Section 22. R-MF Multifamily District Regulations

PURPOSE: The R-MF Multifamily district is established to provide adequate space and site diversification for multiple-family apartment and condominium developments where the maximum density does not exceed twenty (20) dwelling units per gross acre. R-MF District should be characterized by landscaping and open space and shall be convenient to major thoroughfares and arterial streets. Such districts should have adequate water, sewer, and drainage facilities.

USES GENERALLY: In an R-MF Multifamily district, no land shall be used and no building shall be erected for or converted to any use other than as hereinafter provided.

A. PERMITTED USES: The following uses shall be permitted as principal uses.

1. Multifamily dwelling, including apartments & condominiums.

2. Churches, convents, and other places of worship.

3. Parks, playgrounds, and nature preserves, publicly owned.

4. Temporary buildings when they are to be used only for construction purposes or as a field office within the development parcel. Such temporary construction buildings shall be removed immediately upon completion or abandonment of construction and such field office shall be removed immediately upon occupancy of ninety-five (95) percent of the units in the development parcel.

B. ACCESSORY USES: The following uses shall be permitted as accessory uses to the multiple-family dwellings provided that none shall be a source of income to the owners or users of the multiple-family dwellings. All accessory uses shall be located at least twenty (20) feet from any street right-of-way and shall not be located between the building line and the front property line.

1. Detached covered common parking, off-street parking and private garages in connection with any use permitted in this district provided that such parking shall not be located in a required front yard.

2. Swimming pools and tennis courts no nearer than seventy-five (75) feet to any residentially zoned district.

3. Laundry room for use of tenants.

4. Meeting, party, and/or social rooms in common areas only.

5. Cabana, pavilion, or roofed area.

6. Mechanical and maintenance equipment related to a principal use no nearer than one hundred twenty (120) feet to any adjacent residentially zoned district, and housed within an enclosed building.

7. Screened garbage and/or solid waste storage on a concrete pad and no nearer than fifty (50) feet to any adjacent R-3.5, R-TH, R-5.0 R-7.5, R-12.5, R-20 zoned district and not within the front setback.

8. Communication equipment meeting the requirements of Chapter 7, Article XII of the Grapevine Code of Ordinance.

C. CONDITIONAL USES: The following conditional uses may be permitted provided they meet the provisions of Section 48 and a Conditional Use Permit is issued.

1. Public and non-profit institutions of an educational, religious, or cultural type excluding correctional institutions and hospitals.

2. Nonprofit community centers.

3. Memorial gardens and cemeteries.

4. Nursing Homes.

5. Day Care Centers (See Section 22.N.).

6. Assisted Living Facilities (See Section 22.N.).

7. Any off-street parking for churches, convents and other places of worship developed on property other than the platted lot of record of the principal use provided all or a portion of the property utilized for parking is located within 300 feet of the platted lot of record.

8. The following conditional uses may be permitted provided they meet the provisions of Section 48, are located within an area that is no greater than ¾ of a mile due north and northeast of property zoned and developed as a Planned Commercial Center containing in excess of 1,000,000 square feet of gross leasable space and north of Grapevine Mills Boulevard and a Conditional Use Permit is issued.

a. The maximum height of principal structures may be a maximum of three (3) stories, not to exceed forty (40) feet.

b. Whenever two (2) principal structures are arranged face to

end or back to end the minimum distance may be thirty (30) feet. Whenever two (2) principal structures are arranged end to end the minimum distance may be twenty (20) feet. The point of measurement shall be the exterior walls of the buildings and does not include balconies, railings or other architectural features.

9. Flexible Design Standards: The standards set forth in Sections 22.F.1. (Maximum Density), 22.F.3. (Minimum Open Space), 22.G.1 (Front Yard Setback), 22.I.1 (Height Regulations) and Section 56.1 (Off-Street Parking Requirements) may be considered flexible in order to encourage development within the R-MF Multifamily District. In some situations, the above referenced sections may vary from the specific standards established upon approval of a conditional use permit by the City Council.

D. LIMITATION OF USES:

1. No Storage boxes or any other containers to be picked up or dropped off by curbside self-storage services, moving services and other similar services shall be placed within a public right-of-way. Storage containers to be picked up or dropped off by such services shall be visible from a public right-of-way or adjacent property for a period not exceeding seventy-two (72) consecutive hours, and not more than two (2) instances during any thirty (30) day period.

E. PLAN REQUIREMENTS: No application for a building permit for construction of a principal building shall be approved unless:

1. A Plat, meeting all requirements of the City of Grapevine has been approved by the City Council and recorded in the official records of Tarrant County.

2. A Site Plan, meeting the requirements of Section 47, has been approved.

3. A Landscape Plan, meeting the requirements of Section 53, has been approved.

F. DENSITY REQUIREMENTS: The following density requirements shall apply.

1. MAXIMUM DENSITY - The maximum density within the R-MF District shall conform to the following requirements.

a. The maximum density shall be sixteen (16) units per acre if

the minimum nonvehicular open space is twenty (20) percent or less of the total site area.

b. The maximum density shall be eighteen (18) units per acre if the minimum nonvehicular open space is between twenty (20) and twenty-five (25) percent of the total lot area.

c. The maximum density shall be twenty (20) units per acre if the minimum nonvehicular open space exceeds twenty-five (25) percent of the total lot area.

d. The maximum density within the R-MF District shall not exceed twenty (20) dwelling units per gross acre.

e. Nonvehicular open space is any area not devoted to buildings, parking, loading, storage, or vehicular use.

2. LOT SIZE: Lots for any permitted use shall have a minimum area of two (2) acres. Day care centers and assisted living facilities permitted as a conditional use shall meet the requirements of Section 22.N.1.

3. MINIMUM OPEN SPACE: Not less than twenty (20) percent of the gross site area shall be devoted to open space, including required yards and buffer areas. Open space shall not include areas covered by structures, parking areas, driveways and internal streets.

   A portion of the minimum open space equivalent to two hundred fifty (250) square feet per dwelling unit shall be devoted to planned and permanent usable recreation area. This recreational open space shall be located internal to the site. The amount, location and type of usable recreation space shall be shown on the site plan.

4. MAXIMUM BUILDING COVERAGE: The combined area occupied by all main and accessory buildings and structures shall not exceed (50) percent of the total lot area.

5. MAXIMUM IMPERVIOUS AREA: The combined area occupied by all main and accessory buildings and structures, and paved parking and driveway areas shall not exceed seventy-five (75) percent of the total lot area.

6. MINIMUM FLOOR AREA: Every dwelling hereafter erected, constructed, reconstructed or altered in the R-MF District shall have a minimum square feet of floor area, excluding common corridors, basements, open and screened porches or decks, and garages as

follows:

a. Efficiency unit, square feet - 600

b. One bedroom unit, square feet - 750

c. Two bedroom unit, square feet - 900

d. Three bedroom unit, square feet - 1,000

e. Units containing a minimum of six hundred (600) square feet to seven hundred fifty (750) square feet shall not exceed fifteen (15) percent of the total number of units in the development.

G. AREA REGULATIONS: The following minimum standards shall be required. Day care centers and assisted living facilities permitted as a conditional use shall meet the requirements of Section 22.N.2.

1. Depth of front yard, feet - 40

2. Depth of rear yard, feet - 30

3. Width of side yard, each side, feet - 20

4. Width of lot, feet - 200

5. Depth of lot, feet - 200

H. BUFFER AREA REGULATIONS: Whenever an R-MF District is located adjacent to an existing or zoned residential district of lower density development, without any division such as a dedicated public street, park or permanent open space, all principal buildings or structures shall be set back a minimum of forty (40) feet from the adjoining property line. In addition, a buffer strip at least twenty (20) feet in width shall be provided between the two districts. This buffer strip shall contain appropriate landscape improvement, fencing, berms or trees to adequately buffer adjoining uses.

I. HEIGHT REGULATIONS: The following maximum height regulations shall be observed:

1. The maximum height of the principal structure shall be two (2) stories not to exceed thirty-five (35) feet. Whenever a multifamily structure is erected contiguous to an existing single-family dwelling, the number of stories and height of the multifamily structure shall not

exceed the number of stories and height of the contiguous single-family dwelling. In no instance shall the height of a multifamily structure exceed two (2) stories or thirty-five (35) feet.

2. The maximum height of an accessory structures shall be one (1) story not to exceed fifteen (15) feet.

3. The maximum height of a storage building used for maintenance or mechanical equipment shall be one (1) story not to exceed ten (10) feet.

J. OFF-STREET PARKING: Off-street parking shall be provided in accordance with the provisions of Sections 56 and 58 of this Ordinance and other applicable ordinances of the City. No off-street parking shall be located closer than (10) feet to any adjacent property line. No off-street parking shall be allowed in the front yard, however, with an appropriate landscaped berm, the front yard setback relative to parking may be reduced to no less than fifteen (15) feet. Such berm shall be a minimum of four (4) feet in height of combined berming and landscape plantings. It is preferred that berms undulate and vary in height and width for a more natural appearance. Similarly while plantings shall extend the length of the front yard it is preferred that they vary in distance from the property line and complement the berming as opposed to being planted in a straight line. Though the front yard setback may be reduced relative to parking, the building setback shall remain at forty (40) feet.

K. OFF-STREET LOADING: No off-street loading is required in the R-MF District for residential uses. Off-street loading for conditional uses may be required as determined by the Planning Commission.

L. LANDSCAPING REQUIREMENTS: Landscaping shall be required in accordance with Section 53 of this Ordinance.

M. DESIGN REQUIREMENTS: The following minimum design requirements shall be provided in the R-MF MultiFamily District.

1. Buildings and structures shall conform to the masonry requirements as established in Section 54 of this Ordinance.

2. Individual window air conditioning units are prohibited. Central air conditioning units, heat pumps, and similar mechanical equipment, when located outside, shall be landscaped and screened from view in accordance with the provisions of Section 50.

3. The maximum length of any building shall not exceed two hundred (200) linear feet. Such limitation shall apply to any cluster of attached

buildings unless there is a break in the deflection angle of at least twenty (20) degrees and under no circumstances shall a cluster of buildings exceed two hundred (250) feet on length.

4. Buildings shall be designed to prevent the appearance of straight, unbroken lines in their horizontal and vertical surface. Buildings shall have no more than sixty (60) continuous feet without a horizontal and vertical break of at least three (3) feet.

5. No building shall be located closer than fifteen (15) feet to the edge of an off-street parking, vehicular use, or storage area. Day care centers shall be exempt from the requirement. This requirement shall not apply to tandem parking spaces located immediately behind enclosed garages that access any internal private streets or drives.

6. The minimum distance between any two (2) unattached buildings shall be twenty (20) feet or the height of the building whichever is greater. Whenever two (2) principal structures are arranged face-to-face or back-to-back, the minimum distance shall be fifty (50) feet. The point of measurement shall be the exterior walls of the buildings and does not include balconies, railings, or other architectural features.

7. Off-street parking areas shall not be closer than ten (10) feet to any adjacent property line. Whenever an off-street parking, vehicular use or storage area is within sixty (60) feet of any adjacent residentially zoned district, the parking area shall be physically screened by a fence, wall, or berm at least six (6) feet high.

8. Parking of recreational vehicles, trailers, motor homes, boats, towed trailers and similar vehicular equipment is permitted provided they are located in a designated vehicular use area which is screened from adjacent residential districts by a fence or wall at least eight (8) feet in height. No vehicular use or storage area shall be located in a required front yard or adjacent to a public right-of-way. Such areas shall also be located at least ten (10) feet from any adjacent property line.

9. Multifamily projects approved prior to November 21, 2017, shall be considered lawfully approved uses. However, any subsequent multifamily development shall conform to the Design Standards Manual for Multifamily and Vertical Mixed Use Development herein attached as Exhibit “A”. An affidavit of compliance with the aforementioned standards is required to be submitted at the time of application, sealed by a licensed architect, with accompanying exhibits and documentation demonstrating/illustrating said

compliance.

N. DESIGN REQUIREMENTS FOR DAY CARE CENTERS AND ASSISTED LIVING FACILITIES: The following minimum design requirements shall be provided in the R-MF Multifamily Residential Zoning District.

1. MINIMUM LOT SIZE OF DAY CARE CENTERS AND ASSISTED LIVING FACILITIES: Lots for day care centers and assisted living facilities permitted as a conditional use shall have a minimum lot area of one (1) acre.

2. MINIMUM AREA REGULATIONS OF DAY CARE CENTERS AND ASSISTED LIVING FACILITIES: The following minimum standards shall be required for day care centers and assisted living facilities permitted as a conditional use.

a. Depth of front yard, feet - 40

b. Depth of rear yard, feet - 30

c. Width of side yard, each side, feet – 20

d. Width of lot, feet – 150

e. Depth of lot, feet – 175

EXHIBIT “A”

DESIGN STANDARDS MANUAL

FOR

MULTIFAMILY AND VERTICAL MIXED-USE DEVELOPMENT

IN

GRAPEVINE, TEXAS

PREPARED BY

ARCHITEXAS AND MESA-PLANNING

November 21, 2017

1. Background and Scope

In 2016 - 2017, the City of Grapevine City Council and Planning and Zoning Commission conducted extensive studies of vacant tracts within the city for the purpose of identifying locations that could be appropriate for multifamily/mixed use development. At the conclusion of these studies, a few specific areas were identified for further consideration. The Future Land Use Map was amended, designating these areas as C/MU, Commercial/Mixed Use, which would recognize the possibility of multi-family development.

However, the City Council and Planning and Zoning Commission felt that any future multifamily projects within the city must be designed, developed and constructed under updated zoning regulations and construction standards. The purpose of these updated standards would be to protect the multifamily market by ensuring higher rents, increasing the enduring quality of Grapevine's building stock, assuring that multifamily development maintains the same high quality as other residential options, and promoting design and construction that is appropriate for the landscape as well as the existing built environment around the subject property.

Following is a list of the properties that were selected with their special design issues, specific design standards for each of the districts, and general design standards for all properties.

2. SPECIAL Design Issues for the Selected Character Districts

Special design issues associated with each of the Multifamily Character Districts are presented below.

DISTRICT 1. 360/Airport District:

This character district presents the following design considerations:

1. Land development wherein extreme topography is internalized to the architecture as much as feasible.

2. Connections to trails and other means of overcoming the isolation.

3. Natural fabric preservation and continuity along the street front.

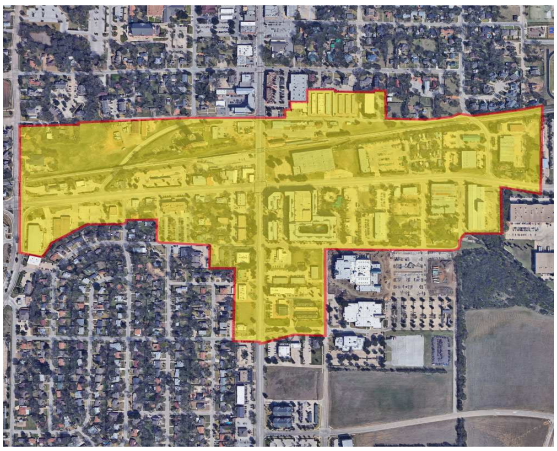
4. Pitched roof architectural styles, remembering the adjacent single family residential areas and styles typically found in a wooded setting (e.g. lodge/ resort/ prairie) that create livable places within an environment of noise and traffic intrusion (freeways and airport).

5. Buffer the heavy traffic corridor, adjacent industrial, and airport conditions.

6. Create a land use transition between single family residential and land uses/activities which normally conflict with single family settings.

7. Major road frontage should eliminate parking aprons in the foreground and place architecture in relation to the street that it defines a picturesque, not urban, setting.

DISTRICT 2. Central Transit District:



This character district presents the following design considerations:

1. The architecture styling in this area should be derived from historic industrial styles or flat roof commercial styles.

2. The architectural style should be an extension of the urban core and expand the presence of the core so that it reaches out from the central station.

3. Scale must nurture the scale relationships of the downtown core, not dominate it. This means that buildings closer to, and fronting Main Street must extend the character of the core.

4. Bay modulation is important, meaning that buildings should have vertical expressions along the street length that create a sense of “common wall” buildings adjoined in an urban block.

5. Masonry materials are essential. However, material continuity with the downtown core is essential along Main Street. Stucco is not permitted, even as a secondary material.

6. Building relationships should be more orthogonal and give a continuous definition to the street.

7. Parking should be concealed within interior motor courts or contained within a central garage.

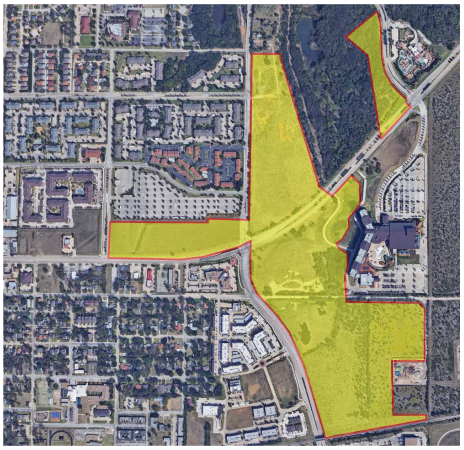
8. The street space should be activated with external connections between residential unit and street (e.g. doors, stoops, breezeway cut throughs, etc.). Vertical mixed use is appropriate here but should occur at street intersection corners where it has the greatest chance of being leased.

9. Commercial use of the street level along major streets (such as Main Street) is important. Therefore, a fifteen (15) feet building plate is necessary at the street level and constructed so that first floor units could be converted to commercial use.

10. While a portion of this area is not downtown, it is still urban, meaning that pedestrian connection and comfort are important as well as creating a grand approach for the core area and transit center. Therefore, formalized landscape patterns are appropriate.

11. Ingress/egress patterns should be coordinated with existing street intersections and street continuity where larger blocks are created.

DISTRICT 3. Gaylord/Wolf District:



This character district presents the following design considerations:

1. This area should employ a pitched roof architecture style that is both compatible with the adjacent single family residential areas and reflective of the resort district in which the projects are located. Therefore Lodge/Resort/Prairie styles (properly executed) are appropriate here.

