

Draft CC Architectural and Site Guidelines
Multi-Family 2-07-06

6.12.5 *Architectural and Site Design Guidelines for Multi-Family Development*

1. Architectural Design

- a. The architectural character of multi-family buildings shall portray a high quality image and shall be clearly identified with a single theme of historic architecture within Crescent City which includes Colonial Revival, Classical Revival, Craftsman, Italianate, Shingle, Prairie, Victorian, Frame and Masonry Vernacular circa 1900.
- b. Building facades shall be articulated to enhance visual interest and break building mass into smaller scale components. No building wall shall exceed 50' in horizontal length without articulation. Building articulation shall be accomplished through combinations of the following techniques:
 1. Façade modulation-stepping portions of the building wall to create shadow lines and changes in volumetric space.
 2. Use of engaged columns or other structural system expressions
 3. Horizontal and vertical divisions by use of textures and materials combined with façade modulation
 4. Providing projections such as balconies, covered entrances, porte-cocheres, trellis, pergolas arcades and awnings provided such trellis and awnings extend a minimum of 36 inches from the wall surface.
 5. Variation in rooflines by use of dormer windows, overhangs, arches and stepped roofs.
- c. All building facades shall receive equal architectural design consideration.
- d. Blank wall areas shall not exceed ten feet in height or 20 feet in width. Blank walls shall be divided by the use of fenestration, reveal and relief, architectural details and / or changes in texture.

2. Building Materials

- a. Approved exterior building materials shall include the following:
 1. Smooth finish stucco of an earth tone
 2. Natural brick (un painted or stained)
 3. Textured Concrete Masonry Units of an earth tone (split face block)
 4. Wooden or composite siding having the appearance of wood.
 5. Architectural concrete with recessed panels and reveal lines
 6. Other materials as approved by the Planning and Zoning Commission which are deemed to meet the intent of these standards
- b. The following are prohibited as predominant exterior building materials:
 1. Corrugated or reflective metal panels
 2. Smooth or rib faced concrete block
 3. Plastic, metal or vinyl siding
 4. Smooth unfinished concrete tilt up panels

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5. Tile

3. Roof Design and Mechanical Screening
- a. Sloped roofs shall provide articulation and variations to divide the massiveness of the roof. Sloped roofs shall include eaves, which are a minimum of 18 inches in width.
 - b. Flat roofs shall be screened with parapets on all sides of the building. If no roof top equipment exists or is proposed the parapet shall be a minimum of two feet in height.
 - c. All parapets shall feature cornice treatments. Parapets shall include a cap element to define the upper edge of the building.
 - d. Roof mounted mechanical units shall be located or screened so as not be visible from adjacent public and private streets or properties. Roof mounted mechanicals screening shall be accomplished by:
 1. Raising the parapet on all sides of the building to screen the highest mechanical unit or vent on the roof.
 2. A secondary roof screening system designed to be high as the highest mechanical unit or vent. Secondary roof screening systems shall be of complimentary materials and shall appear as an integrated component of the building.

4. Site Layout

- a. All multi-family developments shall provide a minimum of 30% open space exclusive of parking areas with at least 15% of the open space provided in meaningful common open spaces of sufficient size to allow passive and active recreation of the developments residents. These common open spaces shall be identified on the development and site plan. All common open spaces shall be maintained in a clean, neat and operable fashion. The organization or entity responsible for maintenance of each area shall be identified on the site plan.
- b. Common open spaces, to the maximum extent practical shall be organized into integrated systems of open space that connect with the following types of lands located within or adjacent to the development:
 1. Public parks or conservation areas
 2. School sites
 3. Other common open spaces inside and outside the development
 4. Neighboring shopping and mixed use areas
 5. Adjacent employment centers

Common open spaces may not include private yards, balconies or patios, parking areas, land areas between buildings less than 40 feet in width or length, and storm water management facilities, except that such storm water management facility is accessible and usable year round as determined by the City, as a community amenity by the residents of the development.

