



**DATE:** February 21, 2023

**CASE:** TA-01-23 Text Amendment to Adopt Requirements for Tiny Homes and Cottage Homes

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**BACKGROUND**

As the Commission is aware, the subject of “tiny homes” has been a trending land use. More and more people are embracing the concept of smaller homes, whether they are empty nesters or single persons. Staff has been fielding an increasing number of inquiries relative to tiny homes and other types of small homes.

Numerous jurisdictions have adopted regulations to allow for development of smaller homes on small lots, or on one overall parcel.

Staff has researched adopted ordinances in other jurisdictions, most particularly Kannapolis, Burlington, Raleigh and Asheville. The basic approach in the draft is based principally upon the Kannapolis model.

Along with tiny homes, we have included “cottage homes” as an option also. This type of development is a somewhat larger home on a smaller lot than the smallest standard residential lot (5,000 square feet), and is known in some jurisdictions as “pocket developments”. In addition to providing potential affordable housing units, both the tiny and cottage homes offer options for infill development.

When researching this proposal, staff prepared rough layouts of tiny and cottage home developments on a few parcels within the City to ensure that the requirements would work. A local architect with tiny home experience has provided feedback and suggestions, which have been incorporated into the draft.

In concert with the tiny and cottage home requirements, staff has also proposed a change to Section 7.8, which cleans up a loophole on the applicability of the ordinance and reduces minimum building spacing for multifamily development in some instances. This item will make setback applicability consistent across these types of development.

**ARTICLE 14 – DEFINITIONS**

Definitions have been crafted for tiny homes, tiny home development, cottage home and cottage home development. Tiny homes are up to 600 square feet of heated floor area and are placed on a permanent foundation. (tiny homes on wheels would be considered recreational vehicles and are subject to different standards). Cottage homes are defined as up to 2,000 square feet of heated area, also placed on a permanent foundation. Both types of development are defined as being either on individual lots or on one parcel with common site improvements and amenities.

## **TABLE 8.1.8 USE TABLE**

Tiny and cottage homes have been added to the use table as uses “permitted with standards” with cross references to Sections 8.3.3.G and 8.3.3.H respectively.

### **SECTION 8.3.3.G – TINY HOMES**

Tiny home developments are proposed to be allowed on parcels of land zoned Residential Village (RV) or Residential Compact (RC) that are between 10,000 square feet and two (2) acres in size. This parcel range was selected in order to encourage the development as infill as opposed to larger tracts of raw land. Each parcel would be required to have at least 50 feet of street frontage in order to accommodate an adequate vehicular access. The number of tiny homes permissible would be a minimum of four (4) and a maximum of fifteen (15) with the density based on 125% of the zoning district. For example, RV allows eight (8) units per acre and RC fifteen (15) units per acre. Tiny home yields would therefore be ten (10) per acre in RV and eighteen (18) per acre in RC zoning.

Tiny homes would be allowed by right (no rezoning or special use permit), and can be designed either with units on one parcel, or with units on individual lots. If units are on individual lots, the maximum lot size is 4,000 square feet, and interior setbacks are five (5) feet, or ten (10) feet between units if the project is not subdivided.

All homes are proposed to be setback at least ten (10) feet from a public street or five (5) feet from a front lot line or from common area/vehicular access if the project is not subdivided. The maximum building height is three (3) stories. Minimum open space is thirty (30) percent of the overall parcel and an eight (8) foot type A buffer is required around the perimeter. Sixty (60) percent of the lots are required to front the common open space, which is required to be provided at the rate of 350 square feet per unit.

Vehicular access to each development is to be provided through a shared private driveway, and developments will have to be designed to accommodate solid waste collection at the public street.

Parking may be provided within a common parking area, and is encouraged to be placed either to the side or rear of the structures, and is required at the rate of two (2) spaces per dwelling. Low impact development (LID) techniques are encouraged for stormwater, if required.

