

RESIDENTIAL MULTI-FAMILY LAND USE DESIGNATION

Purpose Statement: The multi-family residential land use designation is intended to encourage a range of multi-family living environments that provide shelter for a wide variety of people in differing living situations, from all income levels, and in all stages of life.

Although some people live in multi-family situations because they do not have an alternative, others prefer living in multi-family environments rather than in single-family, detached houses. Regardless of why they live there, they want and deserve the same high standards for their homes and neighborhoods.

Single-family and multi-family residential developments have different impacts on the community.

The City must identify a housing mix and implement policies that adequately address and balance the needs of both residents and the community as a whole.

The Multi-family Residential designation is implemented by Residential Multi-family (RMF), [Residential Multi-Family Traditional \(RM-T\)](#) and [Residential Multi-Family Urban \(RM-U\)](#) zoning.

Objective LU-JJ: Encourage the development of infill parcels with quality projects in existing multi-family districts.

Policy LU-182. Residential Multi-family designations should be in areas of the City where projects would be compatible with existing uses and where infrastructure is adequate to handle impacts from higher density uses.

Policy LU-183. Land within the Residential Multi-family designation areas should be used to meet multi-family housing needs. ~~Residential Multi-family designations have the highest priority for development or redevelopment with multi-family uses.~~

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Policy LU-184. Expansion of the Residential Multi-family designation is limited to properties meeting the following criteria:

- 1) Properties under consideration should take access from a principal arterial, minor arterial, or collector. Direct access should not be through a less intense land use designation area;
- 2) Properties under consideration must abut an existing Residential Multi-family land use designation on at least two (2) sides and be on the same side of the principal arterial, minor arterial, or collector serving it; and
- 3) Any such expansion of the Residential Multi-family land use designation should not bisect or truncate another contiguous land use district.

Policy LU-184.1. Properties ~~which~~ are a part of annexations into the City and have existing ~~or vested~~ multi-family land uses, but do not meet the criteria as stated in Policy LU-184, may be designated Residential Multi-Family when properties meet the following criteria:

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- 1) There is a pre-existing and long term use of multi-family development ~~or there is~~ [multi-family use development vested prior to annexation](#); and

2) The property is 43,560 square feet or less in size; and
Offers a transition between land use designations which have a higher intensity to less intense land use designation areas.

Policy LU-185. RESERVED

Objective LU-KK: Due to increased impacts to privacy and personal living space inherent in higher density living environments, new development should be designed to create a high quality living environment.

Policy LU-186. New stacked flat and townhouse development in Residential Multi-family designations should be compatible in size, scale, bulk, use, and design with existing multi-family developments in the vicinity.

Policy LU-187. Detached cottage housing designed to include site amenities with common open space features should be supported in multi-family designations if density goals are met. Implementing code will be put in place within three years of the adoption of the 2004 Update.

Policy LU-188. Evaluate project proposals in Residential Multi-family designations to consider the transition to lower density uses where multi-family sites abut lower density zones. Setbacks may be increased, heights reduced, and additional landscape buffering required through site plan review. Implementing code will be put in place within three years of the adoption of the 2004 Update.

- 1) In order to increase the potential compatibility of multi-family projects, with other projects of similar use and density, minimum setbacks for side yards should be proportional to the total lot width, i.e. wider lots should require larger setback dimensions;
- 2) Taller buildings (greater than two stories) should have larger side yard setback dimensions; and
- 3) Heights of buildings should be limited to three stories and thirty-five (35) feet, unless greater heights can be demonstrated to be compatible with existing buildings on abutting and adjacent lots.

Objective LU-LL: New Residential Multi-family projects should demonstrate provision of an environment that contributes to a high quality of life for future residents, regardless of income level.

Policy LU-189. Support project design that incorporates the following, or similar elements, in architectural design:

- 1) Variation of facades on all sides of structures visible from the street with vertical and horizontal modulation or articulation;
- 2) Angular roof lines on multiple planes and with roof edge articulation such as modulated cornices;
- 3) Private entries from the public sidewalk fronting the building for ground floor units;
- 4) Ground floor units elevated from sidewalk level;
- 5) Upper-level access interior to the building;
- 6) Balconies that serve as functional open space for individual units; and
- 7) Common entryways with canopy or similar feature.

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Policy LU-190. Support project site planning that incorporates the following, or similar elements, in order to meet the intent of the objective:

- 1) Buildings oriented toward public streets,
- 2) Private open space for ground-related units,
- 3) Common open or green space in sufficient amount to be useful,
- 4) Preferably underground parking or structured parking located under the residential building,
- 5) Surface parking, if necessary, to be located to the side or rear of the residential building(s),
- 6) Landscaping of all pervious areas of the property, and
- 7) Landscaping, consisting of groundcover and street trees (at a minimum), of all setbacks and rights-of way abutting the property.

Policy LU-191. Residential Multi-family projects in the RMF zone should have a maximum site coverage by buildings of thirty-five (35) percent, or forty-five (45) percent if greater coverage can be demonstrated to be both mitigated on site with amenities and compatible with existing buildings on abutting and adjacent lots.

Policy LU-192. Residential Multi-family projects should have maximum site coverage by impervious materials of seventy-five (75) percent.

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