2. Residential mass/ height buffers and/or transition is important.

3. Site plans should avoid overly orthogonal relationships of buildings and a more curvilinear alignment of drives.

4. Site landscaping should seek to re-knit the natural mosaic and create a more naturalistic landscape setting and preserve the natural fabric when it exists in a more natural state.

5. Project interface with State Highway 26 should eliminate parking aprons in the foreground and present a landscaped interface wherein the trees are placed in natural drifts.

6. Establish a landscape edge for the street, thereby increasing the street landscape space suitable of a boulevard.

7. Conceal parking services from street view.

8. Enhance the street space with variable setbacks.

DISTRICT 4. Grapevine Mills South District:

This character district presents the following design considerations:

1. Connectivity to the commercial land uses that create a residential land use in a horizontal mixed use setting.

2. Where mall and multifamily adjoin at a traffic arterial, consider vertical mixed use.

3. Derive architectural styles and motifs that seek to create greater visual continuity within the diverse commercial/residential architectural mosaic of this district.

4. Preservation of any natural waterways in a natural condition that is brought into the project development as a natural feature/amenity.

5. Contribute to a coherent and continuous streetscape for Grapevine Mills Circle.

6. Project signage that is compatible with the sign program of the commercial development.

DISTRICT 5. Grapevine Mills North District:

This character district presents the following design considerations:

1. Connectivity to the commercial land uses that create a residential land use in a horizontal mixed use setting.

2. There is a significant amount of multifamily development already in place in this area which has a more residential pitched roof form. Therefore, this general approach should be continued. However, the execution of the intended style must be upgraded.

3. As development moves toward the golf course interface, proper relationship to the golf course is important. This includes building orientation, landscaping, location of parking and utilities, treatment of the edge fence, and enhancement of the design quality.

4. If multifamily development occurs on the mall side of Grapevine Mills Circle, then architecture derived from commercial architectural themes are important.

3. District Specific Design Issues and Standards

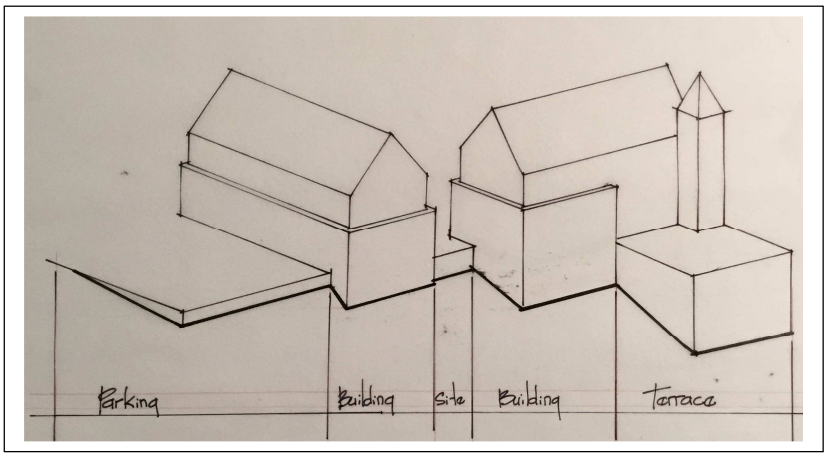
The following matrix lists important design issues on its vertical axis and the five Character Districts along the horizontal axis. An “A” in any intersecting cell indicates that the design Standard(s) associated with the design issue referenced by the cell location within a row are applicable to that district within the column. Called the District Standards Application Matrix, this summary identifies the District Specific Standards that will follow. These District Specific Standards in conjunction with the General Standards (following), and the zoning ordinance shall be used for a multifamily or vertical mixed-use projects in any of the identified Character Districts.

District Standards Application Matrix

	District Specific Standards (A = Applicable)	360/ Airport District	Grapevine Mills South District	Grapevine Mills North District	Gaylord /SH 26 District	Central Transit District
1	Architectural accommodation of grade change	**A**			**A**	
2	Pedestrian connection beyond project and district	**A**	**A**	**A**	**A**	**A**
3	Preserve/restore characteristic natural mosaic	**A**	**A**			
4	Residentially derived styling and forms/pitched roof		**A**	**A**		
5	Buffer adjacent environmental encroachments	**A**				
6	Land use/scale transition from MF/SF		**A**	**A**		
7	Maximize value capture opportunities	**A**				**A**
8	Commercially derived styling and forms		**A**	**A**		**A**
9	Preserve/perpetuate thematic streetscape					**A**
10	Compatible with district, thematic signage features		**A**	**A**		**A**
11	Responsive interface with open space and amenities		**A**	**A**	**A**	
12	Resort/lodge derived styling and forms	**A**			**A**	
13	Curvilinear organization of development plan	**A**	**A**	**A**	**A**	
14	Conceal visibility of service/parking functions from arterials/primary roads	**A**			**A**	**A**
15	Historic/indigenous derived styling/ forms					**A**
16	Use of thematic exterior material if characteristic of district and complies with standards					**A**
17	Orthogonal, block organization of development plan					**A**
18	Pedestrian/residential activity connection between street and living unit fronting street					**A**
19	Height and scale compatibility with height and scale characteristic of district					**A**
20	Bay modulation pattern compatibility with thematic bay modulation of district					**A**
21	Urbanized streetscape					**A**
22	Provide “Borrowed” landscape for street enhancement	**A**				
23	Promote horizontal mixed-use	**A**	**A**	**A**		
24	Variable street definition to create a more complex street space				**A**	

District Specific Standards Applied to the various Character Districts as indicated in the "District Standard Application Matrix".

District Specific Standards 1: Architectural accommodation of grade change. Multifamily development in districts specified above must accomplish retention of grade necessary to support the building plate within the architectural skin or extensions thereof except where such retention is necessary to support parking, service area, and/or amenity features. Extensions of the architectural skin include terraces, patios, decks, and/or accessory buildings that are adjoined to the primary structure they serve.



District Specific Standards 2: Pedestrian connection beyond the project and district. Multifamily development in districts specified above must provide pedestrian connections from units within the project to existing trails, sidewalks, or other public pedestrian ways (whether publicly or privately owned) or provide such pedestrian connections to those places within the perimeter of the development which will abut such pedestrian ways that approved plans of the City identify for the future.

District Specific Standards 3: Preserve and/or restore the natural characteristic of the district. Multifamily development in districts specified above must incorporate landscape development that continues the natural characteristic of the context in which the project resides.

District Specific Standards 4: Perpetuate residentially derived styling and forms. Multifamily development in districts specified above must employ architectural styles and forms that are derived from residential precedents. Key elements of such design include:

1. Pitched roof forms (gable or hip).

2. Organized roof massing in which a dominant roof organizes subordinate roofs that extend from it.

3. Simple uninterrupted roof ridges.

4. Roof overhang (at least twelve (12) inches).

5. Roofed porches and balconies.

6. A maximum of forty-five (45) horizontal feet of continuous wall without a horizontal offset of at least 4 feet.

7. Dormers that break the cornice in many cases.

8. Windows that align horizontally and vertically.

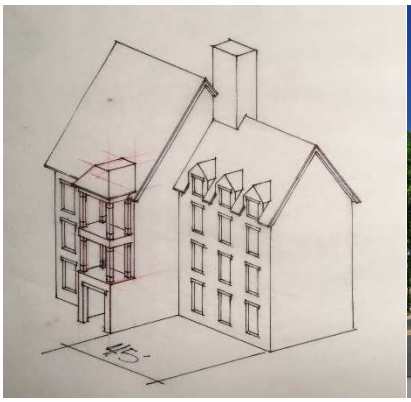
9. Openings in architectural forms defined by a roof are located symmetrically within the form.

10. Three (3) stories maximum (three (3) stories may be over a parking podium)

11. Comply with all other architectural standards in the general standards section of this manual.

12. Openings are treated with jamb and/or head surround.

13. Window in wall relationship of void to solid. Generally less than 50% void.



District Specific Standard 5: Provide buffer adjacent to residentially adverse conditions. Multi-family development in districts specified above must provide a buffer between the residential land use and any adjacent audial or environmental conditions that would degrade the livability of the residential use.

District Specific Standards 6: Provide a land use and scale transition between multifamily/ vertical mixed-use development and abutting single family development. Multifamily development in districts specified above must provide a "residential transition" when such projects abut a single family residential land use. A residential transition must include the following:

1. **Height Transition:** The maximum height of any multifamily or vertical mixed-use, above thirty-five (35) feet in height, must not exceed a height equal to one foot of height over thirty-five (35) feet for every one foot of setback greater than fifteen (15) feet.

2. **Scale Transition:** Any multifamily or vertical mixed-use structure located within twenty (20) feet. of a property line abutting a single-family land use must not have an elevation face area greater than 1,200 square feet.

District Specific Standards 7: Provide development that maximizes uses appropriate to the value of the setting and/or characteristic of the context. Multifamily development in districts specified above must provide first floor/ street level land uses (or structural capability to be leased for such land uses) that are consistent with the context (if the street level use is not predominantly residential) and/or consistent with the unusual opportunity established by significant locational advantage (such as proximity, to logistic, movement, or transit hubs). Where required, such non-residential land uses (or the capability to rent such first-floor space for a non-residential land use) must comprise at least 70% of the street fronting first floor space of the project.

District Specific Standards 8: Perpetuate commercially derived styling and forms. Multifamily development in districts specified above must employ architectural styles and forms that are derived from commercial/industrial architectural precedents. Key elements of such design include:

1. Predominantly flat roof concealed by a raised parapet (minimal height above the flat roof = twelve (12) inches) although shed roofs are often used for accent and/or subordinate masses.

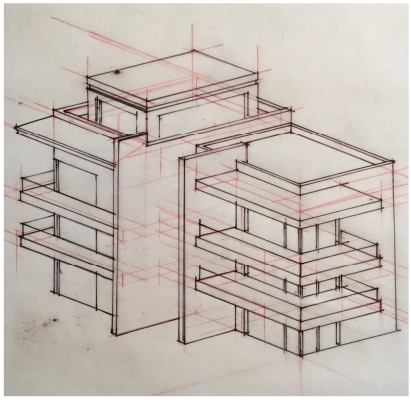
2. Strict vertical and horizontal alignment of openings.

3. Projected balconies.

4. Exposed steel construction.

5. A fifteen (15) foot minimum first floor plate height at the street level.

6. Void to solid relationships, generally 50% or greater void.



District Specific Standards 9: Preserve and extend thematic streetscapes. Multifamily development in districts specified above must continue the established streetscape when such streetscape is a characteristic of the district. This includes:

1. Matching light fixtures and standards as well as spacing.

2. Matching street tree species, scale, placement, and spacing.

3. Matching paving material and pattern.

4. Continuing defined inset areas for on-street parking if such spaces are characteristic of the streetscape.

District Specific Standards 10: Maintain compatibility with district thematic sign features. Multifamily development in districts specified above must provide signage and signage programs that are compatible with the characteristic signage treatments of the district. Such signage treatments include:

1. Relationship of signage to street fronting/defining building planes…continue use of signs as part of the streetscape architecture.

2. General appearance of signage when such appearance is a district characteristic.

3. Illumination consistent with the nightscape of the street.

4. Use of sign types in a manner consistent with use within the context (sign types such as commercial tenant signs, premise signs, and project signs).

District Specific Standards 11: Provide responsive interface to open space and open space amenities. Multifamily development in districts specified above must address open spaces and open space amenities in plan and building arrangement in ways that extend the open space into the project and provide a picturesque element of the open space setting. Appropriate open space and open space amenity relationships include:

1. Elimination of parking aprons in the foreground between the structure and the open space.

2. Extension of landscape species and patterns characteristic of the open space into the project.

3. Orientation of buildings so that building placement breaks free from the normal orthogonal relation to street and bears relationship to features of the larger landscape.

4. Extension of trails into the project.

5. Fence design that does not visually disrupt the continuous ground plane.

District Specific Standards 12: Resort/lodge/prairie styling and forms. Multifamily development in districts specified above must employ architectural styles and forms that are derived from resort/lodge/prairie style architectural precedents. Key elements of such design include:

1. Flat pitched gable or hipped roofs with long and uninterrupted ridges and cornices

2. Large roof overhang with structural bracing (such as brackets, angled braces, canted braces, and exposed rafters).

3. Tapered columns that are full masonry or have masonry bases.

4. Use of flat roofs to accent pitched roof expressions and preserve simplicity of form.

5. Variable plate heights.

6. Vertical and horizontal alignment of openings.

7. Openings in architectural forms defined by a roof are located symmetrically within the form.

8. Decks and terraces.

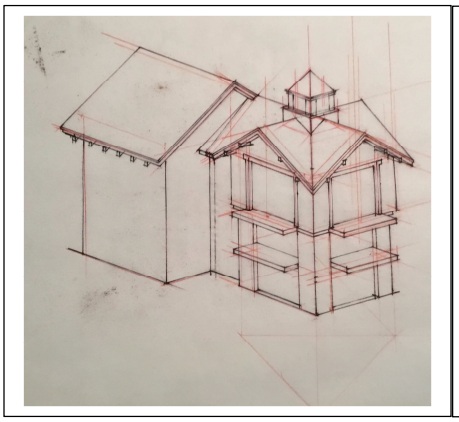
9. Architecturally enclosed balconies.

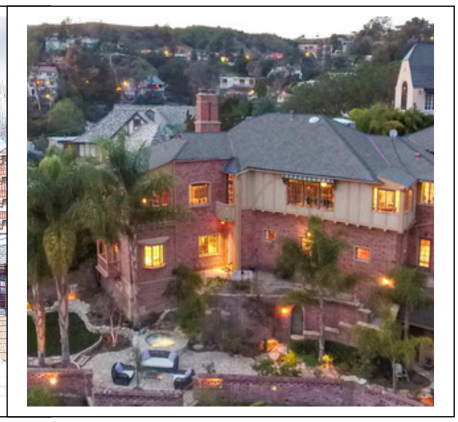
10. Projected window jambs and/or headers.

11. Structural details derived from timber construction detailing.

12 Use of siding and masonry.

13. Often upper story insets within, or projection over, a lower story base.





District Specific Standards 13: Curvilinear organization of the development plan. Multifamily development in districts specified above must have a curvilinear organization of plan in which the following characteristics are apparent:

1. Gracefully meandering streets/ drives with bends in the street. Drive alignment is responsive to grade change.

2. Merging street intersections where operations permit.

3. Organically shaped parking areas.

4. Building orientations which are not tied to uniform street frontage.

5. Drifted groupings of trees in lieu of straight rows with uniform spacing.

District Specific Standards 14: Conceal visibility of service and parking functions from arterials and primary streets. Multifamily development in districts specified above must locate service and parking functions so that such functions are not in the foreground yard space between any arterial or other primary street and the buildings facing that street.

District Specific Standards 15: Perpetuate historic/indigenous derived architecturally styling and forms. Multifamily development in districts specified above must employ architectural styles and forms that are derived from historic and/or

indigenous architectural character of the district. In the districts specified for application of this standard, such aspects of style and form include:

1. Commercially scaled first floor (fifteen (15) foot plate).

2. Tripartite architecture for buildings three (3) floors or greater.

3. Decorative and embellished front parapet.

4. Street canopy.

5. Portrait orientation of openings and subdivision of openings.

6. Continuous vertical corners, often expressed as pilasters.

7. Occasional use of roof forms as accent elements on the front elevation.

8. Void to solid ratio with greater void at the street level and greater solid on other levels. See “d. Void to Solid Ratio” on page 38.

9. Treatment of openings with jamb and/or header surrounds.

10. Use of belt courses to establish horizontal reference for placement of openings.

11. Use of decorative brick bands and details.

District Specific Standards 16: Use of thematic exterior material, if such material is characteristic of district and complies with the general material standards. Multifamily development must continue the use of the dominant and characteristic material of the district context, where such is identified, and the use of that material is in compliance with the general material standards of this manual. Dominant use of material means that the material comprises at least 70% of the building exterior, exclusive of openings.

District Specific Standards 17: Orthogonal/ block orientation of the development plan. Multifamily development in districts specified above must have an orthogonal/ block organization of plan in which the following characteristics are apparent:

1. Straight streets with right angle intersections.

2. Continuous street wall defined by alignment of buildings.

3. Uniform spacing of street trees and street fixtures.

4. Continue the urban blocks which are adjacent to the project.

5. Have decorative cross walks or other intersection enhancements.

District Specific Standards 18: Pedestrian/ residential activity connection between the public street and living units fronting the street. Multifamily development in districts specified above must present the public street with an external expression of the residential activity where the street level of the residential development is not commercially used or made capable for commercial use. External expression of residential activity include:

1. Porches.

2. Stoops.

3. Terraces.

4. Patios.

5. Fenced front yards.

6. Steps up from approach grade.

District Specific Standards 19: Maintain height and scale compatibility with the height and scale characteristic of district. Multifamily development in districts specified above must be compatible with the height and scale of the context when those attributes of context are important to its identity. Means of achieving such height and scale compatibility would include one or both of the following:

1. Upper story setbacks that create a building mass at the street consistent with context.

2. Horizontal off-sets at the street level which reduce the lower floor presentation of mass when the characteristic block size is exceeded. Creating the image of a block that is further subdivided through built recognition of individual properties, see “Bay Modulation” below.

District Specific Standards 20: Use of Bay Modulation patterns that are compatible with bay modulation of the district. Multifamily development in districts specified above must create a street frontage that continues the Bay Modulation of the block. Bay Modulation means the architectural expression of individual building within the block face. Typically, historic downtowns are built lot-line to lot-line within the block, thereby creating a complex street wall composed of adjoined, individual buildings referred to as the “Bay”. The rhythmic expression of buildings within the block is referred to herein as “Bay Modulation”. Buildings built within such a context must create a street elevation that architecturally expresses and continues the “Bay Modulation” set up by preexisting structures.

