

**CHAPTER 702**  
**MULTIPLE FAMILY DESIGN GUIDELINES AND STANDARDS**

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**702.001. Purpose.** The purpose of this Chapter is to establish design review guidelines and design review standards for multiple family development. (Ord No. 31-13)

**702.005. Multiple Family Design Review.**

(a) Except as provided under subsection (b) of this section, and unless otherwise provided in the UDC, design review under SRC Chapter 225 is required for all multiple family development.

(b) **Exceptions.** Multiple family design review is not required for:

(A) Multiple family development within a mixed-use building.

(B) Multiple family development within:

(i) The Central Business District (CB) zone.

(ii) The South Waterfront Mixed-Use (SWMU) zone.

(iii) The Neighborhood Center Mixed-Use (NCMU) zone.

(iv) The Broadway/High Street Retail Overlay Zone

(v) The Broadway/High Street Housing Overlay Zone.

(vi) The General Retail/Office Overlay Zone.

(vii) The Front Street Overlay Zone.

(viii) The Riverfront High Density Residential Overlay Zone.

(ix) The Riverfront Overlay Zone.

(x) The Salem Downtown Historic District. (Ord No. 31-13)

**702.010. Multiple Family Design Review Guidelines and Design Review Standards.** Multiple family development shall comply with either all of the applicable design review guidelines or all of the applicable design review standards set forth in this Chapter. The design review guidelines and the design review standards set forth in this Chapter are in addition to, and not in lieu of, all other applicable development standards in the UDC. Where the design review guidelines or the design review standards conflict with the development standards in the UDC, the design review guidelines and the design review standards shall be the applicable development standard. (Ord No. 31-13)

**702.015. Open Space Design Review Guidelines and Standards.**

(a) **Open Space Design Goals and Objectives.**

(1) **Design Goals.**

(A) Implement City Council goals and neighborhood policies that encourage open space in multiple family developments;

(B) Provide common and private open space for active and passive uses;

(C) Encourage preservation of the natural open qualities which may exist on a site;

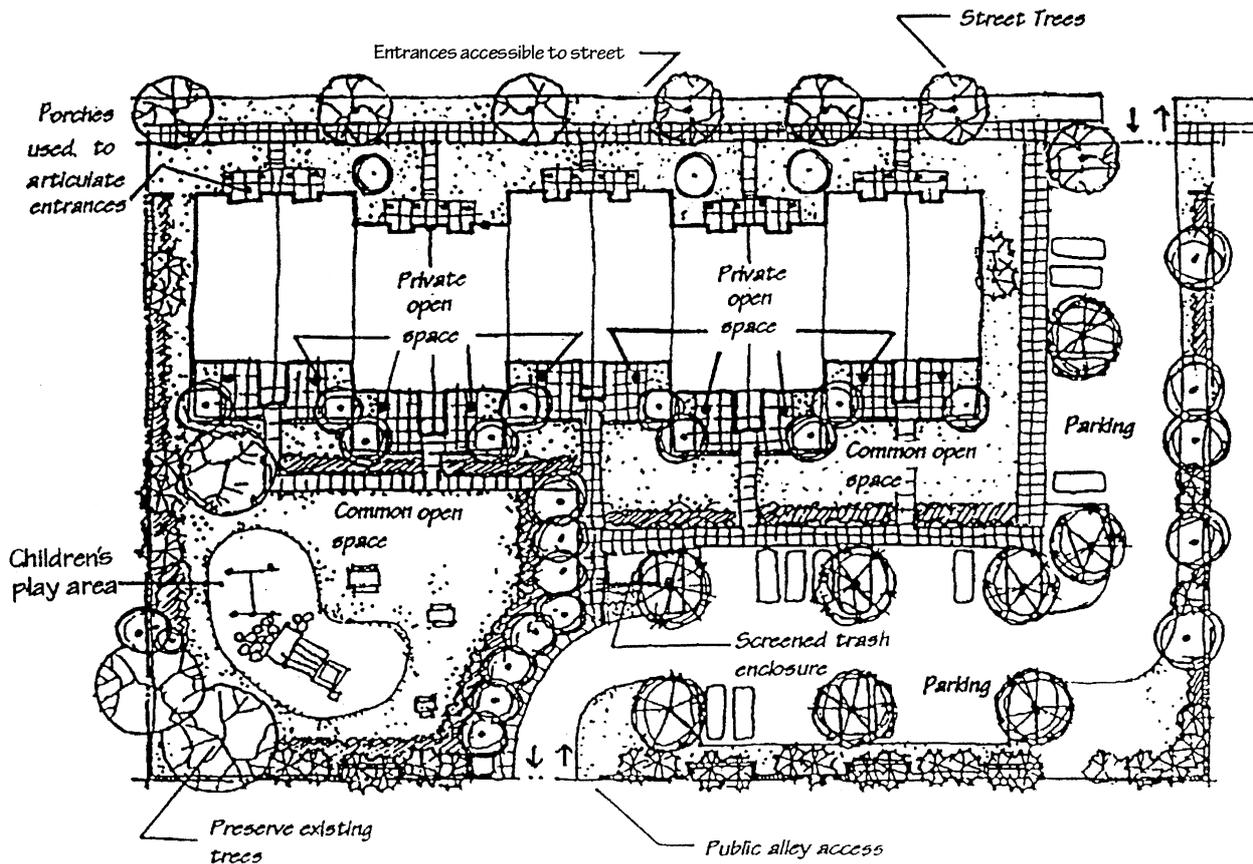
(D) Ensure that open space is accessible with pedestrian pathways available to all residents of the development; and

(E) Provide visual relief from structural bulk.

