



# Objective Design Standards

## FOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT

### Applicability

The Objective Design Standards apply to any qualifying residential project that requests streamlined processing and ministerial approval pursuant to state law provisions that reference objective design standards. Qualifying residential projects are those that comply with Government Code Section

65913.4(a). These Objective Design Standards apply within the following zoning districts: R-1, R-2, R-3, C-1, C-2, and DT-MU.

All development must comply with the Zoning Ordinance (Orland Municipal Code Title 17, Zoning). The Objective Design Standards supplement the development standards in the Zoning Ordinance and further the goals, policies, and actions of the General Plan, which encourage high quality design and the quality of life that an enhanced built environment nurtures.

The Objective Design Standards serve as minimum requirements for multi-family residential development. The standards will be mandatory for any qualifying residential project for which a streamlined approval process is requested pursuant to state law provisions that reference objective design standards. For any developer of a qualifying project seeking exceptions to these standards, or any of the City's applicable design guidelines, the City's existing discretionary design review process is available.

Below is brief overview of the Objective Design requirements. Please refer to Orland Municipal Code Chapter 17.18 for the complete requirements.

### Standards

#### 1. STREET CONNECTIVITY.

- A. **Internal Connectivity.** New streets must form a continuous vehicular and pedestrian network within the development.
- B. **External Connectivity.** Streets within any proposed subdivision or development site shall be aligned with existing and planned streets in adjacent neighborhoods so as to create a continuous street pattern. All streets, alleys, and pedestrian pathways in any subdivision or development site shall connect to other streets and to existing and planned streets outside the proposed subdivision or development.
- C. **Cul-de-sacs and Dead-end Streets.** Any cul-de-sac or other dead-end street longer than 300 feet shall be connected to other streets by a pedestrian path.
- D. **No Gates/Barriers.** Automobile and pedestrian access points into multi-family residential developments shall not be gated or closed off to the public.
- E. **Block Length/Mid-Block Pedestrian Connections.** Blocks shall not exceed 600 feet in length, measured from street centerline to street centerline, unless mid-block pedestrian connections are provided at intervals of no more than 350 feet apart. Such pedestrian connections shall include a walkway at least 10 feet wide.

## 2. **Parking Location and Access.**

- A. Required Parking.** No parking is required for those qualifying residential projects located within one-half mile of public transit. The maximum required parking shall be one (1) space per dwelling unit.
- B. Parking Location.** Off-street parking serving a qualifying residential development shall be located in one of the following facilities:
- i. The use of cluster parking spaces into small parking areas, dispersed around the site, to avoid large, paved expanses is required.
  - ii. Covered parking is not required.
- C. Parking Landscaping.** Landscaping shall be provided in new parking lots whenever ten (10) or more spaces are required. Parking lot landscaping shall be provided to enhance sites and building parking areas in compliance with the standards identified in Section 17.76.110.
- D. Parking Lot Lighting.** Light fixture design shall be compatible with the design and the use of the principal structure on the site. All area lights shall be energy efficient type (High Pressure Sodium or equivalent). Light fixtures shall be equipped with appropriate reflectors and shielded to prevent illumination of the adjacent properties. All on-site pedestrian and automobile traffic areas shall be well lit for safety and security.

## 3. **ON-SITE RECREATION AREAS.**

- A. Required Open Space.** Open space is required as follows:
- i. On each multifamily development of five (5) units or more within any district shall provide usable and accessible open space for the recreation and outdoor living enjoyment of the development's residents and their guests. Such open space shall not be less than twenty-five percent (25%) of the total parcel area and may be provided in more than one location.
  - ii. In addition to those standards in subdivision (a), any multifamily project of fifteen (15) or more units shall provide the following recreation area:
    - A defined and fenced play area.
    - The play area shall not be less than five hundred (500) square feet, or twenty-five (25) square feet for each apartment unit, whichever is greater.
    - Be visible from multiple dwelling units within the project.
    - Be protected from any adjacent streets or parking lots with a fence or other barrier at least four feet in height.
    - The play area requirement shall not apply to any development that is either age-restricted to senior citizens; or located within 300 feet of a public park.

## 4. **LANDSCAPING**

- A. Minimum Required Landscaping.** All areas not occupied by parking, driveways, pedestrian walkways, recreation areas, buildings, structures, and hardscape shall be landscaped. The required front yard shall be landscaped and not used for parking. Landscaping within the front setback area shall include one fifteen (15) gallon-sized

tree for each fifty (50) feet of frontage, and at least one gallon-sized shrub for each and five feet of frontage.

## 5. ACCESSORY ELEMENTS

- A. **Fencing.** Any perimeter fencing utilized along a public street, shall be constructed of decorative iron, pre-painted welded steel, or wood picket material, and shall be compatible in style and material with the main structures on a site. Fencing shall be a maximum of six feet in height. All corner lots, including corners on alleys, shall be a maximum of three feet in height within the front and exterior side yard setback areas.
- B. **Refuse Containers.** Provide dumpsters for garbage recycling, and green waste containers collection within a screened enclosure design specifically for that use. Locate dumpster enclosures so that no dwelling is closer than 20 feet (including those on abutting properties), or more than 100 feet from a residential unit. No minimum distance from dwellings is required if dumpsters are located within a fully enclosed room.

## 6. BUILDING DESIGN STANDARDS.

- A. **Maximum Building Height and Length.** The maximum building height is 35 feet. Buildings shall not be less than 20 feet or exceed 200 feet in width or length on any side.
- B. **Façade Articulation.** All building facades that face or will be visible from a public street shall include one or more of the following treatments.
  - i. Exterior building walls vary in depth through a pattern of offsets, recesses, or projections.
  - ii. Building height is varied so that a portion of the building has a noticeable change in height; or roof forms are varied over different portions of the building through changes in pitch, plane, and orientation.
  - iii. The building façades incorporate details such as window trim, window recesses, cornices, belt courses, and other design elements.
- C. **Vertical Articulation for Tall Buildings.** In buildings of four or more stories, upper and lower stories shall be distinguished by incorporating one or more of the following features. These features may be applied to the transitions between any floors, except where otherwise specified.
  - i. A change in façade materials, along with a change in plane at least one inch in depth at the transition between the two materials.
  - ii. A horizontal design feature such as a water table, belt course, or bellyband.
  - iii. A base treatment at the ground floor consisting of a material such as stone, concrete masonry, or other material distinct from the remainder of the façade and projecting at least one inch from the wall surface of the remainder of the building.
  - iv. Setting back the top floor(s) of the building at least five feet from the remainder of the façade.
- D. **Façade Transparency/Limitation on Blank Walls.** At least 20 percent of the area of each street-facing facade of a residential building must consist of windows, doors, or other openings. No wall that faces a sidewalk, pedestrian walkway, or publicly accessible outdoor space shall run in a continuous plane of more than 30 feet without a window, door, or other opening.

- E. **Roofline.** The roof shall have a minimum roof slope of minimum roof slope: 3:12 and minimum roof eave overhang of twelve (12) inches.

**7. SCREENING.**

- A. **Equipment Screening.** All exterior mechanical and electrical equipment shall be screened or incorporated into the design of buildings so as not to be visible from the street. Equipment to be screened includes, but is not limited to, all roof-mounted equipment, air conditioners, heaters, utility meters, cable equipment, telephone entry boxes, backflow preventions, irrigation control valves, electrical transformers, pull boxes, and all ducting for air conditioning, heating, and blower systems. Screening materials shall be consistent with the exterior colors and materials of the building.