

3. Multi-Family Development

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These standards shall apply to all residential development containing two or more attached dwelling units.

3.1 Site Design

3.1.A. Sidewalks and Street Trees

Maintain a consistent street frontage and contribute to a visually appealing streetscape.

1. Sidewalk widths and materials shall be consistent with street frontage improvements of adjacent developments, unless determined infeasible by the City Engineer.
2. Street trees shall be provided within tree grates or minimum 4-foot-wide planting areas.
3. Street tree species shall be selected based on their appropriateness for the specific location and the local environment.

3.1.B. Parking Lots

Reduce the visual impact of parking lots.

1. Parking lots shall be structured or located behind buildings when feasible. Parking lots that are proposed in front of or beside buildings shall provide a 5-foot wide planting area between the parking lot and adjacent street to include:
 - a year-round sight barrier, including low walls or fencing
 - evergreen shrubs and ground cover
 - trees
2. Developments containing ten or more units shall provide pedestrian lighting leading from the parking area to the building entry.
3. Parking lot lights shall be no taller than 20 feet. Pedestrian scale lighting shall be no taller than 12 feet. All lighting shall be shielded to reduce glare onto adjacent properties.
4. Driveways shall be consolidated wherever possible to minimize obstructions to pedestrian movement and reduce curb cuts. Shared driveways are encouraged.
5. Chain link fencing is prohibited when visible from a public right of way.



Parking is located behind the building

3. Multi-Family Development

3.1.C. Parking Lot Landscaping

Reduce the visual impact of parking lots through landscaped areas and/or architectural features that complement the overall design and character of development.

1. Planting areas consisting of trees and ground cover species are required within parking lots containing ten or more stalls.
2. The number of trees required in the internal planting areas in parking lots shall be dependent upon the location of the parking lot in relation to the building and public right-of-way:

Location of parking lot	Number of trees per parking stall
Between building and street	One per five (1:5)
Beside building, partially abutting street	One per six (1:6)
Behind building, minimally visible from street	One per eight (1:8)



Side-oriented parking lot shared among multiple buildings, with planting areas between the street and the parking area.

3.1.D. Pedestrian Walkways

Provide safe, convenient, and attractive walkways for pedestrians through parking lots.

1. Parking lots that contain more than 20 parking spaces shall provide pedestrian connections from the building to the highest concentration of parking stalls.
2. When a parking lot is located between the building and the sidewalk, a pedestrian walkway shall be provided from the sidewalk to the main building entry.
3. Pedestrian walkways through parking lots shall be a minimum of five feet wide, clearly delineated through the use of special paving, raised sidewalks, or striping.
4. Chain link fencing may not be used to separate pedestrians from vehicular traffic or to define pedestrian walkways.

3. Multi-Family Development



Pedestrian walkways leading through the parking lot.

3.1.E. Front Yards and Entries

Provide separation between buildings and the public pedestrian realm and a clear, welcoming, and safe entry for pedestrians from the sidewalk into the building.

1. When there are common entries, they shall be clearly identifiable and visible from the street, with well-defined walkways from pedestrian routes to building entries.
2. Multi-family buildings containing six or more units shall provide site elements that highlight the main entrance, including at least two of the following:
 - Open space, plaza with seating, or courtyard
 - Site-appropriate vegetative landscaping
 - Special paving
 - Ornamental gate and/or fence
 - Water features
 - Art work
 - Pedestrian scale lighting, such as bollards or recessed ground lights
 - Permanent benches
3. Primary building entries shall face the street. If the doorway doesn't face the street, a clearly marked walkway shall connect the entry to the sidewalk.
4. Landscaping shall screen undesirable elements such as views to adjacent commercial or industrial development, utility boxes, outdoor storage areas, and dumpsters.
5. Signage identifying building address shall be visible from the street and public pedestrian walkway.
6. Developments containing six or more units shall provide bicycle storage facilities in the form of racks, lockers, or within individual garages.

3. Multi-Family Development



Clearly defined building entries that appear safe and welcoming.

3.1.F. Common Recreation Spaces

Provide a friendly pedestrian environment through the creation of a variety of usable and interesting open space(s) within larger multi-family developments.

Common outdoor areas shall be provided in multi-family developments containing ten or more units. Amenities provided shall accommodate a variety of ages and activities including four of the following:

- Site furnishings
- Patios or courtyards
- Gardens
- Open lawn with trees
- Play field
- Special interest landscape
- Pedestrian scale, bollard, recessed, or accent lighting
- Special paving
- Public art
- Water feature
- Playground equipment
- Rain gardens



Common outdoor area with patios, a courtyard with benches, open lawn, and landscaping.

3.1.G. Private Outdoor Spaces

Provide outdoor space that encourages a sense of ownership by residents.

1. Outdoor spaces such as yards, decks, terraces, and patios shall be visually shielded from each other and delineated from the street. Shielding may consist of walls, fences, berms, hedges, and landscaping.

3. Multi-Family Development

2. Outdoor spaces used to meet these standards shall not be located within required landscape buffer areas.
3. Outdoor spaces shall not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses



Individual covered porches and private yard areas.

3.1.H. Equipment and Service Area Screening

Reduce the visual impact of service areas, equipment, and communications facilities.

1. All service, loading, and trash collection areas shall be screened by a combination of masonry, wood, or metal walls and planting areas.
2. Loading and service areas shall not face any residential use unless no other location is possible, and then shall incorporate landscape screening.
3. Communications equipment shall blend with the design of the building on which it is attached.



Common trash collection area within a fenced enclosure.