

MULTIFAMILY DWELLINGS

Development Standards

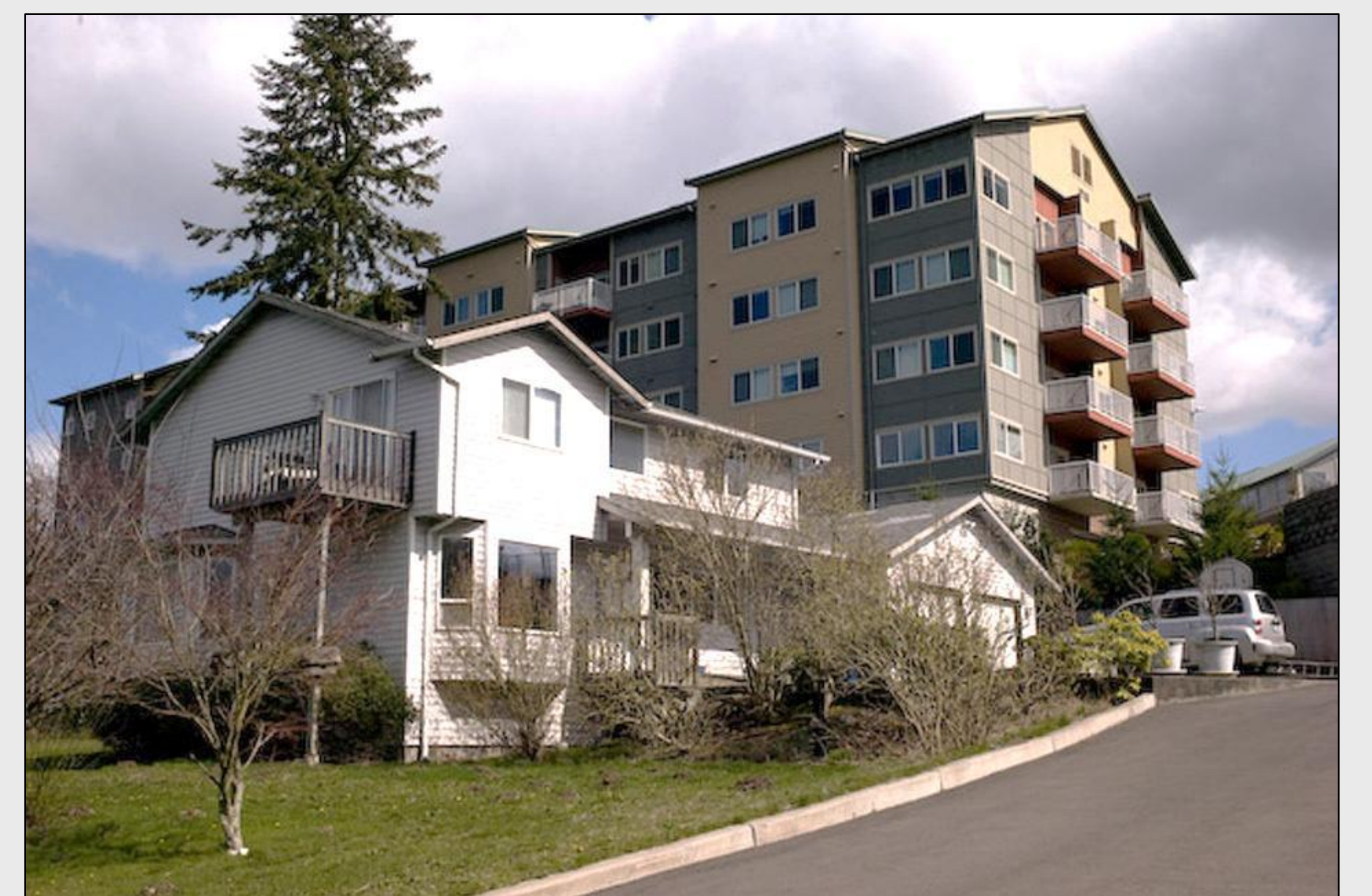


Why are MFR Development Standards Important?

