

CHAPTER 3

MULTI-FAMILY RESIDENTIAL



I. INTRODUCTION

A. Purpose

This chapter provides guidelines for designing new multi-family residential developments and for exterior alterations and additions to existing developments. Multi-family developments are characterized by higher density residential buildings comprised of attached units and common facilities such as parking, open space and recreation areas. If not properly designed, multi-family development can result in projects surrounded by high walls, projects with monotonous blank facades, or projects dominated by large parking areas with minimal landscaping and open space areas. The primary goal of these guidelines is to help mitigate the effects of these situations and to provide a pleasant residential environment within multi-family developments.

Property owners, developers, architects, building designers, and contractors seeking to construct new multi-family residential projects, or alterations and additions to existing projects, should use these guidelines in the early design stages of their projects. These guidelines are not intended to limit creative site planning and architecture that are consistent with the stated goals and within the context of surrounding neighborhood patterns. Innovative design solutions are strongly encouraged.

Refer to the City of Baldwin Park Zoning Code for specific development standards pertaining to multi-family residential uses.

B. Applicability

These guidelines apply to all attached multi-family residential development regardless of their type of ownership, including apartments, condominiums and townhomes. The guidelines apply to smaller infill projects as well as larger master planned projects, and are in addition to the development standards set forth in the Zoning Code.

C. Administration

The following projects are subject to Design Review by the Design Review Committee in accordance with Chapter 153.210 of the Zoning Code:

- Construction of a new multi-family residential development.

- Addition or exterior alteration to an existing multi-family residential development.

Evaluation of Design Review shall be based on substantial compliance with the intent and guidelines set forth in this chapter, and projects shall be approved, conditionally approved or denied on such basis. Refer to Chapter 1 of these guidelines for a description of the Design Review process and submittal requirements.

D. Design Guideline Goals

The guidelines have been established in order to accomplish the following goals:

- Improve visual quality and appearance within the City's higher density residential neighborhoods.
- Create attractive and functional site arrangements of buildings, open space, recreation areas and parking areas, and a high quality architectural and landscape design.
- Contribute to the character of the neighborhood by respecting the scale, proportion and architectural style of the surrounding area.
- Create visual interest and individual unit identity, while maintaining a sense of harmony within the project.
- Preserve and incorporate natural amenities unique to the site into the project.
- Preserve and incorporate structures that are distinctive because of their age, cultural significance, or unique architectural style into the project.
- Encourage environmental sensitivity in development.

II. SITE DESIGN GUIDELINES

The appearance of a multi-family residential development as it is viewed from the street or sidewalk is important to the overall appearance of a neighborhood. How well the development fits with its site and its surrounding environment contributes to the public view of the streetscape and to the success of the project. The arrangement of buildings, parking and circulation areas, and open spaces should recognize the particular characteristics of the site and should relate to the built environment in pattern, function, scale and character. New projects should meet or exceed the standards of quality set by surrounding development and contribute to improvement of the area.

A. Building Orientation, Siting and Entrances

1. Multi-family developments should have a strong street presence with public entrances oriented towards the street. The majority of unit entrances must be accessed from the street or from the main open space. Where there is a common building entrance for all units, it should be accessed from the street or main open space.
2. Multi-family units in large projects should be clustered, or broken up into groups of structures. The use of long access balconies and corridors should be avoided. Access points to individual units in large projects should be clustered in groups of four or less.
3. The use of distinctive architectural elements and materials to denote entrances is encouraged. Weather protection, such as a porch covering or canopy, should be provided for individual entry doors.
4. New projects shall have transitional spaces in the form of stoops, overhangs and porches between public areas and entrances to the units. Front porches are encouraged on all street front units.
5. Multi-family developments should be distinguished by entry and edge design features such as ornamental landscaping, open space areas, natural features, architectural monumentation and enhanced paving.
6. Multi-family residential uses should be buffered from incompatible development. Intensified landscaping, increased setbacks and appropriate building orientation should be utilized as a means of providing adequate separation between such land uses. In addition, where possible, residential projects should utilize parking areas, in addition to landscaping, as a buffer along edges common with commercial or industrial uses.



Cluster multi-family units into smaller buildings to break up massing and provide single-family character.



Orient buildings to have a strong street presence, with unit entrances fronting the street.



Use enhanced landscaping and paving to distinguish entries and edges to multi-family developments.

