

# ARTICLE 6 - MULTI-FAMILY HOUSING DEVELOPMENT DESIGN GUIDELINES

## 1. PURPOSE AND INTENT

The following design guidelines are intended as a reference to assist the designer/developer in understanding the City’s goals and objectives for high quality multi-family residential development. These guidelines will be utilized during the City’s development Review process to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers.

These guidelines are also necessary to provide structure to the process of determining the density to be allowed for multi-family housing projects, as the General Plan provides for a range of possible densities.

## 2. APPLICABILITY

These guidelines are intended to apply to all multi-family projects proposed in the City, and are intended to be in addition to the ordinance requirements contained in Article 4 of Ordinance No. 340, the City’s zoning Ordinance. Any addition, remodeling, relocation or construction requiring a building permit shall adhere to these guidelines to the extent practicable. Should there be a conflict between these guidelines and Article 4 of the zoning ordinance, the ordinance shall prevail.

## 3. LOCATIONAL STANDARDS

The site for which a multi-family development is proposed shall contain the appropriate urban services to accommodate the development. The following minimum services/standards shall be necessary for the development of multi-family development:

1. The site must be located within the ideal response time for all public safety services.
2. Public infrastructure (streets, water, sewer) in the immediate vicinity shall be substantially in place.

## 4. DENSITY

A. The density of any project may not exceed the densities specified in the City’s General Plan. The densities currently proposed and the corresponding zones are as follows:

General Plan Designation	Density Range	Zone
LDR (Low Density Residential)	2.1 – 5.0 DU/AC *	R-1 One Family Zone
MDR(Medium Density Residential)	5.1 – 10.0 DU/AC	R-2 Two Family Zone
HDR ( High Density Residential)	10.1 – 14.0 DU/AC	R-3 Multi-family Zone
VHDR (Very High Density Resid.)	18.0 – 22.0 DU/AC	R-3 Multi-family Zone

\* DU/AC = Dwelling Units per Acre

B. Permitted project densities. Projects conforming to the development standards of this Section are allowed to develop at the minimum density specified in the property's General Plan designation. Additional density up to the maximum may be gained by exceeding these standards or otherwise qualifying as follows:

1. Development is within 1/2 mile of a community shopping center and medical facilities: one (1) additional DU/AC.
2. Development is within 1/2 mile of public transportation OR a shuttle service is provided: one (1) additional DU/AC.
3. Development is part of a larger, preferably mixed-use, project: one (1) DU/AC.
4. Development exhibits a strong commitment to compatibility with adjacent land uses: one (1) DU/AC.
5. Existing natural features (rock outcrops, mature trees, topography, etc.) are saved on-site: and integrated into the development: one (1) additional DU/AC.
6. An on-site professional management service is provided full-time: one-half (1/2) DU/AC.
7. Active and passive solar energy concepts are used to lower energy costs to residents: one-half (1/2) DU/AC.
8. Units are "smart-wired" and/or a computer lab is provided on-site: one-half (1/2) DU/AC.
9. Open space requirement is exceeded by twenty-five (25) percent or more: one-half (1/2) DU/AC.
10. Day care services are provided on-site: one-half (1/2) DU/AC.

The Planning Commission may consider other facilities proposed to satisfy the above requirements.

## **5. AFFORDABLE HOUSING PROJECTS**

Low-cost housing projects are entitled to density bonuses and/or incentives proscribed by State law per California Government Code Section 65915 et seq, or as may be enacted in the future, subject to the definitions and restrictions in said Code.

## **6. GENERAL DEVELOPMENT STANDARDS**

A. Minimum Residential Living Area Shall be as follows:

Efficiency Unit:	550 sq. ft.
One Bedroom	750 sq. ft.
Two Bedroom	900 sq. ft.
Three bedroom	1,000 sq. ft.

B. Percentage of apartment types allowed:

Studio or efficiency units: Maximum 10% of the total units.

One Bedroom units: Maximum 10%, or maximum 20% if no studio or efficiency units proposed.