**(2) Design Objectives.**

- (A) Locate open space throughout the site and in proximity to dwelling units;
- (B) Provide centrally located open space in increments large enough to accommodate intended activities;
- (C) Integrate open space with the natural topography;
- (D) Maximize private open space for each dwelling unit;
- (E) Preserve exposure to light, air, and visual access;
- (F) Provide children's play areas interspersed and centrally located within multiple family developments;
- (G) Maximize visual relief from structural bulk;
- (H) Provide separation between buildings on and off-site;
- (I) Promote active recreational opportunities within open space; and
- (J) Provide pedestrian access to all common open space areas to promote active use.

**FIGURE 702-1  
MULTIPLE FAMILY CONCEPTUAL SITE DESIGN**



**(b) Common Open Space.**

**(1) Design Review Guidelines.**

- (A) A variety of open space areas of sufficient size shall be provided for use by all residents.
- (B) Common open space shall be distributed around buildings and throughout the site.
- (C) The amount of perimeter setbacks used for common open space shall be minimized.

**(2) Design Review Standards.**

**(A)** Common open space shall be provided in all newly constructed multiple family developments with 5 or more dwelling units as follows:

- (i)** A minimum of 30 percent of the gross site area shall be designated and permanently reserved as common open space.
- (ii)** Not more than 50 percent of the common open space shall be located in the required perimeter setbacks of the development.
- (iii)** Not more than 15 percent of the common open space shall be located on land with slopes greater than 25 percent.
- (iv)** Indoor or covered recreation space may count toward the common open space requirement, provided such indoor or covered space does not exceed 30 percent of the common open space.
- (v)** At least one of the common open space areas provided within the development shall meet the size and dimensional standards set forth in Table 702-1.

**TABLE 702-1  
COMMON OPEN SPACE AREA SIZE AND DIMENSIONS**

<b>Table 702-1: Common Open Space Area Size and Dimensions</b>		
<b>Number of Dwelling Units</b>	<b>Minimum Open Space Area Size</b>	<b>Minimum Horizontal Dimension</b>
5 to 10	500 sq. ft.	20 ft.
11 to 20	750 sq. ft.	25 ft.
More than 20	1000 sq. ft., plus an additional 250 sq. ft. for every 20 units, or portion thereof, over 20 units.	25 ft.

**(c) Children’s Play Areas and Adult Recreation Areas.**

**(1) Design Review Guidelines.**

**(A)** A variety of common open area opportunities shall be provided for enjoyment by all residents.

**(B)** Children’s play and/or adult recreation areas shall be located centrally within the development.

**(C)** Children’s play areas, if provided, shall be located in a manner to incorporate safety into the design by including such things as locating play areas to be visible from dwelling units, locating play areas away from physical barriers such as driveways and parking areas, and selection of play equipment with safe designs.

**(2) Design Review Standards.**

**(A)** Outdoor children’s play and/or adult recreation areas shall be provided, as set forth in Table 702-2, in all newly constructed multiple family developments with 20 or more dwelling units. Outdoor children’s play and/or adult recreation areas count toward meeting the common open space requirement.

**TABLE 702-2  
OUTDOOR CHILDREN'S PLAY AREAS AND ADULT RECREATION AREAS**

<b>Table 702-2: Outdoor Children's Play Areas and Adult Recreation Areas</b>		
<b>Number of Dwelling Units</b>	<b>Play/Recreation Area Size</b>	<b>Minimum Horizontal Dimension</b>
1 to 19	N/A	N/A
20	950 sq. ft.	25 ft.
More than 20	950 sq. ft., plus an additional 250 sq. ft. for every 20 units, or portion thereof, over 20 units.	25 ft.

(B) Outdoor children's play and/or adult recreation areas shall be located centrally within the development.

(C) Outdoor children's play and/or adult recreation areas shall not be located within required setbacks.

(D) Outdoor children's play and/or adult recreation areas may be located within stormwater detention areas if the area meets the following:

- (i) No dimension is less than 15 feet wide;
- (ii) Side slopes are 4:1 or less; and
- (iii) There is a minimum 250 square foot area with a slope no greater than 2 percent.

(E) A minimum 30-inch tall fence shall be installed to separate outdoor children's play areas from any parking lot, drive aisle, or street.

**(d) Private Open Space.**

**(1) Design Review Guidelines.**

(A) Individual private open space shall be provided for each dwelling unit in all newly constructed multiple family developments.