B. Setbacks

1. While respecting the minimum front and side yard setback as established by the Zoning Code, the front and side yard setbacks of a new multi-family residential development should generally approximate that of adjacent development, with some variation in setbacks to provide visual interest and varying shadow patterns.
2. The setback area should be used for planting landscape screens to protect the privacy of the ground floor units.

C. Environmental Considerations

1. To the extent possible, site grading should relate to the natural surroundings and be designed to minimize grading by following the natural ground contours and recognizing existing drainage patterns. Graded slopes should be rounded to blend with existing terrain.
2. Significant existing trees, vegetation and any other natural site attributes should be preserved to the greatest extent possible in the project's design and development. Site design that requires altering land forms and removing trees is strongly discouraged.
3. In the mild Southern California climate, thermal mass (often in the form of concrete walls and tile floors) can mitigate fluctuations in indoor temperature, reducing the need for mechanical heating and cooling.
4. A new multi-family development should be designed to make best use of available sun, light and shade. This can be accomplished in the following ways:
 - a. Orient buildings along east-west axis, when possible, to maximize passive solar effects.
 - b. Use windows for natural light as much as possible. Design windows for through airflow to promote natural cooling.
 - c. Use trees or roofs with large overhangs to shade the units, particularly over south-facing windows.

- d. Use patios and porches to buffer the units from heat gain.
- e. Locate private and common open space in a manner to maximize use of sun and shade patterns, natural drainage and existing trees and vegetation.
- f. Maximize vegetative ground cover on the lot to absorb rainwater, provide drainage to large trees on the site, and reduce runoff. Extensive paving is strongly discouraged.

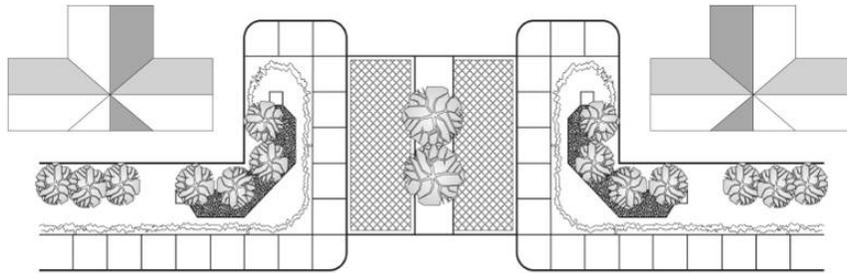
D. Privacy Between Buildings

1. Buildings should be oriented to promote privacy to the greatest extent possible.
2. Windows, balconies or similar openings above the first story should be oriented so as not to have a direct line-of-sight into adjacent units within the development. In addition, units above the first story should be designed so that they do not look directly onto private patios or backyards of adjoining residential property or units.
3. Landscaping should be used to aid in privacy screening.

E. Vehicle Circulation and Access

1. Site access and internal circulation in multi-family developments should promote safety, efficiency, and convenience. Vehicular traffic should be adequately separated from pedestrian circulation. Vehicular entrances should be clearly identified and easily accessible to minimize pedestrian/vehicle conflict.
2. Principal vehicular access into multi-family developments should be through an entry drive rather than a parking aisle.
3. The number of site access points or driveway aprons shall be minimized for aesthetic purposes, to achieve efficient and productive use of paved accessways, and to eliminate traffic hazards. They should be located as far as possible from street intersections (a minimum distance of 100 feet is recommended) and should be coordinated with existing or planned median openings and driveways on the opposite side of the roadway. Common driveways that provide vehicular access to more than one site are encouraged.
4. When possible, and especially for properties containing more than 150 feet of street frontage, landscaped islands shall be incorporated into the driveway entry area to separate driveway lanes for ingress and egress. Continuous driveways, uninterrupted by landscaping are not permitted.
5. Continuous circulation should be provided throughout the site to the greatest extent possible. Dead-end driveways should be minimized. Adequate areas for maneuvering, stacking, and emergency vehicle access should be provided.

6. Project entries and driveway areas should contain design features, including landscaping and textured paving, to break up the expanse of paving in a project. Paving materials should complement the architectural design. The use of stamped concrete, stone, brick, pavers, exposed aggregate or color concrete is encouraged. Long, uninterrupted broom finished concrete should be avoided. The use of asphalt for driveways and walkways is prohibited.
7. Alley improvements should coincide with site planning to minimize alleyway deterioration and address problems such as debris, safety, and any nuisance odors or hazards.



Use decorative paving and landscaping to facilitate pedestrian access at project entries.

