5.0 RESIDENTIAL DESIGN GUIDELINES

A. INTRODUCTION

The design guidelines for residential projects are intended primarily for infill projects and to maintain neighborhood compatibility. These guidelines apply to residential projects with two or more units, either detached or attached, within the R2 through R5 zones. As appropriate, single family homes within the said zones shall incorporate the design principles to ensure quality design.

The following design principles should be considered in the aforementioned residential projects:

1. Varying front setbacks within the structure;
2. Staggered and jogged unit planes;
3. Use of reverse or alternating building plans to add variety;
4. Maximum of two adjacent units with identical wall planes and rooflines; and
5. Variety of building orientations.

B. ARCHITECTURAL CONSIDERATIONS

1. BUILDING SCALE AND HEIGHT

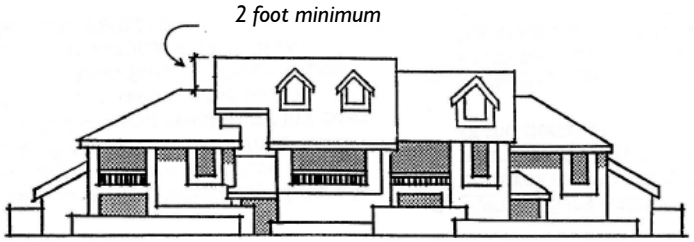
a. *Maintain neighborhood scale*. Multiple family projects in existing neighborhoods should maintain the architectural characteristics and scale of existing structures on the property and surrounding neighborhood, for example; window and door detailing, facade decoration, materials, color, roof style and pitch, porches, etc.

b. *Reduce building scale*. Changes in wall plane, roof height and inclusion of elements such as balconies, porches, arcades, dormers and cross gables should be used in multiple family projects to help reduce the overall scale of built environment and to mitigate the barracks-like appearance of long flat walls that are often characteristic of such projects. Projects should impact a neighborhood either by their scale or bulk, or by their lack of architectural compatibility.

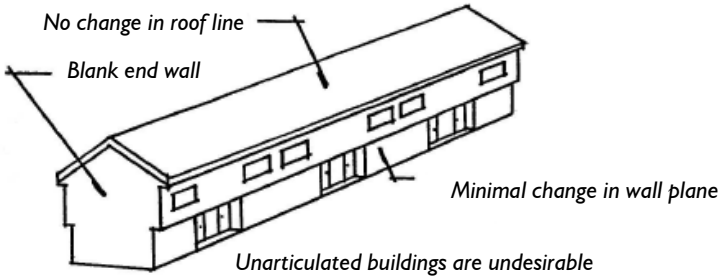
2. ROOFS

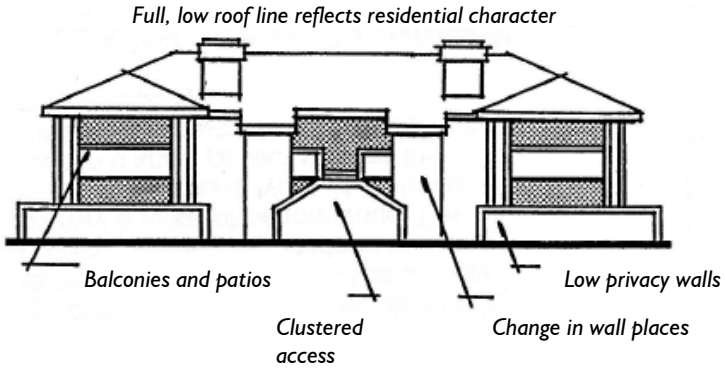
a. *Full roofs are encouraged*. For one and two story buildings, hipped or gabled roofs covering the entire building should be used. Mansard roofs or segments of pitched roofs applied at the buildings' edges are strongly discouraged.

b. *Flat roofs*. Flat roofs may be permitted for buildings three stories or more in height, but such roofs should not cover more than 50 percent of the roof area.



