

- (5) Architectural Standards for multi-family development:
  - (a) Building facades shall incorporate architectural modulations at intervals of no more than every 25 feet.
  - (b) Buildings must have pitched roofs with a minimum of 4:12 pitch.
  - (c) No exposed concrete masonry units may be used on exterior building walls.
  - (d) Preliminary architectural building elevations shall be submitted prior to approval of rezoning or building permit.
- (6) Streets and Circulation.
  - (a) Private streets may be permitted, provided such streets meet the standards of public streets as specified in Chapter 332, Article 1.
  - (b) Adequate provision is made for vehicular traffic to and from the premises and for vehicular traffic and pedestrian traffic to and from the proposed buildings, structures and parking areas on the premises; including firefighting and police equipment and personnel, ambulance service, garbage collection service, postal service, delivery service and other public and private services and individuals who would require access to the premises.
- (7) Open Space and Recreation: In residential zoning districts, multi-family residential developments with more than 50 dwelling units shall provide a minimum of 300 square feet of open space or outdoor recreation per dwelling unit.
- (8) Parking
  - (a) Parking areas shall be screened from view of public streets by buildings or by an evergreen hedge, solid fence, or wall not less than 4 feet in height.
  - (b) If parking is provided in covered garages or carports, such parking shall be within the principal building or in separate garages that are constructed of similar materials, roof slope, and design as the principal structure.
  - (c) Required parking for multi-family developments shall be provided off-street in small parking lots grouped in bays with no more than 100 parking spaces in a non-linear area. No off-street parking space shall be more than 200 feet, by the most direct route on the ground, from a ground floor exterior entrance of the dwelling unit it intends to serve.
  - (d) Parking areas with more than 25 parking spaces shall provide at least two points of access.
- (9) Non-residential zoning districts. Multi-family developments in non-residential zoning districts shall be located on their own parcel of land, unless otherwise approved as part of a Planned Development pursuant to Chapter 212.area.

**Development Review Comments**

*The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.*

<b>Fire:</b>	< No comments received >	<b>Landscape:</b>	No comments
<b>Building Plan Review:</b>	< No comments received >	<b>Utilities:</b>	< No comments received >.
<b>Public Works:</b>	< No comments received >.	<b>Engineering:</b>	< No comments received >
<b>Police:</b>	No issues or concerns	<b>Health Dept:</b>	< No comments received >

**Attachments:**

- |                         |                     |
|-------------------------|---------------------|
| Letter of Authorization | Site Plan           |
| Zoning Location Map     | Building Elevations |
| Future Development Map  | Floor Plan          |
| Aerial Location Map     | Example photos      |
| Project Narrative       |                     |