

## 10-8-9: Design Standards for Attached and Multi-Family Residential Development:

- A. Purpose and Intent
- B. Compliance With Standards
- C. Applicability
- D. Development Standards
  - 1. Submittals
  - 2. Site Plan
  - 3. Architectural Plan
  - 4. Architectural Design Standards
  - 5. Landscaping/Irrigation Plan
  - 6. Landscaping Standards
  - 7. Parking Plan
  - 8. Mailboxes
  - 9. Miscellaneous Site Development Standards
- E. Project Approval Process

- A. **Purpose and Intent.** It is the intent of these design standards to ensure that single-family attached and multi-family development, is developed in a manner that provides attractively designed, constructed and landscaped housing.
- B. **Compliance with Standards.** Substantial compliance with the regulations and other provisions of this title in requiring adequate standards related to the public health, safety and general welfare shall be observed, without unduly inhibiting the advantages of large scale site planning for residential and related purposes. Additionally, all plans related to the development of the site, including, but not limited to, landscaping and irrigation plans, shall comply with the Providence City Standards and Specifications.
- C. **Applicability.** These guidelines shall govern all single-family attached and multi-family residential development in Providence City, without regard to the underlying zoning designation. In cases where traditional single-family detached housing is developed as part of a mixed-housing type development, the standards contained herein relative to exterior materials and colors, as well as proposed elevations for single family detached housing shall apply
- D. **Development Standards.** Projects shall be developed under the following standards and guidelines.
  - 1. **Submittals.** Each phase of application and approval of projects shall require certain submittals. The various phases of approval, that phase's required submittals, and the details contained in each submittal are as follows:

- a. Concept Plan: Concept plan submittals shall consist of a general site plan showing approximate building locations, proposed road layouts, proposed open space, general parking layouts, anticipated public & private amenities and their locations.
- b. Preliminary Plat: Preliminary plat submittals shall consist of preliminarily engineered items required in the concept plan submittal, as well as preliminary architectural plans, a preliminary landscaping plan and a preliminary site plan for the overall development of the project.
  - i. The preliminary landscaping plan shall consist of the general location and type of plants to be used, as well as the preliminary calculations demonstrating that landscaping requirements have been met.
- c. Final Plat: Final plat submittals shall consist of the fully designed and engineered drawings for the Site Plan, Architectural Plan, Landscaping Plan and Parking Plan for the project, with the plans meeting all of the requirements outlined herein and which may be added as a condition of conceptual or preliminary approval. This is in addition to any plats and construction drawings which may be required as part of the subdivision of property.

2. **Site Plan.** Site plans shall contain the following information:

- a. Summary data indicating the area of the site in the following classification: total area of the entire project site, total area and percentage of the site utilized by buildings, total area and percentage of the site in landscape area, total area and percentage of the site for parking areas.
- b. Show north arrow, scale, building location, property lines, setbacks, abutting rights-of-way, parking layout, ADA parking and ramps, entrances to site, curbs, water and sewer lines, fire hydrants, fire lanes, storm drain lines and appurtenances.
- c. Show all existing fire hydrants within 300 feet.
- d. Show connectivity with adjacent parking lots and interior private roadways.
- e. Show any and all proposed traffic control measures for the project.
- f. Provide lighting and signage plan for the entire site. Indicate how signs will be illuminated, their design and spatial relationship to other site amenities including buildings, and a graphic example of each type of sign.
- g. Provide cross-sections of the site showing spatial relationships between all vertical elements (building, trees, berms, light standards, etc.) as they relate to activities and use of streetscape, pedestrian, and parking areas.
- h. Provide storm water pollution prevention plan if the site disturbs an acre or more, or is part of a larger development.

- i. Provide cost estimates for site development, including but not limited to: landscaping, publicly-owned infrastructure, parking/loading areas, pedestrian areas.