F. Parking

1. Parking for multi-family developments shall be provided on site in on-grade or underground structures, parking courts, carports, or attached garages. Adverse visual impacts from parking areas, carports, structures, and garage doors on the residential character of the street or project site should be minimized through proper siting and design.
2. Parking shall be located within close proximity to the building and located to the rear of the parcel wherever possible. Parking shall be designed to avoid awkward turning maneuvers and the backing of vehicles into public streets.
3. Parking should not occupy more than 30% of any linear street frontage. Parking is not allowed in the setback areas.



Underground parking for multi-family developments is strongly encouraged.

4. Except for townhome projects with attached garages, all multi-family parking should be in efficient, multiple stall configurations. Large multi-family parking areas should be divided into a series of connected smaller parking courts. Long runs of parking spaces are discouraged.



Unacceptable carport design.

5. Parking courts should be treated as important spaces whose character is clearly defined by landscaping, lighting, building massing, and pedestrian/vehicular circulation areas. Parking courts should be separated from buildings by a walkway (minimum 4 feet wide) and landscape strip (minimum 7 feet wide).

6. Carport structures should be architecturally compatible with the design of the main structures in the project. Carport roofs visible from buildings or streets should incorporate roof slope and materials to match adjacent buildings. Pitched roofs for carports are strongly encouraged. Flat aluminum carport structures are prohibited, particularly in long interrupted runs. Carports shall meet setback and building separation requirements.



Acceptable carport design.

7. If tuck-under parking is provided, the first floor of the residential units shall not occur more than 4 feet above the finished street/sidewalk grade level. Parking may need to be below grade or occur behind the living spaces. These parking areas shall not be visible from the street.

8. The visual impact of parking courts, carports, and parking structures shall be mitigated with landscaping. Landscaping materials should have adequate room to grow and be protected from abuse by cars. Continuous 6-inch concrete curbs shall be provided as wheel stops where parking adjoins landscaping.



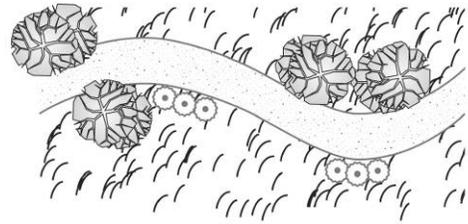
Provide pleasant pedestrian walkways throughout the project that are well defined by landscaping, lights, and decorative paving.

9. Bicycle parking shall be provided for multi-family developments, pursuant to the requirements of the Zoning Code.

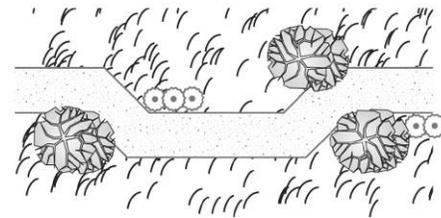
G. Pedestrian Circulation

1. Multiple-family developments shall include pedestrian walkways. Pedestrian circulation should be adequately separated from vehicular traffic. Pedestrian entrances and walkways should be clearly identified and easily accessible to minimize pedestrian/vehicle conflict.

2. Pedestrian walkways should link dwelling units with common open space and recreation areas, parking areas, and the street at the project entries. Where possible, multi-family developments should incorporate pedestrian connections to adjoining residential and commercial projects, and other compatible land use facilities.



3. Pedestrian walkways should be safe, visually attractive, and well defined by landscaping and lights. Use of varied surfaces and decorative paving is encouraged. At a minimum, decorative paving should be used to delineate crossings at circulation drives and parking aisles.

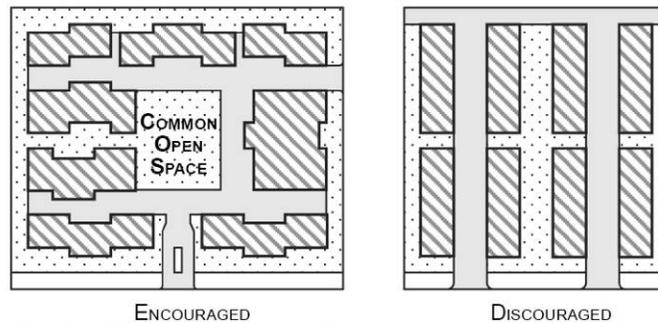


Offset and curvilinear pedestrian walkways are strongly encouraged.

