

# Multi-Family

All standards specific to the outlined PUD district:

Maximum Number of Buildings	15
Maximum Number of Dwelling Units	250
Minimum Front Yard Set Back	Arterial: 60 feet Local: 40 feet
Minimum Rear Yard Set Back	30 feet
Minimum Side Yard Set Back	50 feet
Minimum Lot Size per Unit	1 Bedroom - 4000SF 2 Bedroom - 5000SF 3 Bedroom - 6000SF
Minimum Lot Width	100 feet
Minimum Lot Frontage	50 feet
Maximum Building Height	65 feet
Maximum Lot Coverage	65%
Required Open Space	12 %
Minimum Parking	1.5 Parking Space / Dwelling Unit

**ARCHITECTURAL STANDARDS:**

A. CHARACTER EXHIBIT. The enclosed character exhibit is incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the PUD District. To ensure a cohesive architecture within the district, these designs and elevations will be held as a reference for architecture in this area. Elevations may be modified or added with approval.

B. MULTIFAMILY DESIGN. All new multifamily developments (apartments, townhomes) of three (3) units or more shall require development plan review and are subject to the following standards. Multifamily Development in the CB District may be subject to additional design guidelines in Section 6.3 Downtown Overlay District.

1. Layout and Site Planning

- a. Topography. Buildings shall be sited in relation to topography of the site, which minimizes cut and fill and limits maximum on-site slope to ten percent (10%).
- b. Attempts shall be made to preserve existing vegetation and natural features.
- c. Building Orientation. Multifamily building(s) shall be oriented to the street, a common open space, or clustered to form neighborhoods. Multifamily buildings shall not be oriented to parking lots. Accessory buildings (including residential garages, storage buildings, etc.) shall be located behind the principal building. No principal or accessory building shall have service doors, garage doors, loading doors, or similar service entrances opening toward or oriented to the street.

d. Buildings shall be located so that the window to window distance shall not be less than forty (40) feet, with said distance to be measured by a line perpendicular to the plane of the surface of said window. This distance may be reduced to not less than thirty (30) feet for an exposure where a room is a bathroom or laundry/utility room, or is used as a community or group meeting room or for a similar purpose.

e. Individual buildings shall be located to avoid more than two (2) buildings with parallel orientations to a public street. Vary the orientation to lessen the massing. The maximum length of a multifamily building shall not exceed 200 feet.

f. Off-street parking, driveway, drive aisles, carport, garage or service facilities may encroach into the side or rear yard as specified in Section 7.10 Accessory Uses and Structures, but shall be no closer than ten (10) feet to any lot line. In no event shall parking be located in the required front yard nor encroach into any required landscaping

2. Open Space. All new multifamily developments shall provide a minimum of twelve percent (12%) of the net site acreage as usable common open space for active or passive recreation.

a. The following areas shall not count toward open space.

- 1) private yards, patios
- 2) streets, drives or parking areas
- 3) land areas between buildings of less than 40 feet
- 4) required perimeter setbacks
- 5) Detention / Retention facilities unless accessible by all residents of the development and usable recreation areas as determined by the Planning and Zoning Administrator.

3. Vehicular and Pedestrian Circulation. Create a hierarchy of internal drives.

a. Drives shall be a minimum of twenty-four (24) feet wide. The City may request wider drives if on-street parking is permitted.

b. A minimum of two (2) means of access shall be provided for:

- 1) any residential subdivision with fifty (50) or more single- or two-family residential lots;
- 2) any development having one (1) or more commercial, multifamily, or industrial structure, of three (3) stories or greater in height; or
- 3) any development having three (3) or more commercial, multifamily, or industrial structures of any height.

c. The internal “street” system shall connect to surrounding neighborhood and local streets.

d. All internal sidewalks shall be a minimum of five (5) feet wide. e. All internal sidewalks shall connect to adjacent commercial areas, schools, parks, places of worship, and other points of public interest.