District Specific Standards 21: Provide an urbanized streetscape. Multifamily development in districts specified above must provide an urbanized streetscape along the primary street frontage that is consistent with the characteristic urban street fabric within the district. Key features of an urbanized streetscape include:

1. Block Face definition: The architectural plane fronting the primary street must create a continuous street wall along the primary street frontage. To establish this street wall, all buildings subject to this Standard must build to a "build-to" zone in which the street fronting building plane must be located. This "build-to" zone starts at the primary street front property line and extends into the property a distance of three (3) feet. At least 75% of the primary street frontage must lie within this build to zone. The location and depth of the "build-to" zone may be modified upon approval by the City when the following purposes are accomplished as a result of such modification:

    a. Lateral expansion of the sidewalk space for sidewalk restaurant or sidewalk retail activities.

    b. Creation of an arcade along the street.

2. Uniform spacing and placement of street trees: Street trees used in the urbanized streetscape should continue the use of an existing tree species when the larger urban setting contains a thematic tree. In the absence of a thematic species, the urbanized streetscape must use a street tree from the approved plant list, approved for urban streetscape use.

3. Uniform spacing and placement of street lights and standards that match or are compatible with the street light and standard characteristic of the primary street. Street lights and light standards used in the urbanized streetscape should continue the use of existing lights and light standards when the larger urban setting contains a thematic light and standard. In the absence of a thematic street light and street standard, the urbanized streetscape must use a light and standard appropriate for urban streetscape use.

4. Decorative sidewalk paving: Sidewalk paving used in the urbanized streetscape should continue the use of an existing paving material and pattern when the larger urban setting contains a thematic sidewalk treatment. In the absence of a thematic material and pattern, the urbanized streetscape must use a sidewalk paving material and pattern appropriate for urban streetscape use.

Any horizontal/ lateral expansion of the sidewalk space for retail, restaurant, or other pedestrian use must continue the same materials and patterns that are in the sidewalk unless other materials and/or patterns are approved by the City.

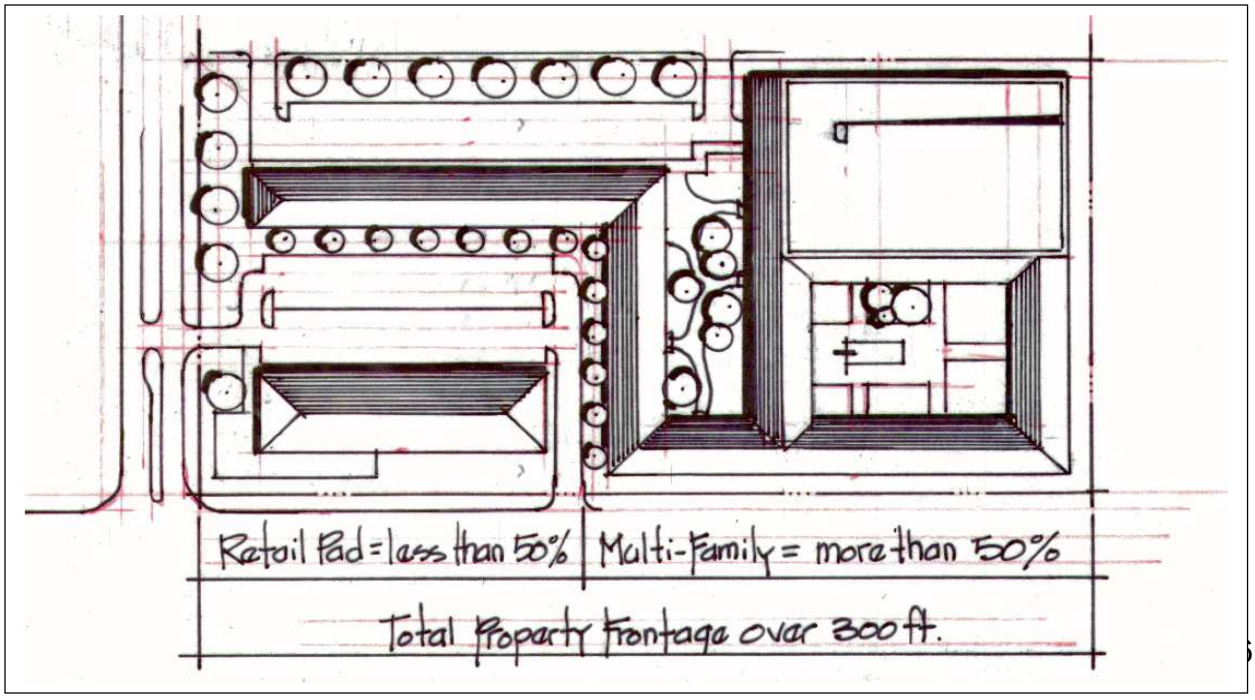
District Specific Standards 22: Provide a "Borrowed Landscape" for the primary street frontage. Multifamily development in districts specified above must provide a "Borrowed Landscape" along the primary street frontage that is intended to preserve the general character of the District. Key features of a "Borrowed Landscape" include:

1. Elimination of parking aprons or walls between building and street: The space between building and street is landscaped and exclusive of parking aprons, unless the landscape space abutting the street is greater than twenty (20) feet.

2. Creation of an expanded parkway ("Borrowed Landscape" space) that is varied in dimension: The above described landscape space must abut, and be a lateral expansion of, the street parkway. The widened parkway must vary in width, with the minimum parkway expansion being fifteen (15) feet. from the street right of way. Variations in width must occur at least every 200 feet. Creation of pads for horizontal mixed use (see Standards 24 below) qualifies as a varied Borrowed Landscape space.

3. Pedestrian trail in lieu of pedestrian sidewalk: Sidewalks within the Borrowed Landscape space must be meandering pedestrian ways at least eight (8) feet wide.

District Specific Standards 23: Promote horizontal mixed use. Multifamily development in districts specified above must create opportunities for stand-alone retail/restaurant pads within the street frontage of the primary street. Provision of a stand-alone retail pad qualifies as a Borrowed Landscape space for that portion of the frontage occupied by the retail pad. In no case shall provision of a retail pad consume more than 50% of the multifamily frontage, thereby creating a condition of horizontal mixed use at the street front. Where the multifamily frontage is 300 feet or less, a retail pad leave-out is not required. This retail pad requirement may be waived upon City approval, however, a requirement for variable street definition (Standards 23 below) still applies.



District Specific Standards 24: Provide variable street definition within the block face along primary streets. Multifamily development in districts specified above must create a variable street definition through the variable setback of multifamily structures fronting the primary street. Such structure may define the variable Borrowed Landscape space (Standards 22-2 above) and like the Borrowed Landscape Space, no more than 50% of the project frontage may adhere to a uniform setback dimension. Horizontal offsets in the development plan set back line must be no less than ten (10) feet.

1. **General Standards applied to all multifamily development regardless of the character district in which it is located. These standards are in addition to the aforementioned Character District Standards.**

   A. **Site and Site Design:** These standards address issues related to site design and site development.

      a. **Contextual relationships**:

         1. **Community Structure**: The organization of the site plan should be one that is responsive to pedestrian movement and/or open space. Each site plan for a project larger than 100 units must have a central pedestrian element that has an organizational influence on the arrangement of buildings. Internal pedestrian connections must be provided that allow movement to and from the central element to all residential buildings within the community design. These connections may be enhanced sidewalks or trails. The purpose of such pedestrian connections is to promote community within the project. Therefore, pedestrian connections shall provide pedestrian facilities as follows:

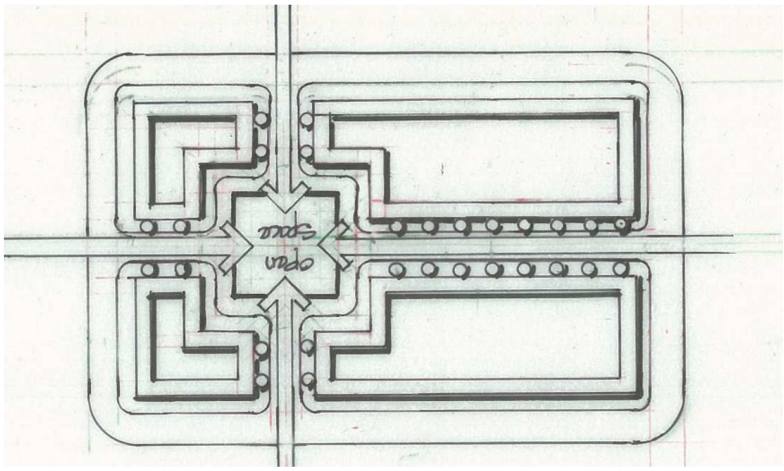
            i. Benches: at least one (1) bench every 700 feet or one (1) per block whichever is less.

            ii. Bike racks: capability for four (4) bikes at each residential building and capacity for fourteen (14) bikes at the central pedestrian facility.

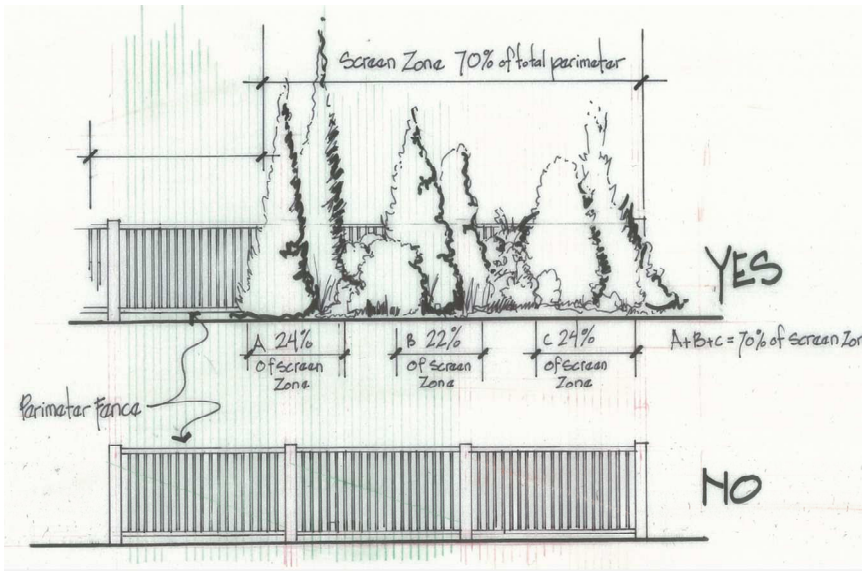
            iii. Trash disposal units: one (1) trash receptacle at each bench.

iv. Pedestrian Lighting: lighting along pedestrian connections with one light standard at least every 100 ft.

2. **Cognitive Structure**: The organization of a Development Site plan shall avoid a “maze like” labyrinth of streets/ drives and provide a clear demarcation of sub-areas arranged with reference to an internal destination (such as an open space or amenity center which gives all sub-areas a common reference point to define location within the project.



3. **Edge Definition**: The design of any multifamily development plan in the City shall soften the defensive image of typical perimeter fencing with landscaping that transforms the boundary into a landscape amenity. Planting of the edge shall provide visual concealment of at least 70% of the perimeter fence using plants which are evergreens and least 70% of the plants must have foliage from ground to top capable of providing a screen. In addition, the edge screening shall be planted in natural drifts that appear as native plant clusters.



4. **Traffic Calming**: The presence of pedestrians in the interior streets of a multifamily development is expected. Therefore, any multifamily development plan must illustrate traffic calming measures that are employed to make interior project streets safer. Accepted traffic calming measures include:

   i. Traffic tables at intersections

   ii. Traffic circles

   iii. Chokers, roadway neck downs at intersections

   iv. Center island narrowing

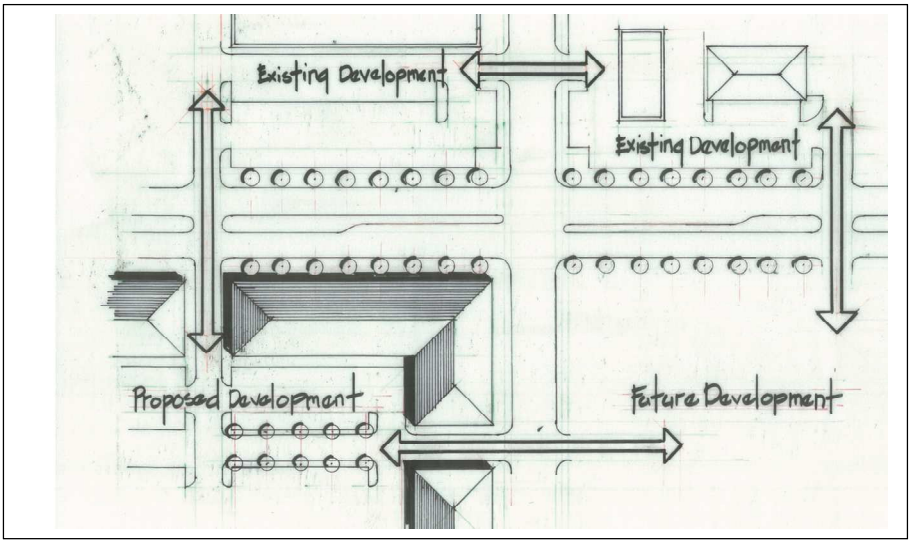
   v. Rumble strips

   Speed bumps are prohibited

b. **Connections beyond the project**: Depending on the Contextual Character Zones, Standards addressing needed connection from, to, and through future projects.

   1. **Relationship with and connection to the City fabric**: The site plan submitted for any multifamily development in the City must portray the extent to which the following elements of City fabric are continued, or otherwise responded to within the proposed development plan:

      i. **Curb Cuts and Driveways**: As the City continues to build out, it becomes increasingly important to facilitate traffic flow. Therefore, where possible, a development plan must seek to connect with, and extend flow between projects. It is important that a development plan anticipates adjacent projects and coordinates points of ingress/ egress so that efficient maneuvers to and from serving public streets are possible. Therefore coordination of routing traffic volumes anticipated by individual project traffic impact analysis is required of a development plan being considered by the City.



ii. **Thoroughfares and Roadways**: A development plan that lays within the path of a thoroughfare as planned and committed to by adjacent development or the alignment of which has been adjusted by Council; must make provision for the extension of the right-of-way (ROW) of such thoroughfare/ roadway and that ROW is available when traffic projected densities necessitate extension.

iii. **Trails**: Where provision has been made for trails in an adjacent development or a trail provided by the City is ready for extension, a proposed multifamily development plan must consider appropriate trail routing through the proposed development so that a cohesive trail network can evolve over time.

iv. **Open Space**: Where an adjacent development provides open space that abuts the property line of the proposed development plan, or the open space of an adjacent development can feasibly be extended into the development plan; the proposed development plan must consider extension of the open space or expansion of the open space, or consider how development portrayed by the development plan can relate to (and define) the open space.

v. **Contextual characteristics**: Any multifamily development plan must illustrate how various aspects of the context will also be manifest in the development design. Key aspects of the context include:

a) Streetscape themes
b) Continuity of water or water body

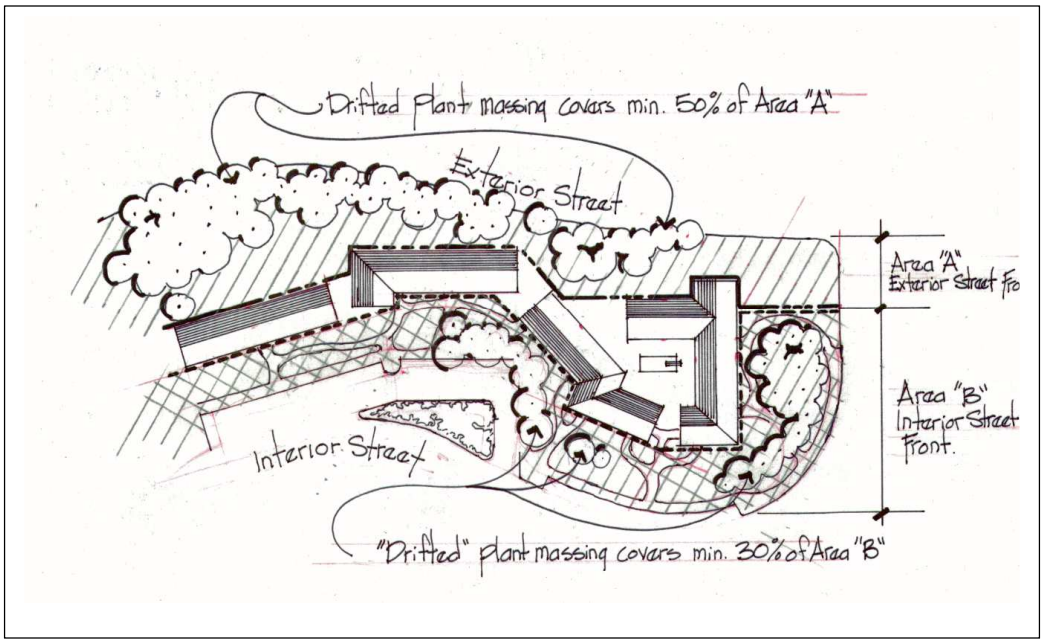
c) Extension of indigenous plant drifts
d) Continuity of road section
e) Treatment of parking
f) Protection of, or continuity, with adjacent land uses
g) Continuation of tree canopy and canopy species
h) Continuity of the natural features
i) Extension of surface water management strategies
j) Continuity of edge treatments

c. **Lot Occupancy**: How the building(s) should sit on the development lot, parcel, or tract relative to the street, natural assets, other site uses, and issues of land use adjacency (such as transition).

1. **Building relation to the street in non-orthogonal plan layouts**: In a development plan design that is required to be curvilinear (non-orthogonal) by provision of the District Specific Standards, such plan must establish a building relationship to the street that fulfills the following requirements:

i. **Sense of land derived building orientation**: Buildings placed along roadways and drives within the development plan and buildings facing public streets serving the development, must avoid building orientations which strictly follow the street right-of-way. Therefore, at least 60% of the interior street/ drive fronting buildings within the development plan design and 75% of buildings facing public streets serving the project, must be sited so that the front building plane (building plane facing the street) is not parallel to the street right of way. This will create a “meandering” building line which sets the front yard space up for the Standards “ii” below.

ii. **Sense of organic street transition**: The space between the meandering building line and the curvilinear street alignment must include landscape compositions arranged in natural drifts and organic plant massing. A minimum of 30% of the yard space along interior streets and drives, and 50% of the yard space fronting public streets serving the project, must be covered by such a landscape approach. Any pedestrian patios, terraces, porches that project into this yard space must work with and compliment the organic landscape theme required.