4. Curvilinear and offset paths provide a more inviting and interesting experience and are generally preferred over long, straight alignments. Paths which traverse open space areas are encouraged.
5. Pedestrian walkways should be a minimum of 4 feet in width.
6. Pedestrian access to the first floor units should be via traditional residential front doors. Entry walks from the sidewalk to the front door should reflect the residential character of the project. The width of entry walks should not exceed 5 feet.
7. Transit shelters should be provided near major concentrations of residents. As far as feasible, where a transit stop is planned adjacent to a project of at least 5 acres in size, the developer should coordinate with the transit district to determine a suitable location for a transit shelter on-site. Freestanding shelters should be integrated architecturally with the project with respect to color, materials and architectural style to the extent allowed by the transit provider.

H. Open Space

1. Residents of multi-family developments should have safe and efficient access to usable open space for recreation and social activities. The design and orientation of these areas should take advantage of available sunlight and should be sheltered from the noise and traffic of adjacent streets or other incompatible uses.
2. Open space areas should be provided in large meaningful and useable areas, pursuant to the requirements of the Zoning Code.



Orient buildings to create useable open space in a convenient location.

3. Common open space areas should be convenient to the majority of dwellings and should be secure and visible from dwellings to ensure safe use. Common open space areas should contain amenities appropriate to the project's size; i.e. pools, spas, recreation buildings are encouraged for large projects, while barbeque areas and gazebos, may be more appropriate for smaller projects. Children's play areas shall be sited to be visible from residential units.



Provide quality landscaping, lighting and architectural detailing in common and private open space areas.



Barbeque areas, gazebos and green pocket parks are appropriate for smaller projects.



Pools, spas, and other recreational amenities are encouraged for larger projects.

4. Private open space should be contiguous to the unit they serve and should be screened from public view for privacy. All balconies and patios that front a public street should be substantially enclosed to screen items being stored on the balcony or patio.

I. Fences, Walls, Gates and Hedges

1. Walls and fences should be planned and designed as an integral part of multi-family development, and should be consistent with the landscaping and building design.



Use balconies to articulate buildings and provide private open space.

2. If street fencing is required for security reasons, decorative types of view fencing, such as wrought iron, are encouraged. Solid fencing, such as stucco or masonry, is strongly discouraged when they will block the view of the buildings or provide hiding places.
3. Perimeter walls or fencing that do not front a public street should be of decorative masonry (split-face block, plaster/stucco finish), decorative metal (wrought iron), wood, hedges, or a combination of materials. They should be designed in a style, material and color to complement the development. Both sides of walls should be architecturally treated.
4. Tiered planting should be provided adjacent to project perimeter walls along street frontages to soften their appearance.

5. Walls should be eliminated or sited to provide additional setback areas at project entries to accommodate landscaping, ornamental gateways, signage and street furniture.
6. Wall sections greater than 50 feet in length fronting a street shall incorporate at least two of the following design features, in proportion to the length of the wall:
 - A minimum 2-ft. change in horizontal plane for at least 10 feet.
 - A minimum 18-inch change in height for at least 10 feet.
 - A minimum 18-inch high raised planter for at least half the length of the wall.
 - Use of pilasters at 25-foot maximum intervals and at changes in wall planes.
7. Gates or comparable design solutions should be provided in perimeter walls or fences to allow emergency access and facilitate convenient pedestrian access to activity areas and adjacent uses.
8. Walls should be curved or angled at corner locations along street frontages to allow sight line views around the corner.
9. Barbed wire and spike-tipped fencing are prohibited. Chain link fencing is prohibited in any front yard or street side yard.

J. Exterior Lighting

1. Every multi-family project shall have adequate lighting to provide for security and visibility. Site lighting should not be pervasive or impact surrounding or neighboring properties. The type and location of site and building lighting should preclude direct glare onto adjoining property, streets, or skyward. All lighting fixtures must be shielded to confine light spread on-site.
2. The design of all exterior light fixtures shall be compatible with the building's architecture.
3. Photosensitive off/on switches are strongly encouraged for energy conservation and safety. Use energy-efficient ENERGY STAR® certified lighting fixtures and equipment when possible. Use energy-efficient means of lighting, including light sensors, low-voltage lighting, fiber-optics and solar lighting where applicable.
4. Pedestrian scale/decorative lighting along walkways and driveways is strongly encouraged. "High mast" poles are discouraged.
5. Main entrances to parking areas or buildings should have strong architectural lighting, particularly for project name or addresses.
6. Open spaces should be adequately lighted with durable low maintenance fixtures.

