

### 14-505-09 Multi-unit houses

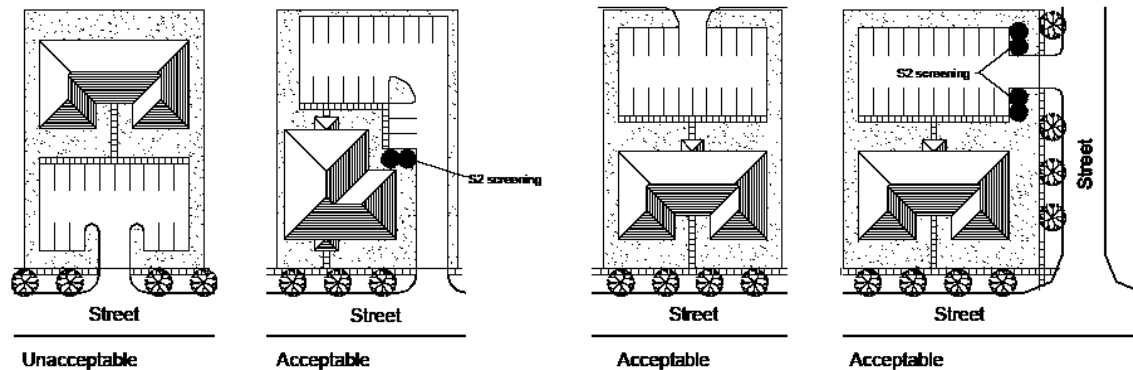
**14-505-09-A. General.** Multi-unit houses are subject to the standards of Section 14-300-05-A (Table 300-2) and 14-505-04, except as expressly modified or supplemented by the following standards.

**14-505-09-B. Entrances.** Patio-style doors, such as sliding glass doors, may not be used for main entrance doors.

**14-505-09-C. Pedestrian Circulation.** A pedestrian circulation system must be provided that connects residential entrances to adjacent public rights-of-way and to parking areas and other on-site facilities.

**14-505-09-D. Parking Location/Orientation.** Surface parking and parking within accessory structures must be located behind principal building or otherwise concealed from view of abutting streets. Parking areas may not be located directly between the principal building and the street or within any required interior side setback area. Any portion of a parking area that is not completely concealed from view of an abutting street must be screened in accordance with Section 14-503.

Figure 500-18



**14-505-09-E. Site Plan Review.** ~~Site plan review, pursuant to Article 14-705, is required for all multi-unit houses containing more than four dwelling units.~~

**14-505-09-E. Exterior appearance.** All exterior sides of multi-unit house buildings shall be designed with the consideration that they will be visible from surrounding residences. Building materials, window size and placement, and general façade composition shall be compatible on all four sides of the structure.

**14-505-09-F. Density.** In the O-1 and C-1 districts, the density shall comply with the maximum density allowed in the R-18/PUD District. In O-2, C-2 and C-3 districts, the density shall comply with the maximum density allowed in the R-30/PUD District.

**14-505-09-G. Open Space.** On-site outdoor space shall be a minimum of 10 percent of the site. The purpose is to assure that multi-unit housing development includes adequate outdoor space for residents and guests. Adequate outdoor space includes a mix of:

1. Usable green spaces for unstructured recreation, playgrounds, outdoor swimming pools, and athletic courts; and
2. Common gathering spaces such as plazas and courtyards. A significant portion of the outdoor space shall be consolidated in a centralized portion of the development. This requirement applies to all zone districts where multifamily is permitted.
3. The required outdoor space may not include areas intended for vehicular use. Landscape buffers and other required landscape features do not count toward the outdoor space requirements unless they are

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designed as usable green space or common gathering space or are adjacent to and within 25 feet of such space. Internal sidewalks and trails intended for use by all residents and guests may contribute to the requirement when adjacent to eight feet of landscape area and include amenities such as benches or similar features. Detention ponds may only count toward the requirement for the portions designed to include usable green space and common gathering space. Balconies and rooftop "outdoor spaces" that is not part of an individual dwelling unit may count toward the requirement. Dog parks may count for up to 40 percent of the requirement.

4. Outdoor Space Credit. Multi-unit housing properties located within 330 feet of a public park may reduce the outdoor space requirement by half. To receive this credit, a direct pedestrian route to the park is required, which may not cross an arterial street.