

Design Guidelines for Multifamily

Design Guidelines for Multifamily Development in the R-8 and R-14 Zones

The purpose of these design guidelines is to encourage better design and site, planning, and to ensure that new multifamily development is sensitive to the character of the surrounding neighborhoods.

The guidelines are meant to indicate preferred conditions, while allowing for other equal or better solutions to be considered. They are to be applied with an attitude of flexibility, recognizing that each development site and project will have particular characteristics that may suggest that some guidelines be emphasized and others de-emphasized.

Site Design

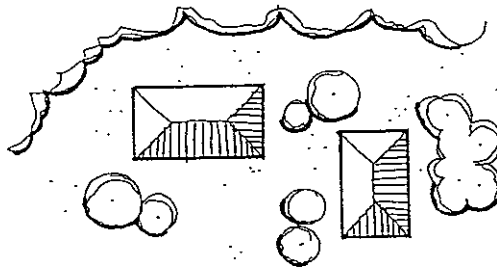
Maintaining Wooded Character

Intent:

To soften new, more intensive development by preserving major existing trees within the interior of the site.

Guideline:

In saving significant trees and stands of trees, some portion should serve to break up the distribution of buildings and parking so that mature vegetation still seems prevalent.



Screening Surface Parking

Intent:

To provide a transition between higher density residential, and lower density residential development.

Guideline:

Where surface parking lots are adjacent to single-family districts, there should be a planting strip an average of 25 feet in width (but no less than 15 feet), containing a full screen landscape. Paths are allowed as part of the landscaping strip.

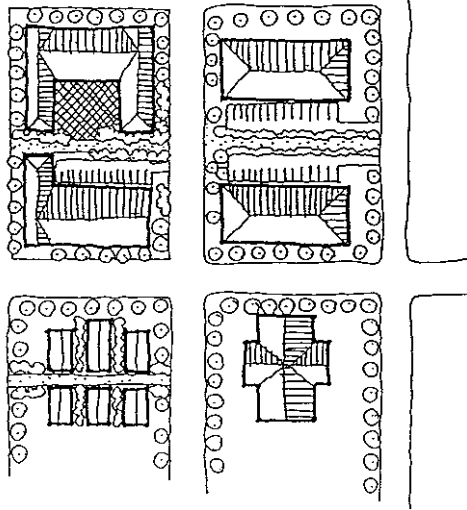
Reducing the Visual Impact of Large Development

Intent:

To modulate multifamily development so that it is compatible with the surrounding context of the town center.

Guideline:

Large development projects should be divided into small parts by alleys, lanes, allees, courtyards, passageways, and landscape areas that separate and organize the configuration of buildings.



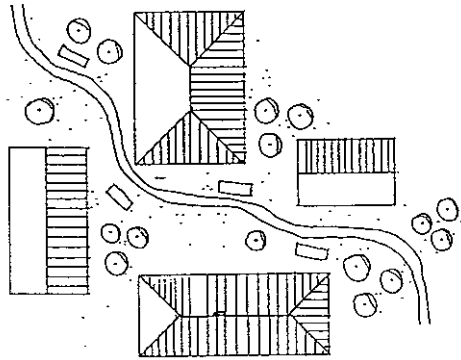
Pedestrian Connections and Open Space

Intent:

To provide residents of the development pedestrian access throughout the district and to common open spaces within the development.

Guideline:

Most of the common open space should be designed to allow residents to walk throughout the development and to any adjacent commercial or recreational areas. Further, pedestrian trails and pathways should provide all residents with access to on-site amenities such as pools and tennis courts. Some place for children to play should also be provided.



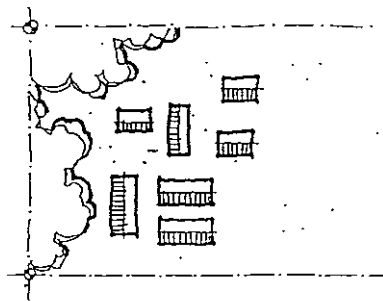
Clustering to Preserve Open Space

Intent:

To allow higher density development in a manner that retains the image of open space in the north end of the town center.

Guideline:

On parcels north of High School Road, new multiple-family development should be clustered so that open fields and/or densely vegetated areas appear to be largely intact. Where possible, open fields and/or densely vegetated areas close to roads should be preserved.



Building Design

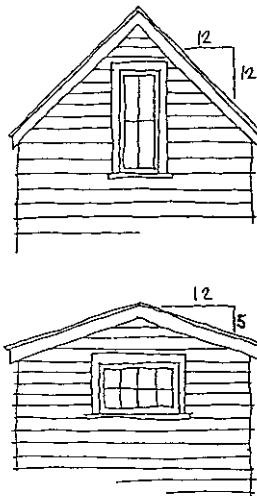
Making Development Compatible

Intent:

To ensure that buildings in higher density residential development are compatible with forms typically associated with lower density residential.

Guideline:

All buildings, including accessory structures such as garages and carports, should incorporate pitched roof forms. The angle of the pitch should fall within the range of 5:12 and 12:12.



Encouraging Varied Details

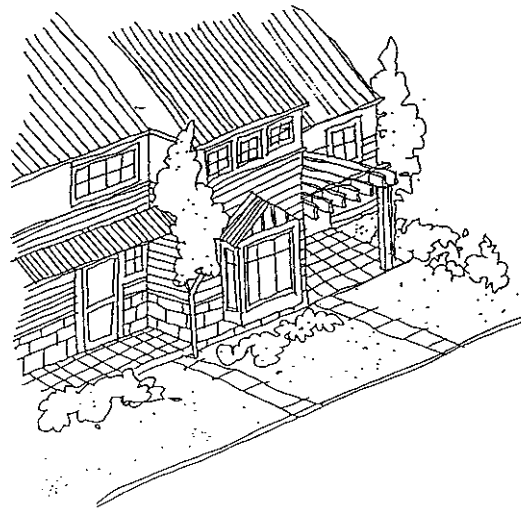
Intent:

To ensure that denser types of housing include details that create a sense of human scale and that break down the bulk of larger buildings.

Guideline:

Buildings containing residential dwellings should incorporate most, if not all, of the following elements:

- Front porches or stoops
- Bay windows or dormers
- Visible trim around windows and building corners
- Base articulation, such as a plinth or first floor raised above grade



Concealing Garages

Intent:

To minimize the visual impact of garages and driveways.

Guideline:

Garages should be arranged so that they do not face directly upon either the public street or the principal access lane through the development. Garages may be accessed from courtyards, secondary lanes, or alleys.

Encouraging Underground Parking

Intent:

To encourage the development of underground parking where feasible, so as to minimize the visual impact of surface parking.

Guideline:

In urban multifamily zones, building height may be increased by five feet if parking is placed below grade. This increase in building height shall not be available when the established height has already been exceeded through a conditional use permit.

