

Section 3. Multifamily Guidelines.

The design features set forth in this section are intended to be used with multifamily projects. These design features are particularly appropriate as density or building height increases or when special attention to site design features can make a difference in the perceived compatibility of the multifamily project with existing and planned developments in the immediate area. The number and selection of design features should be commensurate to: the density of the project; the projected market profile for the project; the land use of abutting parcels; and, conditions of the surrounding area.

Each design feature discussed below is intended to be considered separate from and in addition to the other design features listed below or elsewhere in these Residential Design Guidelines.

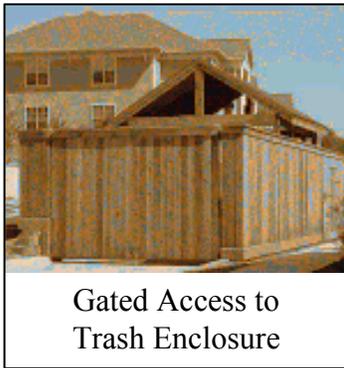
A. Multifamily Site Design Features.

1. Multifamily projects should include a community building or club house. Any community building / club house should be designed so as to feature four (4) or more common recreational facilities including, but not limited to: a swimming pool; hot tub; tennis court; basketball court; lounge area; multi-purpose room; game room; and, the like, which are appropriate to the project.
2. Accommodations for trash collection through the use of centralized trash collection areas which:
 - a. are screened on at least three (3) sides by a solid-walled enclosure which is faced with exterior materials of brick, stone, or other masonry material(s) compatible with the architecture of the buildings containing dwelling units (wood may be used in limited circumstances, subject to applicable fire codes, when necessary to be consistent and compatible with the architecture of buildings containing dwelling units);
 - b. provide a gate across the access to the trash collection area enclosure covered with wood or similar appearing material and painted a color that is compatible with the colors of the buildings containing dwelling units;
 - c. provide foundation landscaping around the trash collection area enclosure; and,
 - d. have a vehicular pull-off area for residents to park while depositing items into the trash collection area.

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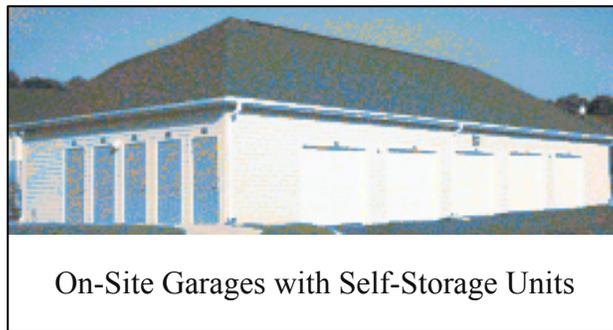
Solid Walled Enclosure for Trash Compactor with Foundation Landscaping



