

Design Guidelines for Duplex and Triplex Units

Purpose: This document articulates the design principles for duplex and triplex residential development to assist the City Council, City staff and project planners and architects by identifying the City's design criteria. The intent is to achieve well-designed projects that enhance the community's overall value and appearance.

This sections intent is to encourage unique architectural expression and diverse design, not limit building styles. It is understood that modern buildings can still meet these design principles; however, exceptions shall be provided when the specific design circumstances justify the exception.

A. Architectural Design Concept

Architectural design concepts of neighboring projects shall be considered by Staff when reviewing design plans. The project shall adopt a consistent or contrasting approach. For projects redeveloping in established neighborhoods, the designer shall conform to the existing architecture if possible.

B. Form and Massing

Variation of wall planes, rooflines, and building form shall be used to create visually engaging designs.

- Architectural elements such as varied roof forms, articulation of the façade, breaks in the roof, walls with texture materials, and ornamental details, and landscaping shall be incorporated to add visual interest.
- Semi-private areas such as covered front porches and/or courtyards are highly encouraged.

B-2 Proportional relationship between adjacent buildings and between the building and the street shall be maintained.

- Building layout ensure the gradual transition of building height and mass.
- Pedestrian scaled entry shall be a prominent feature of the front elevation.
- Architectural detail such as windows, awnings, trellises, balconies, patios, landscape planters, and material changes at street level shall be used to soften the edge of the building and enhance pedestrian scale.
- Units placed on single lots shall orient front doors to the street in front of the units.

B-3 Placement and configuration of parking areas, garages, and carports shall be considered.

- Parking areas shall be located to the side or rear of the units.

C. Exterior Building Materials and Color

C-1 Variation in color and materials shall be used to create visually engaging designs.

- High quality and durable materials, such as stone, brick, and cementitious siding are required. The development must be a minimum of 100% brick, stone, or cementitious siding.
- Creative use of plaster and stucco finishes that add visual depth and texture is highly encouraged.
- Creative and appropriate use of color is required.
- Use of color shall be consistent with the overall architectural style or theme of the project
- Variation in exterior treatment of adjacent buildings is encouraged.

C-2 Architectural treatment shall be applied to all elevations of a building and shall include elements such as color, materials, or form drawn from the design of the primary frontage.

- Front elevations of units/buildings facing a street shall be given particular emphasis.

C-3 Architectural features that enhance the façade or building form are encouraged.

- Architectural features such as decorative moldings, windows, shutter, dormers, chimneys, balconies and railings, and landscaped elements such as lattices that add detail to the façade, shall be used to create usual appeal.

D. Site Planning and Building Siting

D-1 Open Space shall be integrated into the overall design of the project.

- Open space shall be designed as an integral part of the project, not as an afterthought.

D-2 Buildings shall be placed to create a street presence and enhance neighborhood character.

- When adjacent to single-family residences, side and rear setback shall allow for a sufficient planter area to buffer impacts and screen undesirable views.

E. Garbage collection and recycling

- All refuse containers shall be placed within or behind screened storage areas or enclosures.
- Screening or enclosures shall be located to provide easy accessibility for users, adequate room for servicing by refuse trucks, and shall not hinder visibility for vehicle circulation.
- Enclosure materials and colors shall be consistent with, and complimentary to building materials and finishes.
- Landscaping shall be provided along non-accessible sides of the enclosures.

F. Streetscape Design

- A greenspace buffer with landscaping must be placed between the front of the units and the street ROW.
- HVAC units shall be located away from the front of the buildings and screened from public view through landscaping and/or screen walls.
- Screening for roof-mounted equipment shall be integrated into the building and roof design and use compatible materials, colors and forms. Wood lattice or fence like coverings are inappropriate for roof screening.

G. Landscaping

The open space requirement of 40% for lots containing a duplex or tri-plex shall also include 15% greenspace. Each duplex shall have a minimum of one 1 ½" caliper tree and three five gallon shrubs. Landscaping can be used for multiple objectives.

- Screening buildings and adding texture to walls
- Screening undesirable views
- Strengthening the pedestrian scale
- Providing shade in public spaces and parking lots
- Providing a visual and noise buffer
- Breaking up hard surfaces