

SECTION __ DESIGN STANDARDS FOR TWO-FAMILY AND MULTI-FAMILY DEVELOPMENTS

Purpose and intent.

The design standards in this section are intended to implement the City's vision for two-family residential and multi-family residential developments (multifamily is defined as 3-family units and greater). The intent of these standards is to improve the overall quality of two-family and multi-family residential developments with surrounding land uses and enhance pedestrian safety and walkability.

Applicability.

The provisions of this section shall apply to all two-family and multi-family development, when any of the following are met:

- A. New developments that require Large Scale Development review and approval; and/or
- B. All new multifamily construction, including two-family homes, requiring building permits; and/or
- C. Additions or alterations to a building or site, excluding interior-only improvements, which total fifty percent (50%) or more of the gross square footage of the existing building(s) or site.

Review process.

These standards shall be applied in the normal review process for large scale developments and shall be approved by the Planning Commission.

These standards are also applicable for projects exempt from large-scale development standards but requiring review by this section. Individual two-family or multi-family buildings shall be reviewed by the Building Official for zoning and design standards compliance at the time a building permit is submitted. Adequate drawings shall be submitted by the applicant to facilitate review with the provisions of this section.

Examples of Two-Family Residential Structures



Two-Family (Stacked),
Missing Middle Housing.com



Two-Family (Side by Side),
Missing Middle Housing.com



Two-Family (Front loaded with attached garage)
SW Coues Cove Bentonville, AR, google maps image



Two-Family (side by side)
Housing.com

Examples of Three-Family, and Four-Family Residential Structures



Three-Family (Stacked),
Missing Middle Housing.com



Four-Family (Stacked),
Missing Middle Housing.com

Design Standards for Two, Three, and Four Family Residential Structures

A. Building design.

1. For all units with a garage or carport, the garage or carport shall be placed behind the front building façade. Garages and carports may be attached or detached, and may be entered through an alley or back street.
2. Each entry, whether combined or individual unit entries, shall be clearly visible from the public realm on each building.
3. Each building façade shall have articulation; no façades containing only one plane shall be accepted.
4. Each roofline shall include articulation (such as a gable, hips, dormers, etc.); no roof forms with an unbroken roofline shall be accepted. Exceptions for flat roofs may be allowed if the roof design includes architectural elements and is designed to meet structural and environmental code requirements.
5. The front façade shall include windows with a minimum fifteen percent (15%) coverage.
6. Porches with a minimum six (6) foot depth and a minimum of sixty (60) square feet in size, shall be required on the front facade of each building. Porches shall be allowed to encroach the front setback as long as they do not interfere with utility easements. The Building Official shall review all requests for encroachment.
 - a. Only portions of the structure exclusively including an “open porch” section shall be allowed to encroach the setback. The front building face of the structure shall not be allowed to encroach the required setback. “Porch” shall be defined as a covered shelter, integrated with, or in front of, the entrance of

a building. "Open Porch" shall be defined as having no walls on three sides. Railings shall be allowed on open porches.

7. Internal or external gutter and downspout systems shall be required on all two-family and multi-family buildings.
8. Exterior building materials:
 - a. The primary material shall constitute at least 75% of each wall area, excluding glass.
 - b. The primary exterior material shall consist of a combination of brick, textured concrete block, stucco, cement-based board or similar masonry product, wood, synthetic stone, or natural stone.
 - c. Alternative materials may be proposed for approval by Planning Staff or Building Official unless the material is specifically prohibited in this section.
 - i. Material sample board is required to be submitted when proposing any alternative materials.
 - ii. The Planning Staff or Building Official have the authority to deny any alternative materials if they are found to be in conflict with the intent of this code.
 - d. No Masonite, asphaltic exterior wall or roof material, aluminum, or steel siding (other than approved architectural metal or composites), non-textured concrete block (ground-faced is allowed), vinyl, EFIS, pre-engineered metal buildings, or other similar materials shall constitute the primary exterior materials.

Building Design Sketch: Two Family Residential Structures

MULTIFAMILY DESIGN STANDARDS BUILDING DESIGN TWO-FAMILY ATTACHED GARAGES

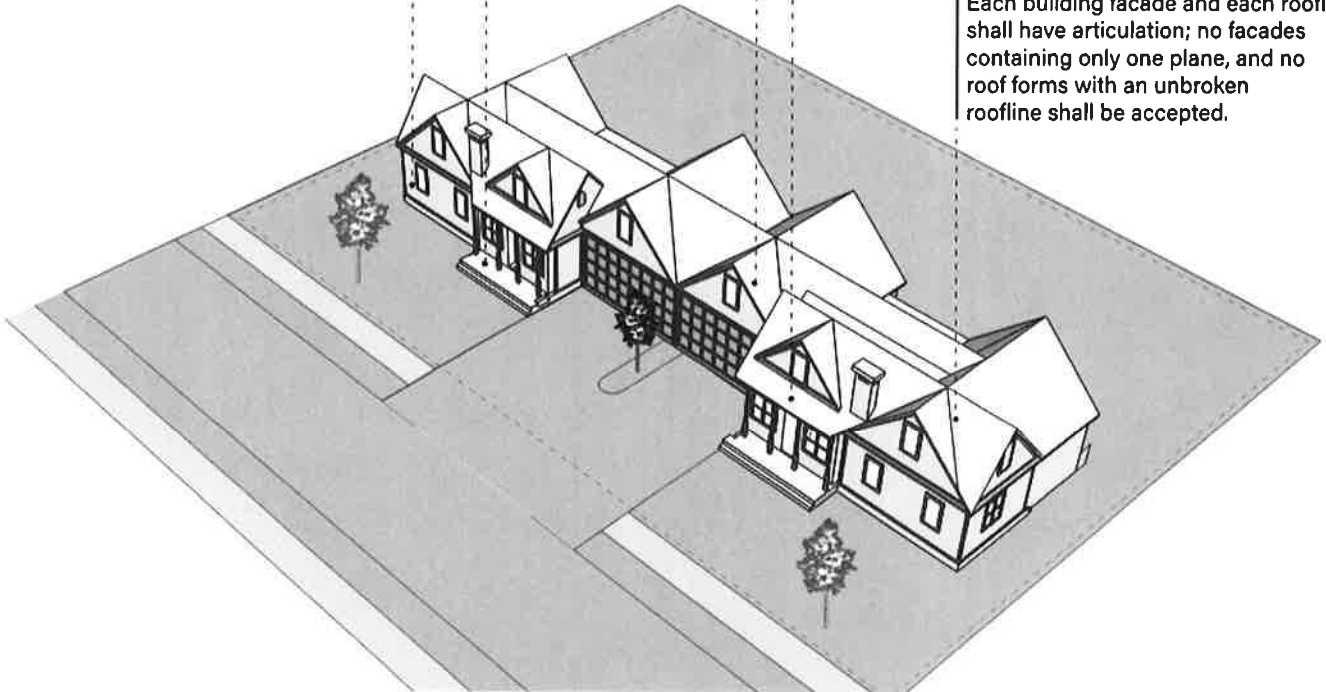
The finished facade of any structure shall be composed of the city's acceptable building facade materials, including a minimum 15% window coverage on the front facade.