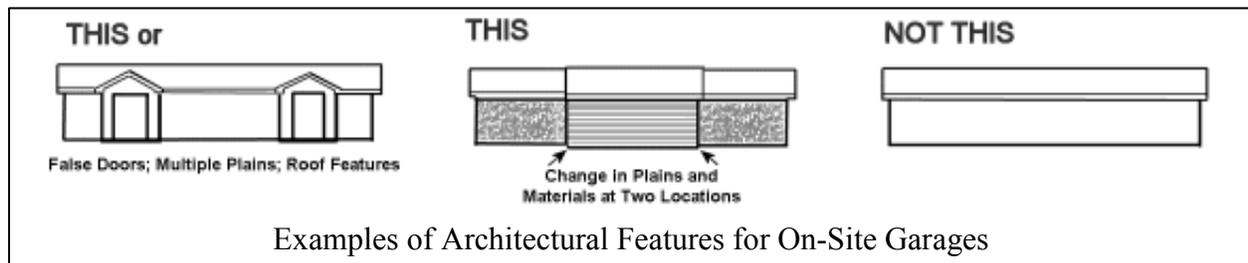
Gated Access to Trash Enclosure



Vehicular Pull-Off at Trash Enclosure



On-Site Garages with Self-Storage Units



Examples of Architectural Features for On-Site Garages

3. Provision of a trash compactor within a trash collection area.
4. The provision of perimeter yard landscaping which is, at a minimum, two (2) times greater than the minimum required plant unit value for a perimeter yard;
5. The provision of foundation landscaping for all buildings;
6. The provision of a fenced pet run;
7. On-site covered parking, subject to the following requirements:
 - a. parking spaces may be in garages or carports;
 - b. the total number of parking spaces in garages or carports should not be less than forty (40) percent of the total number of dwelling units;
 - c. if a garage or carport is located between a primary building containing dwelling units and a front yard, side yard or rear yard, any elevation located parallel to or within thirty (30) degrees of being parallel to such front yard, side yard or rear yard shall include at least two (2) of the following:
 - (1) façade modulation of at least six (6) inches for every thirty (30) feet of wall length;
 - (2) multiple building materials (e.g., brick, fieldstone, limestone, marble, granite, textured block, architectural pre-cast concrete, concrete composite siding, wood clapboard siding, wood beaded siding, stucco, E.F.I.S., vinyl siding, aluminum siding, etc.);
 - (3) multiple surface textures (e.g., rough, striated, imprinted, etc.) or patterns;
 - (4) separation in roof pitch, variation in direction of roof pitches, inclusion or dormers, or other variation on roof design; or,
 - (5) use of false door or window openings, defined by frames, sills and lintels.

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8. Centralized, on-site self-storage units, in addition to any storage closets that may be provided on any patios or balconies, in an amount not less than twenty (20) percent of the total number of dwelling units.



Example of On-Site Self Storage Units

9. On-site area set-aside as a car wash facility, either covered or open, available to residents.



Example of On-Site Car Wash Area

B. Multifamily Architectural Features.

All buildings, including community building / club house, storage buildings, maintenance buildings, garages, carports and buildings containing dwelling units should utilize the following design features in a manner and extent appropriate for the density and location of the project:

1. building materials should comply with the following guidelines:
 - a. All brick or stone veneer supplemented with significant use of architectural elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.); or,
 - b. Multiple building materials with the primary building material being brick, fieldstone, limestone, marble, granite and comprising a minimum of:

- (1) 85% of the area of each elevation for a one-story elevation;
- (2) 100% of the area of the first floor of each elevation for a two-story elevation; or,
- (3) 100% of the area of the first floor of each elevation and 60% of the total area of each elevation for more than two-story elevations.

(Note: Elevation wall area is exclusive of window or door areas)

- c. In the case of multiple building materials, secondary building should comprise a minimum of 10% of the elevation area. Recommended secondary materials include: textured block, architectural pre-cast concrete, concrete composite siding, wood clapboard siding, wood beaded siding, stucco, E.F.I.S., etc.
2. Multiple surface textures (e.g., rough, striated, imprinted, etc.);
 3. Façade or elevation modulations (e.g., building off-sets of at least two (2) feet in depth for every forty (40) feet of building wall length);
 4. 12” overhangs extending out from the exterior sheathing of the building,
 5. Architectural elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.); or,
 6. Multiple colors (i.e., the use of a maximum of three (3) discernable colors, with primary color constituting a minimum of 60% of the applicable elevation and the secondary color constituting a minimum of 10% of the applicable elevation)

on each exterior wall surface.



Example of Multiple Building Materials, Multiple Textures, Façade Modulation, Architectural Elements and Multiple Colors

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C. Additional Architectural Features for Multifamily Townhouses.

Townhouse developments shall utilize the following design features:

1. The roof of each dwelling unit shall be distinct from the roof of adjacent dwelling units either through: separation of roof pitches; varying the direction of roof pitches; inclusion of dormers; or, other variation in roof design; or,



Multifamily Townhouses with Roof Line Changes

Each dwelling unit is designed with a covered front porch occupying a minimum of fifty (50) percent of the overall width of the dwelling unit.

2. All garages, carports or other off-street parking areas reserved for the owners or occupants of the townhouse dwelling units, whether attached or detached, shall be provided with rear access from an adjoining public or private alley.



Alley Access to Townhouse Garages



Multifamily
Townhouse with
Covered Front Porch