Again, approvals for tiny home developments would be by right, and if individual platting of lots is proposed, subdivision would be required to follow the requirements of Article 5.

### **SECTION 8.3.3.H – COTTAGE HOMES**

This section is organized similarly to the tiny home requirements. The only items that differ are the minimum overall lot size (15,000 square feet), the maximum lot size, if platted (5,000 square feet), maximum floor area (2,000 square feet), and minimum lot width, if subdivided (20 feet). The approval process would also be by right, with Article 5 applicable if subdivision is proposed.

The cottage home standards have been drafted to address numerous inquiries by developers who seek to construct smaller homes (but not as small as tiny homes) on small lots to address either empty nesters, first-time buyers, or to provide affordable housing. Previous developments with these characteristics have been processed as TND (Traditional Neighborhood Development) Infill projects as no other alternative existed.

## **SECTION 7.8.2 – MULTIFAMILY DESIGN STANDARDS**

The cottage home requirements would allow the development of up to fifteen (15) units on a single overall parcel under two acres, but there have been other instances where staff has fielded inquiries for larger developments which include single story dwellings (often one unit per structure) that would be placed on an overall parcel. Because these units are not to be on individual lots (subdivided) they would be subject to the multifamily standards which require twenty (20) feet between units. This spacing is double the spacing that would be required if a property line existed between the units (5-foot interior setback.)

As the consistent spacing between structures for tiny and cottage homes, and single-family structures in RV and RC is ten (10) feet, staff is proposing to clarify that single-story dwellings in a multifamily scenario could meet that requirement in lieu of the twenty (20) foot spacing. Section 7.8.2 is proposed to be amended to state that the multifamily standards are applicable to four or more units and that triplexes are not subject to the multifamily requirements. These tweaks bring the multifamily standards into consistency with the use table and the duplex and triplex development requirements.

## **CONCLUSION**

These changes to the CDO, when taken in total, allow development alternatives for tiny homes and cottage homes and provide relaxed spacing requirements for single story buildings in multifamily developments.

**Definitions:**

**Tiny Home:** A site-built single-family detached dwelling not exceeding 600 square feet of heated floor area, meets applicable requirements of the North Carolina State Building and Housing Codes, and is placed on a permanent foundation. A tiny home that is located on the same lot as a principal dwelling unit is an accessory dwelling unit.

**Tiny Home Development:** A neighborhood consisting of tiny homes, either on individually platted lots or on one parcel, sharing driveways, common areas, site improvements and amenities.

**Cottage Home:** A site-built single-family detached dwelling not exceeding 2,000 square feet of heated floor area, meets applicable requirements of the North Carolina State Building and Housing Codes, and is placed on a permanent foundation.

**Cottage Home Development:** A neighborhood consisting of cottage homes, either on individually platted lots or on one parcel, sharing driveways, common areas, site improvements and amenities.

8.1.8. Use Table

USE CATEGORY	SPECIFIC USE	AG	RESIDENTIAL						COMMERCIAL					IND		Standards
		AG	RE	RL	RM-1	RM-2	RV	RC	O-1	B-1	CC	C-1	C-2	I-1	I-2	
OPEN USES																
Agriculture	Animal Production and Support Facilities	P	PS	PS												8.3.2.A
	Crop Production	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Crop Production Support Activities	P												P	P	
	Farm Product Sales, Raw Materials	P													P	
	Farm Supply Store without outdoor storage	P											P	P	P	
	Farm Supply Store with outdoor storage	P											PS	PS	P	8.3.5.J
	Sawmill/lumber processing	S														
	Swine Farm	S														
	Warehousing and Storage, farm related products	P													P	
	Livestock Auction	PS													PS	8.3.2.B
Resource Extraction	All Resource Extraction (except borrow pit)	SS													SS	8.3.2.C
	Borrow Pit	P												P	P	
RESIDENTIAL USES (See 8.2.2(b))																
Household Living	Mixed Use Dwelling/Live-Work Unit								P	P	P	P	P			
	Single Family Detached Dwelling, Single-Family Modular Home	P	P	P	P	P	P	P	PS							7.7
	Single Family Attached Dwelling,						PS	PS	PS							7.7 & 7.7.4.I
	Multifamily Dwelling/Apartment						SS	PS	PS	PS	PS	SS				7.8
	Duplex/Triplex						PS	PS								Tables 7.6.2.A & 7.6.2.B
	<u>Tiny Homes</u>						PS	PS								8.3.3.G
	<u>Cottage Homes</u>						PS	PS								8.3.3.H
	Accessory Dwelling	PS	PS	PS	PS	PS	PS	PS								8.3.3.C

