New City Ordinance to Ensure Quality in Multi-Family Residential Communities
WHY A NEW ORDINANCE?

- Resident concerns about quality of multi-family developments; “no junk, no cheap stuff”
- Attractively designed, constructed, landscaped
- Providence has control over end product
JOB OF CITY GOVERNMENT

- To plan well in advance for anticipated infrastructure needs
- To study a broad range of options and input sources
- A never-ending task to stay ahead of trends and demands on city government
- To be proactive rather than reactive
SPECIFIC STANDARDS

- Minimum and maximums
- Construction materials used
- Amenities
- Strict review and approval process
APPLICABILITY - APPLIES TO ALL MULTI-FAMILY DEVELOPMENT

- Single family attached
- Duplexes, tri and four-plexes
- Multi-family (townhouses and condominiums)
- Single family detached as part of a mixed-housing development
SPECIFIC REQUIREMENTS
SITE PLAN

- Percentage of buildings, landscaping and parking of total area
- Connectivity to adjacent parking, roadways and traffic control
- Setbacks, property lines, rights of way, parking layout, ADA parking and ramps, curbs and sidewalks
- Water, sewer, stormwater and utility lines
- Fire lanes and hydrants
ARCHITECTURAL PLAN

- Colored rendered elevations of all buildings of design concept
- Site elements and facades
- Identification of maintenance free exterior elements suitable for the climate and exposure
FRONT ELEVATIONS

- Minimum of 30% brick, rock, stone
- Remaining 70% may be stucco, brick or combination
- Siding may not be vinyl or aluminum
- At least two windows with trim or shutters required
SIDE ELEVATIONS
(EXCEPT FOR INTERIOR ATTACHED UNITS)

- Minimum 2 windows
- Trim and/or shutters
Minimum one car garage space for each unit
4 spaces for single family detached
2 for attached homes plus .25 for guests
2 for duplexes
Apartments, 1.5 plus .25 for one bedroom, 2 plus .25 for 2 bedroom
Apartments, at least one space shall be covered
For second parking space, garage or covered spot
Front attached garages may not protrude beyond front of structure by more than 10 feet, or 50% of the garage depth whichever is less
WALKWAYS AND PATHS

- Each development shall have common area connected and pedestrian friendly walkways and paths
- Adequate safety lighting that is Dark Sky compliant
- Location, design and specifics shall be part of preliminary site plan
PORCHES DECKS AND OVERHANGS

- Encouraged, and
- Must be integrated with structural design so as not to appear “added on”
LANDSCAPING STANDARDS

- All common areas landscaped
- Private areas for duplexes and other attached housing
- Live plants, shrubs, trees, sod
- Use of Low Impact Development (LID) techniques and materials
VEGETATION
TO BUFFER, SCREEN AND IMPROVE THE OVERALL QUALITY OF THE SITE

- Up to 25% may be evergreen
- Trees that meet city specifications
- Plants suited to climate and soil
- Plants with similar water needs shall be grouped together
- Drought tolerant plants with xeriscape techniques encouraged
- Deep rooting plants required for slopes of 20% or more
- Non-turf areas must be covered with 4” or more of mulch
- May include outdoor furniture and seating, specialty paving
PHASES OF REVIEW AND APPROVAL PROCESS

- Concept Plan
- Preliminary Plat
- Final Plat
  - Includes construction drawings
- Executive staff reviews each plan/plat for compliance with
  - General plan, city code, and city standards and specifications
  - The executive staff makes recommendation to the planning commission
  - Construction plans are approved by the city engineer
- The planning commission may
  - approve the project
  - deny the project
  - approve the project with conditions
- The city council is the approving authority for development agreements.

*Any revisions to the project after receiving final plat approval, will be considered by the city council after receiving recommendation from the planning commission.*
WHAT DO WE END UP WITH?

We actually have better standards for higher density, multi-family housing than for single family homes.