7. The location of light fixtures should correspond to anticipated use. Lighting of pedestrian movement paths should illuminate changes in grade, path intersections, seating areas and any other uses along the movement path that, if left unlighted, would create an unsafe situation.
8. Night lighting of buildings is encouraged, but should be accomplished in a selective manner, avoiding overall building illumination that produces an undesirable look. Night lighting of buildings may be used to highlight special building features, emphasize repeated or decorative features, and use the juxtaposition of light and shadow to articulate the building facade.
9. Consider Crime Prevention Through Environmental Design principles in light fixture placement. Security lighting should be placed strategically to limit light pollution and glare. Bright white lighting is discouraged. High beam or spotlights are not allowed.

K. Refuse and Recyclable Collection Facilities

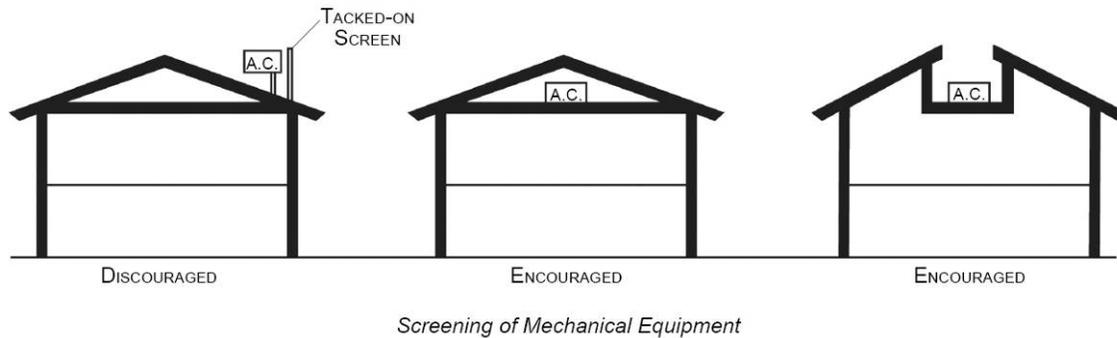
1. Decorative treatment of refuse and recyclable collection and storage enclosures shall be used to minimize the adverse visual impact of these areas. Refuse disposal areas, including dumpsters, shall be screened from view by a 6-foot high enclosure with gates. Refuse and storage enclosures shall be architecturally compatible with the project design, and landscaping shall be incorporated into their design to screen them and deter graffiti. Screening materials shall consist of fences, landscaping, and/or berming, and the use of natural terrain where possible.
2. Refuse enclosures should be located for the convenience of the residents and should be easily accessible for refuse and recyclables collection, but should not impede circulation during loading operations. They should be designed to avoid areas that are dark or hidden from view of residents or neighbors.

L. Utility and Mechanical Equipment

1. All mechanical equipment shall be screened from view. Utility meters, transformers, backflow devices and equipment should be placed in locations that are not exposed to view from the street or they should be suitably screened. All screening devices should be compatible with the architecture and color of the main building(s) and should not look like a "tacked on" addition.
2. Roof mounted equipment should be avoided.
3. All antennas should be placed in building attics or interiors. All new units should be pre-wired to accommodate cable reception. Satellite dishes should be located away from public

view and should be considered early in the design process in terms of location and screening from view from the street and from common recreation areas.

4. All vents, gutters and downspouts, louvers, exposed flashing, etc. should be treated as design elements and be compatible with the rest of the building, or hidden from public view.

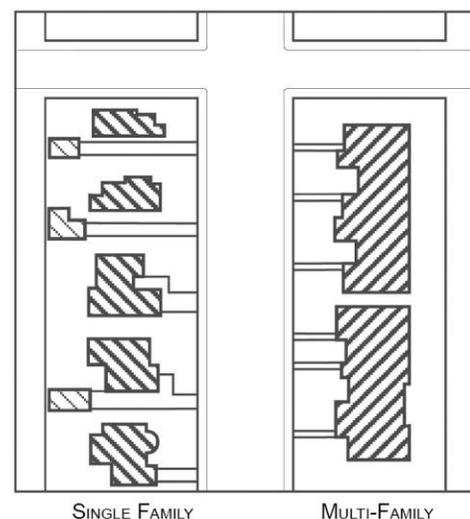


III. ARCHITECTURAL DESIGN GUIDELINES

While there is no specific architectural style required for multi-family residential structures in Baldwin Park, high quality, innovative architecture is strongly encouraged. The primary focus is to develop a high quality residential environment. The architectural style and design of building elements should be consistent within the development and complimentary with the neighborhood in terms of scale, materials, and color, but it does not need to copy or duplicate existing structures. Variation of building styles produces healthy design diversity and is encouraged. If a neighborhood has a particular style throughout that has historic value, new structures should comply with that style. New projects should meet or exceed the standards of quality which have been set by surrounding development and contribute to the improvement of the area.