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## 4. Facade

a. Variation. Architectural detailing, horizontal/vertical offsets, window details and other features shall be provided on all sides of the building to avoid featureless building massing, enhance character and style, and reduce the visual scale.

b. Buildings with continuous facades that are ninety (90) feet or greater in width, shall be designed with offsets (projecting or recessed) not less than two (2) feet deep, and at intervals of not greater than sixty (60) feet.

c. Materials shall be durable. Visually heavier materials should be used as the building's foundation.

1) Exposed foundations shall be constructed of one or more of the following: a) Brick b) Stone (limestone, granite, fieldstone, etc.); or, c) Split-face, integrally-colored block or architectural precast concrete that simulates natural material.

2) Facade walls shall be constructed of any combination of the following. A minimum of thirty percent (30%) shall be masonry. , but in addition shall also include a minimum of two (2) siding styles (i.e. lap, shingle, vertical).

a) Stone;

b) Wood clapboard siding;

c) Brick

d) Stucco with smooth finish, or External Insulation and Finish System (E.I.F.S.); not to exceed twenty percent (20%) of the overall non-window facade area.

e) Cement fiber board (eg: "Hardi-plank")

3) Facade Plane projections such as the following are encouraged:

a) Veranda/balcony

b) Sunroom

c) Screened porch

d) Breakfast nook

e) Turret

4) The facades of townhomes should be detailed to differentiate individual units.

5. Entries. Entries shall be clearly defined and accented with such features as awnings, porticos, overhangs, recesses/projections, arcades, raised corniced parapets over the door, peaked roof forms and arches.

## 6. Roof

a. Minimum Pitch for pitched roofs shall be five to twelve (5:12)

b. Materials: Quality roof materials such as tile, slate, threedimensional asphalt or fiberglass shingles shall be used on all structures.

c. Minimum Eave/Overhang Width: All multifamily buildings shall have eaves or overhangs a minimum of twelve (12) inches deep.

d. Facade and Roof Articulation: Any structure with three (3) or more units shall incorporate significant wall and roof articulation every one hundred (100) feet to reduce apparent scale. Elements such as balconies, porches, arcades, dormers, cross gables, secondary hipped or gabled roofs can be used to achieve this appearance.

e. Flat roofs shall contain a cornice or moulding, and vary in height or shape every fifty (50) feet.

f. Rooftop mechanical equipment shall either be camouflaged on all sides or visually integrated into the overall design of the building. In no case shall rooftop mechanical equipment be visible from adjoining streets, residential zones or uses.

## 7. Automobile Storage

a. Garage Access: All attached garages shall provide access internally from the garage to individual units.

b. Minimum Garage Depth: Twenty-two (22) feet.

c. Minimum Garage Width: Twelve (12) feet.

d. Carport: Where established, carports shall:

1) Meet all setback standards around the perimeter of the site applicable to a principal structure.

2) Be designed in keeping with the principal structure and the materials shall be compatible with those of the principal structure.

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8. Windows. Windows are required on all sides of the building that are:

a. Adjacent to a street;

or

b. Adjacent to a common area;

or

c. Not perpendicular to the street.

9. Mechanical and Utility Equipment Screening. In the zoning district, all mechanical equipment (ground-, roof- and building-mounted, shall be screened from view. Screening can be achieved by landscaping, fences or walls for ground-placed equipment, and the use of parapet walls or other roof designs for roof-mounted equipment. Screening enclosures shall be architecturally compatible with the principal structure.

10. Fire Safety. The Building or Fire Code Official of the City of Lebanon shall have the authority to require or increase a Fire-Protection Rating in any structural assembly of an approved multifamily dwelling or mixed-use occupancy that includes a residential occupancy.

11. Dumpster and Storage Area Screening. Dumpsters and storage areas shall be enclosed with a solid enclosure that complements the architecture of the principal structure, is a minimum of six (6) feet in height, and contains a solid gate. Shrub plant material shall be provided where possible to further enhance the wall enclosure. Dumpster enclosures attached to the principal structure shall be designed as an architecturally integrated part of the principal structure.