(B) Private open space shall be easily accessible from the dwelling unit.

(C) If private open space is located adjacent to common open space, a buffer between the two open space areas shall be provided.

**(2) Design Review Standards.**

(A) Private open space, meeting the size and dimension standards set forth in Table 702-3, shall be provided for each dwelling unit in all newly constructed multiple family developments.

**TABLE 702-3  
PRIVATE OPEN SPACE SIZE AND DIMENSIONS**

<b>Table 702-3: Private Open Space Size and Dimensions</b>		
<b>Location of Dwelling Unit</b>	<b>Minimum Open Space Area Size</b>	<b>Minimum Dimension</b>
Not more than 5 feet above finished grade	96 sq. ft.	6 ft
More than 5 feet above finished grade	48 sq. ft.	6 ft.

- (B) Private open space shall be located contiguous to the dwelling unit, with direct access to the private open space provided through a doorway.
- (C) Private open space shall be visually separated from common open space through the use of perimeter landscaping or fencing. (Ord No. 31-13)

**702.020. Landscaping Design Review Guidelines and Standards.**

**(a) Landscaping Design Goals and Objectives.**

**(1) Landscaping Goals.**

- (A) Encourage a quality living environment for all residents of the City of Salem;
- (B) Ensure aesthetic values in the construction of multiple family developments;
- (C) Achieve compatibility between multiple family developments and surrounding land uses; and
- (D) Encourage a mix of landscaping treatments and techniques to enhance multiple family developments.

**(2) Landscaping Objectives.**

- (A) Provide adequate separation between abutting properties;
- (B) Mitigate noise;
- (C) Screen objectionable views;
- (D) Establish a sense of place;
- (E) Provide definition to dwelling unit entries and pedestrian pathways;
- (F) Promote safety, security, and privacy;
- (G) Enhance structural elements;
- (H) Provide visual relief from blank exterior walls, building mass, and bulk;
- (I) Help retain the long term value of property;
- (J) Minimize the visual impact of impervious surfaces; and
- (K) Provide protection from winter wind and summer sun.

**(b) General Landscaping.**

**(1) Design Review Guidelines.**

- (A) A variety of tree types shall be distributed throughout the site to maximize tree canopy.
- (B) Landscaping shall be used to shield the site from winter winds and summer sun.
- (C) Existing trees shall be preserved to the maximum extent possible.
- (D) Where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS), an appropriate combination of landscaping and screening shall be provided that is sufficient to buffer between the multiple family development and the abutting RA or RS zoned property.

**(2) Design Review Standards.**

- (A) A minimum 1 tree shall be planted or preserved for every 2,000 square feet of gross site area.
- (B) Trees shall be planted that, at maturity, will provide canopy coverage over at least one-third of the open space and setbacks.
- (C) Landscaping, or a combination of landscaping and fencing, shall be provided for developments abutting arterial or collector streets to prevent headlights from shining into the windows of buildings.
- (D) Where a development site abuts property that is zoned Residential Agricultural (RA) or Single Family Residential (RS), a combination of landscaping and screening shall be provided to buffer between the multiple family development and the abutting RA or RS zoned property. The landscaping and screening shall include the following:
  - (i) A minimum of 1 tree, not less than 1-1/2 inches in caliper, for every 30 lineal feet of abutting property width; and
  - (ii) A minimum 6-foot tall, decorative, sight-obscuring fence or wall. The fence or

wall shall be constructed of materials commonly used in the construction of fences and walls, such as wood, stone, rock, brick, or other durable materials. Chain link fencing with slats shall be not allowed to satisfy this standard.

**(c) Street Frontage.**

**(1) Design Review Guidelines.**

(A) The residential character of the site shall be enhanced with trees planted within the public right-of-way.

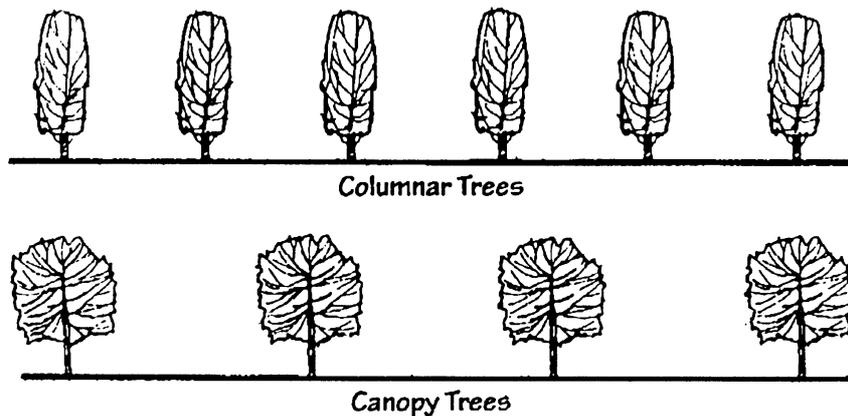
**(2) Design Review Standards.**

(A) Trees shall be planted within the public right-of-way at one of the following ratios:

**(i) Canopy Trees.** One canopy tree per 50 linear feet of street frontage, or fraction thereof.

**(ii) Columnar Trees.** One columnar tree per 40 linear feet of street frontage, or fraction thereof.

**FIGURE 702-2  
CANOPY AND COLUMNAR TREES**



**(d) Building Exteriors.**

**(1) Design Review Guidelines.**

(A) Landscaping shall be planted to define and accentuate the primary entry way of each dwelling unit, or combination of dwelling units.

