



CHECKLIST FOR REQUIRED INFORMATION

R-AH STANDARDS (SR 40)

Project: _____ Review Date: _____

General Requirements:

- _____ The bulk, scale, and front yard setback of infill development shall be similar to and consistent with the surrounding neighborhood around all adjoining single-family residential property boundaries.
- _____ Maximum impervious surface coverage is 50%. Coverage area: _____%
- _____ Interior streets are public.
- _____ Interior streets are reflective of a single-family detached housing community.
- _____ For developments larger than 50 units, a Traffic Impact Analysis (TIA) has been completed.
- _____ All utilities are located underground.
- _____ Outdoor lighting is arranged to reflect away from adjoining property.

Dimensional Requirements:

- _____ Maximum density is 8 units per acre.
- _____ A 50 foot setback is required from the thoroughfare.

_____ Front yard setback from interior streets is 15 feet measured from the public right-of-way.

_____ Side and rear yard setbacks are at least 20 feet.

_____ Front yard setback for single structure multi-family units (duplexes, triplexes, etc.) is 35 feet. If structure is infill development setback must conform to setback of adjacent existing structures.

_____ Maximum building height is no higher than 35 feet or 3 stories.

_____ Maximum building length is 150 feet.

_____ Minimum separation between buildings is 20 feet.

Streets, Parking, and Walkways:

_____ Interior streets have minimum 32 feet of public right-of-way.

_____ Interior streets are constructed with curb and gutter.

_____ Minimum street width is 24 feet.

_____ Sidewalk is located on 1 side of street for streets 24 feet in width. Sidewalks are located on both sides of street for streets larger than 24 feet.

_____ Sidewalk(s) are a minimum of 5 feet in width.

_____ A minimum 2 foot grass strip is located between curb and sidewalk.

_____ Street stub outs to adjoining property are provided where feasible.

**If developer chooses off-street parking as opposed to driveways:*

_____ Off-street parking area must be maintained by a private association.

_____ Off-street parking area is separated from the public right-of-way by a private drive.

_____ Off-street parking area is paved.

_____ Walkways connect off-street parking area to building units and sidewalk along public streets.

_____ Number of bedroom units: _____

1.8 parking spaces per unit for 1 bedroom

2.0 parking spaces per unit for 2 bedrooms

2.4 parking spaces per unit for 3 bedrooms
0.5 parking spaces for each additional bedroom unit

- _____ Off-street parking is designed according to the geometric design standards set forth in Article VIII of the Zoning Ordinance.
- _____ No off-street parking area is located within 50 feet of the thoroughfare.
- _____ There are no more than 10 parking spaces in a continuous row without being separated by a landscaped island.
- _____ No off-street parking area is located within side and rear setbacks or buffer areas.
- _____ Developments with 100 units or less have at least 1 access point to the thoroughfare.
- _____ Developments with more than 100 units have at least 2 access points to the thoroughfare.
- _____ Walkways connect buildings, off-street parking areas, mail kiosks, solid waste disposal, adjoin sidewalks, and greenways.
- _____ A double driveway is required for developments along a thoroughfare. The entranceway shall be no more than 80 feet wide. A minimum of 110 square foot landscaped median. A monument sign can be located in landscaped area. Developments with 20 or more units, 3 traffic lanes are provided.

Design Standards:

- _____ A design elevation has been provided.
- _____ Each individual unit has variation and distinction.
 - _____ Building design and/or color scheme are not monotonous.
 - _____ Offsets in building face and roof are a minimum of 12 inches.
 - _____ There are a minimum of 2 types of high quality building materials on all sides of each building.
- _____ Garages are encouraged to be designed so they are not the predominant feature on the front of building.
- _____ Front porches are encouraged on the front of all units.
- _____ All rooftop equipment is screened from view of the street.

_____ Façades of accessory structures should be similar to primary structures.

Open Space:

_____ Open space area is provided in the following fashion

_____ Developments of less than 100 dwelling units have 10% of development excluding required setbacks and buffers.

_____ Developments of more than 100 dwelling units have 1 acre for each 100 units excluding required setbacks and buffers.

_____ Open space is dedicated to a private association.

Landscaping Requirements:

Thoroughfare Planting Yard

_____ A berm (minimum 3 foot high) is required along entire yard that fronts the thoroughfare.

_____ Yard contains 3 canopy trees and 7 understory trees per 100 linear feet of planting yard.

_____ The yard contains 25 shrubs per 100 linear feet of planting yard.

_____ Areas not planted with trees or shrubs are grassed or mulched.

Interior Street Planting Yard

_____ One canopy tree planted every 50 feet along interior streets.

Buffer From Adjoining Property (2 or more buildings or 5 or more units adjoining)

_____ A minimum 20 foot natural buffer maintained along adjoining single-family residential property.

_____ Buffer yard contains 3 canopy trees and 5 understory trees per 100 linear feet.

_____ Buffer yard contains 15 shrubs per 100 linear feet.

_____ Areas not planted are covered with grass or mulch.

_____ Existing trees in buffer yard are protected and are used in required buffer strips.

_____ Landscaped islands in off-street parking areas have a minimum width of 7½ feet, are not less than 110 square feet, are protected by curbing, and contain at least 1 canopy tree.

Solid Waste Facilities:

_____ A minimum 10' x 20' foot concrete pad with vehicle apron.

_____ A minimum 6 foot high opaque fence surrounding the side and rear with a gated front.

_____ 2 bollards protect the fence.

_____ Solid waste facilities are not located in any front, side, or rear yard setback.

Mail Kiosks:

_____ Mail kiosks are not located within the required front, side, or rear yard setback unless required otherwise by the postmaster.

Sign Standards:

_____ A monument type ground sign is provided for each entranceway from a public street.

_____ The maximum sign height is 6 feet above ground level.

_____ The maximum copy area is 32 square feet.

Storm Water Standards:

_____ A stormwater management plan has been reviewed by Stormwater Program Manager.

For the purposes of this Special Requirement (SR 40), Single-Family Attached Housing shall be defined as a building with two or more residential units that are attached side by side.

In approving a Special Use Permit for a Single Family Attached Housing Development, the City Council may modify any standard or requirement of this Section where in the Council's opinion equal or better performance will result. In modifying any standard or requirement the evaluation shall be made with regard to the overall performance in carrying out the purposes of this Ordinance. In approving a modification the Council may prescribe such reasonable and appropriate conditions and safeguards as will in its opinion assure performance and the maintenance of the purposes of this Ordinance.