Two or more bedrooms: Minimum 80%

C. Parking requirements. Article 15 establishes the minimum parking standards for all uses. The number of parking spaces for multi-family residential uses shall be per Article 15. However, there shall be a minimum of one (1) enclosed parking space for each dwelling unit with two bedrooms or less, and one and one-half (1 1/2) enclosed parking space for each unit with three or more bedrooms. Garages should be equipped with garage door openers.

At least one enclosed parking space per unit shall be available exclusively for parking. No enclosed parking space shall be used for commercial uses or storage related to a business.

Enclosed parking shall be attached to the unit it serves, or be conveniently located to said unit. Guest parking should be scattered throughout the development and be screened from street view by being located within the interior of the project or screened by low walls, berms and landscaping. All open parking shall be landscaped per Article 15.

Parking for recreational vehicles should be provided at a ratio of one parking space for every ten (10) units. Such parking shall be secured, and be located away from view of residential units to the extent possible.

The architecture of separate parking structures shall be consistent with the architecture of the main structures in materials and design.

D. Open space. In the R-2 zone, a minimum of 400 square feet of usable open space shall be provided for each dwelling unit; 150 square feet of which shall be private open space. In the R-3 zone, a minimum of 350 square feet of usable open space shall be provided for each dwelling unit, 100 square feet of which shall be private open space. Common open space shall be conveniently located in relation to the unit for which it is provided.

Usable open space shall mean contiguous space, excluding required building separation and yard areas. Private open space may be fenced yard areas, patios, decks or balconies oriented for maximum privacy for the units they serve. Fenced private open space, balconies and decks shall not protrude into required yards or required building spacing except in the case of buildings oriented front to back.

Common open space should consist of both passive and active areas. Active areas shall be developed with amenities as required in paragraph E, Minimum Amenities.

Passive areas may contain benches, barbeque facilities, picnic benches and the like, in peripheral locations.

E. Minimum Amenities.

1. Development consisting of 30 units or less shall provide three of the following recreational amenities:
  - a. Large open lawn area, one of the dimensions shall be a minimum of 50 feet.
  - b. Enclosed tot lot with multiple play area.
  - c. Spa or pool.
  - d. Barbecue facility equipped with grill, picnic benches, etc.
2. Developments consisting of 31 to 99 units shall provide another set of amenities similar to the above, or equivalent. The two sets shall include at least one pool.
3. Developments consisting of 100 to 199 units shall provide five of the following recreational amenities or equivalent, as approved by the Planning Commission.
  - a. A large open lawn area, one dimension of which shall be a minimum of 100 feet.
  - b. Multiple enclosed tot lots with multiple play equipment. The tot lots shall be conveniently located throughout the site with adequate consideration given to safety and supervision. The number of tot lots and their location shall be subject to Planning Commission review and approval.
  - c. A pool and spa of sufficient size to serve the number of units in the development.
  - d. A community multi-purpose building equipped with a kitchen, defined areas for games, exercises, meetings, etc.
  - e. Barbeque facilities equipped with multiple grills, picnic benches, etc., conveniently located throughout the site. The number and their location shall be subject to Planning Commission review and approval.
  - f. Court facilities such as tennis, volleyball, basketball, handball, etc.
  - g. Jogging and walking trails with exercise stations.
  - h. Water features such as waterfalls, ponds, streams, etc., using recirculated water.
4. Developments consisting of 200 to 500 units shall provide another set of the above for each 100 units above the first 200, as determined through the PUD process.
5. Developments in excess of 500 are required to file a Specific Plan and amenities proposed for such projects shall be reviewed through the Specific Plan process.

The location of all recreational facilities shall consider the peace, safety and privacy of tenants. Projects designed for a variety of tenants such as families, singles, seniors, etc., shall provide appropriate facilities for each area of the project. Projects designed for a specific market group shall provide facilities suitable for that market.

The Planning Commission may consider other facilities proposed to satisfy the above requirements.

All recreation areas or facilities shall be maintained by a private homeowner's association, property owners, or a private assessment district.

Proposed affordable housing projects conforming to the requirements of state law may request a waiver of specific requirements as an incentive, as provided by state law.