A. Scale and Mass

1. The scale and mass of a new multi-family residential development should be consistent with neighboring developments and not overwhelm them with disproportionate size or a design that is out of character.



Similar scale and massing visually "break up" large buildings.

2. Larger multi-family projects should avoid massive apartment-type structures. Windows shall be provided facing the street for all units adjacent to the street to break up massing and to contribute to “eyes on the street” which helps neighborhood security.
3. Heights of individual buildings should be varied to reduce building mass by using a combination of single-level and two story units, as well as varying the roof pitch within a project.
4. As the vertical height of a building increases, it should increasingly step back from the street (i.e. when possible, the second story of a building should be set back further than the first floor).
5. Buildings located on properties directly adjacent to an R-1-7,500 or R-1 property shall be designed to provide a transition between the two zones; i.e. the units directly adjacent to the street should be of a single story design if the adjacent R-1-7,500 and R-1 neighborhoods is developed primarily with single-story homes.

B. Building Articulation and Detailing

1. Individual units should be articulated to diminish the massing of large structures and be compatible with the scale of surrounding development. Building design shall avoid large monotonous facades, long straight line building fronts, plain box shapes, and barren exterior treatment.
2. Avoid designing buildings that are longer than 125 feet. Facades of multi-family buildings should be divided into shorter modules a maximum of 30 feet in width to give the appearance of an assemblage of smaller structures, with each of the units individually recognizable. This can be accomplished through the use of porches, balconies and architectural projections; varied unit setbacks within the same structure; staggered or jogged building planes; and a mix of different unit types within the same unit cluster. Units can be further articulated by the rhythm and pattern of windows and doors. The use of mansard roofs or segments of pitched roof applied at building’s edge is not an acceptable method to provide articulation.



Avoid large monotonous facades, plain box shapes, and barren exterior treatments.

3. When located adjacent to lower-density residential zones, the bulk of multi-family developments can be imposing on adjacent residential uses. This necessitates that the scale of projects be considered within the context of their surroundings. Buildings of greater height may require additional setbacks so as not to dominate the character of the neighborhood. Buildings of greater mass should be separated into smaller units that better resemble single-family homes.

4. For projects that front arterial streets, the street floor building level should be raised between 2 and 4 feet to protect the privacy of ground floor units.

5. Distinctive architectural elements, materials and colors should be used to denote primary building entries or individual unit entries.

6. Awnings, moldings, pilasters and comparable architectural embellishments are encouraged.

7. The incorporation of balconies, porches and patios within multifamily structures is encouraged to break up large wall masses, provide offsets between floors on multi-level buildings, and add human scale to structures.

8. Exterior stairways should be designed as an integral part of the architecture of a project and should incorporate solid wall portions, columns, and/or a decorative balustrade. They should be of the same materials, color and detail of the building. Thin-looking, open metal, prefabricated stairs shall not be used. Design of railings and steps should be varied from unit to unit if possible, but must maintain continuity.



Articulate buildings with architectural detailing, balconies and porches, staggered building planes, and varied roof lines.



Design project entrances with distinctive architectural elements, materials, and landscaping.

C. Height and Roof Lines

1. Roof lines should be segmented and varied within an overall horizontal context. Varying heights are encouraged. Combinations of one, one and a half, and two story units create variation and visual interest, and are encouraged. Flat roof design should be avoided.
2. In some cases, it may be desirable to “step back” the upper stories of new multi-family buildings to “scale down” facades that face the street, common space, and adjacent residential structures.
3. Hipped or gabled roofs covering the entire building are preferable to mansard roofs and segments of pitched roofs applied at the building’s edge.
4. The roof pitch for a porch may be slightly lower than that of the main building.



UNACCEPTABLE ROOF TREATMENTS

Avoid mansard roofs and segments of pitched roofs applied at the building's edge that appear "tacked on."

D. Doors and Windows

1. The placement and relationship of doors and windows is important in creating a unified building composition. Wherever possible, window sizes should be coordinated vertically and horizontally and window design should be consistent in terms of style and general arrangement on all building sides.
2. All doors and windows should be related with the chosen architectural style. Windows with widely varying styles are strongly discouraged. The selected material for all doors and window frames should be consistent with the architectural style.
3. For new multi-family developments, double glazing should be used consistent with energy code requirements.
4. Knockers or door bells should be provided on doors. Entrance doors should provide viewers for safety and security.