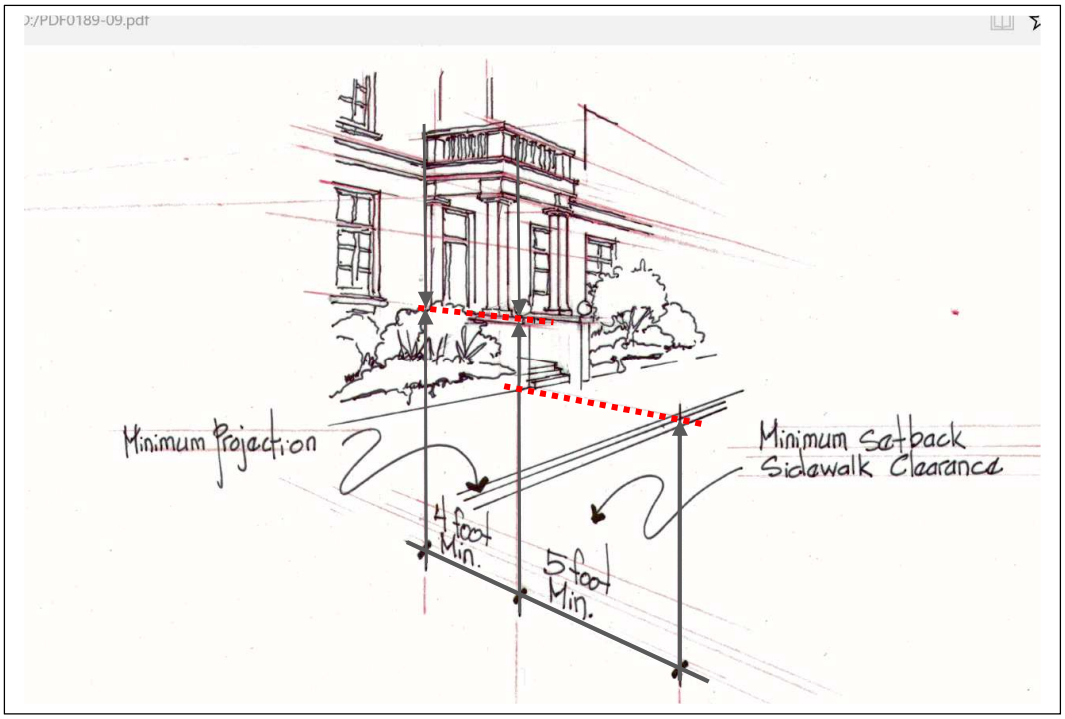


2. **Building relation to the street in orthogonal plan layouts**: Plan designs that are required to be orthogonal by provision of the District Specific Standards must establish a building relationship to the street that fulfills the following requirements for interior streets and drives (as well as satisfy the primary street frontage requirements specified in District Specific Standards):

   i. **Sense of street derived building orientation**: Buildings placed along roadways and drives within the development plan must reinforce the street as the primary organizing structure of the development design. Therefore, the development plan must establish a “build-to” line for the interior streets/ drives of the project that will vary from the required three (3) foot “build-to” line along exterior public streets as specified in District Specific Standards. This build-to line must be at least nine (9) feet from the street/ drive back of curb.

   ii. **Sense of village/ urban street transition**: The street space created within the interior of the development plan must create a “village”. A key feature of the village is repetitive stoops, terraces, or porches which project into the yard space created by the “build-to” line. However, such projections cannot be closer to the street/ drive back of curb than five (5) feet, and must project at least four (4) feet from the primary building mass. These projections must be architecturally contained so that they are part of the overall façade composition. The offset space created between the projected

stoop/porch/terrace and the primary building mass must be a landscape space, leaving a five (5) feet minimum pedestrian space at the street edge.



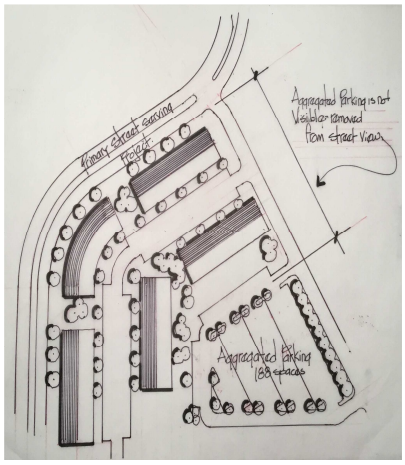
d. **Parking: Placement and configuration**:

1. **Parking Facility Type**: The vertical density of multifamily development in combination with parking requirements often creates a need for structured parking facilities or aggregated surface parking areas. Therefore, the following requirements shall regulate the provision of parking facilities/ areas:

i. **Structured Parking**: Parking within the Transit Center Character Zone must be structured when the project exceeds twenty (20) units per acre. Projects exceeding forty (40) units per acre in any other Character Zone must provide structured parking.

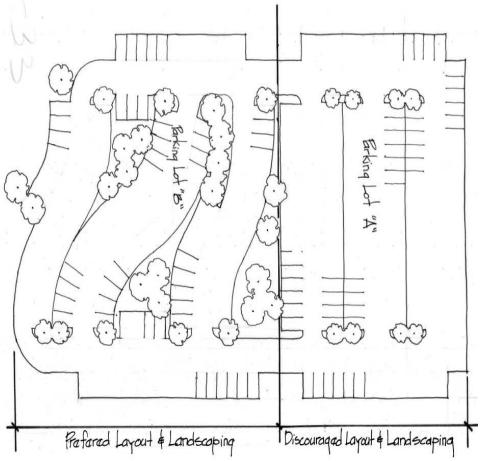
ii. **Surface Parking**: Projects with a unit density between 28 and 39 units per acre that provide aggregated surface parking must comply with the following:

a) **Location within the development design**: Aggregated parking areas with more than 70 parking

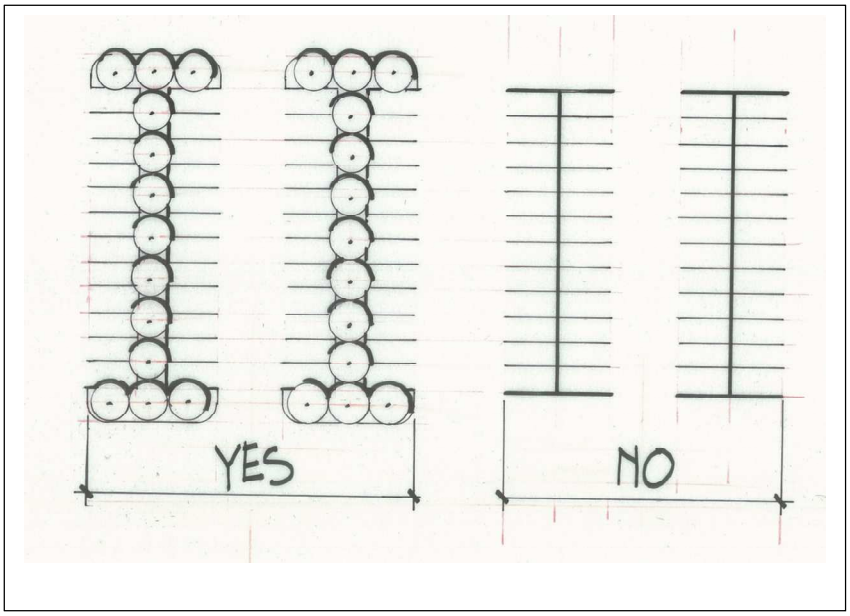


spaces (which does not include street/ drive head-in parking) must be located in a place that is not visible to the primary street serving the project or located so that the parking area may be screened. Parking garages located so that they front a public street must have architectural elevations that complement the design style of the multifamily structures. Complement means similar horizontal offsets, organization of openings, and use of materials.

b) **Configuration**: Aggregated parking areas in non-orthogonal development plan designs must also have a curvilinear configuration.



c) **Landscape area within the parking pattern**: Aggregated parking areas shall be landscaped.



2. **Head-in parking along streets**: Before the parking demand for aggregated parking areas is determined, head-in street/drive parking shall be provided to the extent permitted by the streetscape design.

e. **Site Open Space Requirement**: What percent of the total site should be left as usable open space that is visibly accessible to the public way and what the form and relationship of that open space to the development plan should be.

1. **Open space as a percent of total development area**: At least 20% of the site area identified in any multifamily plan must be set aside as open space. Site areas, exclusive of landscape areas for aggregated parking, that qualify as open space set asides include:

i. Areas protecting existing natural features and/or plant communities.

ii. Areas used for the surface management of storm water that are not structures.

iii. Any retained water.

iv. Project amenity areas that are visually accessible from streets and/or drives.

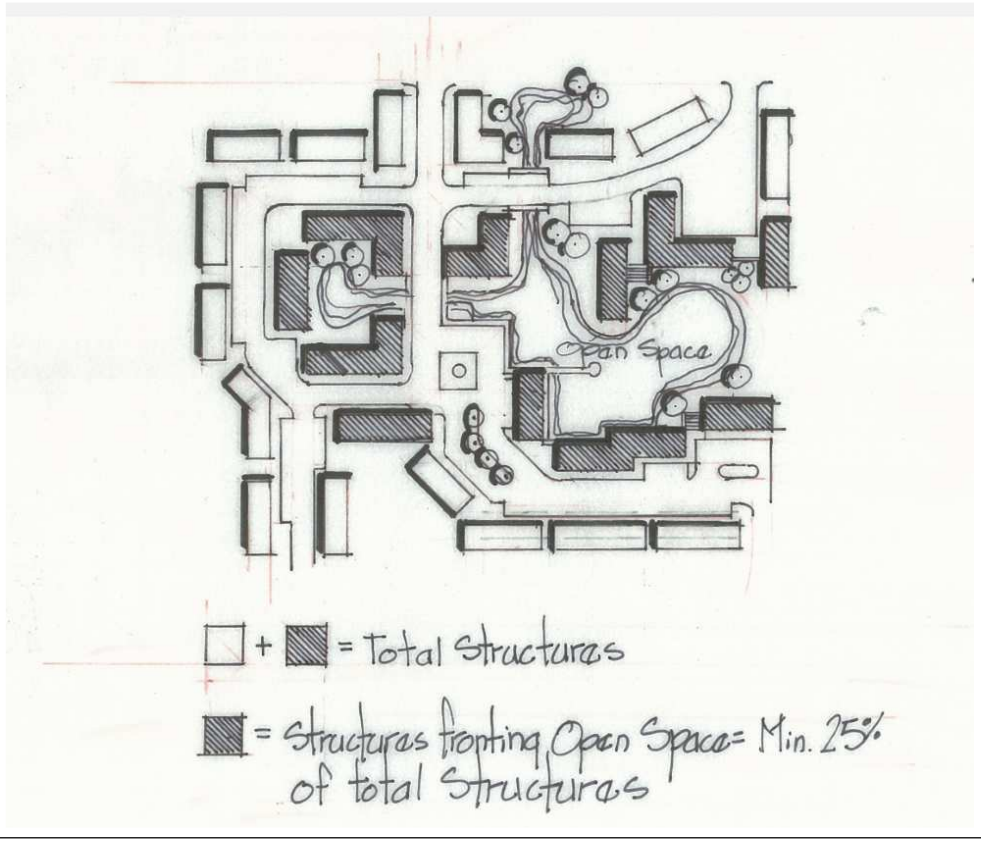
v. Playgrounds.

vi. Pedestrian trails.

vii. Borrowed street landscape areas.

viii. Pedestrian accessible areas between structures open to access by the project population.

2. **Form Giving Influence**: It is the intension of these Standards that open space is a fundamental form giving component of any project. Therefore, a relationship between the organization of buildings and the alignment of open space is desired. More specifically, open space provided within any development plan must serve as a frontage for at least 25% of the structures within the project, where buildings can define the edge of open space, except for the Transit Center District where street frontage is prioritized.



h. **Preservation of natural drainage**:

1. **Natural Drainageways**: Any development plan for multifamily development in the City must illustrate the extent to which natural drainage within the lot, parcel, or tract exists and is preserved through design initiatives that preserve, restore, or replicate natural drainage patterns. Any disruption of natural drainage patterns must be approved by the City.

i. **Storm water management facilities**

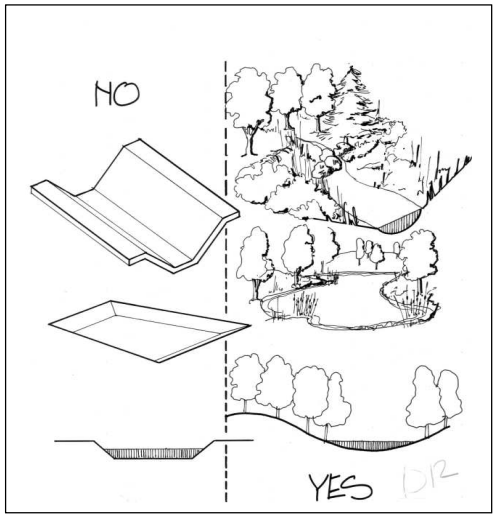
1. **Storm Water Management Structures**: Any development Plan for multifamily development in the City of Grapevine, where structured storm water management solutions are required must:

i. **Minimize structured means of water management**: Minimize the use of cross drainage structures, armored channels, concrete flow ways, and other structured solutions to storm water management, unless such structures are for

the purpose of creating a pedestrian/ urban activity at a water edge.

ii. **Maintain natural shapes and form in the creation of detention/retention facilities and created drainageways (hereinafter flow management facilities)**: Water collection points and/or pools created by nature have shapes that are clearly organic. Therefore, avoid straight lines, hard angles, and regular geometric shapes in the creation of flow management facilities.

iii. **Landscape with natural elements**: Where storm water management design creates conditions that support indigenous plants, measures must be taken to landscape such facilities in ways that allow such plants.



iv. **Respect natural sub-systems**: Proper design of flow management facilities should, where appropriate, include diverse ecological settings such as deep water (limnetic zone) in combination with shallow water (littoral zone), wetlands, ephemeral flows, and greater states of hydration which can support plant communities associated with these zones.

j. **Grading**

1. **Grading for multifamily development in the City must**:

i. **Avoid steep grades**: Grades equal to or greater than 20% are considered steep and shall not be graded to create building lots. However, individual buildings which make grade

transition within the building and/or porch/ terrace expansions of the buildings are permitted and therefore the limited disturbance of grade needed to accomplish this is permitted.

ii. **Conform to standards for tree protection**: Any tree over three (3) inches in caliper remaining on a lot, parcel, or tract (trees not approved for removal) and exposed to the building activity or within 30 feet of the building activity (hereinafter regulated trees) shall be protected as follows:

a). **Tree fencing**: Regulated tree trunks shall be protected with a visible "tree fence" at least 36 inches tall and protecting the tree and ground around the tree to a minimum distance from the trunk equal to the distance of the tree drip line or 10 feet, whichever is less.

b). **Tree marking**: All regulated trees shall be marked with a green surveyor tape which indicates "Protected Tree".

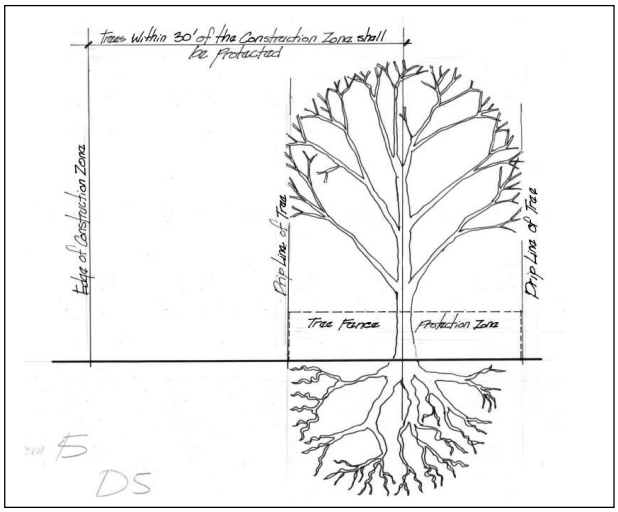
i.) **Ground compaction avoidance**: Measures shall be taken to minimize ground compaction within the dripline of a Regulated Tree as follows:

a.) Prohibit parking under the dripline of a regulated tree

b.) Routing construction equipment traffic so as to avoid the drip line of a regulated tree.

c.) Prohibiting the storage of any material, equipment, debris, or excavated material within the drip line of a regulated tree

d.) Avoid any grading within the dripline of a regulated tree where possible. Grading within the ground protected by a tree fence is prohibited.



a. **Maintenance of normal hydration**: Measures shall be taken to maintain normal hydration of a regulated tree by:

1. Preventing the accumulation of storm water runoff within the ground plane of any tree fence.

2. Avoid increased levels of hydration from temporary irrigation systems.

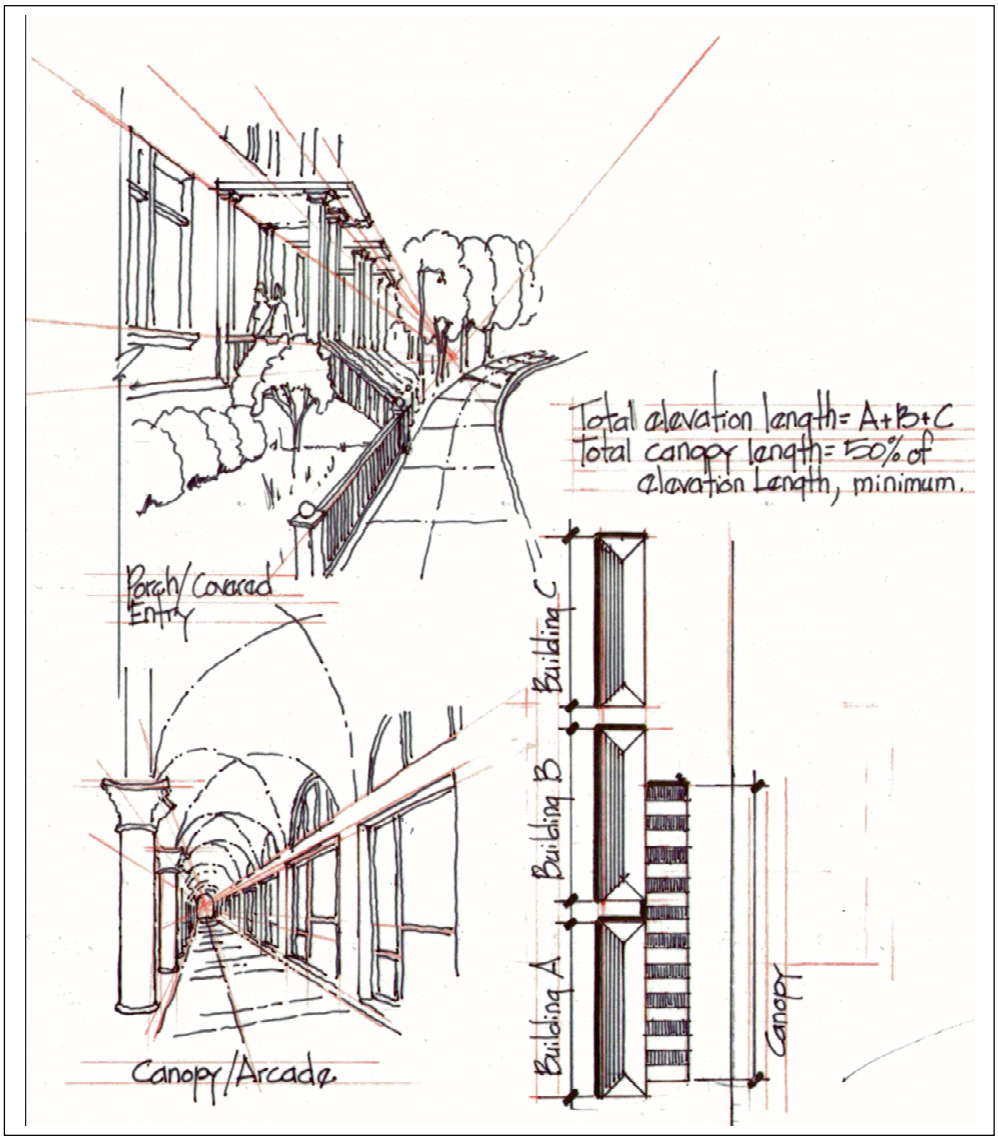
3. Restoring hydration where the source of hydration has been disrupted by construction activity.