Porches with a minimum six (6) foot depth and a minimum of sixty (60) sf in size shall be required on the front facade.

The garage or carport shall be placed behind the front building facade, attached or detached.

Each entry, whether combined or individual unit entries, shall be clearly visible on each building.

Each building facade and each roofline shall have articulation; no facades containing only one plane, and no roof forms with an unbroken roofline shall be accepted.



Building Design Sketch: Three and Four Family Residential Structures

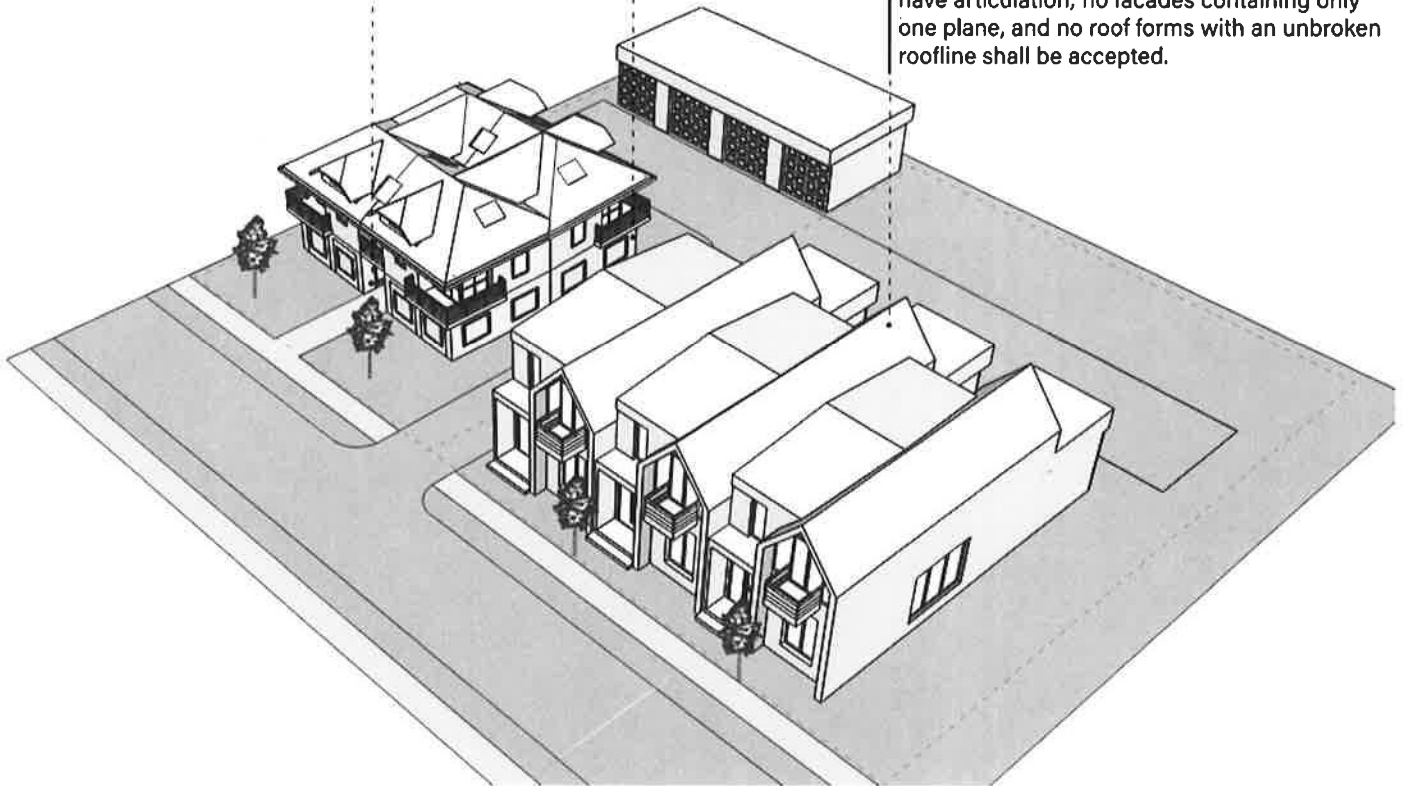
MULTIFAMILY DESIGN STANDARDS BUILDING DESIGN

THREE AND FOUR-FAMILY ATTACHED AND DETACHED GARAGES

The finished facade of any structure shall be composed of the city's acceptable building facade materials, including a minimum 15% window coverage on the front facade.

Each entry, whether combined or individual unit entries, shall be clearly visible on each building.

Each building facade and each roofline shall have articulation; no facades containing only one plane, and no roof forms with an unbroken roofline shall be accepted.



