

5.3 Development Plans Required for Architectural and Site Design Review in the R-6 District.

In order to promote innovation and creativity in the design of the built environment and to mitigate the impacts of high density *Multifamily Dwelling* projects, all development located within the R-6 District shall be subject to the approval of a *Development Plan* by the *Plan Commission*.

A. Projects With A Gross Density Of Up To 8.0 Dwelling Units Per Acre.

Any proposed *Multifamily Dwelling* project located in the R-6 District which contains up to 8.0 *Dwelling Units* per acre shall provide the Architectural and Site Design Features specified in this Article 5.3, A.

1. Plan Documentation and Supporting Information.

All requests for *Development Plan* Approval submitted under the Article 5.3, A., shall include a Site Plan, *Building* Elevations, Landscape Plan, *Sign* Plan and Lighting Plan as specified in Article 5.7, below, demonstrating compliance with the provisions of this Article.

2. *Development Requirements*.

All *Multifamily Dwelling* projects in the R-6 *District* which are proposed comply with the *Development Standards* set forth in Article 2.7, B., shall provide Architectural and Site Design Features as specified below:

a. Required *Multifamily Dwelling* Architectural Features.

(1) All *Buildings*, including community *Building* / club house, storage *Buildings*, maintenance *Buildings*, *Garages*, carports and *Buildings* containing *Dwelling Units* shall utilize a minimum of two (2) of the following five (5) Architectural Features:

(a) *Building* materials shall comply with the following:

- (i) All brick or stone veneer supplemented with significant use of architectural elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.); or,
- (ii) Multiple *Building* materials with the primary *Building* material being brick, fieldstone, limestone, marble, granite and comprising a minimum of:
 - 85% of the area of each elevation for a one-story elevation;
 - 100% of the area of the first floor of each elevation for a two-story elevation; or,
 - 100% of the area of the first floor of each elevation and 60% of the total area of each elevation for more than two-story elevations.

(Note: Elevation wall area is exclusive of window or door areas)

(iii) In the case of multiple *Building* materials, secondary *Building* should comprise a minimum of 10% of the elevation area. Recommended secondary materials include: textured block, architectural pre-cast concrete, concrete composite siding, wood clapboard siding, wood beaded siding, stucco, E.F.I.S., etc.

- (b) Multiple surface textures (e.g., rough, striated, imprinted, etc.);
- (c) Façade or elevation modulations (e.g., building off-sets of at least two (2) feet in depth for every forty (40) feet of building wall length);
- (d) Architectural elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.); or,
- (e) Multiple colors (i.e., the use of a maximum of three (3) discernable colors, with primary color constituting a minimum of 60% of the applicable elevation and the secondary color constituting a minimum of 10% of the applicable elevation) on each exterior wall surface.

(2) Additional Architectural Features for Multifamily Townhouses.

Townhouse developments shall utilize the following architectural features:

- (a) The roof of each *Dwelling Unit* shall be distinct from the roof of adjacent *Dwelling Units* either through: separation of roof pitches; varying the direction of roof pitches; inclusion of dormers; or, other variation in roof design; or,

Each *Dwelling Unit* is designed with a covered front porch occupying a minimum of fifty (50) percent of the overall width of the *Dwelling Unit*.

- (b) All *Garages*, carports or other *Off-Street Parking Areas* reserved for the owners or occupants of the townhouse *Dwelling Units*, whether attached or detached, shall be provided with rear access from an adjoining *Public* or *Private Alley*.



Multifamily
Townhouse with
Covered Front Porch



Multifamily Townhouses with Roof Line Changes



Alley Access to Townhouse Garages

- (3) Mechanical Equipment – In order to minimize the negative visual impact associated with the location of mechanical equipment (e.g., HVAC systems and related components; pedestals for electrical, telephone or cable service; above-ground water and gas utility meters; and the like) in required *Yards*, on *Buildings* or adjacent to *Buildings*, mechanical equipment shall be screened as follows:

- (a) Roof Mounted – All roof mounted mechanical equipment shall be screened based upon an elevation view of the *Building* on all sides.
- (b) Ground Mounted – All ground mounted mechanical equipment shall be screened on all sides by: the *Building*; screen walls or fences of a material and color which is compatible with the *Primary Building*; or, evergreen or densely twigged hedge plants (with or without mounding) of a height at time of planting which is not less than the height of the mechanical equipment being screened.

b. Site Design Features Required.

