

Code Comparison Table

(proposed SUP development standards compared with standards of the R-3L District for multifamily use and the Sign Ordinance)

| Code Citation | R-3L Multifamily Use Code Requirement | Proposed Modification with SUP | Justification |
|---|--|--|---|
| 144-3.4(b).1.xii: Distance between structures | A minimum of 30 feet between structures side by front or rear | A minimum of 15 feet between structures side by front or rear | To allow for a medium to low density residential development |
| 144-5.1-1(f)(1): Minimum dimensions and specifications for off-street parking facilities | Maneuvering space for 90-degree angle parking shall not be less than 24 feet for one-way or two-way traffic operation | Stacked parking will be provided in the garages and driveways like a typical single-family residential lot | <ul style="list-style-type: none"> - Allows ample parking for residents and visitors - Provides for a portion of the parking to be in enclosed garages as opposed to surface parking |
| 144-5.1-1(e)(5): Construction and maintenance | Any use requiring 5 or more off-street parking spaces shall be required to delineate or mark each space in a manner acceptable to the city | Parking spaces on the private drive aisles, driveways and garages will not be striped. | To allow for efficient and flexible parking to accommodate different sizes of vehicles and maintain single-family residential neighborhood feel. |
| 144-5.3-2(h): Residential buffer wall | Where multifamily use is adjacent to property zoned or used for single or two-family residential use, a 6' – 8' tall solid masonry residential buffer wall must be installed and maintained by the multifamily owner/developer as a buffer between the properties. | Allow for cedar planks as a permitted fence material. | While the property to the south is zoned APD, there is an existing single-family home. In an effort to have a consistent perimeter fence, we propose a cedar fence along this property line with the consent of the adjacent property owner |
| 144-3.4-4(b)1.ix: Density | Maximum density: 12 units per acre | Maximum density: 5.5 units per acre | To maintain a single-family residential neighborhood feel with garages and private yard areas for each unit |

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| 144-5.22-4: Exterior building materials (this code section suspended until authorized through a change in state law or case law) | 80% of the vertical walls of all buildings must be finished in one or more of the approved primary masonry materials | <ul style="list-style-type: none"> - Vertical facades shall be 100% horizontally installed or board and batten cement-based siding on all units - Cedar shall be limited to accent features - An upgraded garage door defined as a faux wood or wood clad shall be required (no regulations in the City's Zoning Ordinance pertaining to garage door characteristics) - Garages shall not be more than 60% of the house lineal footage width (there is no such regulation in the City's Zoning Ordinance) - Repetitive design and required elements (there is no such regulation in the City's Zoning Ordinance) • The project shall have a minimum of 12 different building elevations which will be placed so that identical building elevations are not on adjacent lots or directly across the street • Each home will have a functional porch on the front, | Section 144-5.22 nonresidential and multifamily design standards are not sufficient design standards for a detached single-family home product. The proposed architectural and design standards will replace this section and be replaced by these standards. This will require a more architecturally superior for-rent single-family development. |

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| | | <p>side or back. Front or side covered porches will be a minimum of 30 square feet and rear or back covered porches will be a minimum of 80 square feet</p> <p>- Yard and perimeter fencing (there is no such regulation in the City's Zoning Ordinance with the exception of the residential masonry buffer wall requirement)</p> <ul style="list-style-type: none"> Each building shall have a back yard privacy fence constructed of cedar boards, treated wood or metal posts and treated rails. <p>Perimeter fencing shall be: wrought iron, steel or aluminum, cedar boards, treated wood or metal posts, treated rails with dry stacked stone columns</p> | |
| Code Citation | Sign Ordinance Requirement | Proposed Modification with SUP | Justification |
| 106-14(a): Permanent on-premises sign regulations | Maximum area per sign for freestanding monument sign: 32 square feet. 1 freestanding monument or low profile pole sign permitted every 300 feet of street frontage | Maximum area per freestanding monument sign: 48 square feet. 1 freestanding monument or low profile pole sign permitted. | To allow for a high quality entrance to establish a sense of community |