B. Site planning.

1. The front of each residential structure shall be oriented towards the street.
2. All trash receptacle storage areas shall be screened. If the units are served by individual trash service, the two-family, three-family, or four-family units shall be designed in a manner that provides access to residents to store trash receptacles out of sight.
3. Two-family, three-family, and four-family building facades shall be varied. There shall be a minimum of three (3) alternative building facades or variation of materials before a repeat design may be utilized. In no case shall two (2) identical building facades be placed adjacent to one another. The level of variation in building façade or materials shall be approved by Planning Staff.
4. If shared driveways or alleys are proposed with any development, they shall comply with the current fire, building, and planning codes. The width of any shared alley or driveway shall be approved by the City Fire Chief, and additional width may be required at the Fire Chief's discretion. Any shared private driveways or alley(s) must be maintained by individual owners or a property owners' association.
5. For rear or alley loaded units.
 - a. Where rear or alley loaded, garage or carport may extend beyond rear façade. Setbacks for ancillary structures shall be five (5) feet from the rear and side property lines. Shared garage or carport structures shall be allowed to have a zero (0) foot setback on the shared side of the structure.
 - b. If the development is designed for rear trash pickup, additional width and structural requirements may be placed on the rear-loaded shared alleys or shared driveways.
6. For two-family buildings with front-loaded driveways, garages, or carports, the driveway shall extend a minimum of twenty-five (25) feet into the property from the Master Street Plan right-of-way to allow parking to occur without encroaching into the right-of-way or obstructing the pedestrian access. For developments with private streets, there shall be a minimum of twenty-five (25) feet clear behind the sidewalk. If there is no sidewalk, there shall be a minimum twenty-five (25) feet clear from the back of curb or ditch.
7. For three and four-family buildings: A maximum of two (2) drives per building is allowable. Sharing drives between buildings is encouraged. All parking shall be to the side or rear of the structure. The minimum parking areas required for residential units may not be located within the public street ROW unless specifically approved by the Planning Commission.
8. Additional paved parking spaces for planned two-family, three-family, and four-family developments (more than sixteen 16 units developed) shall be required. The additional required parking may consist of on-street parking with delineated bump-outs on one side of the street (see special street sections), by adding additional parking within the parking area servicing the development, or may be accomplished with individual off-street parking areas dispersed throughout the development (see special street sections). Additional parking shall be evenly distributed throughout

the development and shall be available within 250 feet of each residence. At least one (1) additional parking space for every four (4) units shall be provided in this manner.

- a. When utilizing the individual off-street parking areas or delineated on-street parking areas, the parking areas shall be constructed to the same standard as the street section, and included in the right-of-way (as per the street section).
 - b. Ninety (90) degree parking spaces are preferred for the individual off-street parking areas, alternatives shall require additional engineering review. At least four (4) parking spaces shall be required per parking area.
 - c. If utilities are to be placed under the off-street parking areas, boxes and meters shall be set in a manner to be accessible and not within the pavement area.
9. Clearly defined pedestrian walkways or paths, a minimum of five (5) feet in width, shall be provided from parking areas that connect to the sidewalk system within the development.

Site Planning Sketch: Two Family Residential Structures

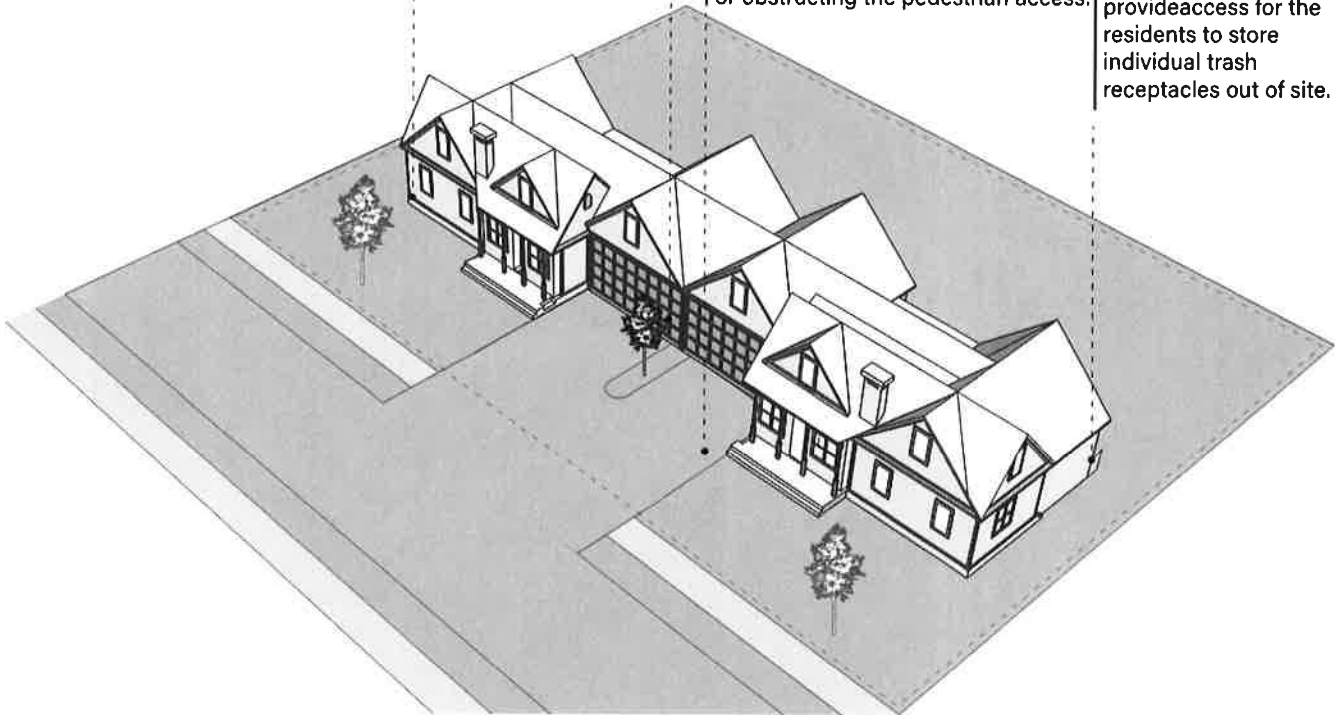
MULTIFAMILY DESIGN STANDARDS SITE PLANNING
TWO-FAMILY ATTACHED GARAGES

Multi-family facades shall be varied. No identical buildings shall be placed adjacent to one another.