## G. Tiny Homes

The purpose of this section is to provide affordable housing options in an infill setting and to allow for creative and innovative designs that ensure adequate provision of open space, circulation and parking.

1. Tiny home developments are permissible only in the RV and RC zoning districts subject to the following dimensional requirements.

Feature	Minimum Requirement
Maximum Density	125% of zoning district maximum
Minimum Street Frontage (overall parcel)	50 feet on a public street
Minimum Lot Size (overall parcel)	10,000 sf
Maximum Lot Size (overall parcel)	2 acres
Minimum number of dwellings	4
Maximum number of dwellings	15
Maximum lot size (if subdivided)	4,000 sf
Minimum lot size (if subdivided)	None
Maximum floor area	600 sf
Minimum lot width (if subdivided)	None
Minimum setback from public street	10 feet
Minimum front setback	5 feet <sup>1</sup>
Minimum side setback	5 feet <sup>2</sup>
Maximum building height	3 stories
Minimum open space	30 percent of overall tract
Perimeter buffer	8' type A (see Section 11.4.2. Must be within common space and cannot lie within an individual platted lot)

1. Minimum distance from front lot line, or from common area/vehicular access if individual units are not subdivided.

2. Ten (10) feet is required between units if the individual units are not subdivided.

2. Tiny homes may be developed either on individually platted lots or within one overall parcel.
3. Each development shall provide common elements and site improvements for the benefit of each dwelling unit. These elements shall include a central green or common area and a pedestrian network that connects to public sidewalk.
4. Parking shall be provided at a rate of 2 spaces per unit and may be provided within within a common parking area. To the greatest extent possible, parking shall be located either on the side or rear of the homes, or under the home, if elevated.
5. Water shall be provided through a master meter with internal private water and sewer service.
6. Low Impact Development (LID) measures for stormwater treatment are encouraged.
7. Sixty percent (60%) of all individual lots or dwellings shall front the common open space. Common open space shall be provided at a rate of 350 square feet of area for each dwelling.
8. Common areas may include an amenity structure.

9. Each development shall be served by a privately maintained shared drive at least 20 feet in width. including proper access easements for the benefit of all dwellings.
10. Developments shall be designed in order to adequately accommodate solid waste collection at the public street.
11. Tiny home developments proposing individually platted lots shall follow the subdivision process detailed in Article 5.

**H. Cottage Homes**

The purpose of this section is to provide affordable housing options in an infill setting and to allow for creative and innovative designs that ensure adequate provision of open space, circulation and parking.

1. Cottage home developments are permissible only in the RV and RC zoning districts subject to the following dimensional requirements.

Feature	Minimum Requirement
Maximum Density	125% of zoning district maximum
Minimum Street Frontage (overall parcel)	50 feet on a public street
Minimum Lot Size (overall parcel)	15,000 sf
Maximum Lot Size (overall parcel)	2 acres
Minimum number of dwellings	4
Maximum number of dwellings	15
Maximum lot size (if subdivided)	5,000 sf
Minimum lot size (if subdivided)	None
Maximum floor area	2,000 sf
Minimum lot width (if subdivided)	20 feet
Minimum setback from public street	10 feet
Minimum front setback	5 feet <sup>1</sup>
Minimum side setback	5 feet <sup>2</sup>
Maximum building height	3 stories
Minimum open space	30 percent of overall tract
Perimeter buffer	8' type A (see Section 11.4.2. Must be within common space and cannot lie within an individual platted lot