- c. Buildings within a multi-family development shall utilize the following orientation guidelines:

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1. Multi-family buildings shall be clustered in groups to form neighborhoods.
 2. Multi-family buildings shall be organized around common open spaces, community amenities, or natural features on the site such as streams and ponds.
5. Parking Areas
- a. To the maximum extent practical, garage entries, carports, parking areas and parking structures shall be internalized in building groupings and oriented away from street frontage.
 - b. Large expanses of paved parking areas without landscape breaks or islands shall be prohibited.
 - c. A minimum 10 feet by 20 feet landscape island shall be provided every tenth stall within a parking row.
6. Landscape
- a. Landscaping shall feature a unified theme throughout the site or development.
 - b. The use of foundation plantings is encouraged to break up building mass and soften the façade.
 - c. All landscape materials shall meet the requirements of Chapter 6 of this Code.
 - d. All landscaping shall feature an automatic irrigation system.
7. Pedestrian Amenities
- a. Sidewalks shall be a minimum of five feet in width with an additional two feet of width provided when the sidewalk is adjacent to a parking area and subject to vehicle overhang.
 - b. Where a pedestrian circulation path crosses vehicular routes, a change in paving materials or markings shall be provide to distinctly differentiate the conflict point and add aesthetic appeal.
 - c. One pedestrian access route to the building front shall be provided for each vehicular access route to the site with a minimum of one route meeting the requirements of the Americans with Disabilities Act.
 - d. Pedestrian walkways shall include intermittent shaded areas when the walkway exceeds 100 feet in length. Shaded areas may be provided by the use of canopy trees or structures meeting these standards.
8. On-site Community Recreational Amenities
- a. Community recreational amenities and features such as picnic areas and playgrounds shall be provided to offer convenient and inviting spaces for residents to gather and recreate. Community recreational amenities shall provide opportunities for passive and or active recreation, enhance the quality of the development and contribute to the character of the development.
 - b. Community amenities shall be provided in the following amounts:

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1. Developments of less than 25 units shall provide 1 amenity
 2. Developments of 25 to 150 units shall provide 2 amenities
 3. Developments greater than 150 units shall provide 3 amenities
- c. Allowable recreational amenities shall include:
1. Swimming pool
 2. Resident club house
 3. Two child play grounds with equipment (minimum of 500 square feet for area each)
 4. Volleyball, horseshoe or other sport area
 5. Two picnic areas including two picnic tables for each area (minimum 500 square feet for each area)
 6. Other amenity as approved by the Planning and Zoning Commission.

The area developed for such recreational amenity shall be credited toward Common Open Space requirements.

9. Service and Accessory Facility Screening
- a. Service, refuse, loading docks, truck parking areas and other areas that tend to be unsightly shall be screened from view by the use of a combination walls, fences and landscaping.
 - b. Enclosure material shall be composed of 6' high solid masonry, or decorative pre-cast concrete walls with opaque gates. Gates shall be self-latching. Chain link fence material with slats is prohibited.
 - c. Specialty service buildings may utilize pre-fabricated metal buildings provided:
 1. Metal building is located behind a primary structure complying with these standards.
 2. Architectural treatments in compliance with these standards are applied to any portion of the metal building visible from a public right of way or adjacent residences.
 - d. Fencing standards
 1. Chain link fencing is prohibited except for use in securing sanitary lift stations, valve pits, and other utility facilities as approved by the City.
 2. Site fencing shall not exceed 6 feet in height, and shall be made of a quality material, which compliments the development's predominant architectural style.

10. Site Lighting

- a. Site and building lighting shall be designed to prevent direct glare or light spillage to adjacent public rights of way or properties. Illumination onto adjacent rights of way and properties shall not exceed 0.5-foot candles.
- b. Light fixtures shall be a maximum of 30 feet in height in vehicular areas and 15 feet in height in pedestrian areas.
- c. Fixtures shall be a complementary design element of the buildings and site.