Buildings shall be oriented towards the street

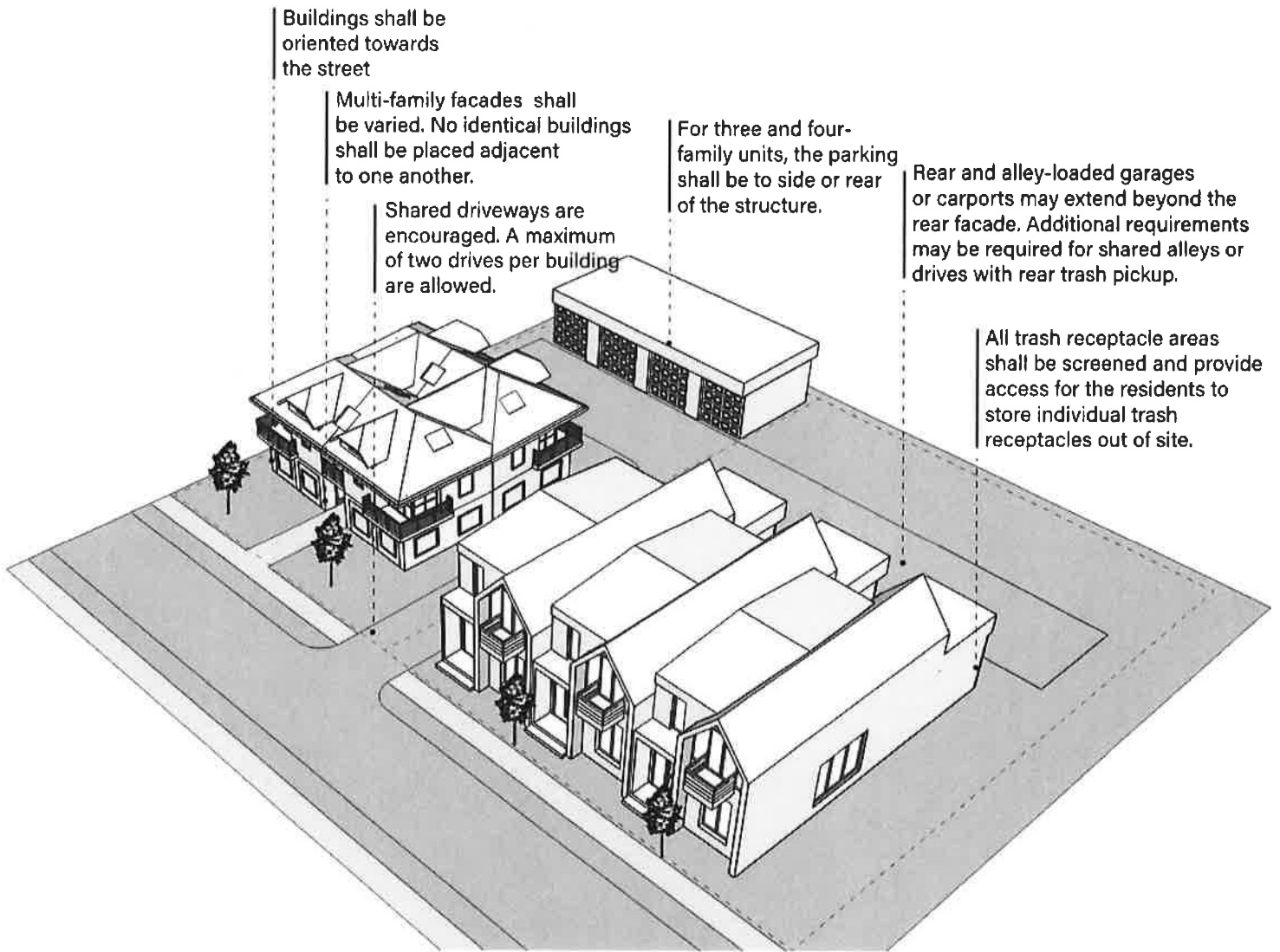
The driveway shall extend a minimum of twenty-five (25) feet into the property from the Master Street Plan right-of-way to allow parking to occur without encroaching into the right-of-way or obstructing the pedestrian access.

All trash receptacle areas shall be screened and provide access for the residents to store individual trash receptacles out of site.