The Site Design Features listed below shall be utilized in all *Multifamily Dwelling* projects in the R-6 *District* which are not requesting any *Development Incentives* regarding *Gross Density*, use of *Interior Yards* or *Perimeter Yards*, *Maximum Building Height*, or the number of stories containing *Dwelling Units*:

- (1) The project shall include a community *building* / club house featuring two (2) or more common recreational facilities including, but not limited to, a swimming pool,

hot tub, tennis court, basketball court, lounge area, multi-purpose room, game room, and the like which are appropriate to the project;

- (2) The project shall include a walkway or pedestrian/bikeway system complying with the following requirements as part of the site design:

- (a) shall functionally connect front doors or primary *Building* entries with planned or existing public sidewalks on each *Public Street Frontage* of the *Multifamily Dwelling* project;
- (b) shall provide a direct linkage to any planned or existing town greenway which abuts or is adjacent to the *Multifamily Dwelling* project.
- (c) shall provide a direct and functional connection from the front doors or primary *building* entries to any on-site, *off-street parking area*;
- (d) shall provide for identifiable pedestrian crossing treatments along functional pedestrian routes wherever a private *walkway* or pedestrian/bikeway system crosses an *interior access drive* or *interior access driveway*; and,
- (e) shall functionally connect to the various required *open space* elements within the *Multifamily Dwelling* project.



The Owner of the real estate shall be responsible for the perpetual maintenance of any private *walkways* or pedestrian/ bikeway systems.

- (3) The provision of *Parking Spaces* and *Dwelling Units* accessible to individuals with disabilities, as defined in Title III of the Americans with Disabilities Act, in excess of the minimum requirements specified by applicable federal rule.

3. *Waiver* of Development Requirements.

In order to encourage innovative *Building* and site designs capable of enhancing the quality of the built environment within the R-6 *District*, a *waiver* of any of the Architectural Features and Site Design Features specified in this Article 5.3, A., may be heard and determined in connection with the approval of a *Development Plan* for Architectural and Site Design Review.

4. Findings Required for the Approval of a *Waiver of Development Requirements* of this Article 5.3, A.

A *waiver* of the Architectural Features and Site Design Features specified in this Article 5.3, A., may only be granted upon the finding that:

- a. The proposed development represents an innovative use of *Building* materials, site design features or landscaping which will enhance the use or value of area properties beyond the enhancement that would otherwise occur under the strict application of the Architectural and Site Design Requirements set forth in the R-6 *District*; or,
- The strict application of the terms of the Architectural Features or Site Design Features set forth in Article 5.3, A., represents an inappropriate pattern of development given the specific location and surroundings of the proposed development;
- b. The proposed development is consistent with and compatible with other development located within the R-6 *District* and the surrounding area; and,
- c. The proposed development is consistent with the intent and purpose of this Ordinance.

B. Projects With A Gross Density Of Between 8.0 Dwelling Units Per Acre And 12.0 Dwelling Units Per Acre.

1. *Development Incentives*.

Multifamily Dwelling projects shall be eligible to receive *Development Plan* Approval from the *Plan Commission* to be developed pursuant to this Article 5.3, B., and may be granted a

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waiver of the *Development Requirements* specified in this Ordinance to the extent permitted below:

- a. *Maximum Project Gross Density* - Maximum project *Gross Density* may be increased by the *Plan Commission* up to a maximum of twelve (12) *Dwelling Units* per acre;
 - b. *Minimum Interior Yards*: In projects containing two or more *Buildings*, *Interior Yard* requirements may be waived by the *Plan Commission* to provide for *Interior Yards* as follows:
 - (1) The requirements for *Yards* around *Buildings* containing *Dwelling Units* and requirement that the a minimum distance between *Buildings* shall be the sum of each applicable minimum *Interior Yard* may be modified to provide a minimum distance between *Buildings* of twenty (20) feet; or
 - (2) *Interior Yards* may be modified to provide for the overlap of *Interior Yards* with required *Perimeter Yards*; or
 - c. *Maximum Building Height* - The *Maximum Building Height* may be waived by the *Plan Commission* to provide for a *Maximum Building Height* of fifty (50) feet, but not to exceed three (3) stories containing *Dwelling Units*.
2. *Plan Documentation and Supporting Information.*
- a. All requests for *Development Plan* Approval submitted under the Article 5.3, B., shall include the following:
 - b. *Sketch Plan One.*
Sketch Plan One shall depict the development in full compliance with all use and *Development Standards* of the applicable zoning *District* and all other applicable health, flood control and *Subdivision* laws, ordinances and regulations of the Town.
 - c. *Sketch Plan Two.*
Sketch Plan Two shall depict the development pursuant to this Article.
 - d. A *Site Plan*, *Building Elevations*, *Landscape Plan*, *Sign Plan* and *Lighting Plan* as specified in Article 5.7, below, demonstrating compliance with the provisions of this Article.
3. *Development Requirements.*
- All *Multifamily Dwelling* projects in the R-6 *District* which are proposed to be in excess of eight (8) *Dwelling Units* per acre, proposed to contain *Buildings* which are over thirty-five (35) feet in height or are proposed to contain *Buildings* with more than two (2) stories containing *Dwelling Units* shall provide *Architectural Features* and *Site Design Features* as specified below:
- a. Required *Multifamily Dwelling Architectural Features.*
 - (1) All *Buildings*, including community *Building* / club house, storage *Buildings*, maintenance *Buildings*, *Garages*, carports and *Buildings* containing *Dwelling Units* shall utilize a minimum of four (4) of the following five (5) *Architectural Features*:
 - (a) *Building materials* shall comply with the following:
 - (i) All brick or stone veneer supplemented with significant use of architectural elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.); or,
 - (ii) Multiple *Building materials* with the primary *Building material* being brick, fieldstone, limestone, marble, granite and comprising a minimum of:
 - 85% of the area of each elevation for a one-story elevation;
 - 100% of the area of the first floor of each elevation for a two-story elevation; or,
 - 100% of the area of the first floor of each elevation and 60% of the total area of each elevation for more than two-story elevations.
- (Note: Elevation wall area is exclusive of window or door areas)

(iii) In the case of multiple *Building* materials, secondary *Building* should comprise a minimum of 10% of the elevation area. Recommended secondary materials include: textured block, architectural pre-cast concrete, concrete composite siding, wood clapboard siding, wood beaded siding, stucco, E.F.I.S., etc.

- (b) Multiple surface textures (e.g., rough, striated, imprinted, etc.);
- (c) Façade or elevation modulations (e.g., building off-sets of at least two (2) feet in depth for every forty (40) feet of building wall length);
- (d) Architectural elements (e.g., quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.); or,
- (e) Multiple colors (i.e., the use of a maximum of three (3) discernable colors, with primary color constituting a minimum of 60% of the applicable elevation and the secondary color constituting a minimum of 10% of the applicable elevation) on each exterior wall surface.



Example of Multiple Building Materials, Multiple Textures, Façade Modulation, Architectural Elements and Multiple Colors

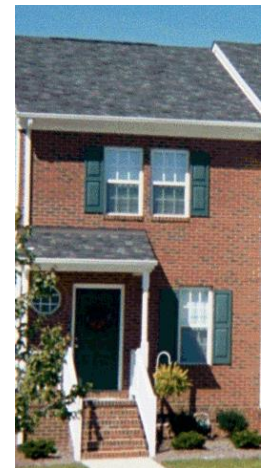
- (2) Each *Dwelling Unit* shall provide a minimum of two (2) of the following three (3) items:
 - (a) amenities such as fireplaces, private patios or private balconies;
 - (b) minimum floor area of 1,100 per *Dwelling Unit*; or,
 - (c) laundry facility hook-ups in each *Dwelling Unit*.

(3) Additional Architectural Features for Multifamily Townhouses. Multifamily townhouse developments shall utilize the following architectural features:

- (a) The roof of each *Dwelling Unit* shall be distinct from the roof of adjacent *Dwelling Units* either through: separation of roof pitches; varying the direction of roof pitches; inclusion of dormers; or, other variation in roof design; or,

Each *Dwelling Unit* is designed with a covered front porch occupying a minimum of fifty (50) percent of the overall width of the *Dwelling Unit*.