Coordinate windows vertically and horizontally to create a unified building composition.

5. Shutters, trim and moldings on windows are encouraged. Proposed window mullion widths, window trim or surrounds, material, and type should complement all existing windows. Mullion widths should be in scale with the windows and the structure. Wider trim, such as 1x4's and 1x6's, is preferred to narrower trim, such as 1x2's.
6. Raw or clear anodized aluminum window frames are strongly discouraged.
7. Operable windows should have screens so they can be used for ventilation.

E. Materials and Finishes

1. The building and its elements should be unified by textures, colors and materials. Materials should be consistently applied and should be chosen to work harmoniously with adjacent materials. Piecemeal embellishment and frequent changes in materials should be avoided.

2. Buildings should be treated as a whole and finished appropriately on all sides to provide continuity. Materials tend to appear substantial and integral to the structure when material changes occur at changes in plane. Material changes not accompanied by changes in plane appear "tacked-on" and are strongly discouraged.



UNACCEPTABLE

Avoid low quality materials that are "tacked on" to the building.

3. Exterior columns for trellises, porches or colonnades should utilize materials and colors that are compatible with the adjacent building.
4. Exposed gutters and downspouts should be colored to match fascia or wall materials, unless designed as an outstanding architectural feature of the overall theme.
5. Accessory and service structures, such as carports, detached garages, recreational buildings, laundry facilities, and storage structures, should be designed as an integral part of the project architecture and should be similar in material, color, and detail to the primary buildings.
6. Building materials should be high quality, durable, and require low maintenance.
7. Natural materials are encouraged. Materials such as brick, stone, copper, etc. should be left in their natural colors. Synthetic materials made to simulate natural wood and masonry are discouraged.
8. Stucco and plaster finishes should be consistent with the architectural style of the structure. The use of very rough, "knockdown" stucco finishes is strongly discouraged.

9. The use of sustainable building materials is strongly encouraged. This includes using quality materials with a long lifespan, selecting materials that are not energy-intensive to manufacture, using building products made from recycled materials, and repairing and maintaining well-built existing structures to the fullest extent possible.

F. Roofing Materials

1. Roofing materials should be compatible with the architectural style and design of the structure.
2. Durable and safe roofing materials, such as 40-50 year asphalt composition, tile, slate and fiber-cement, are encouraged because of their low maintenance and consistent appearance over time.
3. Natural barrel clay tile roofs should be replaced with the same material. For repairs, remodels, and additions, care should be taken in the selection of material and installation to match as closely as possible the color of the “aged” tiles, so that the finished roof does not have a patched look.
4. The colors of natural roofing materials, such as barrel tiles and slate should be left natural and not be altered by staining or painting. Colors of synthetic roofing materials should simulate natural materials and should be consistent with the architectural style of the project.
5. The blending of more than two colors on a roof is discouraged. However, two colors may be acceptable provided that one of the colors is clearly used more frequently than the other. Roofing materials with glossy surfaces appear unnatural and are strongly discouraged.

G. Color and Texture

1. For most architectural styles, the number of colors on the exterior should be limited to a maximum of three, with an additional contrasting color for accent. In general, the lighter colors should be used for the main body, with darker shades for trim and accent. The larger and simpler the building design, the more subtle the color should be to reduce the massiveness of large wall planes.
2. Earth tones are best suited and are appropriate for most of the architectural designs found in the city. The use of strong or bright, unnatural colors, including the bright “white-on-white” color schemes for exterior stucco, wood siding, trim doors and shutters, should be avoided. However, the use of strongly contrasting, natural colors can be appropriate for accent use, such as for shutters and doors.

3. Color and finishes on exteriors of all elevations of a building should be coordinated to provide a total continuity of design. Unusual patterns and color schemes should be avoided. Garish, non-harmonious, or out-of-character colors should not be used.
4. The blending of compatible colors in a single facade or composition is a good way to add character and variety, while reducing, or breaking up the mass of a building. Lower wall wainscots and built-up or recessed reveals may be employed to add interest and break up vertical monotony.
5. Details such as trim, shutters, posts, etc. should be articulated by the use of color, texture or both.

H. Noise Impacts

1. Units within the project should be adequately insulated to protect residents from noise intrusion from adjoining units. In addition to insulation between common walls, vertical insulation on exterior walls and from floor-to-floor should be provided.
2. Loading docks, service entries, mechanical equipment and recreational play areas should be sited as far away from adjoining single-family properties as reasonably possible.
3. Projects adjacent to major arterials or railroad tracks should incorporate additional noise mitigation measures to protect residents. Mitigation measures include, but are not limited to, double-glazed windows, sound walls, and earth berms.