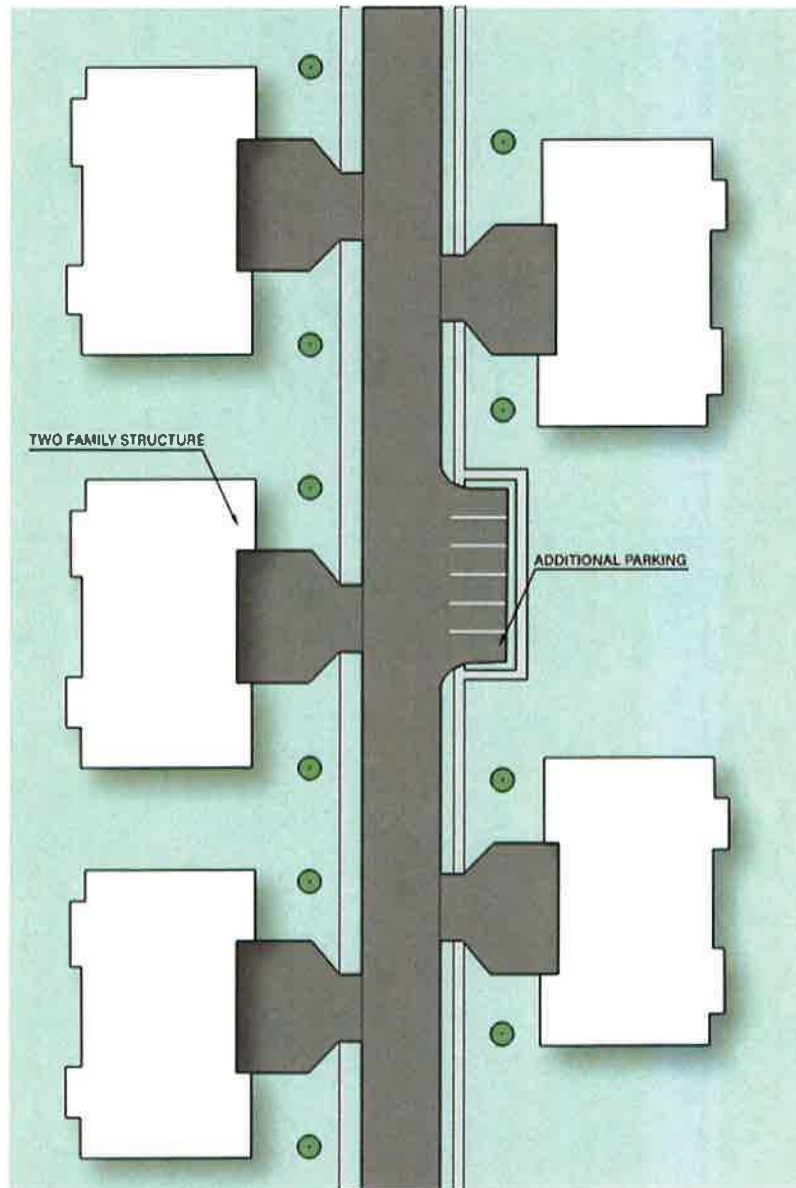
Site Planning Sketch: Three and Four Family Residential Structures

MULTIFAMILY DESIGN STANDARDS SITE PLANNING
THREE AND FOUR-FAMILY ATTACHED AND DETACHED GARAGES



Additional Parking Example Sketch: Two, Three and Four Family Developments

MULTIFAMILY DESIGN STANDARDS SITE PLANNING ADDITIONAL PARKING

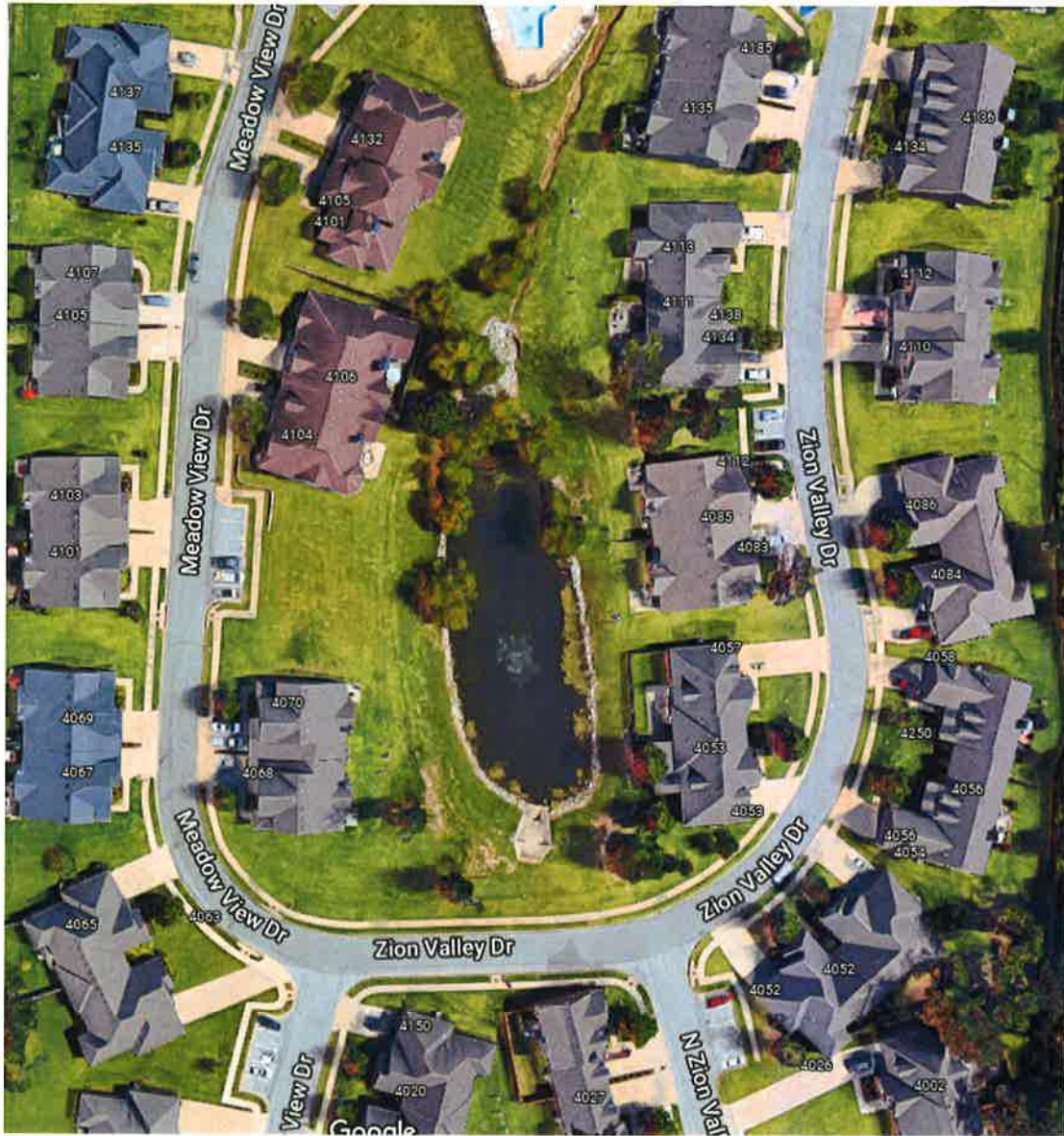


ADDITIONAL PARKING EVENLY DISTRIBUTED THROUGHOUT THE DEVELOPMENT AND AVAILABLE WITHIN 250 FEET OF EACH.