F. Building spacing. One- and two-story buildings in the R-2 and R-3 zones shall provide the following minimum building separation:

1. Habitable structures front to front, front to back: 25 feet.
2. Elsewhere: 15 feet.
3. Non-habitable structures: 10 feet.

For three-story buildings or three-story buildings adjacent to two-story buildings, the above distances shall be increased by 10 feet.

G. Yards: For projects adjacent to R-1- zoned property, side yards for two-story buildings shall be increased by 5 feet and rear yards shall be increased by 10 feet over the setbacks required by Section 4.04 of this ordinance, and by 10 and 20 feet respectively for three-story buildings.

H. Landscaping. All required yard areas and open space shall be landscaped and maintained. Landscaping may include paved recreation areas in required open spaces. Landscaping shall include trees and shrubs whose size and spacing are designed to provide passive solar heating and cooling. Landscaping shall also use drought-tolerant materials. Landscaping should be consistent with the architecture of the project. The landscape design should enhance the sense of community in a development,

I. Storage space. Each unit shall be provided a minimum of 125 cubic feet of exterior lockable storage space. Said storage space may be within a fully enclosed garage as long as the storage space is in addition to the parking space(s) required. Said storage space may also be located on a patio, balcony or deck as long as it is in addition to the private open space required.

J. Laundry facilities. Each unit shall be provided with hook-up for washing machine and clothes dryer in the interior of the unit, or common laundry facilities shall be provided and be equipped with washers and dryers at a rate of one washer and dryer for every five (5) units. Common laundry facilities may be in a separate building or part of a recreation building. The architectural design of such facilities shall be consistent with the design of the project.

## 7. SITE DEVELOPMENT STANDARDS

- A. Purpose and intent. The following site development standards are intended as a reference to assist the designer/developer in understanding the City's goals and objectives for high quality multi-family development. The design guidelines are general and may be interpreted with some flexibility in their application to specific projects. The guidelines will be utilized during the City's development review process to encourage the highest level of design quality while at the same time providing the flexibility necessary to encourage creativity on the part of project designers.
- B. Applicability. The provisions of this section shall apply to all multi-family residential development within the City. Any addition, remodeling, relocation or construction requiring a building permit shall adhere to these guidelines to the extent possible.
- C. Site development plan. Appropriate site and building design can reduce the perceived density of multi-family developments, maximize open space areas, provide "eyes on the street", and enhance neighborhoods by creating community gathering spaces. Site design sensitive to "defensible space" concepts can reduce crime.
1. The Site Plan needs to take into consideration the buildings, uses and landscape elements of adjacent sites. The setbacks from streets and adjacent properties should relate to the proposed scale of the proposed buildings.
  2. Developments should generally be oriented parallel to the public street or to the development's internal streets, with some setback variation to provide visual interest.
  3. Consider views in the placement of buildings.
  3. Rows of buildings "barracks-style" are discouraged. Variation in setbacks is encouraged to add interest to the street scene.
  4. The size of buildings in relation to the size of the project and the total number of units needs to be considered. In smaller projects, groups of four- or six-plexes are more appropriate than one or two buildings with all or a large number of units. Buildings should be configured around courtyards, gathering areas, and open spaces.
  5. Primary building entries should face either a street or a common open space area. All entries and common open spaces should have a direct connection to a street via a connecting walkway.
  6. Portions of the development that are not oriented to the street should be well integrated into the project's overall design. As with the street-oriented area, the same design considerations should be given to siting, appearance, circulation and safety issues.