(B) Vertical and horizontal landscape elements shall be provided along all exterior walls to soften the visual impact of buildings and create residential character.

**(2) Design Review Standards.**

(A) A minimum of 2 plant units, as set forth in SRC Chapter 807, Table 807-2, shall be provided adjacent to the primary entry way of each dwelling unit, or combination of dwelling units.

(B) New trees shall be planted, or existing trees shall be preserved, at a minimum density of 10 plant units per 60 linear feet of exterior building wall. Such trees shall be located not more than 25 feet from the edge of the building footprint.

(C) Shrubs, when used, shall be distributed around the perimeter of buildings at a minimum density of 1 plant unit per 15 linear feet of exterior building wall.

**(e) Privacy.**

**(1) Design Review Guidelines.**

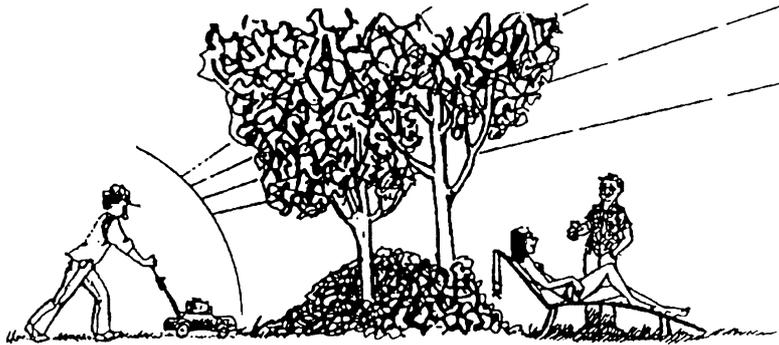
(A) Landscaping, or a combination of landscaping and fencing, shall be used to buffer the multiple family development from abutting properties.

(B) Landscaping shall be used to enhance the privacy of dwelling units. Methods may include fencing in combination with plant units.

**(2) Design Review Standards.**

(A) Ground level private open space shall be physically and visually separated from common open space with perimeter landscaping or perimeter fencing (see Figure 702-3).

**FIGURE 702-3  
SEPARATION OF PRIVATE AND COMMON OPEN SPACE**



**(f) Parking Areas.**

**(1) Design Review Guidelines.**

(A) Canopy trees shall be distributed throughout the interior, and planted along the perimeter, of parking areas (see Figure 702-4 and Figure 702-5).

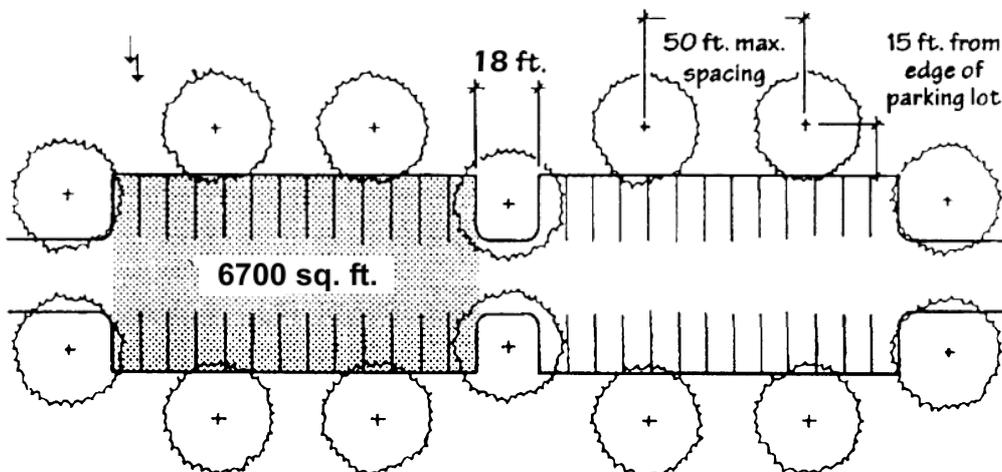
**(2) Design Review Standards.**

(A) A minimum of 1 canopy tree shall be planted along every 50 feet of the perimeter of parking areas. Trunks of the trees shall be located within 15 feet of the edge of the parking area (see Figure 702-4).