1. Minimum distance from front lot line, or from common area/vehicular access if individual units are not subdivided.
2. Ten (10) feet is required between units if the individual units are not subdivided.
2. Cottage homes may be developed either on individually platted lots or within one overall parcel.
3. Each development shall provide common elements and site improvements for the benefit of each dwelling unit. These elements shall include a central green or common area and a pedestrian network that connects to public sidewalk.

4. Parking shall be provided at a rate of 2 spaces per unit and may be provided within a common parking area. To the greatest extent possible, parking shall be located either on the side or rear of the homes, or under the home if elevated.
5. Water shall be provided through a master meter with internal private water and sewer service.
6. Low Impact Development (LID) measures for stormwater treatment are encouraged.
7. Sixty percent (60%) of all individual lots or dwellings shall front the common open space. Common open space shall be provided at a rate of 350 square feet of area for each dwelling.
8. Common areas may include an amenity structure.
9. Each development shall be served by a privately maintained shared drive at least 20 feet in width, including proper access easements for the benefit of all dwellings.
10. Developments shall be designed in order to adequately accommodate solid waste collection at the public street.
11. Cottage home developments proposing individually platted lots shall follow the subdivision process detailed in Article 5.













## STANDARDS FOR MULTI-FAMILY DEVELOPMENTS





### 7.8.1. PURPOSE

The purpose of this Section is to provide reasonable design standards for multi-family residential developments which:

- A. provide design flexibility that fosters creative integration of buildings and common areas and discourages homogenous building design;
- B. accommodate affordable housing for current and future residents of the City;
- C. protect the health, safety and general welfare of the general public and occupants of the units;
- D. protect the property values of surrounding properties;
- E. retain open spaces to protect the environment and provide opportunities for passive and active recreation or residents;
- F. promote a pedestrian-friendly, walkable streetscape;
- G. provide for aesthetically pleasing development patterns; and
- H. achieve the design principles of Figure 7.8-1 through compliance with the design standards in this Section 7.8.

Figure 7.8-1. Multi-Family Design Principles

Design Principles	Examples	
<p><b>Buildings.</b> Create an identity for the project through a consistent design concepts while incorporating design features such as varied wall planes, rooflines and building form to create visual interest. Adjacent buildings should vary in design while having complementary design. Design and locate parking to minimize its visual impact along streets.</p>		
		
<p><b>Open Spaces.</b> Incorporate the natural habitat into site design and design around natural and recreational amenities to create usable, accessible open spaces.</p>		
<p><b>Public Spaces.</b> Design public spaces to provide accessible gathering places that encourage social interaction and a sense of community.</p>		
<p><b>Screening.</b> Locate and screen loading, service and storage areas as well as mechanical and utility equipment.</p>		

Design Principles	Examples	
<p><b>Mobility.</b> Establish a safe and comfortable environment, encouraging walking and bicycling.</p>		
<p><b>Landscaping.</b> Use appropriate plantings to soften buildings and create more desirable areas for walking and bicycling within the development.</p>		

**7.8.2. APPLICABILITY**

- A. The provisions of this Section shall apply to multi-family residential developments for ~~five (5)~~ **four (4)** or more dwelling units as permitted by Table 8.1 of this Ordinance.
- B. Single-family homes, ~~and~~ duplexes **and triplexes** on individual lots are exempt from the standards of this Section, but still must follow Section 7.7.
- C. The City may modify bulk and density and/or parking and access standards for multifamily residential developments and single-family attached residential developments in TND, TOD, MX, PRD, PUD and conditional zoning districts, or approve open space and other design standards that result in a product that better achieves the design principles in Figure 7.8-1.