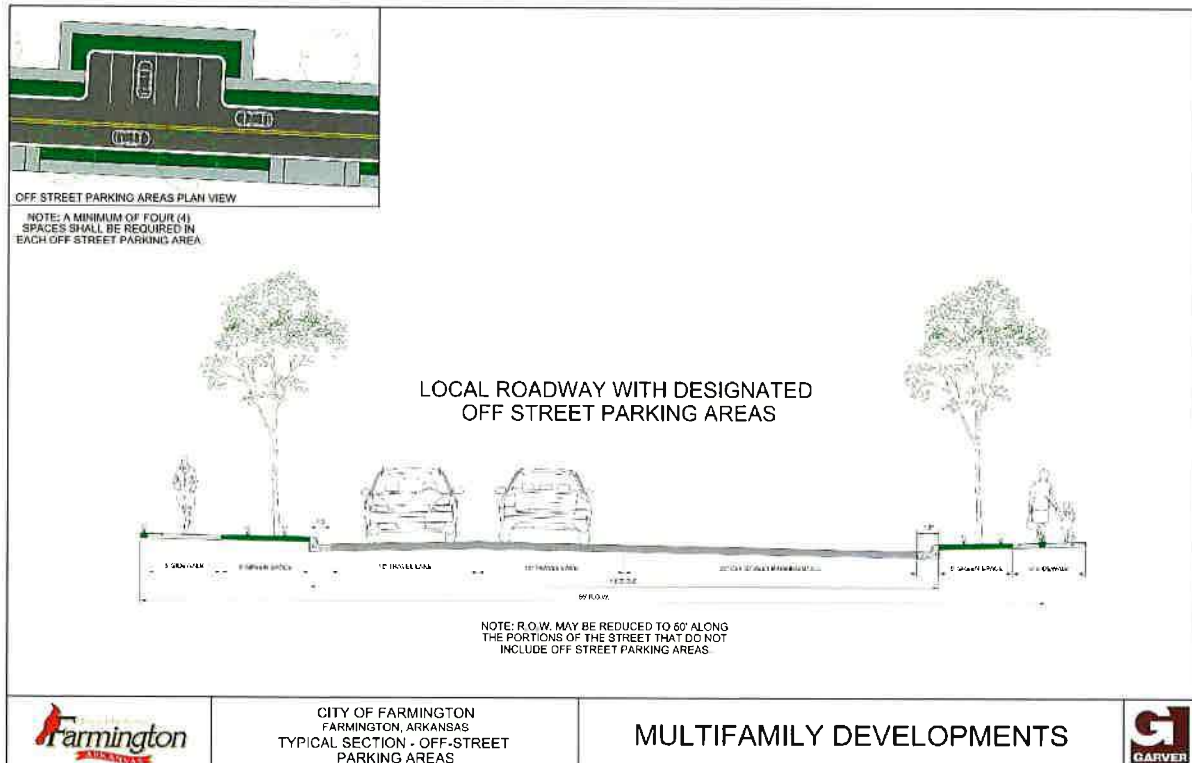
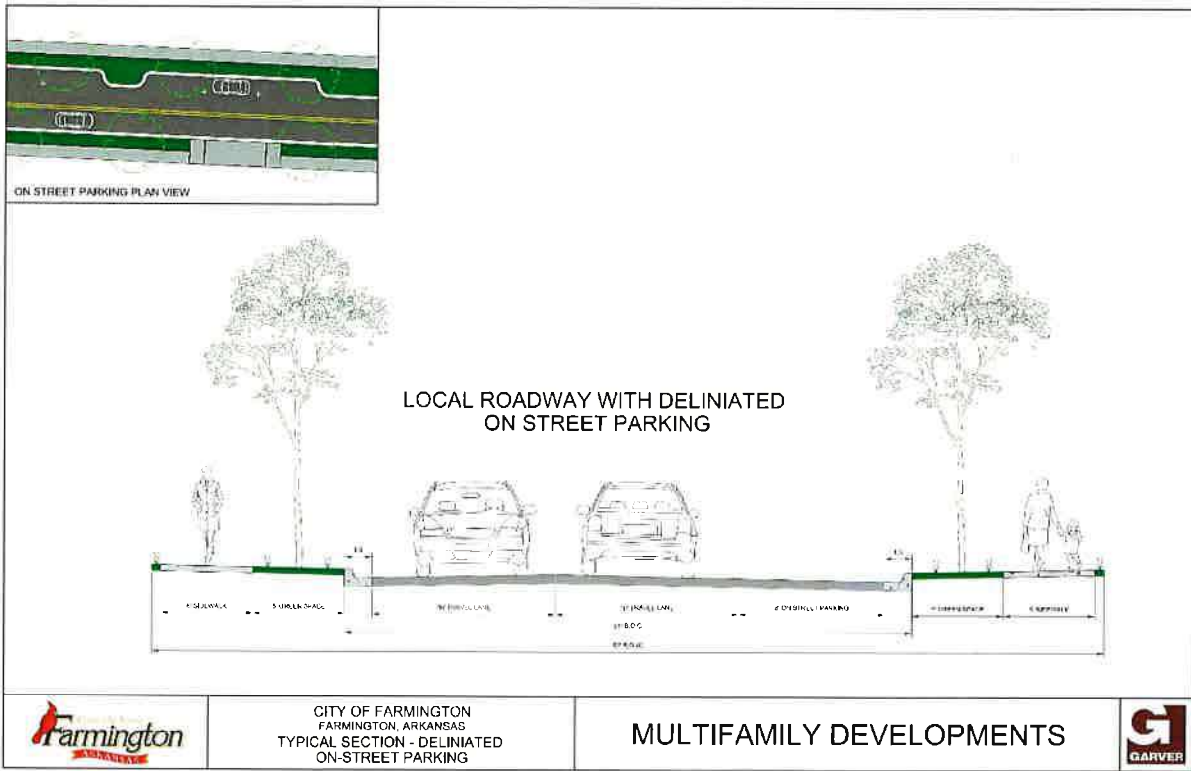
AT LEAST ONE ADDITIONAL PARKING SPACE FOR EACH UNIT SHALL BE PROVIDED IN THIS MANNER.