- In combination, they establish and protect the desired character of a neighborhood by:
 - Allowing flexibility to use a variety of building styles.
 - Ensuring compatibility with existing development.

Problems to Solve

- Current development standards overly restrict size and building type.
- There are no standards to make sure new development is respectful of its neighbors in the same zone.
- There are no standards to ensure a graduated transition between buildings in lower-density and higher-density zones.

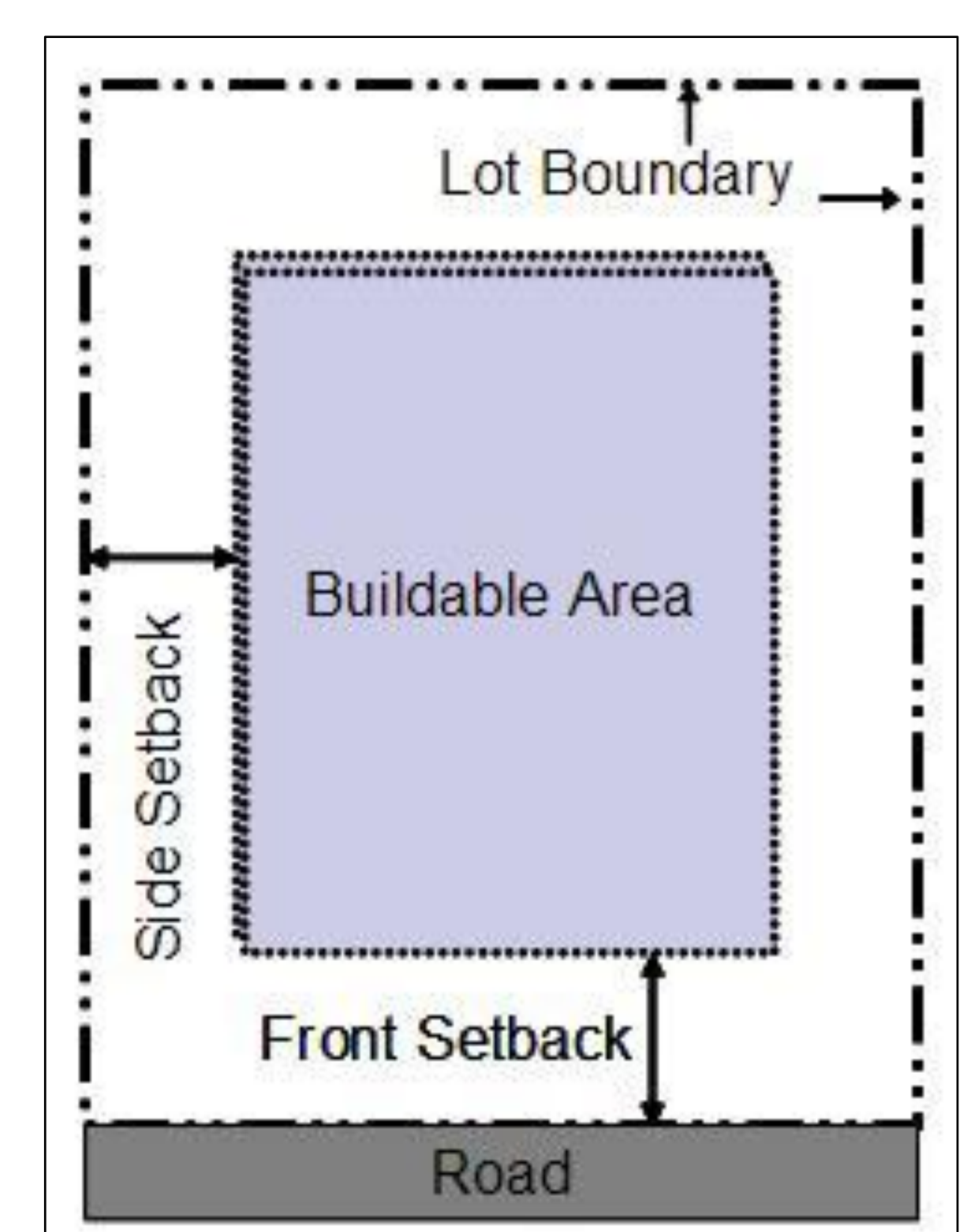
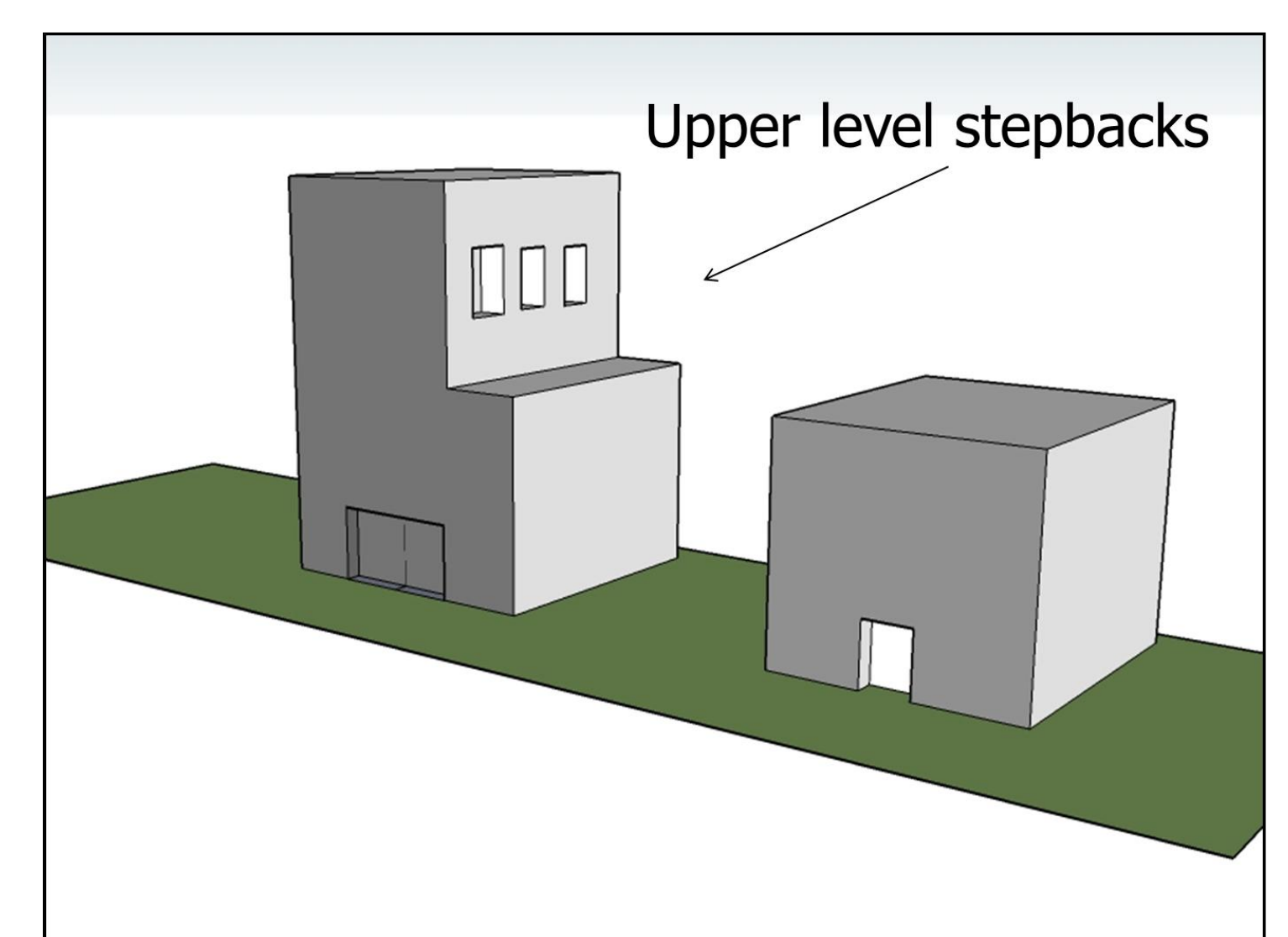


This multifamily building is much taller than its single-family neighbor.