**7.8.3. RULES OF CONSTRUCTION**

For purposes of computing the number of dwelling units to determine applicability of the standards of this Section, the number of existing or proposed dwelling units within any tract of land plus all existing or proposed multi-family residential dwellings on any adjacent property under common ownership shall be counted.

**7.8.4. BULK AND DENSITY STANDARDS**

Notwithstanding any provision of Section 7.6.2 of this Ordinance to the contrary, the lot size, lot width, setback, and building separation standards shall conform to Table 7.6.2-A and 7.6.2-B.

**7.8.5. OFF-STREET PARKING AND ACCESS STANDARDS**

All projects shall conform to the parking requirements of Article 10.

- A. **Access to Public Street(s)**

Developments with 40 or more dwelling units should have direct primary access on a major or minor thoroughfare as shown on the Thoroughfare Plan. Developments for 100 dwelling units shall to have two (2) direct entrances onto at least one (1) major and/or minor thoroughfare as shown on the Thoroughfare Plan.

**B. Off-street Parking**

Multi family developments shall be subject to the following parking requirements:

1. No parking space shall be located in the required setbacks, except for the rear setbacks.
2. No off-street parking space shall be located closer than 10 feet to any residential building wall.
3. Access/Driveway Design
  - A. No driveway shall be located closer than 15 feet to any wall of a residential building.
  - B. All proposed drives shall be improved in accordance with the Manual.
  - C. For developments of 40 or more dwelling units, a divided ingress-egress driveway with a landscaped median for all entrances from public streets shall be provided for all developments.
  - D. Median design shall be in conformity with the Manual.

**7.8.6. COMMON OPEN SPACE**

Common open space areas shall be required in accordance with Table 10.5 except as provided below:

- A. The Administrator may waive up to 50% percent of the open space requirement if all units within the development are located within 1,000 feet of a public park as measured along a public sidewalk, trail or bikeway.
- B. The open space requirements of this Section shall not apply to multi-family residential developments, which are second floor units above first floor commercial development, or to any residential developments in the CC zoning district, which are above the first floor.

**7.8.7 OPEN SPACE CHARACTERISTICS**

Land designated as open space shall be maintained as active open space and may not be separately sold, subdivided, or developed except as provided below. Open space shall be required in accordance with Section 10.5.

**A. Open Space Provisions and Maintenance Plan Required**

Any areas reserved as open space shall be indicated on a site plan. An Open Space Provision and Maintenance Plan shall be submitted as a part of the application for development approval including the project phasing schedule. This plan shall designate and indicate the boundaries of all open-space areas required by this Ordinance. The plan shall:

1. designate areas to be reserved as active open space. The specific design of open-space areas shall be sensitive to the physical and design characteristics of the site; and
2. specify the manner in which the open space shall be perpetuated, maintained, and administered.

**B. Spacing and Dimensional Limitations**

In order to ensure that all designated open space has suitable size, location, dimension, topography and general character, and proper road and/or pedestrian access, as may be appropriate, to be usable open space, the following standard shall apply:

1. Open space provided pursuant to this requirement shall be accessible to all residents of the development and shall measure at least 30 feet across its narrowest dimension.

**C. Use of Stormwater Detention Basins**

Retention areas or detention basins which are required as part of this Ordinance shall not qualify as an open space area unless 50 percent or more of the active and usable area is above the 10-year storm flood elevation and is designed for multiple uses and the area(s) conforms to the requirements of Subsections 1 and 2 below:

1. Retention or detention areas shall meander through the subdivision as a greenbelt, rather than as a single basin. Retention areas shall be improved so as to be useable and accessible. Retention areas shall not be inundated so as to be unusable for their designated recreational purposes.
2. Retention or detention areas shall be given a natural character and shall be constructed of natural materials. Terracing, berming, and contouring are required in order to naturalize and enhance the aesthetics of the basin. Basin slopes shall not exceed a three-to-one slope.