B. Building Design Standards

a. **Street Interface**: How should the street space components of the building be developed for pedestrian use and street continuity.

1. **Semi-public space adjacent to streets**: Multifamily building blocks fronting a street/ drive must provide an architectural transition from public to private space. This architectural transition can be achieved with porches, terraces, covered or recessed entries, gated transitions, canopies, or store fronts. Canopies and store fronts are limited to urban settings such as primary street frontage in the Transit Center Character Zone. In the architectural elevation of any single building block there must be at least one architectural expression of a first floor, semi-public space within the street facing elevation. If canopies or store fronts are employed to meet this standard, the

canopy or store front must occupy at least 50% of the length of the elevation



2. **Residential unit activity space adjacent to open spaces and pedestrian ways**: Where building frontage defines the edge of an open space, each building block must have at least one first floor pedestrian space which is part of the architectural design.

3. **Store fronts**: Where store fronts are required within the multifamily design, such store fronts must:

   i. Set within a minimum first floor plate height of fifteen (15) feet.

ii. Be comprised of vertical and horizontal subdivisions within which any area of unsupported glass is no smaller than sixteen (16) square feet.

iii. Vertical and horizontal subdivisions shall be at least two (2) inches wide.

b. **Organization of Form and Elevation Composition**: Principals of elevational composition that promote wholeness and legibility to the design. Move away from ornamentation to form-giving considerations of elevation design.

1. **Intent of form**: The exterior design of any multifamily structure must, in its totality, comprise an overall visual pattern that expresses an intentional relationship between elements of form. The visual pattern associated with the design of any multifamily structure must allow the imposition of a compositional structure that lays across the design and touches the key features of the composition. The architect must identify the visual pattern used in any design presented to the City. This visual pattern includes but is not limited to:

i. **Regulating Lines**: Regulating lines that organize the elements of the elevation in space. These connections in composition communicate the relationship of form elements intended by the architect. See diagram below.

ii. **Proportioning**: Proportioning systems that establish an order of relationship. Proportion is the relationship between two (2) ratios (e.g. window height to width in relation to building height to width). Proportion is often derived from natural relationships.

iii. **Hierarchies**: Hierarchies that place elements in their ascending or descending relationship expressed from dominant to subordinate.

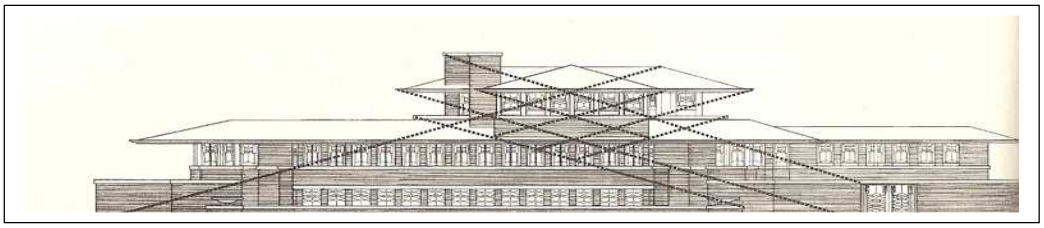
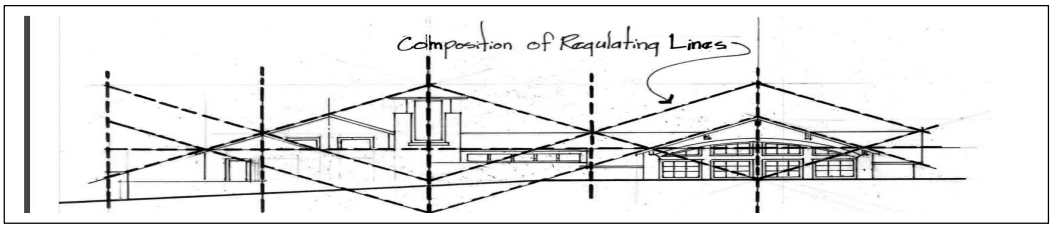


Image from Old Way of Seeing by Jonathan Hale



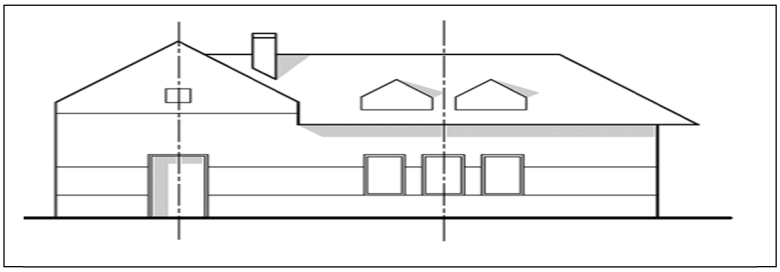
2. **Continuity of openings and features within the building form**: The elements of form that comprise a building must derive from a common justification (e.g. function, proportion, alignment, balance) that visually explains their placement within the façade composition. Continuity within the building form includes:

i. **Openings**: The articulation of openings is a key aspect of building design. Openings are a primary focus of architectural detail and treatment of openings reveals consideration to detail and investment in the craftsmanship of construction. Therefore, the following standards apply to the positioning of and articulation of openings in the architectural façade:

a) All windows shall be below the cornice detail except for dormer windows when a pitched roof design is employed and at least two (2) feet below the parapet when a flat roof design is employed. When the design employs both roof types in the same elevation, the window heads of the windows regulated by this Standard must align horizontally. Windows may abut the cornice detail or be engaged with it if the window header modulates with the banding or detailing of the cornice.

b) To maintain a sense of purposeful design and compositional continuity, it is required that the openings within an elevation have a common reference line that engages the sill or head. In addition, windows within an elevation must have a common vertical reference line from the first to the top floor. Therefore, the random placement of windows is prohibited. Where internal functions require that the positioning of an opening deviate from the regulating lines by which windows are positioned, those windows must be decorative or otherwise have a shape that does not require a reference line (such as a round, ocular, or square window).

c) Openings in the elevation must be coordinated with the articulations of mass in the architecture. Therefore, windows must align with the features that define the architectural form. For example, windows in a gable shall not be arbitrarily distributed within the face of the gable so that they are not responsive to the symmetry of the gable. However, deviations are permitted when such deviations are a purposeful act of design and approved by the City.



d) **Orientation of openings**: All openings shall be square or portrait orientation. This does not limit the joining of

portrait units in a single assembly to create an area of glazing or a balcony/ patio entrance provided that the structure which joins units is clearly expressed in the elevation. This provision does not include first floor store front in vertical mixed-use structures.

e) **Articulation of openings**: Windows, doors and other openings or portals shall be articulated with a projected surround or header unless the absence thereof is deemed by the City to be characteristic of the style being proposed and such style is acceptable in the applicable context (see architectural styles in District Specific Standards above).

3. **Holistic visual treatment of structure**: The City seeks to eliminate the architectural outcome common to most suburban multifamily projects, wherein the street facing façade is the recipient of the full investment in style articulation and other facades are given a lesser treatment. The City discourages such "façade-ism" and requires consistent treatment of style on all elevations of a structure. Herein called 4- sided architecture.

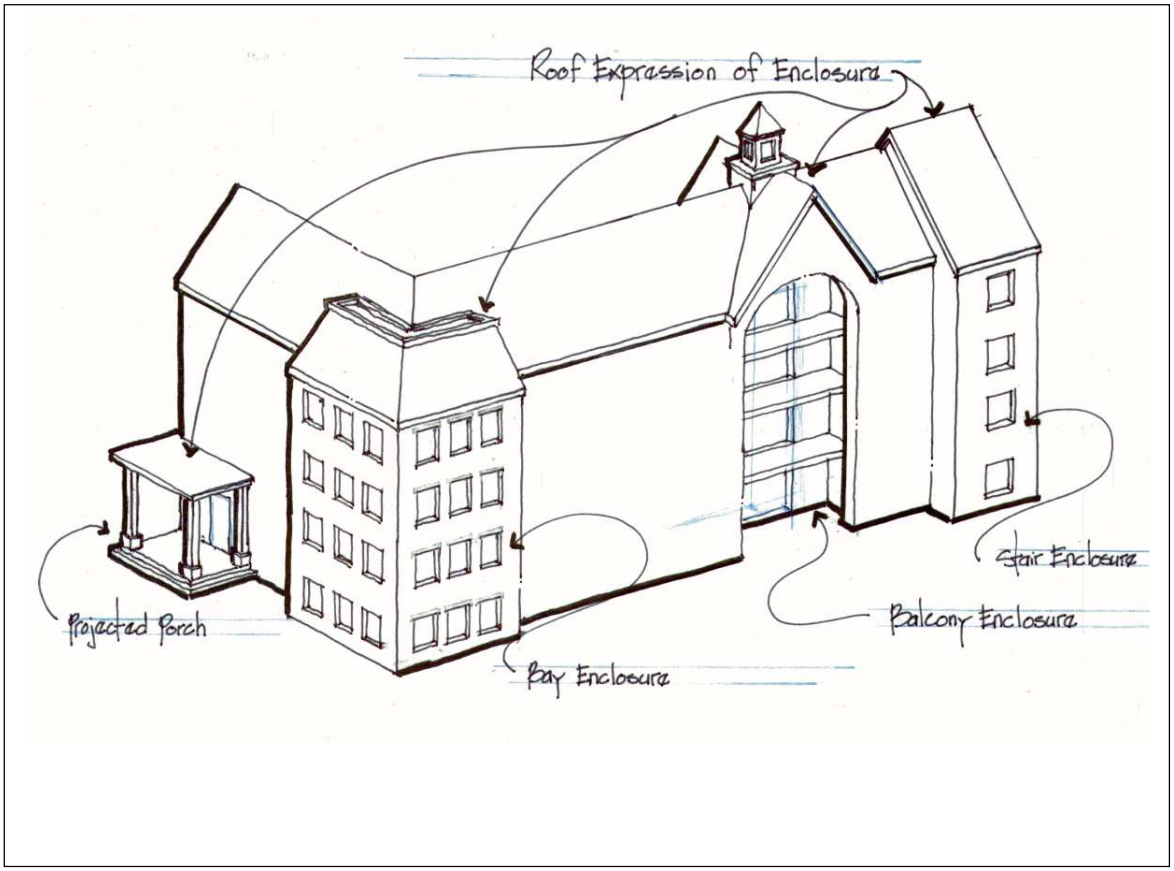
4. **Façade Integrity**: The City seeks to promote a relationship between plan and elevation. Therefore, design approaches which seek to decorate a space plan derived independent of the elevation design is prohibited. A proper relationship of plan to elevation requires that the internal functions of the plan influence and inform the mass and articulation of that form in design. Thereby, forms created within the elevation (such as towers, bays, plate changes) must be derived from functions within the plan.

c. **Street Wall Complexity and Exterior Offsets in the Building Perimeter**: It is essential that the large mass of multifamily forms be mitigated by a complexity of plan that reduces the presentation of mass to the street.

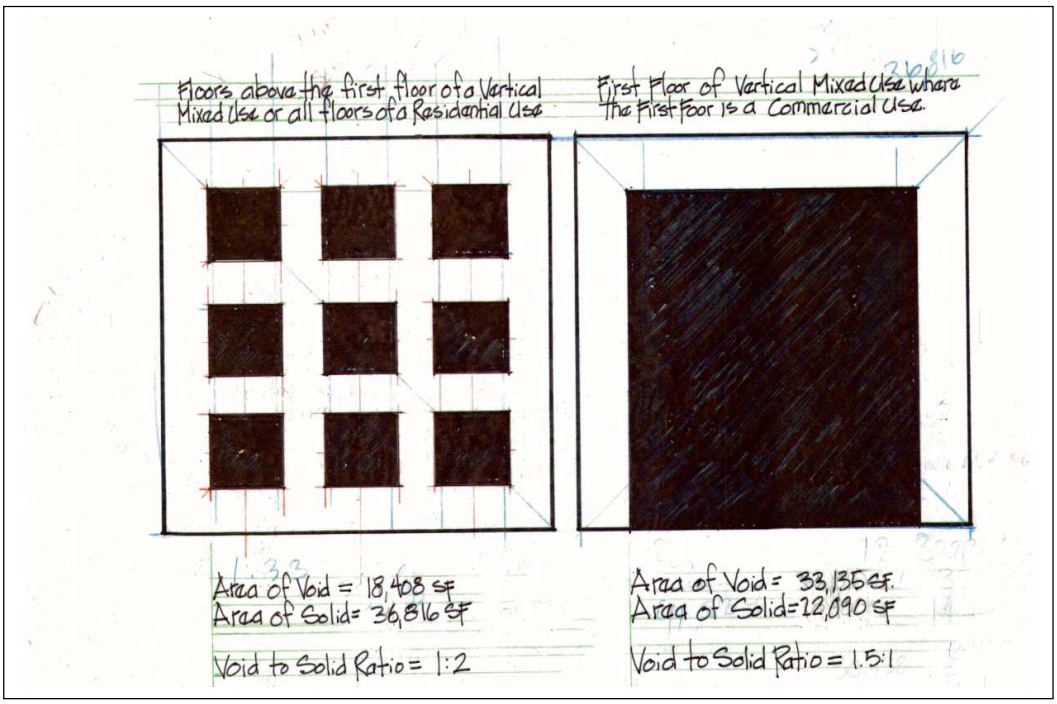
1. **Building offsets**: Residential building blocks shall not have a lineal foot length of wall greater than 50 feet without a wall offset that is expressed as either:

i. **Horizontal offset**: Horizontal offsets must be a minimum of at least four (4) feet (which can include balconies contained within the confines of the offset but not balconies projected from the face of the architectural mass without architectural enclosure.

ii. **Architectural form**: Architectural forms can be projected from the building block (and may include architecturally enclosed porches, stair towers, projected bays, and/or stacked balconies) or recessed within it and must be expressed within the roof massing with a roof corresponding to the architectural form.



d. **Void to solid ratio**: The use of building mass to communicate residential use and commercial use, where vertical mixed use is proposed. Mass is defined as the percent of void to the percent of solid wall. Therefore, the following standards for void-to-solid ration shall apply:



1. **First floor of a vertical mixed use where the first floor is being used for a commercial use**: The amount of void shall be greater than the amount of solid. The general void to solid ratio shall not be less than 1.5:1, meaning that there should be at least 1.5 times more void than solid unless another void to solid ratio is approved by the City to maintain consistency with other buildings in the block face context. The solid portions of the first-floor façade must extend vertically to the floors above and parapet detail.

2. **Floors above the first floor of a vertical mixed use or all floors of a residential use**: The amount of solid shall be greater than the amount of void and not exceed 1:2, meaning that there should be at least two (2) times more solid than void.

e. **Architectural Enclosures**: Architectural treatment of stairs, balconies, elevator shafts, and other building functions which are attached to the building structure as elements of the building architecture.