### 3. **Architectural Plan**

- a. Provide rendered elevations for all buildings, both publicly owned and privately held, which the applicant proposes to construct on the property. Include color renderings of design concept or intent, site elements, and building facades.
- b. Provide proposed floor plans for all buildings on the site.

4. **Architectural Design Standards.** All buildings within a development subject to this chapter shall be designed and built to the following design standards, unless specifically exempted. The City recognizes that architectural trends change from time to time. If the developer feels that the City has not adequately considered a design element or product, the developer may present alternative materials and the City may consider approving those materials.

#### a. **Exterior Materials.**

- i. All exterior materials shall be suitable for the climate and exposure in which the development is located and shall, to the greatest degree possible, be maintenance free. Providence City reserves the right to reject any proposed building material it feels is not in harmony with this requirement.

- b. **Elevations.** The exterior elevation of each group of single-family attached townhomes (typically 4-6 units) shall meet or exceed the following standards:

- i. **Front Elevation.** A minimum of thirty percent (30%) of the front façade shall be comprised of brick, rock, stone (real or synthetic) or other masonry materials. Fiber cement products such as hardy board or similar materials may be approved in place of brick or stone. The remaining seventy percent (70%) of the front façade may be finished with stucco, brick, or a combination thereof. The use of aluminum and/or vinyl siding is prohibited.

- i. Where possible, front elevations shall include a minimum of two (2) windows per above-grade floor. Trim and/or shutters is required on all windows, unless the design of the building is such that trim and/or shutters is not compatible with the overall architectural style.

- ii. **Side Elevation.** With the exception of interior attached townhome units, each side elevation shall include a minimum of two (2) windows per above-grade floor. Trim and/or shutters is required on all windows unless the design of the

building is such that trim and/or shutters is not compatible with the overall architectural style.

c. **Roofs.** Pitched roofs are encouraged but not required.

d. **Garages.**

- i. **Attached Townhome/Duplex.** Each attached single-family townhome and duplex is required to have a minimum one-car garage which shall be attached to the main structure and shall be of the same or complimentary architectural materials as the primary residence
  - ii. **Apartment.** Apartments may have garages but are not required to have garages, provided that at least one covered parking spot is provided for each dwelling unit.
  - iii. Garages may be attached or detached from the primary structures, but the use of attached, recessed garages is strongly encouraged.
  - iv. Front-loading garages may not protrude beyond the front-plane of the main building façade by more 10' or 50% of the depth of the garage, whichever is less.
  - v. Detached garages for apartments shall not exceed 50% of the total square footage of the apartment.
- e. **Accessory Buildings.** Accessory buildings privately owned by an individual homeowner shall not be permitted in any commonly held area.
- f. **Porches, Decks and Overhangs.** In order to provide architectural variety to the development, the use of covered porches, decks and overhangs is encouraged. Such porches, decks and overhangs shall be integrated into the design of the structure in order to avoid the appearance of “add-on” elements.

## 5. Landscaping/Irrigation Plan

- a. Show landscaping and irrigation plans for the entire site, specifically, those areas which will be held in common ownership. The landscaping plans shall include any and all requirements outlined in this chapter.
- b. The applicant must submit a landscape plan documentation package, which shall be prepared by a licensed landscape architect. The documentation package shall be submitted to and approved by the city prior to the issue of any permit. A copy of the

approved documentation package shall be provided to the property owner or site manager. The plan documentation package shall consist of the following items:

- i. **Project Data Sheet.** The project data sheet shall contain the following:
  - i. Project name and address;
  - ii. Applicant or applicant's agent's name, address, phone and fax number;
  - iii. Landscape designer's name, address, phone and fax number; and
  - iv. Landscape contractor's name, address, phone and fax number, if known.
  
- ii. **Landscaping Plan.** A detailed landscaping plan shall be drawn at a scale that clearly identifies the following:
  - i. Location of all plant materials, a legend with botanical and common names, and size of plant materials;
  - ii. Property lines and street names;
  - iii. Existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
  - iv. Existing trees and plant materials to be removed or retained;
  - v. Designation of landscape zones; and
  - vi. Details and specification for tree staking (trees less than a two-inch caliper must be double staked until the trees mature to two-inch caliper), soil preparation, and other planting work.
  