ON-STREET PARKING WITH DELINEATED BUMP-OUTS ON ONE SIDE OF THE STREET, OR WITH INDIVIDUAL PARKING AREAS THROUGHOUT THE DEVELOPMENT.

Additional Parking example. Bellafont Gardens, Fayetteville, AR



Typical Street Sections for Multifamily Developments to accommodate additional parking requirements:



Five-Family and Greater Multi-Family Residential Structures (five or more attached units):



Apartments
Missing Middle Housing.com



Watermark at Steele Crossing
Fayetteville, AR, google maps image



Courtyard Apartments
Missing Middle Housing.com

Design Standards for Five-Family and Greater Residential Structures

A. Building design:

1. Material.

- a. The primary material shall constitute at least 75% of all exterior wall areas, excluding glass.
- b. The primary exterior material shall consist of a combination of brick, textured concrete block, cement-based board, stucco, wood, synthetic stone or natural stone. The remaining exterior material shall be considered building trim.
 - i. Trim is defined as an ornamental design feature, that when removed does not significantly alter the appearance of the building. This commonly consists of moldings, cornices, parapet, frieze, sills, lintels, stringcourse, quoining, and ledgment.
- a. No Masonite, asphaltic exterior wall or roof material, aluminum, or steel siding (other than approved architectural metal or composite), non-textured concrete block (ground-faced is allowed), vinyl, EFIS, pre-engineered metal buildings,

or other similar materials shall constitute a portion of any building except trim.

2. Scale and bulk.

- a. The height and scale of new buildings shall be consistent or compatible with the height and scale of adjacent buildings.
- b. Special care, however, shall be taken to achieve the compatibility of larger buildings next to small scale buildings; techniques shall include:
 - i. Limiting building size.
 - ii. Creating shadow patterns for depth.
 - iii. Using building articulation to:
 - Create a variety of scale relationships.
 - Create the appearance or feeling of a residential scale.
 - Constructing buildings that are sympathetic to a structure on an adjoining property.
 - iv. Using a design technique or element that:
 - Creates a human scale appropriate for a residential use.
 - Prevents the construction of a structure in close proximity to a single-family residence zoning district that is significantly more substantial than a structure in a single-family residence zoning district.
 - Allowing the construction of a structure, including a multi-family structure, that exhibits a human scale and massing that is appropriate for a residential use.
 - v. The scale of the building shall also consider building setback, lot size and relationship to street width.

3. Wall articulation.

- a. Buildings shall avoid long uninterrupted façade planes and/or blank walls.
- b. All non-single-family buildings with facades greater than forty (40) feet in length shall incorporate wall plane projections or recesses that are at least two feet in depth.
- c. At least 25% of the length of the facade must be cumulatively composed of either projections or recesses. No uninterrupted length of a façade may exceed forty (40) feet in length.

4. Facades.
 - a. All multi-family structures shall be architecturally finished on all sides with materials of a similar grade.
 - b. The front façade shall include windows with a minimum fifteen percent (15%) coverage.
5. Roofs.
 - a. Roof lines and/or parapets shall be varied with a change in height every forty (40) linear feet in the building length. Standing seam metal roofing may be permitted. Mansard, mock mansard, or barrel roofs are prohibited.
 - b. Parapets, gable roofs, high roofs, or dormers shall be used to conceal flat roofs and rooftop equipment from public view.
 - c. Exceptions for flat roofs may be allowed if the roof design includes architectural elements and is designed to meet structural and environmental code requirements.
 - d. Alternative lengths and designs may be acceptable and may be approved by the Planning Commission.
6. Entrances.
 - a. Each primary building on a site, regardless of size, shall have clearly defined, highly visible from the public realm, entrances featuring no less than two of the following:
 - i. Canopies or porticos;
 - ii. Overhangs;
 - iii. Recesses/projections;
 - iv. Arcades;
 - v. Raised corniced parapets over the door;
 - vi. Peaked roof forms;
 - vii. Arches;
 - viii. Architectural detail such as tile work and moldings integrated into the building structure and design;
 - ix. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting; or
 - x. Other architectural features approved by Planning Commission.
7. Architectural details.
 - a. All buildings shall be designed to incorporate no less than three (3) of the architectural elements from the list below, in addition to regulations regarding the design of entrances

above. For every additional floor above the ground floor, one (1) additional architectural element shall be provided.

- b. Buildings with a footprint over 5,000 square feet shall include a minimum of five (5) of the referenced architectural elements. Buildings with a footprint over 10,000 square feet shall include a minimum of six (6) of the referenced architectural elements. For every additional floor above the ground floor, one (1) additional architectural element shall be provided.
 - i. Canopies, awnings, or porticos;
 - ii. Recesses/projections;
 - iii. Arcades;
 - iv. Peaked roof forms;
 - v. Arches;
 - vi. Display windows;
 - vii. Accent materials (minimum of 15% of exterior façade);
 - viii. Architectural details (such as tile work and moldings) integrated into the building façade;
 - ix. Articulated cornice line;
 - x. Articulated ground floor levels or base;
 - xi. Varied roof heights; or
 - xii. Other architectural features approved by Planning Commission.