- (b) All *Garages*, carports or other *Off-Street Parking Areas* reserved for the owners or occupants of the townhouse *Dwelling Units*, whether attached or detached, shall be provided with rear access from an adjoining *Public* or *Private Alley*.



Multifamily Townhouse with Covered Front Porch



Multifamily Townhouses with Roof Line Changes



Alley Access to Townhouse Garages

- (4) Mechanical Equipment – In order to minimize the negative visual impact associated with the location of mechanical equipment (e.g., HVAC systems and related components; pedestals for electrical, telephone or cable service; above-ground water and gas utility meters; and the like) in required *Yards*, on *Buildings* or adjacent to *Buildings*, mechanical equipment shall be screened as follows:
 - (a) Roof Mounted – All roof mounted mechanical equipment shall be screened based upon an elevation view of the *Building* on all sides.
 - (b) Ground Mounted – All ground mounted mechanical equipment shall be screened on all sides by: the *Building*; screen walls or fences of a material and color which is compatible with the *Primary Building*; or, evergreen or densely twigged hedge plants (with or without mounding) of a height at time of planting which is not less than the height of the mechanical equipment being screened.
- b. Site Design Features Required.
 - (1) Each *Multifamily Dwelling* project which proposes to be developed under the *Development Incentives* of this Article 5.3, B., shall provide Site Design Features as specified below:
 - (a) A minimum of two (2) Site Design Features shall be utilized for each additional *Dwelling Unit* per acre, or fraction thereof, above eight (8) *Dwelling Units* per acre.
 - (b) A minimum of two (2) Site Design Features shall be utilized for any increase in *Maximum Building Height* above thirty-five (35) feet or two (2) stories containing *Dwelling Units*.
 - (c) A minimum of two (2) Site Design Features shall be utilized for an overlap of *Interior Yards* or an overlap of *Interior Yards* with required *Perimeter Yards*.
 - (d) Each Site Design Feature selected shall be considered separate from and in addition to the other Site Design Features listed below and in no event shall one (1) Site Design Feature be credited toward compliance with any other Site Design Feature.
 - (2) Site Design Features.
 - (a) Recreational opportunities are provided in manner and amount which:
 - (i) exceed the minimum requirements of the R-6 *District* by at least 50% in area;
 - (ii) are superior in design and layout from minimum requirements; and, (iii) are appropriate to the anticipated resident profile of the project;
 - (b) The project includes a community *Building* / club house featuring four (4) or more common recreational facilities including, but not limited to, a swimming pool, hot tub, tennis court, basketball court, lounge area, multi-purpose room, game room, and the like which are appropriate to the project;
 - (c) Accommodations for trash collection through the use of centralized trash collection areas which:
 - (i) are screened on at least three (3) sides by a solid-walled enclosure which is faced with exterior materials of brick, stone, or other masonry material(s) compatible with the architecture of the *Buildings* containing *Dwelling Units* (wood may be used in limited circumstances, subject to applicable fire codes, when necessary to be consistent and compatible with the architecture of *Buildings* containing *Dwelling Units*);



Solid Walled Enclosure for Trash Compactor with Foundation Landscaping

- (ii) provide a gate across the access to the trash collection area enclosure covered with wood or similar appearing material and painted a color that is compatible with the colors of the *Buildings* containing *Dwelling Units*;
- (iii) provide foundation landscaping around the trash collection area enclosure; and,
- (iv) have a vehicular pull-off area for residents to park while depositing items into the trash collection area.



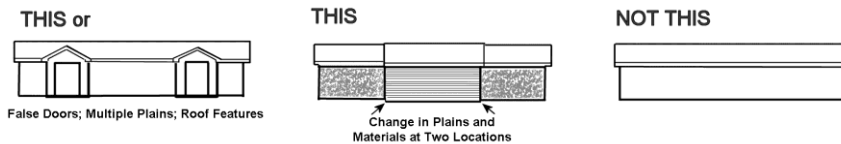
Gated Access to Trash Enclosure

- (d) Provision of a trash compactor within a trash collection area.
- (e) The provision of *Perimeter Yard* landscaping which is, at a minimum, two (2) times greater than the minimum required *Plant Unit Value* for a *Perimeter Yard*;
- (f) The provision of foundation landscaping for all *Buildings* equivalent to a Level 2;