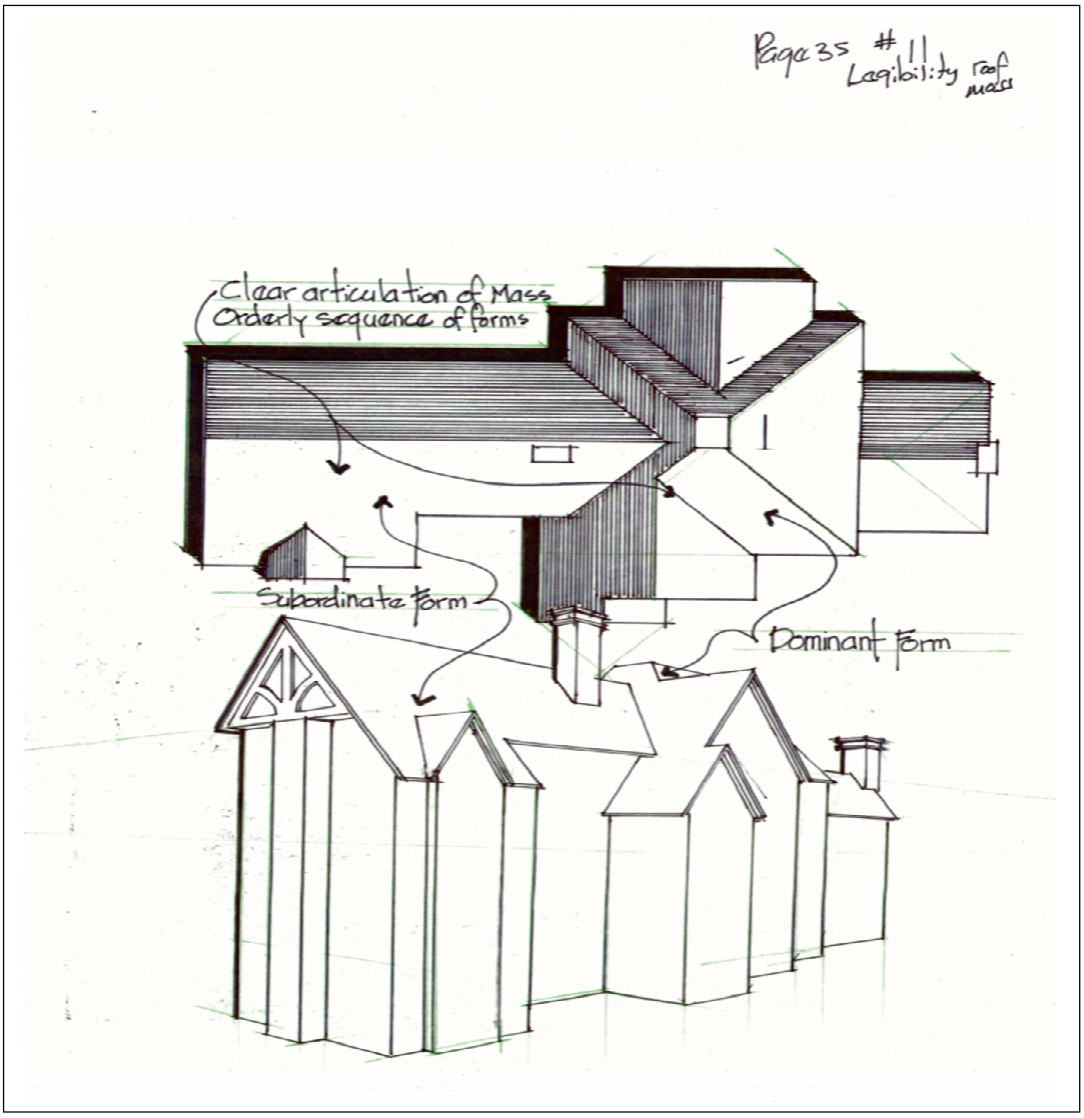
1. **Building Projections**: All projected stair towers, elevator shafts, and any cantilevered building projections (other than balconies) must be architecturally enclosed. Architectural enclosure means:

   i. Be enclosed in an architectural skin

   ii. Be expressed as a roof form

f. **Roof Form**: The roof and roof lines it creates are among the most important features of higher value structures. Most identifiable architectural styles are recognized, in large part, by the distinctive features of the roof. Therefore, roof design is significantly related to building form. Key requirements of visible roof design include:

1. **Legibility of Roof Form**: Roofs shall be designed so that the overall massing displays an orderly sequence of subordinate roofs extending from a dominant roof mass or the roof shall be specific to an architectural form created within the building block and expressed as an individually roofed component of the design and such roofed forms come together in a total composition. The composition of the roof as a design shall reflect an orderly relationship of dominant mass to subordinate mass wherein the dominant mass organizes the subordinate masses and members with the subordinate masses in a total design.



2. **Pitch relationships and form balance**: Within the total composition, a single roof pitch will be used. Different roof pitches are permitted for tower forms which are not engaged with the general roof form. Permitted roof forms are:

   i. Gable form.

   ii. Hip form.

   iii. Barrel form as a secondary roof only.

   iv. Shed form as a secondary roof only.

   v. Flat.

g. **Style Integrity: The proper execution of style specific characteristics**.

1. **Integrity of articulation of architectural forms**: Most style specific details are associated with the roof, the edges (such as corners and openings), and the closure to weather (such as cornice). Therefore, the employment of architectural detailing associated with a style must use the characteristic detailing of that style in ways authentic to the style.

2. **Integrity of material usage**: Most styles, whether the style is traditional or contemporary, employ materials by which crafted construction (a key aspect of architectural design) can be executed. Therefore, construction details which are traditionally derived from the work of the stone mason, the carpenter, the metal crafter, the glass artisan, etc. must use a material that the characteristic craftsperson can work in. The employment of systems or materials that replicate the work of a trade or artisan are prohibited.

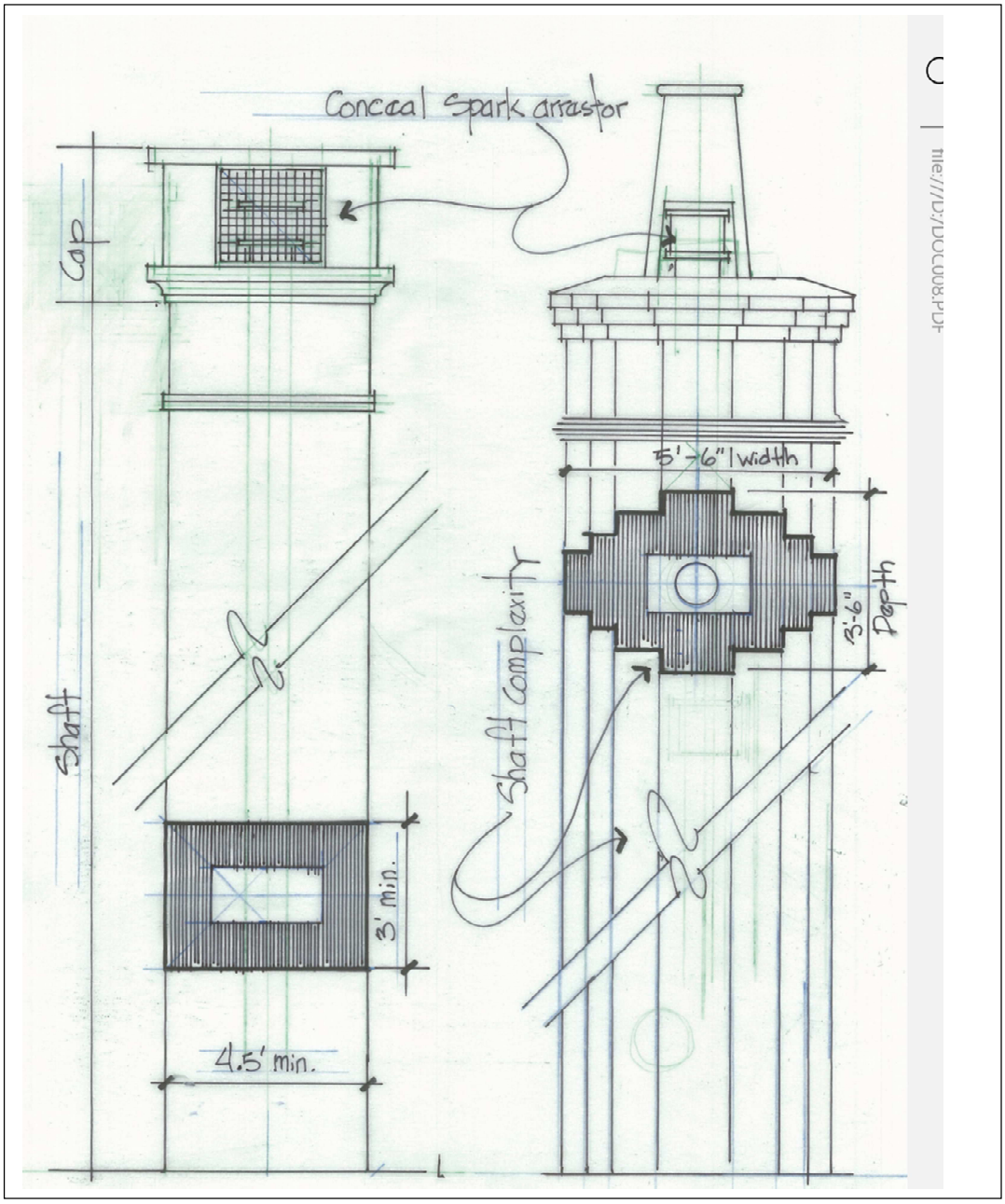
h. **Chimneys: Chimneys are significant components of the architectural elevation**.

1. **Chimney caps**: In pitched roof styles and other traditional styles the chimney must be terminated with a chimney cap that conceals the metal spark arrestor and visually reads as a traditional tile flue system. Exposed metal chimney shafts sometimes seen in contemporary design are permitted if approved by the City as an appropriate style for the Character Zone in which the design is proposed.

2. **Chimney shaft**: In pitched roof styles and other traditional styles, the chimney shaft must be enclosed with unit masonry, stone or three

(3) coat stucco with a minimum dimension of 4.5 ft. x 3 ft. to create the sense of mass associated with a traditional full masonry fireplace. Exposed metal chimney shafts sometimes seen in contemporary design are permitted if approved by the City as an appropriate style afor the Character Zone in which the design is proposed.

3. **Shaft complexity**: In pitched roof styles and other traditional styles, the rise of the shaft shall be detailed so that the chimney has complexity in plan as well as elevation.



C. Building Construction Standards

a. **Materials and application of materials**: Primary and secondary materials appropriate to the Development Character Zone as well as use of those materials (workmanship and execution).

1. **Primary material**: At least 70% of the exterior façade of a four (4) story structure or 80% of the exterior façade of a three (3) story structure or 100% of the exterior façade of a structure less than three (3) stories must be one of the following:

i. **Brick**: Clay brick, modular size or other sizes that can module with the brick detailing of openings and cornice (see diagram below for modular options). All brick shall be hard-fired brick, meeting severe weather standards. Embossed or molded brick which seeks to create a sense of aged/ distressed brick material is generally prohibited unless approved by the City. All brick shall be laid in a manner as to avoid stacked joints. All building corners (inside and outside corners) shall be executed in a “toothed” masonry fashion. Mortar joints shall not exceed what is generally specified below. Weeping or slumped joints are prohibited.

ii. **Stone**: Stone laid in a pattern typical of a load bearing stone wall (see diagram below for acceptable stone patterns). Characteristics of this pattern include:

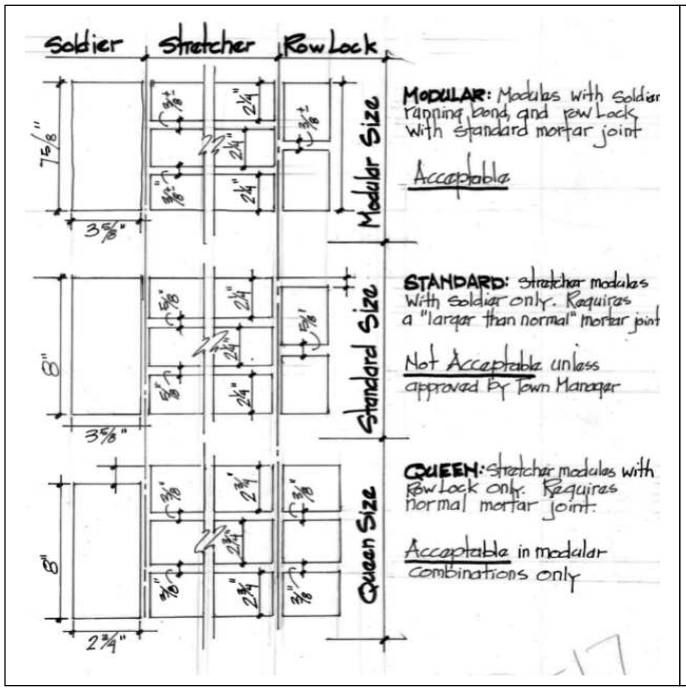
a) Generally laid into the wall as the stone would lay on the ground consistently tight mortar joints where no more than 30% of the joints are larger than 3/8 inch.

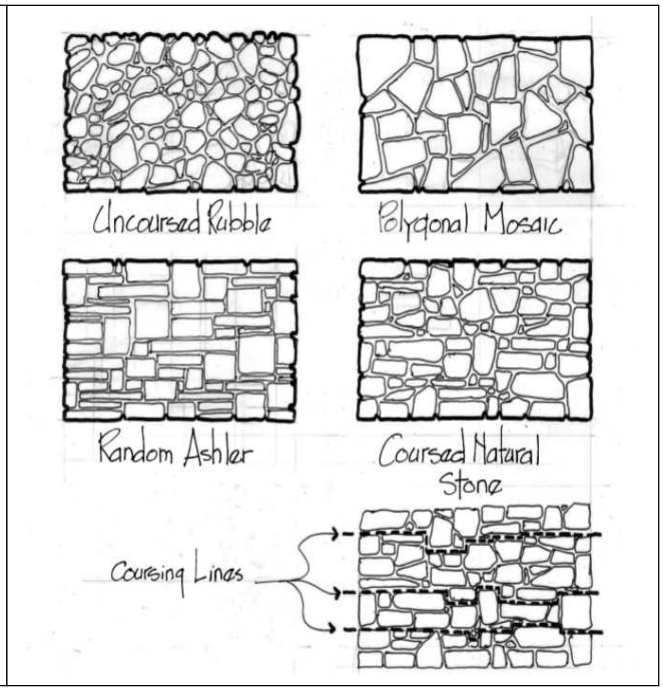
b) Coursed patterns, including ashlar, coursed chopped stone, and coursed rubble stone. Mosaic and un-coursed rubble stone-work as an exterior veneer is generally prohibited but may be approved by the City.

c) Cultured stone or other faux stone products are prohibited.

d) All stone-work shall be laid in a manner as to avoid stacked joints. All building corners (inside and outside corners) shall be executed in a “toothed” masonry fashion.

iii. **Other Stone**: Cut stone, smooth faced stone or cut stone / smooth faced stone that is mechanically attached with a stone veneer system provided that the system uses a true stone.





2. **Secondary material**: No more than 30% of the building façade may be a secondary material which includes the following:

   i. **Stucco**: Three (3) coat stucco on lath over structural frame with expansion joints concealed by filling the joint with an expandable filler that is troweled flat with the stucco, is the same color as the stucco, and matches the surface of the stucco texture. (Dryvit/EFS type systems are prohibited). Stucco is not permitted at all in the Central Transit District.

   ii. **Metal**: Architectural metal wall systems

   iii. **Siding**: Wood or cementacious siding in those Character Zones where pitched roof styles are permitted.

3. **Roof material**: Acceptable roof materials include:

   i. **Flat Roof**: flat roof may be either a built-up bituminous roof or membrane roof provided it is installed in accordance with manufacturer's specifications and issued a 30-year warranty.

All flat roofs shall be hidden from ground level view, behind a twelve (12) inch parapet.

ii. **Pitched Roof**: Pitched roofs may be either a standing seam metal roof (with standing folded and soldered seams), a commercial metal roof system that looks like a traditional hand-crafted metal roof and is approved by the City, slate, clay tile, or 40-year high profile composition shingle. Three-tab shingles are prohibited. All composition shingle roofs shall have closed valleys. Where a commercial system is approved for application, the roof must be simple so that the mechanics of the system are not compromised to accommodate unusual roof intersections, crickets, complex valleys, or short hips. Concrete shingle products with a relief greater than ½ inch are prohibited. Concrete shingles meeting this thickness standard must be approved by the City.

iii. **Parapet Cap**: Parapet caps shall be either clay brick, cut stone, cast stone, tile, or terra cotta. In addition, pressed metal (specifically created to decoratively cap a parapet) may be used when approved by the City.

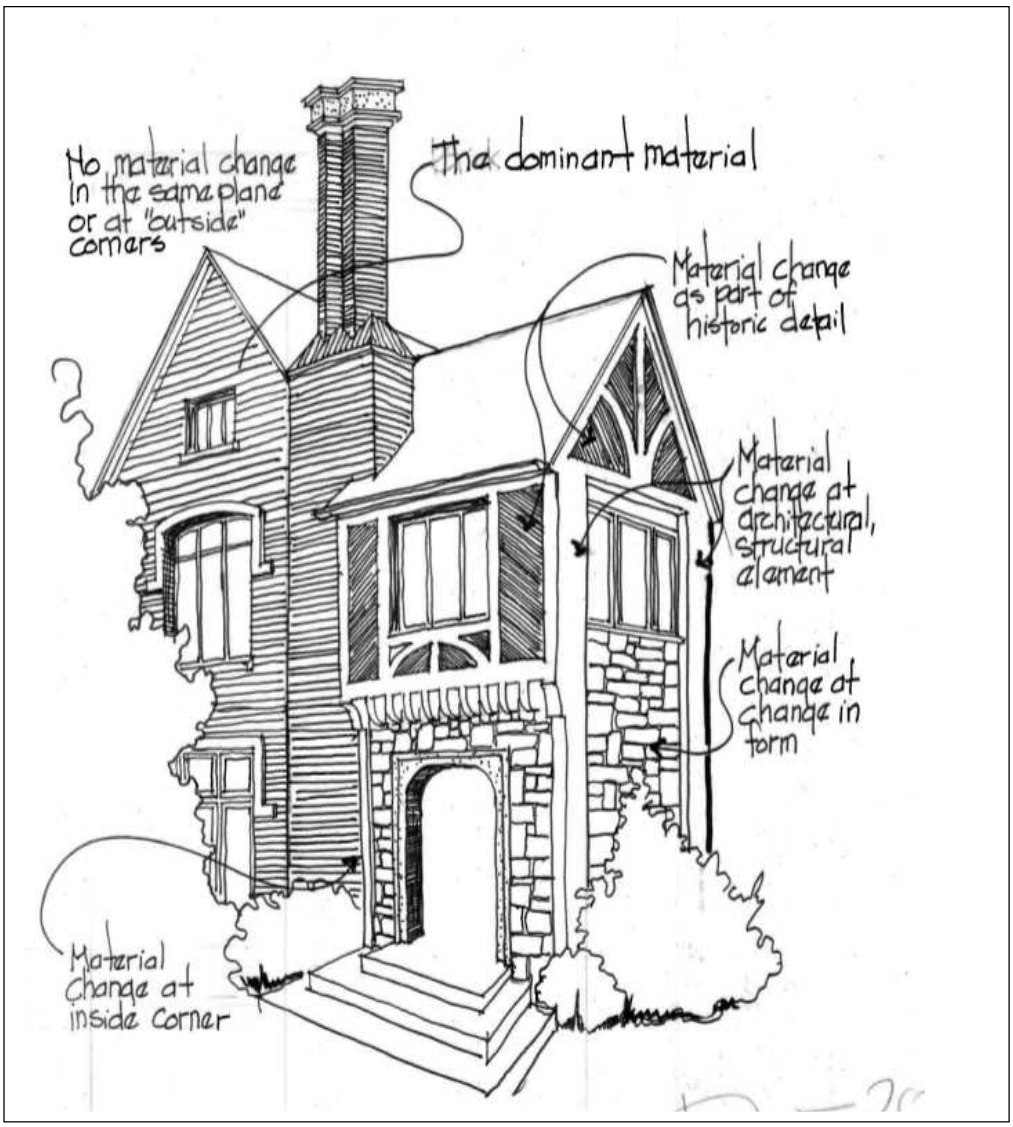
4. **Material Change**: Material changes in any elevation may only occur under the following conditions:

i. Material change at an inside corner

ii. Material change that addresses an outside corner must wrap the corner and change at a location that is at least twelve (12) inches from that corner and is designed as the termination of an architectural detail/ element (such as a pilaster corner).

iii. Material change wherein the different material is contained within a distinct architectural form that projects from the primary architectural mass.

iv. Material change reflecting an offset between a lower floor and an upper floor where the offset is at least six (6) inches. Material changes within the same architectural plane are prohibited.