7. Buildings should be oriented to provide some privacy yet still relate to the street and the existing community. Doors should be visible from the street and windows should allow residents to have “eyes on the street”, as well as open spaces and parking areas. At the same time, the privacy of private open spaces needs to be protected.
8. In larger projects, a series of connected open space areas of varying shape, appearance and usage are encouraged. Children’s play areas may be limited in location, but need to be visible to as many units as possible and be located away from adjacent streets and parking areas.
9. Common facilities such as laundry rooms, community buildings and recreation centers should be located with the same safety, visibility and “defensible space” considerations.
10. Vehicular entry points shall receive special paving accents where the drive crosses the public sidewalk.
11. Off-street parking should be located interior to the site, and be designed to minimize visual disruption of the overall project design. Avoid long, dead-end drive aisles. Noise, light and glare should be minimized by careful placement and the use of sound walls and landscaping where appropriate. No parking shall be located between a building and a public street or in the required front or street side yard setback.
12. Long, unbroken lines of garages or carports on each side of a drive aisle should be avoided. Such structures should be limited to eight (8) to twelve (12) cars.
13. Limit the amount and intensity of lighting to that necessary for safety and security, and to compliment architectural character. Unit entries, parking areas, open spaces, areas around recreation buildings, laundries and the like should be well lighted for user’s safety and security. However, all lighting should be down-directed and shielded so as not to spill over onto neighboring properties.
14. Trash receptacles shall be screened from view with materials consistent with project design.

## **8. ARCHITECTURAL STANDARDS**

These guidelines do not designate a particular architectural style or a specific design character. The primary focus is to construct a high quality residential environment that is compatible with the surrounding community. The architecture of a project and materials used can be very instrumental in protecting property values and projecting the quality of the project.

- A. The architecture of a project must take into consideration the heritage of the community and the architecture of surrounding uses.
- B. The predominant colors of a project should be natural, muted earth tones. Compatible accent colors are encouraged to enhance important building elements.
- C. Building materials should be durable, require low maintenance, and be of comparable or better quality and image to that of the surrounding neighborhood.
- D. Materials such as brick, stone, copper, etc., should be left in their natural colors. They should not appear thin and artificial. Veneers should turn corners and avoid exposed edges.
- E. Use of single-family residential design elements (e.g., pitched roofs, porches, individual entrances) are recommended to reduce perceived density, give identity to the development and its individual units, add visual interest, and create greater compatibility with the neighborhood context.
- F. Individual but complementary colors can be used to differentiate units. Garage doors of attached garages should incorporate architectural detailing and colors consistent with its associated unit.
- G. All accessory buildings within the development should be compatible in architectural style with the rest of the development.
- H. Buildings should incorporate smaller-scale architectural forms such as bays, recessed or projecting balconies, and dormers to visually reduce the height and scale of the building and emphasize the definition of individual units.
- I. Setting back portions of upper floors helps scale down facades that face the street, common open spaces and neighboring properties.
- J. Varied building heights provide both visual interest and give the appearance of a collection of smaller structures. Building heights should provide a transition from the heights of adjacent development where appropriate.
- K. Boxy, monotonous facades that lack human scale and have large expanses of flat wall planes should be avoided. Architectural treatments such as recessed windows, moldings, decorative trim, balconies, and wood frames should be used to add visual interest.
- L. Roof lines should be broken up and varied.
- M. Individual entries should have a strong relationship to a fronting street, internal walkway or courtyard, as appropriate to the overall siting concept. A transitional area from the public space to the private dwelling unit entry, such as a porch, steps, or

landscaped walkway, should be provided. Opportunities should be provided for residents to personalize their entry by providing ground level space or a wide ledge for potted plants, etc.

- N. The number of upper floor units served by a single stairway and walkway should be limited. Ideally, not more than three units should be served by a single flight of stairs. Stairways should be open to allow views for natural surveillance.
- O. Walls and fences should be consistent in design, materials and colors with the development. Material selection should consider maintenance issues such as graffiti.
- P. Roof-mounted equipment is discouraged. If necessary, it shall be screened with materials compatible with the building and be integrated into the building design.

## **9. PROCESSING DEVELOPMENT PLANS**

Projects of eight (8) or less units shall be subject to the Plot Plan Approval process.

Projects of nine (9) to fifty (50) units shall be subject to the Development Plan process per Article 18A.

Projects of fifty-one (51) to five hundred (500) units shall be subject to the Planned Unit Development (PUD) process per Article 8B.

Projects of 100 acres or more, or five hundred (500) units or more shall be required to file a Specific Plan per Article 14B.

Resolution 2901 Adopted 05-18-06