**D. Preservation of Open Space**

Open-space areas shall be maintained so that their use and enjoyment as open space are not diminished or destroyed. Open-space areas may be owned, preserved, and maintained by the owner(s) of the development or a homeowner's association, which assumes full responsibility for its maintenance. The approved site plan shall provide that, in the event that any private owner of open space fails to maintain the open-space according to the standards of the Ordinance at the time of site plan approval, City Code Enforcement Officers may, following reasonable notice, require that deficient maintenance be corrected and direct appropriate City staff, or a private contractor, to enter the open space for maintenance

purposes. The cost of such maintenance shall be charged to those persons or entities having the primary responsibility for maintenance of the open space.

### **7.8.8 PEDESTRIAN FACILITIES**

#### **A. Sidewalks Required:**

1. Sidewalks shall be constructed within the interior of the development to link residential buildings with other destinations such as, but not limited to: parking, adjoining streets, mailboxes, trash disposal, adjoining sidewalks or greenways and on-site amenities such as recreation areas. These interior sidewalks shall be constructed in accordance with the standards for sidewalks as set forth in the Manual.
2. Sidewalks, in combination with curb and gutter, shall be required adjacent to all public streets adjacent to the development. Such improvements may be subject to road widening and other related improvements. Road widening, sidewalks, curb and guttering, utility relocations, and all other related improvements shall be the responsibility of the developer and/or owner. Design standards shall be subject to review and approval by the City of Concord Transportation. Design standards for pedestrian upfits to state maintained roads shall be subject to review and approval by the City of Concord Traffic Engineer and the North Carolina Department of Transportation (NCDOT).

#### **B. Bus Shelter Required**

A bus shelter is required for multi-family development unless the school system and Concord-Kannapolis Area Transit document in writing that a shelter is not needed. The shelter shall be constructed at the location(s) (including at the perimeter of a development site) where a public school bus(es) pick-up/drop-off of children as established by the Cabarrus County School system. The shelter shall be constructed to a minimum size to accommodate the average number of children that may be awaiting pick-up. The shelter shall be included in the sidewalk design to ensure adequate access.

### **7.8.9 DIMENSIONAL AND DENSITY STANDARDS**

The maximum impervious surface coverage (impervious surface ratio) shall conform to the standards as set forth and described in Article 4 and shown on Table 7.6.2-A for the appropriate zoning district. Multi-family or single-family attached developments that are allowed (by right or as conditional use) in non-residential districts shall use the dimensional and density standards of Table 7.6.2-A and 7.6.2.B as set forth for the RC district. Where a Watershed Overlay District exists, the more restrictive requirements shall apply.

The minimum spacing between **multi-story** buildings is 20 feet, plus one

(1) foot for each one (1) foot of building height in excess of 30 feet. **For single story buildings containing one or two units, the minimum spacing shall be ten (10) feet.**

#### **7.8.10 BUILDING DESIGN**

In order to provide interesting and aesthetically attractive multi-family developments and to avoid monotonous, “barracks”-style buildings, the following standards shall apply:

- A. Multi-family buildings shall have a multifaceted exterior form in which articulated facades are combined with window and door placements, as well as other detailing, to create an interesting and attractive architectural design which is comprised of more than flat walls with minimal features. (See Figure 7.8-1.)
- B. Buildings shall be arranged on multi-family sites in patterns that are not strictly linear. Adjacent buildings shall not be located in continuous straight lines. Limited linear building placements, which are part of an arrangement to define common space such as a courtyard, are acceptable.
- C. Building designs shall be varied so that adjacent buildings are complementary but clearly distinguishable by a combination of design features, such as building shape, building scale, entry designs, plantings, orientation or other design features.
- D. Entryways shall face a street, sidewalk, or common area. Buildings shall not face the rear of other buildings on the same lot or parcel.