5. **Relief**: Relief is an essential characteristic of enduring quality as it is typically the result of enduring materials and methods of construction. Materials with greater relief, such as unit masonry and stone, are also materials which can be crafted. This relationship between quality material and the work of the artisan/ craftsman is less likely with less expensive materials. Therefore, the City seeks to promote relief and dimension in the execution of architectural surfaces, details, and motifs with the following requirements:

   i. **Prohibited Materials**: For the purpose of attaining relief that is associated with quality materials and construction, the

following materials are prohibited and also, cannot be used for opening surrounds, cornice, and decorative features:

a) Fiber Glass

b) Styrofoam or stucco over Styrofoam

c) Plastic

d) Aluminum

e) Stucco applied to look like a projected stone, cast stone, or terra cotta.

f) Cementacious boards used in any application which makes a corner, mitre, or decorative shape.

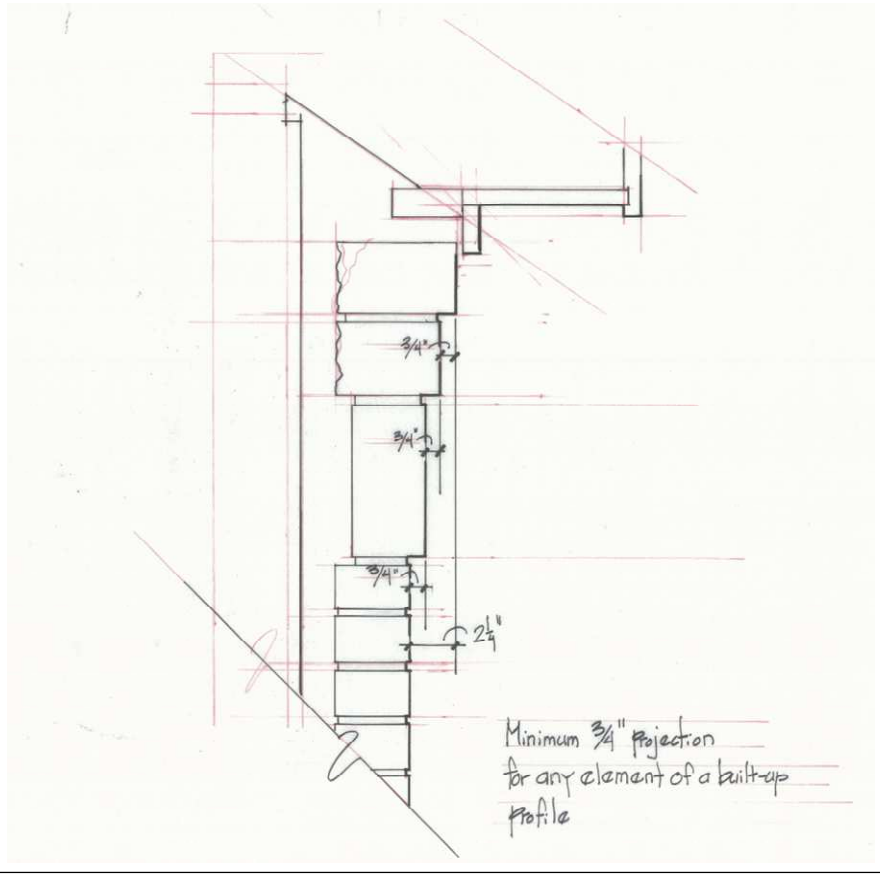
g) Masonite and Masonite products

h) Composition wood products used as an exterior material with an exception for exterior grade finished veneer plywood, trimcraft used as a soffit board, or other smooth finished soffit board.

ii. **Relief in Architecture**: In addition to the offset between the exterior wall plane and any window sash or door discussed below, the City views that relief in the treatment of cornices, overhangs, gable projections, bay windows, dormers, water tables, belt courses, sills, surrounds, timber components, and other expressions of subordinate mass, opening, roof and wall, vertical differentiations, and/or corner shall be executed in ways that present depth and relief and produce shadow and texture.

iii. **Relief in Stonework**: In coursed rubble stone work, relief shall be achieved by laying stones into the wall as the stone would lay on the ground. No more than 20% of the stones in any elevation may be “flipped” sideways.

iv. **Relief in Articulation**: Relief in articulation means the dimensional aspects of assembly. Therefore, the minimum projection in any built-up profiles and decorative assembly shall be ¾ inch per element of the assembly. Therefore, a cornice detail comprised of three stepped bricks shall have a total projection of 2 ¼ inches.

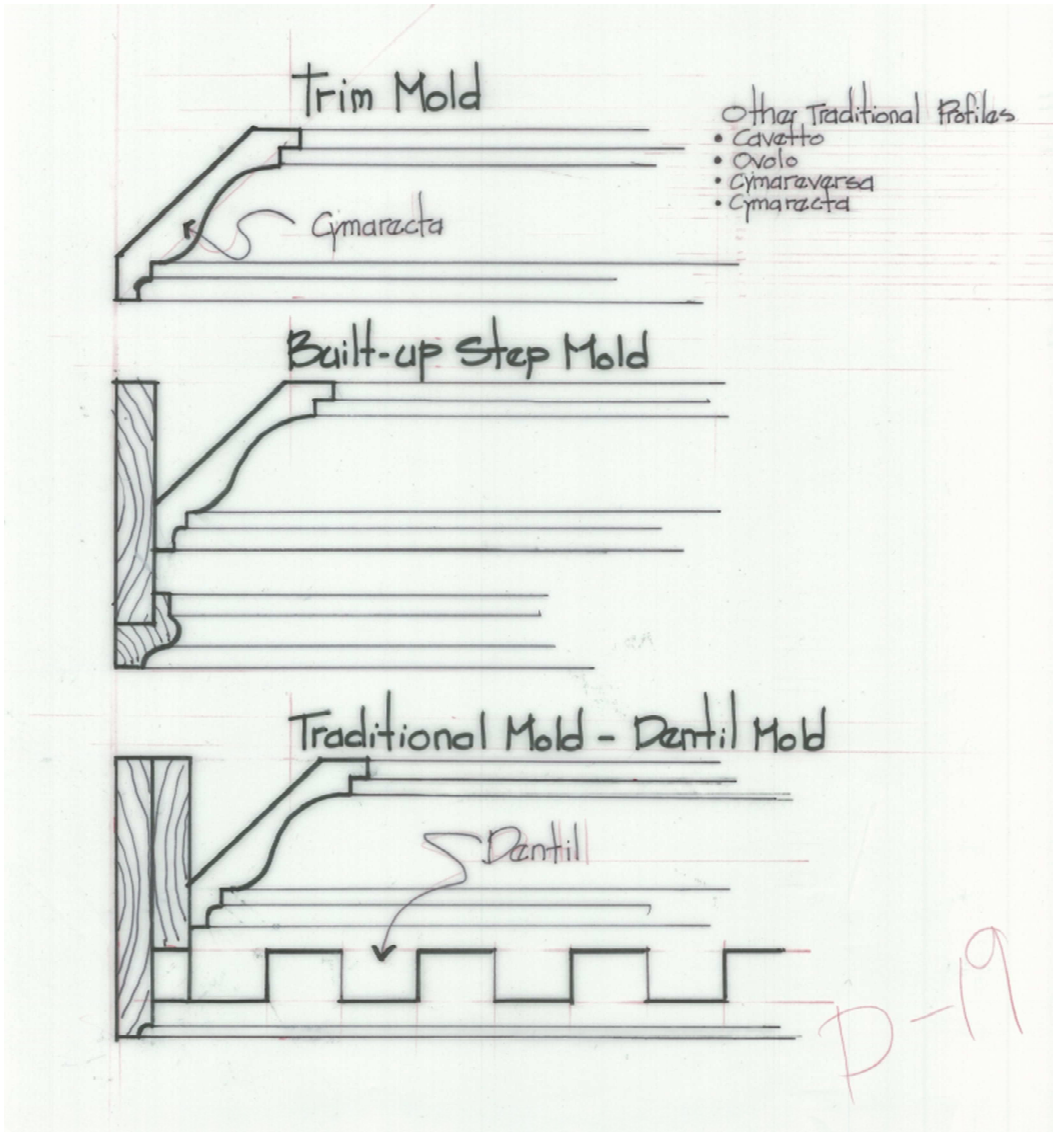


6. **Carpentered Exterior Trim:** All carpentered exterior trim shall be high quality finished grade wood stock. Composition wood products are prohibited with the exception that exterior grade finished veneer plywood, other smooth finished soffit board, or trimcraft may be used for soffits. If a trim installation is to be joined along any continuous run of material, the required joint must be a “spline joint”. All outside corners must be mitered and blocked, having sufficient closure that the joint is not visible from the street. Corners may not be closed by any other means than a carpentered joint. Trim clips are prohibited. Facia and gable rake must be stepped at the drip mold unless hidden by a gutter. Carpentered trim that forms the veneer pocket must have a complexity achieved in one of the following ways:

   i. Trim mold.

   ii. Built-up step molding.

   iii. Other traditional detail such as dentil mold.



b. **Wall Construction**:

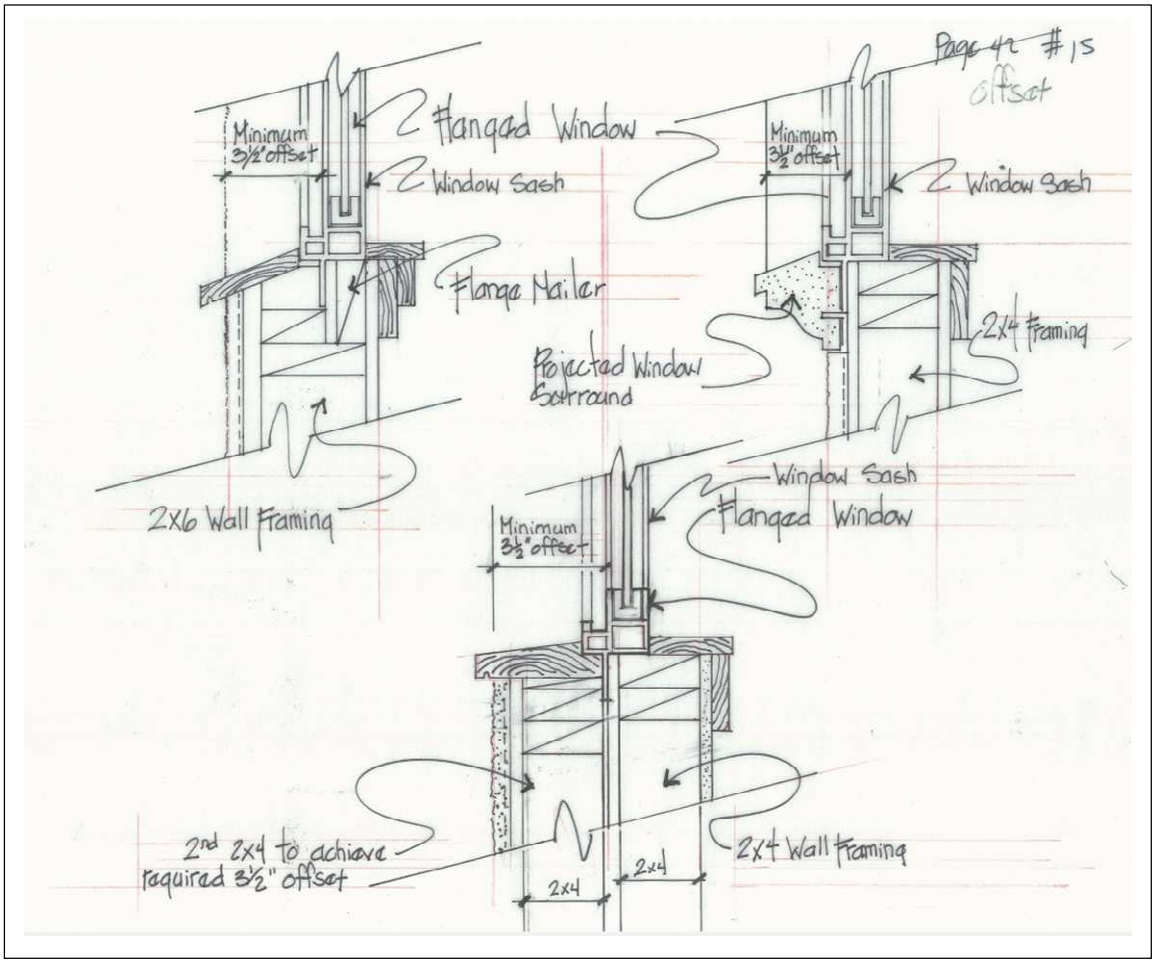
1. **Wall Section**: For the purpose of higher energy ratings, depth of offset at façade openings, and more enduring construction, all wood framed exterior walls must be constructed as follows:

   i. When shim mounted or flange mounted windows are used in masonry veneered walls, framing may be conventional 2x4 framing.

   ii. When shim mounted windows are used in stucco veneer walls or other permitted material that does not require a masonry

ledge or project more than 3.5 inches from the sheathing, exterior walls must be framed with 2x6 members in order to achieve a 3.5 inch minimum offset within the opening.

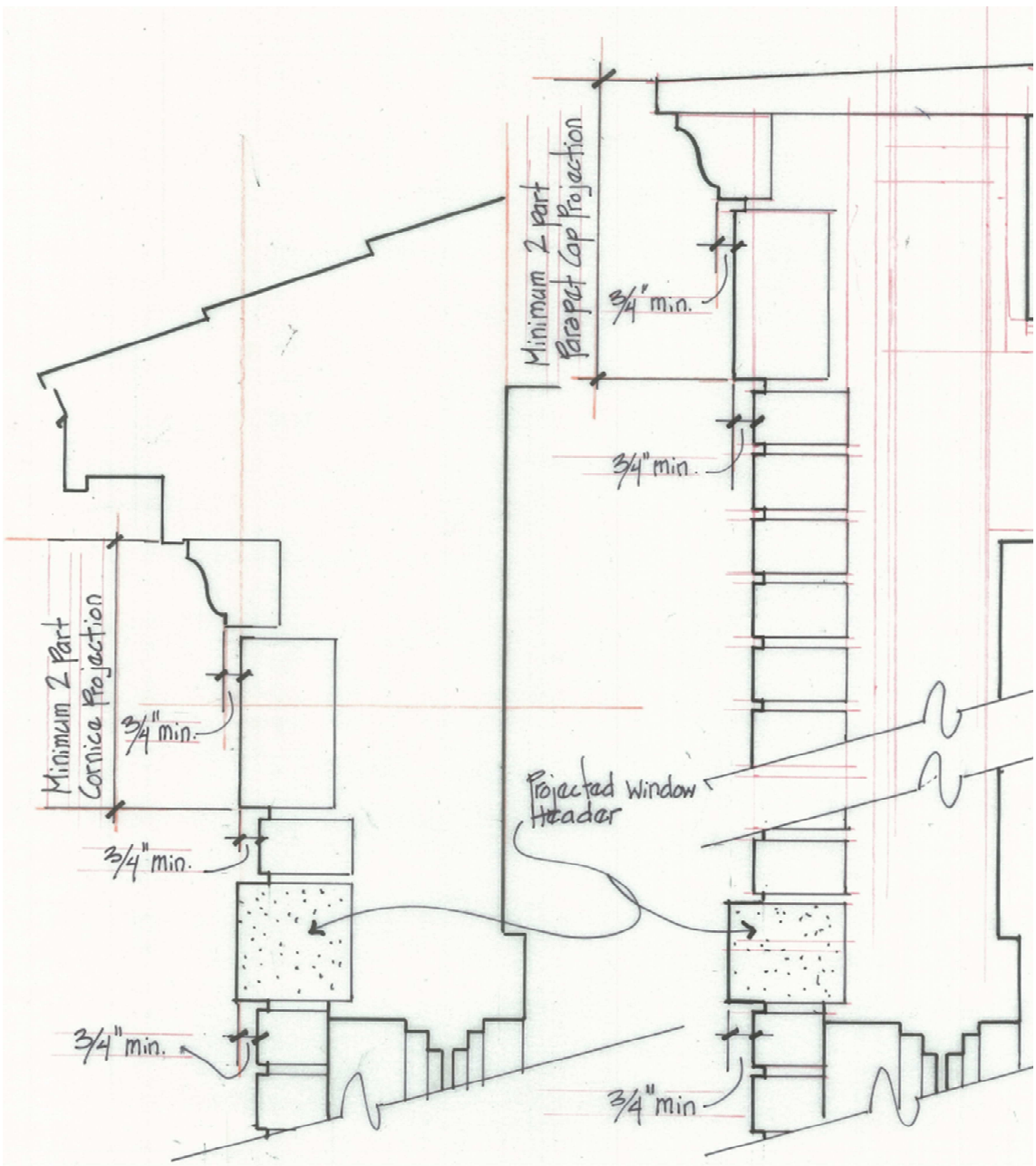
iii. When flange mounted windows are used in stucco veneer walls or other permitted material that does not require a masonry ledge or project more than 3.5 inches from the sheathing, a double 2x4 framing assembly is required that allows the flange to mounted on the inner 2x4 section and the second 2x4 section providing the required offset from the window sash or door at the opening.