Vehicular Pull-Off at Trash Enclosure

- (g) The provision of a fenced pet run;
- (h) On-site covered parking, subject to the following requirements:
 - (i) *Parking Spaces* may be in *Garages* or carports;
 - (ii) the total number of *Parking Spaces* in garages or carports should not be less than forty (40) percent of the total number of *Dwelling Units*;
 - (iii) if a *Garage* or carport is located between a *Primary Building* containing *Dwelling Units* and a *Front Yard*, *Side Yard* or *Rear Yard*, any elevation located parallel to or within thirty (30) degrees of being parallel to such *Front Yard*, *Side Yard* or *Rear Yard* shall include at least two (2) of the following:
 - façade modulation of at least six (6) inches for every thirty (30) feet of wall length;
 - multiple *Building* materials (e.g., brick, fieldstone, limestone, marble, granite, textured block, architectural pre-cast concrete, concrete composite siding, wood clapboard siding, wood beaded siding, stucco, E.F.I.S., vinyl siding, aluminum siding, etc.);



Examples of Architectural Features for On-Site Garages

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- multiple surface textures (e.g., rough, striated, imprinted, etc.) or patterns;
- separation in roof pitch, variation in direction of roof pitches, inclusion or dormers, or other variation on roof design; or,
- use of false door or window openings, defined by frames, sills and lintels.

(i) Centralized, on-site self-storage units, in addition to any storage closets that may be provided on any patios or balconies, in an amount not less than twenty (20) percent of the total number of *Dwelling Units*.



Example of On-Site Self Storage Units

(j) On-site area set-aside as a car wash facility, either covered or open, available to residents.

(k) Any *Multifamily Dwelling* project shall include a walkway or pedestrian/bikeway system complying with the following requirements as part of the site design:



Example of On-Site Car Wash Area

(i) shall functionally connect front doors or primary *Building* entries with planned or existing public sidewalks on each *Public Street Frontage* of the *Multifamily Dwelling* project;

(ii) shall provide a direct linkage to any planned or existing town greenway which abuts or is adjacent to the *Multifamily Dwelling* project.

(iii) shall provide a direct and functional connection from the front doors or primary *building* entries to any on-site, *off-street parking area*;

(iv) shall provide for identifiable pedestrian crossing treatments along functional pedestrian routes wherever a private *walkway* or pedestrian/bikeway system crosses an *Interior Access Drive* or *Interior Access Driveway*; and,

(v) shall functionally connect to the various required open space elements within the *Multifamily Dwelling* project.



The Owner of the real estate shall be responsible for the perpetual maintenance of any private walkways or pedestrian/ bikeway systems.

(l) The provision of *Parking Spaces* and *Dwelling Units* accessible to individuals with disabilities, as defined in Title III of the Americans with Disabilities Act, which exceed of the minimum requirements specified by applicable federal rule by 50% or more.

(m) A fire protection system which includes a sprinkler system and which provides *Access* to all *Buildings* over an improved driving surface (grass-crete or similar surfaces may be used in *Yards* between *Buildings*).

4. *Waiver* of Architectural and Site Design Requirements.

In order to encourage innovative *Building* and site designs capable of enhancing the quality of the built environment within the R-6 *District*, a *Waiver* of any of the Architectural Features and Site Design Features specified in this Article 5.3, B., may be heard and determined in connection with the approval of a *Development Plan* for Architectural and Site Design Review.

5. Findings Required for the Approval of a *Waiver* of Architectural and Site Design Requirements of this Article 5.3, B.

A *Waiver* of the Architectural and Site Design Requirements specified in this Article 5.3, B., may only be granted upon the finding that:

- a. The proposed development represents an innovative use of *Building* materials, site design features or landscaping which will enhance the use or value of area properties beyond the enhancement that would otherwise occur under the strict application of the Architectural Features and Site Design Features set forth in Article 5.3, B.; or, The strict application of the terms of the Architectural Features and Site Design Features set forth in Article 5.3, B., represents an inappropriate pattern of development given the specific location and surroundings of the proposed development;
- b. The proposed development is consistent with and compatible with other development located within the R-6 *District* and the surrounding area; and,
- c. The proposed development is consistent with the intent and purpose of this Ordinance.