#### **7.8.11 UTILITIES AND LIGHTING**

- A. All utility lines shall be located underground.
- B. Outdoor area lighting shall be provided for security. Such lighting shall be shielded to direct light downward and not into dwelling units on, or adjacent to, the multi-family site. Lighting shall be provided to illuminate the intersections of primary interior driveways and building entryways.

#### **7.8.12 LANDSCAPING REQUIREMENTS**

A landscaping plan shall be submitted which shall incorporate all applicable landscaping requirements as set forth in Article 11 of this Ordinance.

#### **7.8.13 RECYCLING FACILITIES**

Multi-family residential developments or single-family attached residential developments shall be required to provide a container(s) for the collection of recyclable materials. Such a container shall be subject to approval by the City’s Director of Environmental Services.

#### **7.8.14 UNIT OWNERSHIP**

Developments in which property is conveyed in Unit Ownership shall comply with the North Carolina Unit Ownership Act. Common areas, parking, landscaping, open space, and driveway facilities shall be under common ownership.

**7.8.15 SIGNAGE**

Signage for multi-family dwellings and/or single-family attached dwellings shall be subject to the sign standards as set forth in Article 12.

**7.8.16 MULTI-FAMILY DEVELOPMENTS IN C-1 AND B-1 ZONING DISTRICTS**

Apartment (see definition) development in C-1 zoning districts shall include at least 20 percent office or retail square footage as part of the project either in the same structure(s) or as separate buildings.

**7.8.17 MULTI-FAMILY DIMENSIONAL STANDARDS**

Multi-family development shall comply with the standards in Table 7.8.17

**TABLE 7.8.17 - Multifamily Dimensional Standards**

<b>Density</b>	See Table 7.6.2 A. * No density limits apply in the Center City (CC) district Multi-family units on the upper floors of commercial structures in B-1, C-1 and C-2 shall not be subject to density limits
<b>Lot Width and Depth</b>	See Table 7.6.2 A. *
<b>Front Setback or</b>	Developments of less than 40 dwelling units: see Table 7.6.2 B. *
<b>Street Side Setback</b>	Developments of 40 or more dwelling units: 50 feet, except that the minimum front setback may be reduced to 20 feet if all required off-street parking is located at the rear of the building(s).
<b>Interior Side Setback</b>	20 feet
<b>Rear Setback</b>	20 feet
<b>Separation Between Buildings</b>	20 feet, plus one (1) foot for each one (1) foot of building height in excess of 30 feet for multi-story buildings. <b>10 feet for single-story buildings containing one (1) or two (2) units.</b>
<b>Common Open Space</b>	See Table (10.5) (Note: multi-family developments allowed in non-residential districts shall comply with the open space standards for residential districts in Table (10.5.13))
<b>Maximum Building Length</b>	180 feet

**NOTES:**

Multi-family or Single-family attached developments that are allowed (by right or as special use) in non-residential districts shall use the dimensional and density standards of Table 7.6.2 A. except as specified above. Multi-family or single family attached developments in the O-I district shall only be permissible as incidental to an institutional use (such as a church or school). In the B-1, C-1 and C-2 zoning districts, multi-family development shall only be permissible on thirty percent (30%) of the total land area of the parcel (exclusive of special flood hazard area and stream buffers). Density for multifamily development in the B-1, C-1 and C-2 zoning districts shall be calculated on the 30% of the total land area (less special flood hazard area and stream buffers) and not on the entire parcel.