- iii. **Irrigation Plan.** A detailed irrigation plan shall be drawn at the same scale as the planting plan and shall contain the following information:
  - i. Layout of the irrigation system and a legend summarizing the type and size of all components of the system;
  - ii. Static water pressure in pounds per square inch (psi) at the point of connection to the public water supply;
  - iii. Flow rate in gallons per minute and design operating pressure in psi for each valve and precipitation rate in inches per hour for each valve with sprinklers; and
  - iv. Installation details for irrigation components.
  
- iv. **Grading Plan.** A grading plan shall be drawn at the same scale as the planting plan and shall contain the following information:
  - i. Property lines and street names, existing and proposed buildings, walls, fences, utilities, paved areas and other site improvements;
  - ii. Existing and finished contour lines and spot elevations as necessary for the proposed site improvements;

- iii. Grade shall slope away from the structure as required by the International Building Code.
- v. **Plan Review and Construction Inspection.**
  - i. As part of the site plan review process, a copy of the plan documentation package shall be submitted to the City for review and approval.
  - ii. Following construction and prior to issuing the approval for occupancy, an inspection shall be scheduled with the planning department to verify compliance with the approved landscape plans.
  - iii. The city reserves the right to perform site inspections at any time before, during or after the irrigation system and landscape installation, and to require corrective measures if requirements of this section are not satisfied.
- 6. **Landscaping Standards.** All required landscaping shall be installed prior to Providence City's issuance of any certificate(s) of occupancy on the property, unless seasonal conditions make installation unfeasible, in which case the applicant shall provide cash security or its approved alternative for all landscaping, which landscaping shall be installed by the following May 31st.
  - a. **Applicability.** This section applies to all front and rear yard landscaping for multi-family townhome and apartment projects, as well as any common area landscaping which is referenced herein.
  - b. **Minimum Landscaped Area.** The applicant shall landscape all common area landscaping and, in the case of single-family attached and duplex housing, all areas which may be privately owned. Landscaped areas shall not be less than five feet (5') wide.
  - c. **Materials.** Areas requiring landscaping shall be planted with substantial live plant material including: plants, shrubs, trees, sod, etc., for the purpose of buffering, screening, and improving the visual quality of the site. Wherever possible on the project, developers are encouraged to use Low-Impact Development (LID) techniques and materials.
    - i. **Types of Vegetation.** Up to twenty-five percent (25%) of the landscaping may be evergreen. Up to twenty-five percent (25%) of the landscape area can include specialty paving, street furniture, and outdoor seating areas. Trees that are planted in the park strip shall meet the specifications described in the standard construction specifications of Providence City.
    - ii. **Plant Selection.** Plants selected for landscape areas shall consist of plants that are suited to the climate and soil conditions at the project site. Plants with

similar water needs shall be grouped together as much as possible. Drought tolerant plants are encouraged. Areas with slopes greater than twenty percent (20%) shall be landscaped with deep-rooting, water-conserving plants for erosion control and soil stabilization.

- iii. **Mulch.** After completion of all planting, all irrigated non-turf areas shall be covered with a minimum four-inch layer of mulch to retain water, inhibit weed growth, and moderate soil temperature.
  - iv. **Size of Trees.** The following standards apply to trees used in the required landscaping of the development.
    - i. **Deciduous Trees.** Deciduous trees shall have a minimum caliper size of two inches (2”).
    - ii. **Ornamental Trees.** Ornamental trees shall have a minimum caliper size of one and one-half inches (1.5”).
    - iii. **Evergreen Trees.** Evergreen trees shall have a minimum height of six feet (6’).
  - v. **Xeriscaping.** The developer is encouraged to use xeriscaping for a portion of the required landscaping.
- d. **Vegetation Protection.** The property owner must protect existing significant vegetation during any development activity. Development plans must show all significant vegetation within twenty feet of a proposed development.
- e. **Removal.** No landscaping may be removed without replacement of equal quality. This shall include the installation of healthy plant materials as well as a tree for tree replacement as governed by this ordinance. Utilities and others that disturb landscaped areas shall restore disturbed landscaping to previous condition.