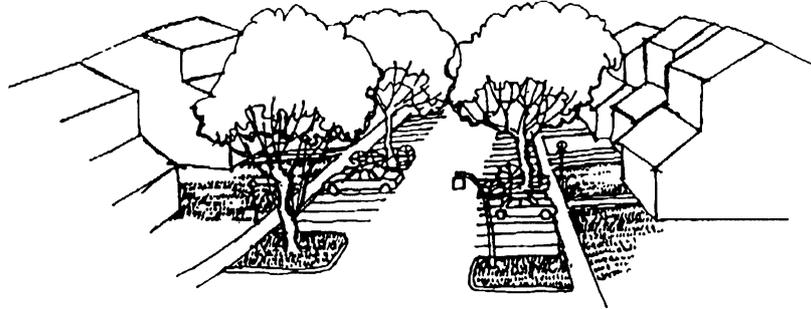
(B) Canopy trees shall be planted within planter bays (see Figure 702-5).

(C) Planter bays shall be a minimum width of 18 feet. (Ord No. 31-13)

**FIGURE 702-4  
PARKING LOT LANDSCAPING**



**FIGURE 702-5  
PARKING LOT WITH CANOPY TREES**



**702.025. Crime Prevention Through Environmental Design.**

**(a) Safety Features for Residents**

**(1) Design Review Guidelines.**

(A) Multiple family developments shall be designed in a manner that considers crime prevention and resident safety.

(B) Landscaping and fencing shall be provided in a manner that does not obscure visual surveillance of common open space, parking areas, or dwelling unit entryways.

**(2) Design Review Standards.**

(A) Fences, walls, and plant materials shall not be installed between street-facing dwelling units and public or private streets in locations that obstruct the visibility of dwelling unit entrances from the street. For purposes of this standard, “obstructed visibility” means the entry is not in view from the street along one-half or more of the dwelling unit’s frontage.

(B) Landscaping and fencing adjacent to common open space, parking areas, and dwelling unit entryways shall be limited to a maximum height of 3 feet.

(C) Windows shall be provided in all habitable rooms, other than bathrooms, that face common open space, parking areas, and pedestrian paths.

(D) Lighting shall be provided that illuminates all exterior dwelling unit entrances, parking areas, and pedestrian paths within the development.

(E) A completed "Enhanced Safety Assessment Report for Multi-Family Construction" shall be submitted. Compliance with the provisions of the assessment is advisable but not mandatory. (Ord No. 31-13)

**702.030. Parking, Site Access, and Circulation.**

**(a) Parking, Site Access, and Circulation Design Goals and Objectives.**

**(1) Parking, Site Access, and Circulation Goals.**

(A) Ensure safe and efficient site access, pedestrian and vehicle circulation, and parking in multiple family developments;

(B) Promote circulation and access for all modes of transportation;

(C) Encourage aesthetic and functional site design with consideration for natural contours and topography as it relates to parking and site access in multiple family developments; and

(D) Encourage pedestrian and vehicle circulation linkages which will integrate amenities within multiple family developments and with the surrounding area.

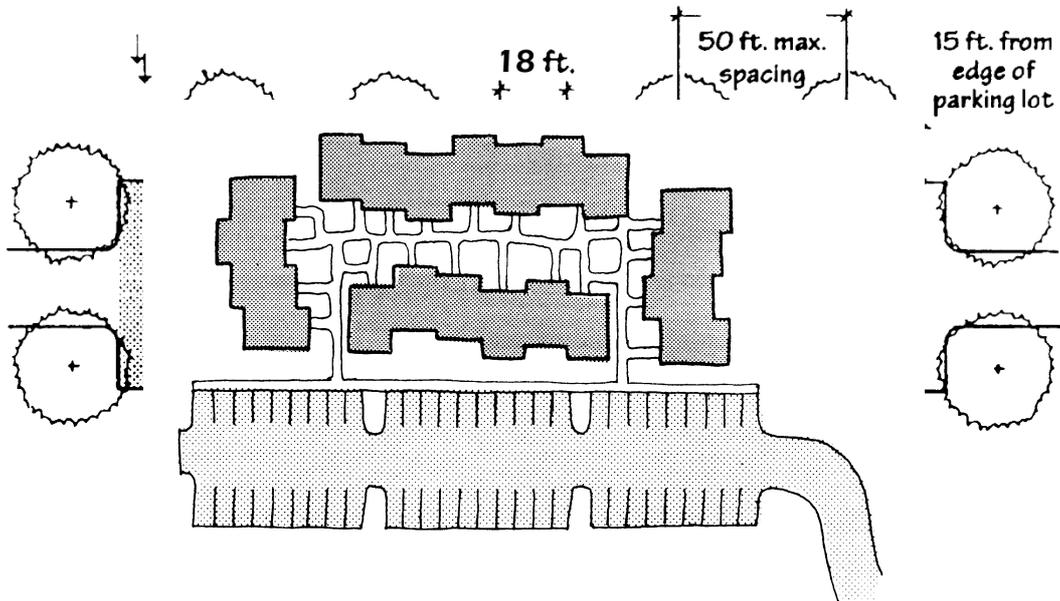
**(2) Parking, Site Access, and Circulation Objectives.**

(A) Provide transportation connections to surrounding areas;

(B) Promote accessibility to and within the site;