8. Utility and mechanical equipment screening

- a. Screening of service yards, banks of utility meters and hardware, mechanical equipment, outdoor storage areas, and/or other potentially unattractive places from public view, shall be accomplished by the use of walls, fencing, planting, or a combination of the measures that follow.
 - i. Adjusting the architectural or landscape profile to screen those elements from view.
 - ii. Placing those elements on service courts or other locations not generally visible to residents or viewed by the public.
 - iii. Integrating those elements into the architecture or landscaping of the site.
- b. Screening shall be equally effective in the winter and the summer seasons.

- c. For rooftop equipment, parapet walls or other screening methods approved by Planning Commission, are required along street frontages and bordering residential areas.
 - d. Internal or external gutter and downspout systems shall be required on all multi-family buildings.
9. The degree of visibility and screening of service yards, utility meters and hardware, mechanical equipment, refuse areas, and/or other potentially unattractive places shall be evaluated using the following criteria:
- a. The degree of visibility from the public realm
 - b. The architectural compatibility of the design and color of the yards, meters and equipment of the building.
 - c. Internal overall appearance in relation to the site; and
 - d. If adjacent to and visible from single family residential uses, single family residential zoning categories, or other marginally compatible uses.

B. Site planning

- 1. Building placement.
 - a. Place as much of the building width at the front of the lot as possible to maximize front façade exposure to the public.
 - b. The front façade shall generally be kept parallel with the street.
 - c. On corner lots, place as much building mass near the intersection as possible to help anchor the lot and take advantage of high visibility.
 - d. Courtyard Developments shall be allowed.
 - i. Courtyard Developments shall comply with the Building Design Standards in Section A above, and applicable Site Planning Standards in this section, Section B.
 - ii. Additional regulations are located within Section D for Courtyard Developments.
- 2. Parking placement.
 - a. Five-Family multifamily units and greater
 - i. Parking areas shall generally be kept to the interior of the site or sides of the buildings with the building façade along the street.
 - ii. Parking for Courtyard Developments shall be to the side or rear of the structure. Access drives shall not go through the courtyard area.

- iii. If a private interior street is required for connectivity, parking may be placed along this street, but must be clearly defined by landscaped curb bump outs between buildings, or every ten (10) parking spaces.
- iv. Parking may be covered or uncovered.
- v. The City's connectivity ordinance will apply to all multifamily developments.

3. Pedestrian circulation.

- a. Clearly defined pedestrian walkways or paths shall be provided from parking areas to primary building entrances.
- b. Walkways shall be designed so that pedestrians have to cross parking aisles and landscape islands no more than necessary to reach building entries. Walkways shall be a minimum of five (5) foot wide sidewalks.
- c. All internal walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as colored concrete, pavers, bricks, or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.
 - i. Painted crosswalks shall not be considered sufficient definition of the pedestrian path from the driving surface.

4. Dumpster Enclosures and Refuse Areas

- a. Any dumpster or refuse areas shall be screened completely from view and consist of a masonry enclosure and access gate made of opaque material. Textured concrete block may be used, but non-textured concrete block is prohibited.
- b. Any dumpster or refuse area shall be located no closer than fifteen (15) feet from the fascia of any adjacent structure. Individual trash cans shall be located at least five (5) feet from adjacent residential structures.

C. Amenities

- 1. All multi-family developments with over thirty (30) proposed or potential units (within the development) shall provide at least one of the following amenities. All amenities proposed shall be sized appropriately to meet the needs of the projected number of residents within the development, reviewed by Planning Staff, and shall be approved by the Planning Commission. It shall be the responsibility of the applicant to provide evidence that the amenity is sized appropriately:
 - a. Swimming Pool;

- b. Club house;
 - c. Private park with at least one substantial piece of children's playground equipment, park benches, water fountains, and landscaping.
 - d. Splash pad park
 - e. Sports facilities. Can included bocce courts, volleyball courts, basketball courts, tennis courts, soccer fields, disk golf course, or other facilities approved by the Planning Commission
 - f. In some cases, the following may be substituted:
 - i. Dog park-sized appropriately- with appropriate facilities (fencing, benches, water fountains).
 - ii. Substantial hiking or biking trails with appropriate facilities (benches, water fountains); and/or
 - iii. An alternative amenity approved by the Planning Commission.
2. All multi-family developments with over 100 units shall provide at least two (2) amenities. All multi-family developments with over 200 units shall provide at least three (3) amenities. For every 150 units over 200, one (1) additional amenity shall be required.
 3. These amenities shall be accessible to all residents, centrally located if possible, and accessible by internal walkways.
 4. All amenities shall be maintained by the apartment complex manager and/or owner.
 5. In phased developments, the amenities shall be constructed with the first phase.

D. Courtyard Development

1. Courtyard designs shall include a clearly defined courtyard area. The structure may be O, L, or U shaped. A distinct outdoor communal area (or series of areas) shall be provided to serve as a focus for the housing units, with individual entries to the living units provided from the courtyard areas.
2. All units shall have direct access from the courtyard area or open to the courtyard when there are multiple stories. Additional access points shall be allowed.
3. The courtyard shall be preserved as a semi-public area which is easily accessed from the street, with a prominent entry. At least a portion of the courtyard should be visible from the street. The courtyard is best located on the level of the street or a few feet above or below the street.
4. The minimum dimensions of any courtyard area shall be fifteen (15) feet by thirty (30) feet. The total courtyard area (or series of areas) shall occupy at least fifty (50) percent of the required open space area for the development. Individual entry areas (a minimum of six (6) feet in depth) into each unit shall be allowed to encroach the courtyard area, as long as

the minimum dimensions of the courtyard area are maintained as community area.

5. A minimum of 25% of the courtyard areas shall be landscaped, and shall include a minimum of one (1) shade tree. Refer to the Landscape Ordinance for additional requirements.

**Courtyard Development Example Sketch:
MULTIFAMILY DESIGN STANDARDS SITE PLANNING
COURTYARD DEVELOPMENTS DETACHED GARAGES**