Good example of change in roof planes and wall articulation



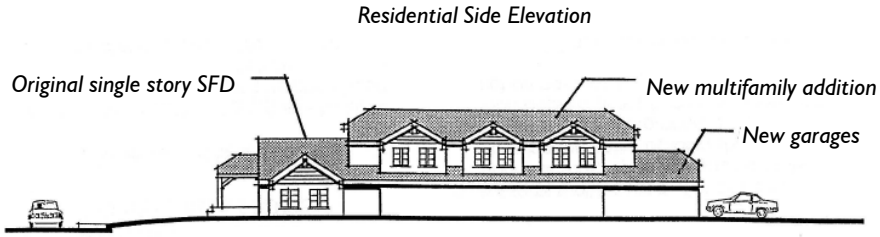


3. GENERAL GUIDELINES

a. *Accessory structures.* Carports, detached garages and other accessory structures should be designed as an integral part of the overall project. They should be similar in materials, colors and detail to the principal buildings of the development.

b. *Remodel existing unit.* When an existing single-family or multiple family unit is to remain on a property where new multiple family units are to be constructed, the existing unit should be remodeled to be compatible with the architectural style and features of the new units.

c. *Consider graffiti prevention.* In combination with landscape design, building material selections should take into consideration the ability to prevent or deter graffiti.

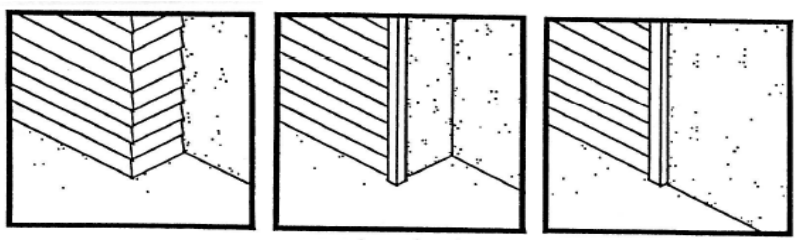


Appropriate transition from 1 story to 2 story MFD

4. BUILDING MATERIALS

a. *Use durable materials.* Materials selected for multiple family projects should be durable and low maintenance, and should convey a sense of permanence. The number of different types of materials used in a single project should be the minimum necessary to accomplish the intended design.

b. *Avoid artificial materials.* The composition of materials should avoid giving the impression of thinness, or falseness, i.e., the materials should appear as though they are the "real thing". The use of artificial materials should be strongly discouraged if they do not achieve this goal. Veneered materials should be applied in a manner that does not reveal exposed edges. Veneers should turn corners.



Change in plane with change in material is recommended

Material or color change outside corner is not recommended

Change of materials on same plane is not recommended

C. SITE DESIGN

a. *Site design*. New multiple family developments should be designed with the same orientation on the site as the original structure(s), unless other design considerations indicate that maintaining the original orientation is infeasible, impractical or undesirable in relation to city policies or standards. For example, if access to parking is provided from an alley, the new development may continue this arrangement.

b. *Front yard setbacks*. In addition to the minimum required front yard setbacks established in Title 17 of the WMC, the setback of a MFR project should consider the setbacks of adjoining properties.

c. *Access drives*. The principal vehicular access into a multiple family project with 20 or more units should be through an entry drive rather than a parking drive. Colored, textured paving treatment should be installed at the entry drive.

d. *Trash enclosure location*. Recommended locations for trash enclosures include inside parking areas or at the end of parking bays. Locations should be accessible for trash collection and maintenance. Each trash enclosure location should be well-lit.

D. DESIGN FOR SECURITY

1. COMMON SECURITY ISSUES

Security is a primary concern for most multiple family projects. The first line of defense against unauthorized intruders is a well designed project that has considered potential security related problems in its initial design. This section provides some simple guidelines to follow to increase the level of security for multiple family projects.

The most common security problems for multiple family projects are:

- Uncontrolled access to parking where outsiders may enter freely;
- Uncontrolled pedestrian access;
- Unassigned common areas, including parking spaces, provide opportunities for outsiders to go unnoticed on the site; and
- Building and site entrances that are not visible from the public street or from well used common areas within the complex.

2. GENERAL DESIGN PRINCIPLES

a. *Delineate public/private space*. Both public and private spaces should be appropriately delineated with paving, building materials, grade separations or with physical barriers such as landscaping, fences, walls, screens or building enclosures.

b. *Make entrances secure*. Entrances for both automobiles and pedestrians should be marked with gates and lights. By defining and controlling access points to the building, unauthorized persons will be deterred.

c. *Make entrances visible*. All site entrances should be designed to be highly visible from a public street or alleyway. All access points to the site should be well lighted.

d. *Increase visibility from the unit*. Interior open spaces, courtyards, circulation corridors and individual living unit entrances should be visible from a majority of the living units. The placement of doors and windows in the living units should allow easy surveillance of these spaces from within the unit.