- (C) Integrate the design of parking areas and pedestrian pathways with natural contours and topography;
  - (D) Minimize views of parking areas from public rights-of-way;
  - (E) Provide clear and identifiable connections to and between buildings;
  - (F) Minimize vehicle, pedestrian, and bicycle circulation conflicts;
  - (G) Provide adequate lighting levels for parking and pedestrian pathways;
  - (H) Promote the separation of pedestrian, bicycle, and vehicular traffic;
  - (I) Maximize the convenience of parking for residents;
  - (J) Provide pedestrian access to common open space;
  - (K) Locate loading and service areas for ease of use with minimal conflict with on-site parking and circulation activities;
  - (L) Locate building entrances and exits to provide direct connections between parking areas and the street;
  - (M) Provide compatibility in design and materials between parking and the dwelling units; and
  - (N) Minimize the expanse of continuous parking areas.
- (b) General Parking and Site Access.**
- (1) Design Review Guidelines.**
- (A) Parking areas shall be designed to minimize the expanse of continuous parking (see Figure 702-6).
  - (B) Pedestrian pathways shall be provided that connect to and between buildings, common open space, parking areas, and surrounding uses (see Figure 702-7).
  - (C) Parking shall be located to maximize the convenience of residents.
  - (D) Parking areas and circulation systems shall be designed in a manner that considers site topography, natural contours, and any abutting properties zoned Residential Agriculture (RA) or Single Family Residential (RS).
- (2) Design Review Standards.**
- (A) Parking areas greater than 6,700 square feet in area shall be physically and visually separated with landscaped planter bays that are a minimum of 18 feet in width. Individual parking areas may be connected by an aisle or driveway (see Figure 702-6).
  - (B) Pedestrian pathways shall be provided that connect to and between buildings, common open space, and parking areas (see Figure 702-7).
  - (C) Pathways connecting to and between buildings, common open space, and parking areas shall be separated from dwelling units by a minimum distance of 10 feet. Separation shall be measured from the pathway edge closest to any dwelling unit.
  - (D) Garages, carports, and parking areas shall be set back a minimum of 20 feet from the public right-of-way.
  - (E) Where a development site abuts, and is located uphill from, property zoned Residential Agriculture (RA) or Single Family Residential (RS), and the slope of the development site within 40 feet of the abutting RA or RS zoned property is 15 percent or greater, parking areas shall be set back not less than 20 feet from the property line of the abutting RA or RS zoned property. Decorative walls, earthen berms, fencing, landscaping, or any combination thereof shall be provided to prevent glare from headlights onto abutting properties.
  - (F) The design and materials of garages and carports shall be compatible with the design and materials of the dwelling units.
  - (G) Areas of slope shall be avoided for placement of parking areas.
  - (H) Disturbance of environmentally sensitive areas shall be minimized in placement of parking areas.

**FIGURE 702-6  
CONCEPTUAL PARKING AREA LAYOUT**



**FIGURE 702-7  
PEDESTRIAN PATHWAYS**

**(c) Site Access.**

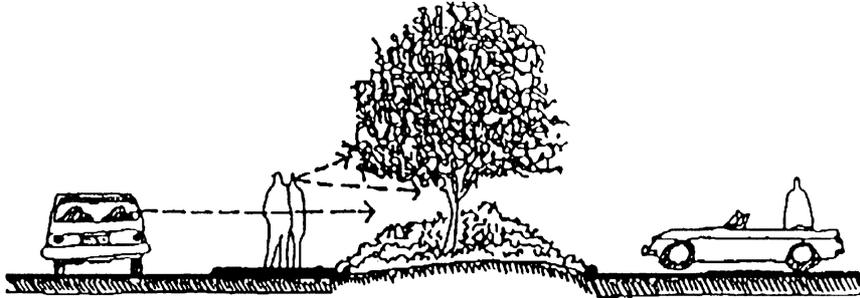
**(1) Design Review Guidelines.**

- (A) Accessibility to and from the site shall be provided for both automobiles and pedestrians.
- (B) Site access shall be provided in a manner that minimizes vehicle and pedestrian conflicts.
- (C) Where possible, driveway access shall be provided onto collector or local streets rather than arterial streets.
- (D) Where possible, driveway access shall be consolidated with either existing or future driveways serving adjacent developments.
- (E) Parking areas shall be located to minimize their visibility from the public right-of-way and abutting properties (see Figure 702-8).

**(2) Design Review Standards.**

- (A) Pedestrian pathways shall be provided that connect the development to the public sidewalks.
- (B) Direct access from the street to individual units, clusters of units, or common interior lobbies shall be provided for residential buildings located within 32 feet of a public street.
- (C) Where the development has frontage on more than one street, and such streets have different classifications in the Transportation System Plan, driveway access shall be provided to the street with the lowest classification.
- (D) Where possible, driveway access shall be consolidated with either existing or future driveways serving adjacent developments.
- (E) Walls, fences, or landscaping shall be provided to buffer parking areas from public streets and abutting properties (see Figure 702-8). (Ord No. 31-13)

**FIGURE 702-8  
PARKING AREAS BUFFERED FROM RIGHT-OF-WAY**



**702.035. Building Mass & Facade Design.**

**(a) Building Mass and Facade Design Goals and Objectives**

**(1) Building Mass & Facade Design Goals.**

- (A) Ensure that structures do not present excessive visual mass or bulk to public view or to adjoining properties;
- (B) Achieve architecturally defined entryways, and building design that relates to human scale;
- (C) Encourage aesthetically pleasing, interesting, and functional architecture and site design, including compatibility between parking facilities and the dwelling units;
- (D) Provide architectural design that integrates well with adjoining development; and
- (E) Promote interesting and non-monotonous architecture and site design.

