

11-4-3-27: MULTI-FAMILY DEVELOPMENT:

Multi-family developments with multiple properties shall be considered as one property for the purpose of implementing the standards set forth in this section.

A. Purpose:

1. To implement the goals and policies of the Comprehensive Plan:
 - a. Plan for safe, attractive, and well-maintained neighborhoods that have ample open space, and generous amenities that provide varied lifestyle choices.
 - b. Require the design and construction of pathways connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities as part of new multi-family residential and mixed-use developments.
- ~~1~~2. To create multi-family housing that is safe and convenient and that enhances the quality of life of its residents.
 - a. ~~2~~-To create quality buildings and designs for multi-family development that enhance the visual character of the community.
 - b. ~~3~~-To create building and site design in multi-family development that is sensitive to and well integrated with the surrounding neighborhood.
 - c. ~~4~~-To create open space areas that contribute to the aesthetics of the community, provide an attractive setting for buildings, and provide safe, interesting outdoor spaces for residents. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

B. Site Design:

1. Buildings shall provide a minimum setback of ten feet (10') unless a greater setback is otherwise required by this title and/or title 10 of this Code. Building setbacks shall take into account windows, entrances, porches and patios, and how they impact adjacent properties. (Ord. 19-1833, 7-9-2019)
2. All on site service areas, outdoor storage areas, waste storage, disposal facilities, and transformer and utility vaults shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.
3. A minimum of eighty (80) square feet of private, usable open space shall be provided for each unit. This requirement can be satisfied through porches, patios, decks, and/or enclosed yards. Landscaping, entryway and other accessways shall not count toward this requirement. In circumstances where strict adherence to such standard would create inconsistency with the purpose statements of this section, the Director may consider an alternative design proposal through the alternative compliance provisions as set forth in section 11-5B-5 of this title.
4. For the purposes of this section, vehicular circulation areas, parking areas, and private usable open space shall not be considered common open space.
5. No recreational vehicles, snowmobiles, boats or other personal recreation vehicles shall be stored on the site unless provided for in a separate, designated and screened area.
6. The parking shall meet the requirements set forth in chapter 3, "Regulations Applying To All Districts", of this title.
7. Developments with twenty (20) units or more shall provide the following:
 - a. A property management office.

- b. A maintenance storage area.
- c. A central mailbox location, including provisions for parcel mail, that provide safe pedestrian and/or vehicular access.
- d. A directory and map of the development at an entrance or convenient location for those entering the development. (Ord. 18-1773, 4-24-2018)

C. Common Open Space Design Requirements:

1. The total baseline land area of all qualified common open space shall equal or exceed ten percent (10%) of the gross land area for multi-family developments of five (5) acres or more. In no case shall the multi-family development exceed a total of fifteen percent (15%) common open space.
2. All common open space shall meet the following standards:
 - a. The development plan shall demonstrate that the open space has been integrated into the development as a priority and not for the use of land after all other elements of the development have been designed. Open space areas that has been given priority in the development design have (a) direct pedestrian access, (b) high visibility, (c) comply with Crime Prevention through Environmental Design (CTED) standards, and (d) support a range of leisure and play activities and uses. Irregular shaped, disconnected or isolated open spaces shall not meet this standard.
 - b. Open space shall be accessible and well connected throughout the development. This quality can be shown with open spaces that are centrally located within the development, accessible by pathway and visually accessible along collector streets or as a terminal view from a street.
 - c. The open space promotes the health and well-being of its residents. Open space shall support active and passive uses for recreation, social gathering and relaxation to serve the development.
3. All multi-family projects over 20 units shall provide at least one common grassy area integrated into the site design allowing for general activities by all ages. This area may be included in the minimum required open space total. Projects that provide safe access to adjacent public parks or parks under a common HOA, without crossing an arterial roadway, are exempt from this standard.
 - a. Minimum size of common grassy area shall be at least fifty feet by one hundred feet (50' x 100') in area. This area shall increase proportionately as the number of units increase and shall be commensurate to the size of the multi-family development as determined by the decision-making body. Where this area cannot be increased due to site constraints, it may be included elsewhere in the development.
 - b. Alternative Compliance is available for these standards, if a project has a unique targeted demographic; utilizes other place-making design elements in Old-Town or Mixed-Use future land use designations with collectively integrated and shared open space areas.

14. In addition to the baseline open space requirement, a minimum area of outdoor common open space shall be provided as follows:

- a. One hundred fifty (150) square feet for each unit containing five hundred (500) or less square feet of living area.
- b. Two hundred fifty (250) square feet for each unit containing more than five hundred (500) square feet and up to one thousand two hundred (1,200) square feet of living area.
- c. Three hundred fifty (350) square feet for each unit containing more than one thousand two hundred (1,200) square feet of living area.

~~25.~~ Common open space shall be not less than four hundred (400) square feet in area, and shall have a minimum length and width dimension of twenty feet (20').

~~36.~~ In phased developments, common open space shall be provided in each phase of the development consistent with the requirements for the size and number of dwelling units. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

~~47.~~ Unless otherwise approved through the conditional use process, common open space areas shall not be adjacent to collector or arterial streets unless separated from the street by a berm or constructed barrier at least four feet (4') in height, with breaks in the berm or barrier to allow for pedestrian access.

D. Site Development Amenities:

1. All multi-family developments shall provide for quality of life, open space and recreation amenities to meet the particular needs of the residents as follows:

a. Quality of life:

- (1) Clubhouse.
- (2) Fitness facilities.
- (3) Enclosed bike storage.
- (4) Public art such as a statue.

b. Open space:

- ~~(1) Open grassy area of at least fifty by one hundred feet (50 x 100') in size.~~
- (12) Community garden.
- ~~(23)~~ Ponds or water features.
- (34) Plaza.

c. Recreation:

- (1) Pool.
- (2) Walking trails.
- (3) Children's play structures.
- (4) Sports courts.

2. The number of amenities shall depend on the size of multi-family development as follows:

a. For multi-family developments with less than twenty (20) units, two (2) amenities shall be provided from two (2) separate categories.

b. For multi-family development between twenty (20) and seventy five (75) units, three (3) amenities shall be provided, with one from each category.

c. For multi-family development with seventy five (75) units or more, four (4) amenities shall be provided, with at least one from each category.

d. For multi-family developments with more than one hundred (100) units, the decision making body shall require additional amenities commensurate to the size of the proposed development.

3. The decision making body shall be authorized to consider other improvements in addition to those provided under this subsection D, provided that these improvements provide a similar level of amenity. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

E. Landscaping Requirements:

1. Development shall meet the minimum landscaping requirements in accord with chapter 3, "Regulations Applying To All Districts", of this title. (Ord. 16-1672, 2-16-2016)

2. All street facing elevations shall have landscaping along their foundation. The foundation landscaping shall meet the following minimum standards:

a. The landscaped area shall be at least three feet (3') wide.

b. For every three (3) linear feet of foundation, an evergreen shrub having a minimum mature height of twenty four inches (24") shall be planted.

c. Ground cover plants shall be planted in the remainder of the landscaped area. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005; amd. Ord. 16-1672, 2-16-2016)

F. Maintenance And Ownership Responsibilities: All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features. (Ord. 16-1672, 2-16-2016)