Tools We Can Use

Development standards including:

- **Stepbacks:** A horizontal offset of a building that moves a portion of the façade further away from the lot line. Stepbacks provide a transition of scale between buildings of different heights, and can reduce the visual impact of larger buildings.
- **Setbacks:** The required distance a building must be set back from the property lines. Setbacks help determine the size of buildings, and ensure that each property has areas for grass and trees, access to sunlight, and private open space.



MULTIFAMILY DWELLINGS

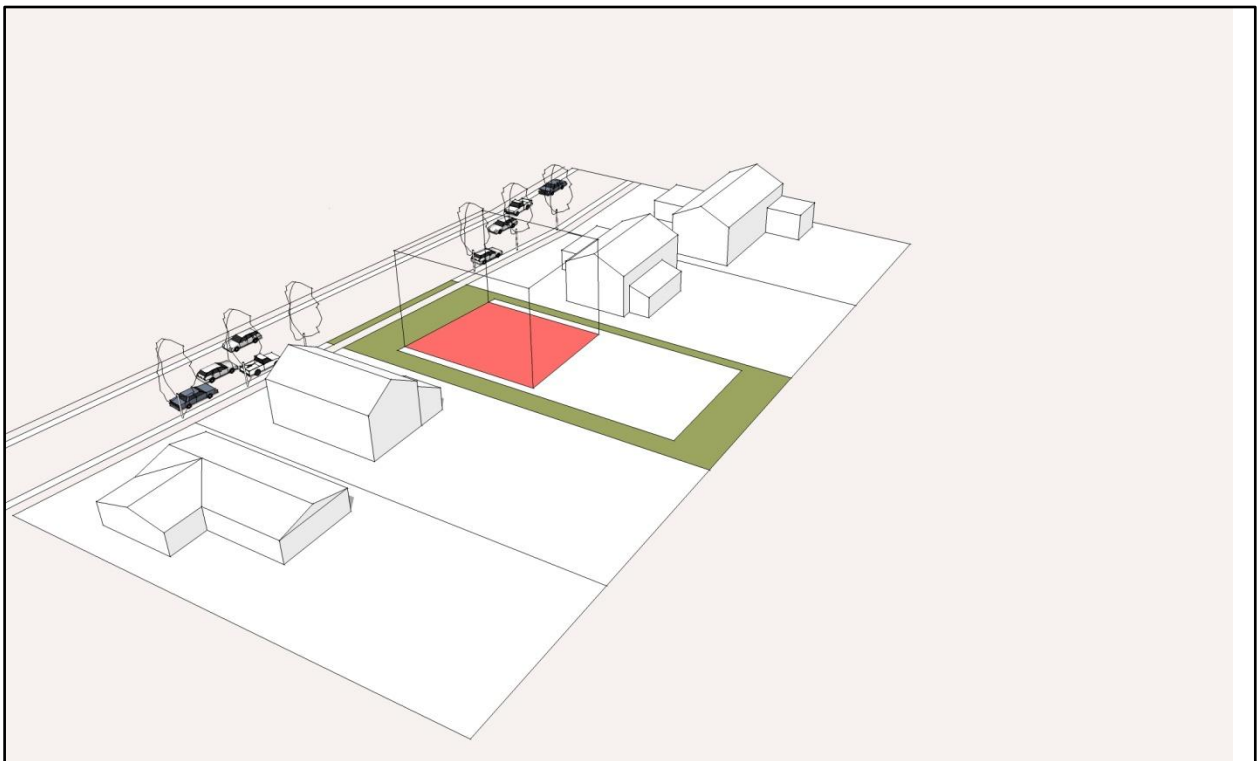
Development Standards



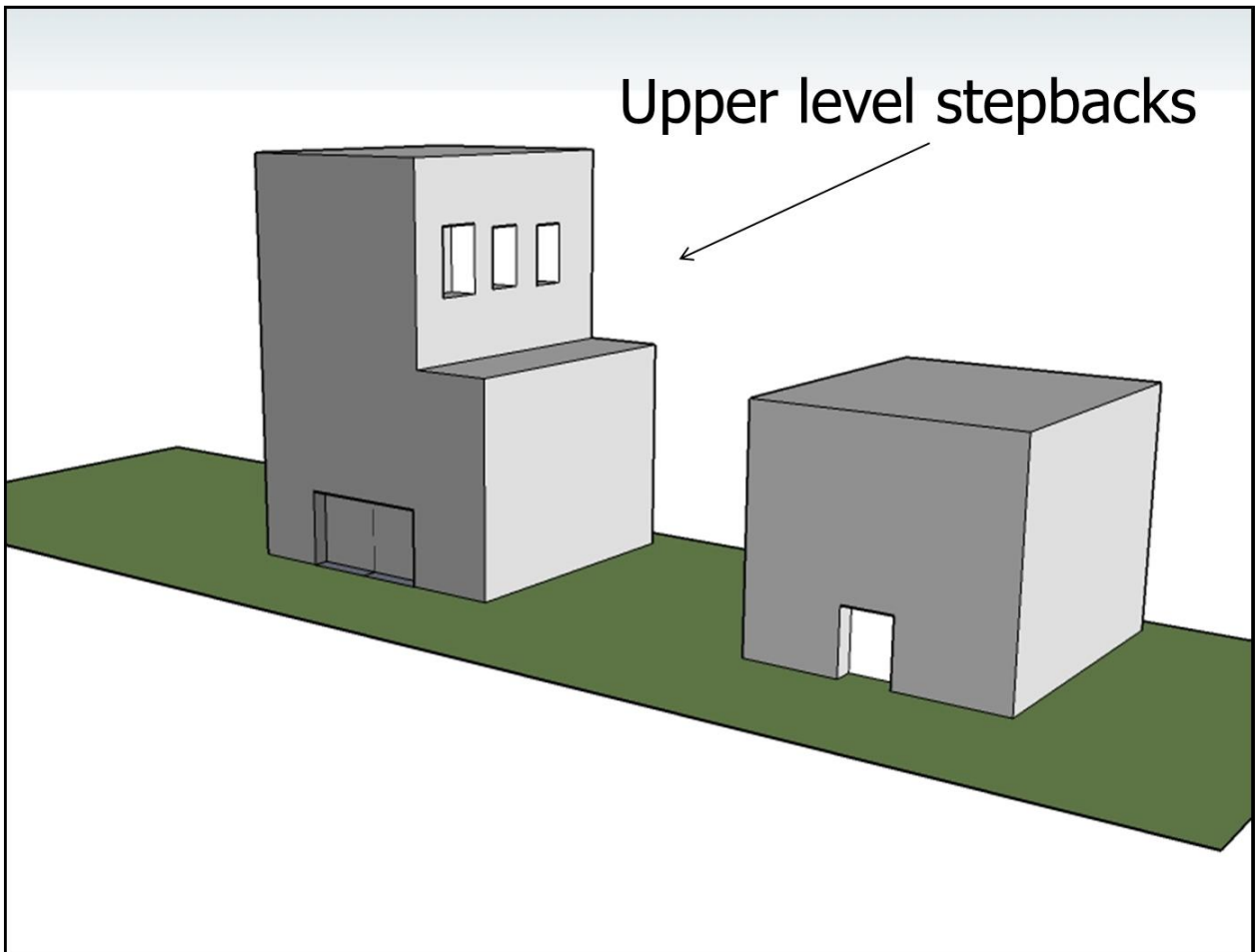
Key Recommendations

- Compatibility between buildings in the same zone.**
 - Setbacks.** Require additional side yard setbacks for multifamily buildings that exceed a certain side wall area.
 - Stepbacks.** Require upper story setbacks for multifamily buildings that exceed a certain side wall area.
- Transitions between zones.**
 - Height.** Within transition areas, height limits for multifamily buildings are equal to the adjacent single-family residential zone.

