

Proposed Code Modification Table

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

City Code Citation	“R-3L” Multifamily Low Density District Code Requirement	Development Standards Proposed for Multifamily Use with SUP
<i>144-3.4(b).1.xii: Distance between structures</i>	A minimum of 30 feet between structures sideby front or rear	A minimum of 15 feet between structures sideby front or rear
<i>144-5.1-1(f)(1): Minimum dimensionsand specifications foroff-street parking facilities</i>	Maneuvering space for 90 -degree angle parking stalls shall not be less than 24 feet for one-way traffic or two-way traffic operation	Stacked parking will be provided in the garages and driveways as is permitted for single and two-family residential uses. Amenity center parking will comply with City Code requirements.
<i>144-5.1-1(e)(5): Construction and maintenance</i>	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. Parking for the amenity center will be striped per City Code requirements.
<i>144-3.4-4(b)1.ix: Density</i>	Maximum density: 12 Units per acre	Maximum density: 5.5units per acre
<i>144.5.3-4(a)</i>	Minimum residential setback of 20 feet plus one foot for each foot of building height over 20 feet	Minimum residential setback of 25 feet plus one foot for each foot of building height over 20 feet
Code Citation	Sign Ordinance Requirement	Development Standards Proposed for freestanding sign with SUP
<i>106-14(b)(8): Permanent on-premises sign regulations-Subdivision Entry Signs</i>	Must be monument sign, or a sign on a screening or decorative wall. Max height: 6 feet Maximum sign face area: 40 square feet	Free-standing arbor style pole sign Maximum height: 8 feet Maximum sign face area: 48 square feet

Additional Proposed Development Standard for Multifamily Use with SUP	
<i>Garage Doors</i>	An upgraded garage door defined as a fauxwood or wood clad shall be required
<i>Garage Width</i>	Garages shall not be more than 60% of the building lineal footage width
<i>Repetitive Design and Required Elements</i>	<ul style="list-style-type: none"> - 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 residential building will have a functional porch on the front, side or back. Front or side covered porches will be a minimum of 30 square feet and rear porches will be a minimum of 80 square feet
<i>Yard Perimeter Fencing</i>	Each building shall have a back yard privacy fence constructed of cedar boards, treated wood or metal posts and treated rails.
<i>Perimeter Fencing for the Development</i>	Perimeter fencing for the development shall be wrought iron, steel or aluminum; cedar boards, treated wood or metal posts, treated rails with dry stacked stone columns; with the exception of the southern property boundary that is shared with the adjacent single-family residential property, where a 6-foot to 8-foot tall masonry residential buffer wall shall be constructed along the common property line