and clearly delineated through at least three of the following:
  - Recesses and overhangs
  - Canopies and awnings
  - Porticos and porches
  - Extensive glazing including clerestory, transom, side lites, and glazed doors
  - Ornamental light fixtures and/or building signage
  - Distinctive roof forms
  - Towers
  - Plazas, seating, and landscaping
  - Stone, masonry, or tile in entry
  - Changes in cladding materials
2. Weather protection is required at the main entry. Canopies or awnings may incorporate pedestrian scale down-lighting, but shall not be internally illuminated unless the material is opaque.



The main entry is delineated with a covered porch, a distinctive roof form, and year-round landscaping. Weather protection is provided.

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#### 3.2.D. Articulation

*Provide visual variety and ensure all sides of a building have interest.*

1. Any side of the building visible from a street, public open space or alley shall be given architectural treatment.
2. Horizontal façades longer than 30 feet shall be articulated into smaller units, through one or more of the following methods:
  - distinctive roof forms
  - changes in cladding materials
  - window patterns
  - recesses / offsets
  - secondary entrances
  - balconies
  - canopies and awnings



The street-facing façade incorporates elements of architectural interest, while the side façades are broken up into smaller units.