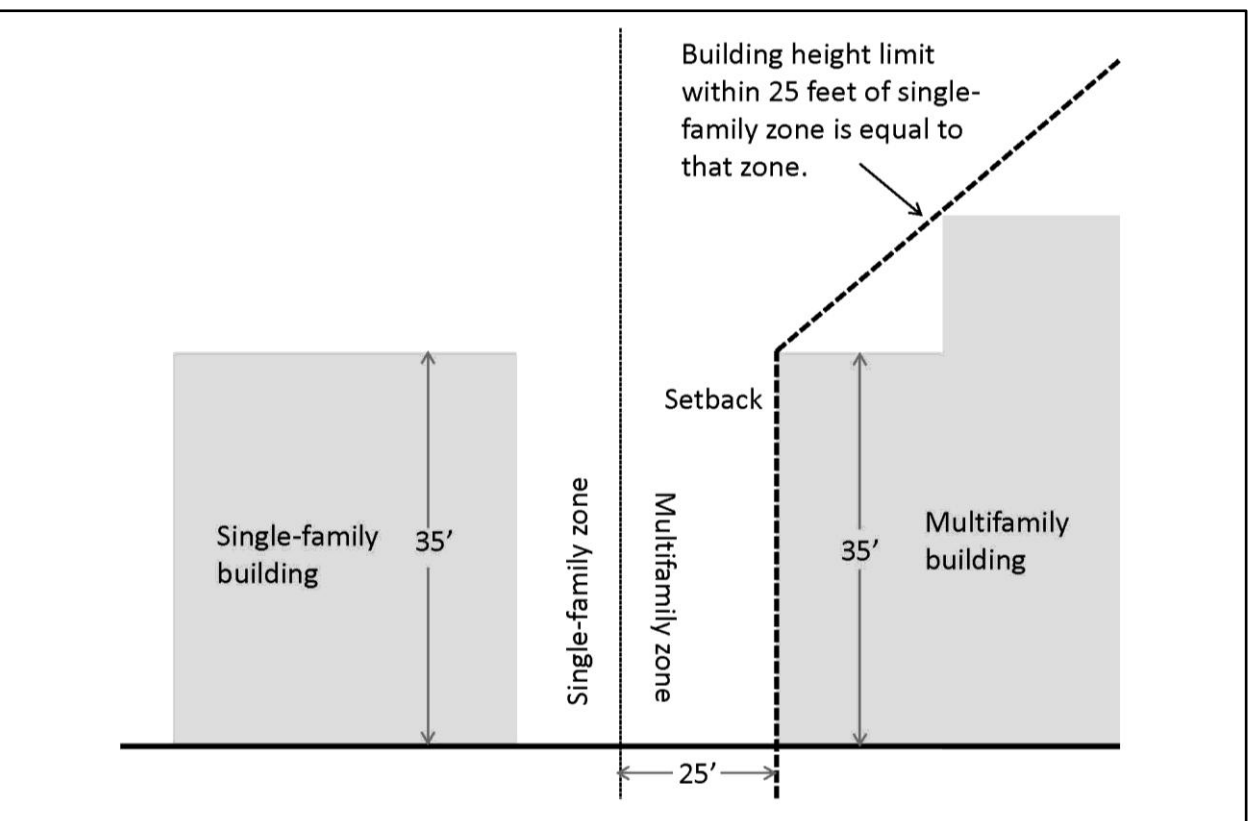
Additional side yard setbacks for larger buildings.






Stepbacks for buildings with large side facades.



Height is restricted within a certain distance of a single-family zone.



Anticipated Results

Recommendation	Example of a building that would be approvable	Example of a building that would NOT be approvable
Setbacks.	<p>This multifamily building is separated from its neighbors by a vegetated buffer.</p> 	<p>The side of this multifamily building would need to be set back further from its smaller neighbors.</p> 
Stepbacks.	<p>This multifamily building (right) steps back next to an adjacent 1.5 story building.</p> 	<p>This multifamily building does not step back next to the existing 1.5 story house.</p> 
Height.	<p>This multifamily building responds to the maximum height of the adjacent single-family residential zone.</p> 	<p>This building does not respond to the maximum height of the adjacent single-family residential zone.</p> 