IV. LANDSCAPE DESIGN GUIDELINES

Landscaping shall be an integral part of the site design for multi-family developments. Landscaping helps to frame and visually soften the development and its perimeter walls or fences, provides a buffer between neighboring properties, and provides shading and cooling of adjacent units. It should also be used to define and accent specific areas (e.g. building entrances, recreation areas), define the edges of a project, and screen parking and storage areas. When designed appropriately, landscaping acts as a unifying element within a project to obtain a cohesive appearance, to help achieve compatibility of a new project with its surroundings, and to enhance the overall residential environment and streetscape.

These guidelines for landscaping for multi-family developments are in addition to the landscaping standards set forth in the Zoning Code and the requirements of the Landscape Design Manual.

A. General Landscape Guidelines

1. A variety of landscaping materials, textures, colors and forms shall be used, including trees, shrubs, ground cover, flowering plants, boulders, rocks, walls, textured surfaces, trellises and other elements.
2. Landscaping around the building perimeter is encouraged. Vines and climbing plants are encouraged to visually soften buildings, trellises, and perimeter walls.
3. Planting informal groupings or rows of specimen trees (36-inch box or more) is encouraged to emphasize major focal points in the development.
4. Locate trees to create canopy and shade, especially in parking areas, open space areas and recreation areas.
5. Use berms, plantings, and walls to screen parking lots, trash enclosures, storage areas, utility boxes, etc.
6. Landscaping should be protected from vehicular and pedestrian encroachment by raised planting surfaces and the use of curbs.
7. Gravel or astroturf, is not allowed as a substitute for plant materials.
8. Plant materials should be placed so that they do not interfere with lighting of the premises or restrict access to emergency apparatus such as fire hydrants or fire alarm boxes. Trees or large shrubs should not be planted under overhead lines or over underground utilities if their growth might interfere with such public utilities.
9. If the neighborhood pattern includes a planting strip along the street, any new multi-family development should provide a similar planting strip appropriately planted with trees and greenery. A planting strip is a tremendous visual asset to the street.
10. Low maintenance, pest and disease resistant plants should be used.



Use landscaping in multi-family developments to visually soften the development and enhance the streetscape environment.

B. Preservation of Existing Trees

1. Where feasible, existing trees shall be maintained and cared for. The design and siting of buildings in a multi-family development should take into account all established trees in

order to avoid unnecessary removal. In addition, the root systems of established trees should be protected when siting a dwelling or accessory structure and during construction.

2. Street trees are particularly important and should be considered before other factors in the design. Street trees provide residents with the beauty and comfort of shady streets and sidewalks and contribute to the overall character of the neighborhood. The removal of street trees is prohibited.

C. Sustainable Landscape/Hardscape

1. Permeable paving systems that allow rainwater to penetrate into the soil rather than running off into the street should be used. Stones and other materials found on site should be reused in the landscape design to conserve resources. Recycled content materials, salvaged materials, and sustainably harvested forest products are encouraged.
2. Native and drought tolerant plants are strongly encouraged. Because turf requires high water use, it should be used sparingly where possible. If turf is used, drought resistant varieties are strongly encouraged.
3. Water-efficient irrigation systems, such as low flow and drip equipment, shall be used. Rain sensors are required on all irrigation systems. When feasible, provide on site rainwater storage (such as capturing rainwater from the roof) to use in landscape irrigation.
4. Plants with similar watering needs should be grouped (on the same irrigation valve). High and low water use plants should be separated.
5. Refer to www.bewaterwise.com for additional recommendations for conserving water in landscape irrigation.

D. Landscape Architectural Features

1. Landscape architectural features such as fountains, pilasters, walls, and fences should be compatible with the architectural style and materials of the development, as well as the character of the neighborhood.
2. Landscape architectural features should be incorporated into the overall design concept, particularly at project entrances, open space and recreation areas to complement and enhance the development.

E. Landscape Lighting

1. Landscape lighting should complement and enhance the architecture and landscape of the development. Landscape lighting should be designed so that the light source is not visible. Lighting fixtures should be screened behind landscape features.
2. Landscapes should utilize discrete uplighting to illuminate planting and various landscape elements and to accentuate building facades and architectural details. Uplighting on walls of the structure help define space and create visual interest, while providing comfort and security.
3. Landscape illumination should be aesthetically pleasing and minimal. It should not flood the landscape with excessive light or spill into adjacent properties.