**7.8.18 MULTI-FAMILY BUILDING STANDARDS**

- A. Building Length.** In attached multi-family projects, buildings shall not exceed 180 feet in length. Building facades should be broken up to give the appearance of a collection of smaller buildings. Long, unbroken building facades and simple box forms are prohibited.
- B. Clustering and Massing.** Clustering of multi-family units shall be a consistent site planning element. Buildings shall be designed as a series of varied plans that:
1. Vary setbacks within the same building;
  2. Use of reverse building plans to add articulation; and
  3. Vary wall and rooflines.
- C. Unit Entryways.** In multi-family and attached housing each unit shall have distinct entries.
- D. Materials and Colors.**
1. Buildings shall use distinct, but complementary materials and colors using a combination of the following materials:
    - a. Stucco or EIFS with smooth, sand or light lace finish;
    - b. Engineered fiber cement board, wood, as a primary and/or accent material;
    - c. Brick, as primary or accent material;
    - d. Split-faced block, as a primary and accent material;
    - e. Stacked stone, as an accent material;
    - f. Marble, travertine, or other related stone materials as accent materials; and
    - g. Unglazed tile as an accent and/or roofing material.
  2. The following materials are prohibited:
    - a. Metal or aluminum siding;
    - b. Unfinished concrete block, concrete tilt slab, and painted or white brick or block siding; and
    - c. Vinyl siding (note that vinyl may be used for soffit).
- E. Roofs.** Gable, shed, and hip roofs or a mixture of roof types to create articulation and ridgelines is required to break up long roof lines. Large expanses or flat roofs, gambrel or mansard roofs, and A-frame roofs are prohibited.
- F. Windows and Doors.**
1. Windows shall be rectangular or round headed with various forms.
  2. Arches, gateways, entry courts shall be used to shelter doorways.
  3. Windows shall be located to minimize views of the private outdoor space of adjacent units' patio areas.
  4. Appropriate openings include:
    - a. Bay windows
    - b. French doors

- c. Multi-lighted windows
  - d. Rectangular windows
  - e. Clerestory windows
  - f. Round windows
  - g. “Greenhouse” windows
  - h. Wood, or simulated wood, single and double doors
5. Windows and doors shall not include:
- a. Silver or gold window frames;
  - b. Reflective glass;
  - c. Windows flush with wall surface; or Non-anodized aluminum frame doors.

**G. Stairways.** Stairs shall be designed according to the following techniques:

- 1. Freestanding stairways shall not make a straight run from upper floors to the ground floors - they must have a landing and make a right angle turn.
- 2. External stairways should be built into courtyards and entry areas and not simply hung off the sides of buildings.
- 3. Exterior stairways should employ design features such as insets, reveals, decorative tile, or stucco texturing, and decorative handrails.
- 4. The use of enclosed staircases is preferred over exterior staircases.
- 5. External stairway walls shall be smooth or sand finish stucco, block, stone, slate, or other opaque building material with an accent trim cap or banding of tile
- 6. Exposed prefabricated metal stairs and transparent walls are prohibited.

**H. Additional Architectural Elements**

- 1. All antennas shall be placed in attics or interior of the residence. Developments shall be pre-wired to accommodate cable or satellite reception.
- 2. Metal, canvas or vinyl awnings of solid accent colors are permitted in moderation.
- 3. Patio trellises, and other exterior structures may be built of stucco or wood or block, with finishes complying with the overall color palette for the project.
- 4. Chimneys as an architectural form shall be simple and project from main wall surfaces. Stone or tile accents and articulation details are encouraged.
- 5. Garage doors should appear to be set into the walls rather than flush with the exterior wall.
- 6. Roof mounted mechanical equipment shall be screened from view in a manner consistent with the building façade.
- 7. Ground mounted mechanical equipment shall be screened from view with landscaping or solid fencing.

**7.8.19 ACCESSORY STORAGE**

Accessory storage is required for multifamily developments of 240 or more dwelling units in the following manner:

- A. May be constructed as an accessory to a multi-family development for the exclusive use of residents of the multi-family development.
- B. Shall not be located between the multi-family structure and any public street.
- C. Are limited to a single story in height.
- D. Shall use the same siding materials and be designed to reflect the style of multi-family buildings
- E. Shall use the same roofing materials and have rooflines that reflect those of the multi-family buildings
- F. Shall be provided at the rate of 100 square feet per dwelling unit, but not to exceed more than 200 square feet per dwelling unit.
- G. In lieu of accessory storage in a separate structure, storage may be attached or incorporated into individual dwelling units.