For illustrative purpose only, this is not a construction drawing.

2. **Parapets**: Where there is a flat roof, a parapet must extend at least twelve (12) inches above the roof surface and conceal the roof material from ground level view.

3. **Cornice detail**: All wall terminations at the roof shall have a cornice detail comprised of at least two (2) projected elements. Parapets must have a cap detail comprised of at least tow (2) projected elements.



4. **Window surrounds, belt courses, and base courses:** All openings in the exterior skin shall have an architecturally appropriate header and sill with an optional jamb except where the style of architecture is associated with the absence of such detailing (such as contemporary/ industrial styles). The required header and a sill shall project at least ¾ inch beyond the wall veneer (full window surrounds are encouraged). Window headers or sills may be either:

   i. Stone.

   ii. Cast stone.

   iii. Terra cotta.

   iv. Heavy timber (where appropriate to the style).

   v. Wood (where appropriate to the style).

   Other architectural details, such as belt courses and base courses, shall also be executed in the above listed materials when such details are employed, and have a minimum projection of ¾ inch per element of the detail. Therefore, a belt course comprised of two (2) elements would have a one and one-half inch projection.

   When a window header or sill or surround is not used because such detail is not typical of the style, there shall be a minimum offset between the wall exterior plane and the face of the window or door as specified above.

c. **Roof screening and appurtenances**

1. **Roof projections**: No plumbing stacks, venting stacks, skylights, or attic ventilators shall penetrate the roof surfaces facing the street/ drive unless multiple street/drive exposures make compliance impossible. In such cases no roof projections may penetrate the roof slope that slopes to the fronting street or drive. All such penetrations shall be mounted straight and perpendicular to the ground (except for skylights and attic ventilators) and be painted to blend with the roof color. All vent stacks must have lead jacks. Turbine vents are prohibited.

2. **Roof mechanical**: Roof mechanical must be screened behind a parapet wall or platform that is recessed into a pitched roof so that the incline of the roof slope creates a parapet wall.

3. **Gutters, downspouts, scuppers, and collection boxes**: Gutters, downspouts, scuppers, and/or collection boxes must be copper or an enduring prefinished metal with a minimum 20-gauge thickness (such as Kynar 500 or Hylar 500). Gutters shall be a minimum of six (6) inches, half round profile, attached with gutter straps. Downspouts shall be four (4) inch minimum, round. Elbows and bends shall be four (4) inch minimum, plain and round. Fascia mounted gutter systems are prohibited unless they are a custom designed gutter profile, integral to the architecture.

d. **Windows and glazing:**

1. **Glazing and glazing systems:** Reflective glass is prohibited. Tinted glass and dark adhesive films where the transmission coefficient exceeds 27% is prohibited. Stained glass is allowed provided that the glass is crafted in accordance with one of the following techniques:

i. Soldered Caming.

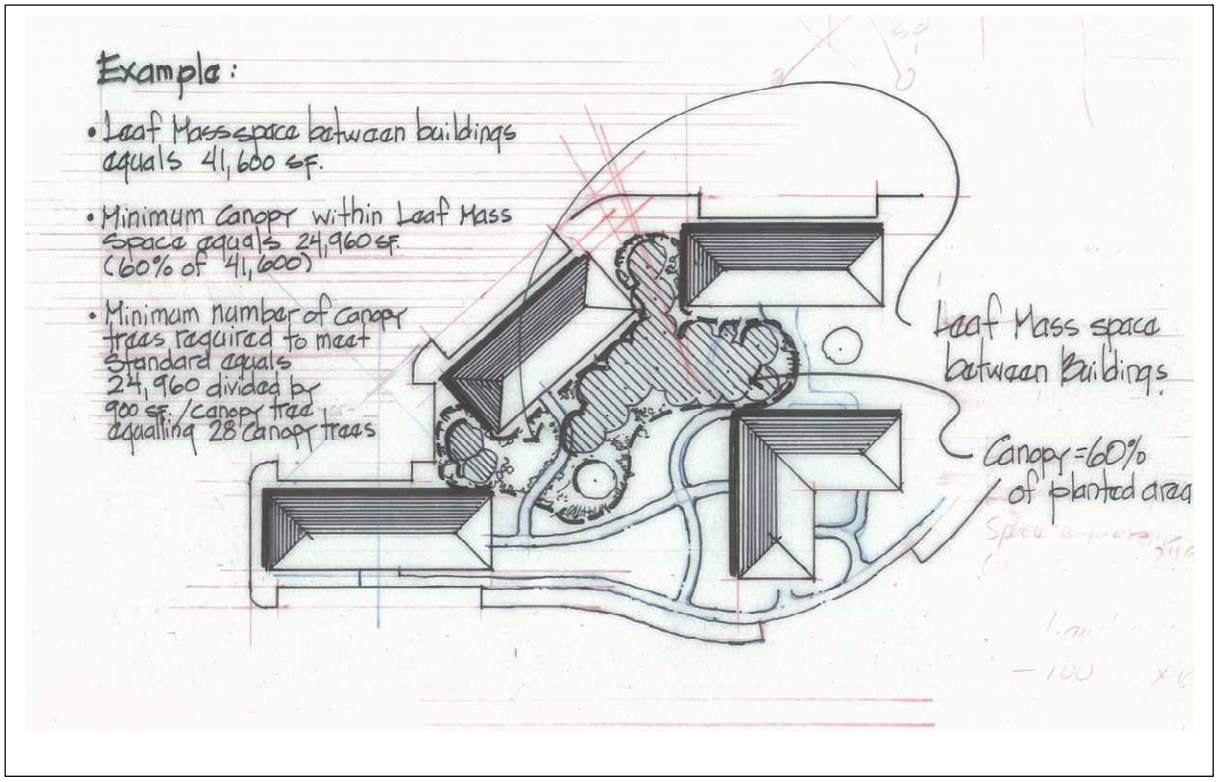
ii. “H” Caming.

No acrylic or pourable techniques are allowed. Glazing systems may be used in certain accent areas of a more contemporary design if approved by the City.

D. Landscaping, Fencing, and Screening

a. **Site landscaping**: Landscape amenitization of the project

1. **Leaf mass between buildings**: As a means of creating greater community within multifamily projects, all multifamily development in the City must provide trees between buildings that establish a fabric of leaf mass within which the buildings are placed. The composition of the leaf mass may be a combination of over-story (canopy) and understory provided that the overstory comprises at least 60% of the planted area (number of trees calculated as planted area X .6 / 900 sf. per tree). These planted areas between buildings may count toward the required total site area to be set aside as open space. Multifamily projects within the Transit Center District are exempt from this requirement.



2. **Layered landscaping at building entries**: Landscaping shall be provided at building entries. Entry landscaping shall be "layered". Layered means the building entry landscaping edge must be comprised of at least three (3) layers: one upper layer of medium evergreen shrub approximately 30-36 inches high and two (2) layers of shorter shrubs, or one shrub and an ornamental grass, planted in beds having a minimum width of 72 inches. Upper layer shrubs must be 5-gallon container plants, planted 30 inches on center, triangular spacing. Lower shrubs may be three-gallon container plants, planted at 24 inch centers, triangular spacing. This Standard does not apply to urban street frontages of the Transit Center District.

3. **Floating landscape beds in yard areas are prohibited**: All landscape beds (not tree planting areas described in General Standards Da1) must be associated with walkways, roadways, amenity features, buildings, or screens. Floating, ornamental, non-associated landscape beds are prohibited.

4. **Plant sizing**: Shrubs that serve a screening function must be sized at the time of planting so that they can serve as an effective screen within tow (2) years of the planting date. 3-gallon plants must be planted at 30 inches centers, triangular spacing. Two gallon plants

must be planted at minimum of 24 inches on center, triangular spacing. Smaller containers and bedding plants must be planted at minimum 12 inches on center, triangular spacing.

5. **Interaction of pedestrian movement and landscape edges**: Pedestrian walkways shall interact with the landscape design by defining edges and periodically cut across planted areas so that there is a pedestrian interaction with the landscape plan.

b. **Fences and screening walls**: Promotion of endurance and quality

1. **Fence materials**: Visible perimeter fences that are compliant with General (Standards Aa3. Edge Definition) may be any of the following:

   i. Unit masonry (brick, stone, or 3 coat-stucco over CMU).

   ii. Wrought iron with unit masonry corner columns (brick, stone, or 3 coat-stucco over CMU).

   iii. Masonry (brick, stone, or 3 coat-stucco over CMU) corner columns, masonry interim columns spacing not to exceed 15 ft., and a masonry knee wall supporting wood or wrought iron infill.

2. **Gate Materials**: Gates in fences constructed in accordance with Db1 above may be any of the following provided that it is the same material as the fence:

   i. Wrought Iron with wrought iron frame complying with all other General Standards.

   ii. Wood with frame members measuring a minimum of one and one-half inches thick x three and one-half inches wide and planks measuring at least one and one-half inches thick.

3. **Corner expression of support structure**: All property corners of a property line fence must be supported by a masonry column that is at least ten (10) inches square. Interim columns used to comply with Db1 (above) must be at least ten (10) inches square.

4. **Prohibited materials**: The following fence materials and wall types are prohibited:

   i. Thin wall construction.

ii. Cast or embossed concrete walls.

iii. Picket materials that do not comply with General Standards.

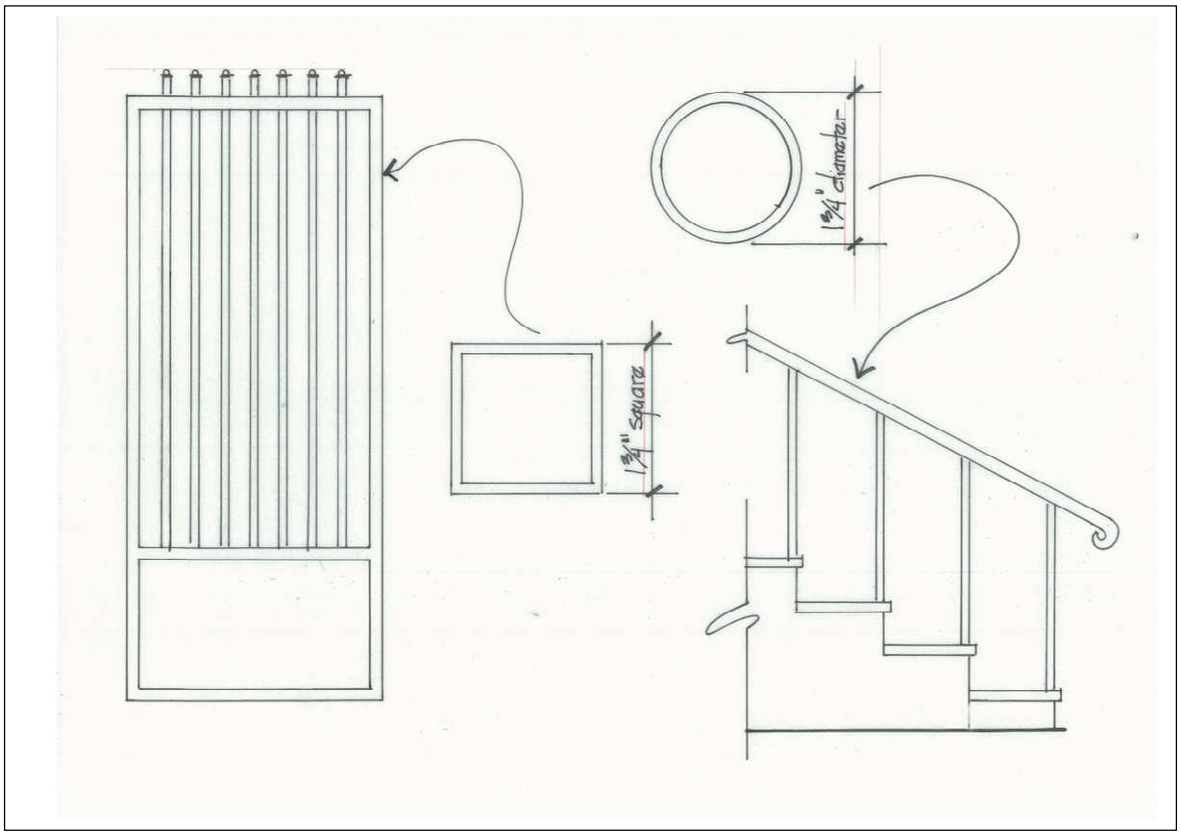
iv. Iron fences with mechanical connection assemblies.

v. Prefabricated decorative elements that are designed to slip over stock tubular steel shapes.

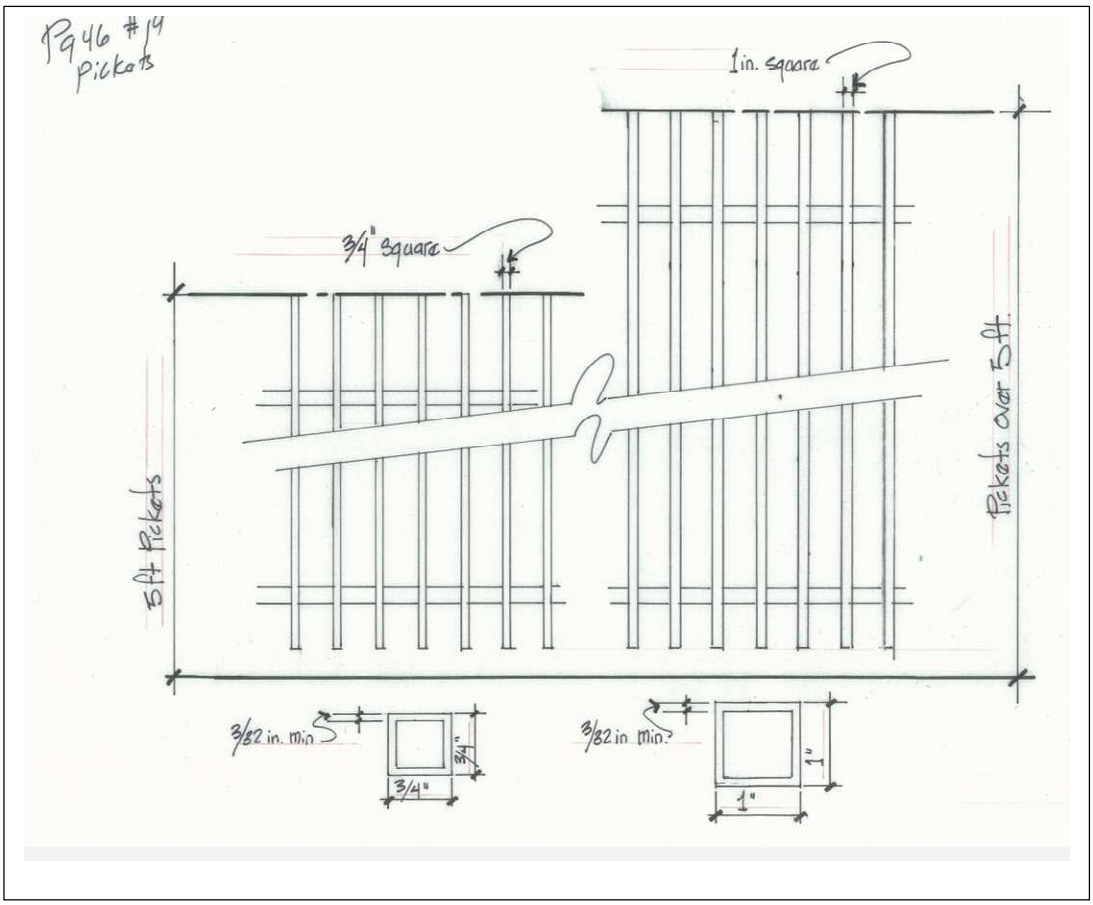
vi. Plastic or vinyl fence component systems.

c. **Street visible wrought iron**: Wrought iron is one of the few areas where qualities of craftsmanship can be displayed. Because craftsmanship is a key attribute of enduring quality, wrought iron railings, fences, gates, and/or other wrought iron elements are encouraged and regulated herein as follows:

1. **Frames and other structural support members for fences, gates, and handrails**: Frames and other structural support members shall not be less than 1 3/4 inches in either width measurement or 1 3/4 inches in diameter if round.



2. **Pickets**: Pickets that are five (5) feet in length/ height or less shall have a minimum width of 3/4 inches in either width dimension or diameter. When pickets are longer/ taller than five (5) feet the minimum width dimension is increased to one (1) inch, in the dimension that faces the street, or one (1) inch in diameter.



3. **Panels**: Panels shall be made of metal plate material with a minimum thickness of 3/16 inches.

4. **Wall thickness**: The wall thickness of any tubular steel shall not be less than 3/32 inches.

5. **Visual Treatments**: Decorative elements (such as finials, rings, etc.) shall be made of solid stock material and welded to the pickets or frame or made from the picket, if the pickets are solid stock material. Attachments to the pickets or frame and all other components of the wrought iron construction shall be welded, mechanical connections are prohibited.