**(2) Building Mass & Facade Design Objectives.**

- (A) Integrate structures on-site with natural topography;
- (B) Encourage an appropriate transition between new structures on-site with existing structures on abutting sites;
- (C) Promote human scale development;
- (D) Preserve exposure to light, air, and visual access;
- (E) Create visually interesting buildings by integrating structures with landscaping;
- (F) Integrate new structures into the existing neighborhood;
- (G) Promote the relationship of structures with streets;
- (H) Encourage structure siting which creates useable open spaces;
- (I) Encourage the interplay of contrast and compatibility in building siting, including design compatibility between parking facilities and dwelling units;
- (J) Break-up building facades through architecturally defined building entry ways; and
- (K) Design building rooflines which reinforce the residential character of the building and the surrounding neighborhood.

**(b) General Siting and Building Mass.**

**(1) Design Review Guidelines.**

- (A) Buildings shall be sited with sensitivity to topography and natural landform (see Figure 702-9).
- (B) The development shall be designed to reinforce human scale.
- (C) Buildings with long monotonous exterior walls shall be avoided.

**(2) Design Review Standards.**

- (A) Where the development is located on a lot with an average cross slope of 15 percent or more, do not regrade more than 60 percent of the site surface area.
- (B) Buildings shall have no dimension greater than 150 feet.

**FIGURE 702-9  
BUILDINGS SITED SENSITIVELY IN RELATION TO TOPOGRAPHY**



**(c) Compatibility.**

**(1) Design Review Guidelines.**

- (A) Contrast and compatibility shall be provided throughout the site through building design, size, and location.
- (B) Appropriate transitions shall be provided between new buildings and structures on-site and existing buildings and structures on abutting sites.
- (C) Architectural elements and facade materials shall be used to provide continuity throughout the site.
- (D) The majority of dwelling units within the development shall be placed as close as possible to the street right-of-way.
- (E) Architecturally defined and covered entryways shall be incorporated into the design of buildings.

**(2) Design Review Standards.**

- (A) Except as provided in standard (B) of this paragraph, where a development site abuts property zoned Residential Agricultural (RA) or Single Family Residential (RS), buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-4.

**TABLE 702-4  
SETBACKS ABUTTING PROPERTY ZONED RA AND RS**

<b>Table 702-4: Setbacks Abutting Property Zoned RA and RS</b>	
<b>Number of Building Stories</b>	<b>Minimum Setback</b>
1	Min. 1-foot for each 1-foot of building height, but in no case less than 14 ft.
2 or more	Min. 1-foot for each 1-foot of building height, but in no case less than 20 ft.

- (B) Where a development site abuts, and is located uphill from, property zoned Residential Agricultural (RA) or Single Family Residential (RS), and the slope of the development site within 40 feet of the abutting RA or RS zoned property is 15 percent or greater, buildings shall be setback from the abutting RA or RS zoned property as set forth in Table 702-5.

**TABLE 702-5  
SETBACKS ABUTTING PROPERTY ZONED RA AND RS**

<b>Table 702-5: Setbacks Abutting Property Zoned RA and RS</b>		
<b>Number of Building Stories</b>	<b>Minimum Setback</b>	<b>Limitation &amp; Qualifications</b>
1 to 2	Min. 1-foot for each 1-foot of building height, but in no case less than 20 ft.	
3 or more	Min. 1-foot for each 1-foot of building height, but in no case less than 40 ft.	
	Min. 1-foot for each 1-foot of building height	<p>Applicable when, within 40 feet of the abutting RA or RS zoned property:</p> <ul style="list-style-type: none"> <li>▪ Buildings are designed so that the longest dimension of the building and any private open space areas, such as balconies or patios, do not face the abutting RA or RS zoned property; or</li> <li>▪ Buildings are designed to contain no more than 6 dwelling units, the lengths of the buildings facing the abutting RA or RS zone property are no greater than 70 feet, and the buildings are separated by a minimum distance of 1-foot for each 1-foot of building height.</li> </ul>

(C) On sites with 75 feet or more of buildable width, a minimum of 50 percent of the buildable width shall be occupied by building placed at the setback line. Accessory structures shall not apply towards meeting the required percentage.

(D) Roof-mounted mechanical equipment, other than vents or ventilators, shall be screened from ground level view. Screening shall be as high as the top of the mechanical equipment, and shall be integrated with exterior building design.

