

Townhome Objective Standards Recommendations:

Townhome definition: 1) exclusively residential, 2) to be vertically single stacked building type units with a minimum of two stories, 3) at least two exterior walls that face openly and are not adjacent to other buildings, and 4) the unit needed to have a private entrance.

1. Treatment of End or Corner Units

Corner units or end units that face two streets (public or private) must have a change in the roofline to a different elevation unless the entire unit's parapet or roof line is different from the adjacent unit and must have two or more of the following elevation treatments so that it is distinguished from the repetitive units.

- a. minimum 5' deep covered entry patio or minimum of 4' deep wrap around patio or balconies.
- b. A wrap around corner window or 2' projecting bay window on one or more floors.
- c. A tower element that may penetrate the height limitation of the RM-30 but does not exceed 50 feet in height.
- d. A setback area of differing material and/or color from the major façade material.
- e. A balcony extending a minimum of 4' from the face of the building and is 6' wide.

2. Community Circulation

The design of the Townhome project must integrate its internal pedestrian, bike and vehicular system with the surrounding areas to maintain connectivity and continuity.

Tandem parking is permitted for a maximum of 40% of the units but must be equally distributed between the clusters.

Guest parking shall provide 20% of the total number of units. and must include at least one space for a medium sized truck for delivery vehicles, individual unit service repair vehicle, etc. A minimum of 50% of these spaces must be located within a lay-by or parking stall on the major streets of the project. The parking spaces shall be no greater than 150 feet from the most remote unit.

3. Building Typology

Diversity of prototypes: < 1-acre lots: minimum 1 prototype; 1 to 2-acre lots: minimum 2 prototypes; or > 2-acre lots = minimum 3 prototypes.

The difference between typologies must include a significant variation of building massing, unit sizes, height massing, and the number of units per structure. End unit variations are not separate prototypes.

4. Landscape/ Open space

All Townhome projects must provide centrally located common green spaces or linear public pedestrian paths such as Paseos equivalent to a minimum of 5% of the gross property area of the Townhomes. Such areas must be exclusively for pedestrian use. Private unit entries or required front yards do not count towards the requirement.

Common open space shall be functional and usable community gathering place for rest and play. Minimum dimensions shall be 25'x 25'.

Major private street shall include at least one street tree for every 25 feet of linear feet.

Pedestrian pathways shall be paved with a different material than the vehicular pathways.

5. Privacy

The exterior areas adjacent to first floor and separate from the required unit's walkway and entry path and entry door must be landscaped with shrubbery that separates it from the public sidewalk or be defined by a private entry court with fencing or walls no greater than 3'-6" tall between units or the public right-of-way.

15' minimum between two end units.

6. Rhythm and Pattern

The maximum length of any linear grouping of Townhomes is 150 feet not including entry elements or bay windows. Each unit must include a minimum front yard 5 feet deep by the width of the unit.

No more than 3 attached Townhomes within a cluster of 5 units or 4 in a cluster of 6 units can repeat the same elevation, window format, surface pattern and cornice height. The maximum number of attached units with common walls shall not exceed 7 units.

7. Materiality

The base building color treatment must include at least two colors and two basic materials. If the face of the window trim elements and other façade defining trimming are 4" or larger, then the trim can be considered the second color, if the trim is used on 70% of all windows.

Otherwise, a second color shall be used on a significant element of the façade such as a bay window or large form defining area a minimum of 8' by 8'.

An exception to this regulation allows a single color for each unit if the adjacent units have different colors.

A maximum of 6 different colors are allowed per building.

8. Operation/ Services

Mailbox shall be equally distributed between the clusters and shall be located no greater than 150 feet from the most remote unit, and trash enclosures shall be equally distributed between the clusters and shall be located no greater than 250 feet from the most remote unit.

At least one space for a medium sized truck for delivery vehicles, individual unit service repair vehicle, etc.

ARB Ad Hoc Objective Zoning Committee:

David Hirsch, Chairman

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