7. **Parking Plan.** Show parking/loading computations for proposed use. Developments shall provide adequate parking, both for residents and their guests, based on the following standards:

- a. **Garage Parking.** Attached housing, shall provide a minimum of one (1) garage parking space for each unit, which shall be owned by the person or persons who own the housing unit.
- b. **Off-Street Parking.** Housing within the development shall provide the following off-street parking spaces.
  - i. Single Family Detached- 4 per unit
  - ii. Single Family Attached/Townhome- 2 per unit + .25 guest spot per unit.

- iii. Duplex- 2 per unit
  - iv. Apartments (0-1 bedroom)- 1.5 per unit + .25 guest spots per unit.
  - v. Apartments (2+ bedroom)- 2 per unit + .25 guest spots per unit.
  - vi. At least one of the required parking spaces for apartment shall be a designated, covered parking space.
  - vii. Required visitor parking shall be spaced throughout the development in order to provide ease of access to all dwelling units.
- c. **Parking Space Dimensions.** Dimensions for all required parking, both on and off-street, as well as any required handicapped parking, are outlined in the Providence City Engineering Design Standards.
8. **Mailboxes.** Developer shall be required to coordinate placement of clustered mailboxes with the United States Postal Service.
9. **Miscellaneous Site Development Standards.**
- a. **Walkways and Paths.** Each development shall include common area pedestrian-friendly walkways and paths. Where possible, such walkways and paths shall connect to a larger trail system. The general location and design of such walkways and paths shall be presented as part of the preliminary site plan. The construction type, size and exact location shall be part of the final development of each phase. All walkways and paths shall be provided with adequate safety lighting.
  - b. **Fixtures and Appurtenances.** The type and location of any fixtures or appurtenances (lighting, benches, bike racks, etc.) shall be submitted as part of the final development of each phase and shall be reviewed/approved by the Providence City Council.
  - c. **Public Infrastructure.** All public infrastructure improvements shall be constructed according to the Providence City design standards and specifications.
  - d. **Lighting.** In order to maintain the residential character in order to shield the lighting from shining on to another residence or lot, all lighting within a development governed by these Standards shall be Dark Sky compliant.
  - e. **Signage.** All signage within an LCR shall be in accordance with the Providence City code regulating signage.

## E. Project Approval Process



- A. **Procedure:** In addition to the actions and considerations listed in this section, developers shall be required to follow the approval procedures outlined in Providence City code.
- B. **Development Considerations:** In approving with conditions, denying or approving an LCR proposal, the Planning Commission shall consider whether or not the proposed project meets the standards and conditions outlined in this Chapter.
- C. **Planning Commission Action:** The Planning Commission, subject to the requirements of this chapter, may approve the project, deny the project or approve the project with conditions.
- D. **Revisions:** In the event an approved preliminary or final site plan requires revision by the developer, the site plan and its revision shall be approved by the Providence City Council upon recommendation of the Planning Commission. In the event revision is for a final site plan, all new property owners in the development shall be notified in writing by the planning commission that a revision has been submitted and will be considered by the planning commission.
- E. **Building Permit Issuance:** The building inspector shall not issue any permit for the proposed building or use within the project unless such building or use is in accordance with the approved development plan and any conditions imposed. Approved development plans shall be filed with the City.
- F. **Time Limit:** Unless there is substantial action leading toward completion of an HD project or an approved phase thereof within one year from the date of approval, such approval shall expire unless after reconsideration of the progress of the project an extension is approved. Only one extension shall be granted and shall be limited to one additional year.