(E) A porch or architecturally defined entry area shall be provided for each ground level dwelling unit. Shared porches or entry areas are permitted, provided the porch or entry area has at least 25 square feet of area for each dwelling unit, with no dimension less than 5 feet. Porches and entry areas shall be open on at least one side, and may be covered or uncovered. All grade level porches shall include hand-railings, half-walls, or shrubs to define the outside perimeter.

**(d) Building Articulation.**

**(1) Design Review Guidelines.**

(A) The appearance of building bulk shall be minimized by:

- (i) Establishing a building offset interval along building facades; and
- (ii) Dispersing windows throughout building facades.

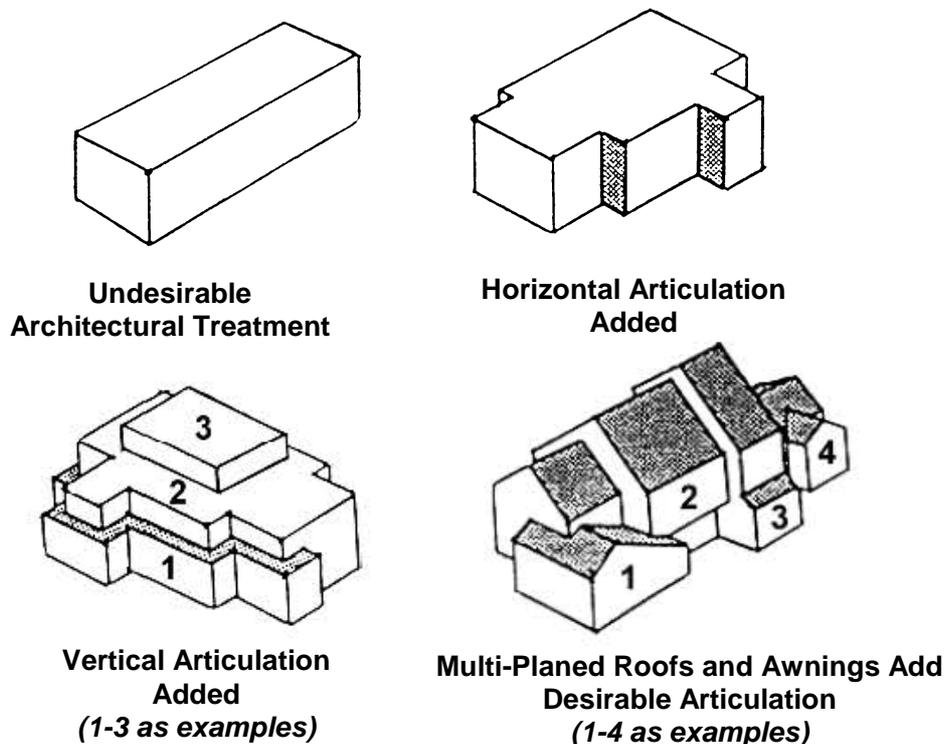
(B) Articulation shall be provided at the common entry way to all residential buildings.

(C) Building roofs shall reinforce the residential character of the neighborhood.

**(2) Design Review Standards.**

- (A) Every two attached dwelling units shall be offset from the next dwelling unit by at least 4 feet in depth (see Figure 702-10).
- (B) Within 28 feet of every property line, the building setback for adjacent buildings on the same lot shall vary by a least 4 feet in depth.
- (C) Common entrances shall be provided to not more than 4 dwelling units.
- (D) Individual and common entryways shall be articulated with a differentiated roof, awning, or portico.
- (E) Flat roofs, and the roof ridges of sloping roofs, shall not exceed a horizontal length of 100 feet without providing differences in elevation of at least 4 feet.
- (F) Windows shall be provided in all habitable rooms, other than bathrooms, that face required setbacks, common open areas, and parking areas. (Ord No. 31-13)

**FIGURE 702-10  
BUILDING OFFSETS AND ARTICULATION**



**702.040. Recycling.**

**(a) On-Site Design and Location of Facilities.**

**(1) Design Review Guidelines.**

- (A) Facilities shall be provided to allow recycling opportunities for tenants that are as conveniently located as the trash receptacles, and that are in compliance with any applicable federal, state, or local laws.
- (B) The design and materials of recycling areas shall be similar to the design and materials of the buildings within the development.
- (C) Recycling areas shall be located to provide adequate access for franchised haulers, and shall have containers sufficient to allow collection of all recyclables collected by the

haulers.

**(2) Design Review Standards.**

**(A)** Recycling areas shall be located, designed, and constructed in conformance with any applicable federal, state, or local laws relating to fire, building, access, transportation, circulation, or safety.

**(B)** Recycling areas shall be protected against environmental conditions, such as rain.

**(C)** Instructions for using recycling containers and how to prepare and separate all the materials collected by franchised haulers shall be clearly posted in recycling areas.

**(D)** Recycling areas shall be provided that are sufficient in capacity, number, distribution, and size to serve the tenants of the development.

**(E)** The design and materials of recycling areas shall be similar to the design and materials of the buildings within the development. (Ord No. 31-13)