

40.260 SPECIAL USES AND STANDARDS

40.260.150 Multifamily Residential ~~Outdoor Recreation Amenity~~ Area Standards

A. Applicability.

This section applies to multifamily developments containing twelve (12) or more **residential dwelling** units.

B. Amount of Amenity Area Required. The required amount of amenity area for multifamily developments is equal to **ten (10) percent of gross floor area of residential structure(s) – OR – five (5) percent of the site's developable area**.

1. Private outdoor amenity areas may be used to meet up to fifty percent (50%) of the total amenity area requirement.

2. Parking areas, required setbacks, required site landscaping, and driveways do not qualify as amenity areas.

B C. Private **Residential** Outdoor **Amenity** Areas **Standards**.

~~1. Each ground-level residential living unit shall have an outdoor private area (patio, terrace porch, yard) containing at least forty-eight (48) square feet and a width of at least four (4) feet. A balcony used for an entrance or exit shall be considered an open space only if it is for the exclusive use of the dwelling unit in question and it contains at least forty-eight (48) square feet and a width of at least four (4) feet.~~

1. Dwelling units may include private outdoor amenity areas (patio, terrace, porch, yard).

2. Private outdoor amenity areas shall be directly accessible from the interior of the dwelling unit.

3. Private outdoor amenity areas shall contain at least forty-eight (48) square feet of area with a width of at least four (4) feet.

3. Private outdoor amenity areas shall be separated from common amenity areas adjacent dwelling units through the use of landscaping, fencing, or a wall.

~~2.4. Private outdoor **amenity** areas **for multifamily residential units** shall be screened from view from **common amenity areas**, other **residential dwelling** units, abutting land uses, and public or private streets **through the use of landscaping, fencing, wall, change of grade or other similar design element**, to the extent practicable using the orientation and location of structures, windows, and private outdoor spaces, landscaping and screening, natural features such as topography and open space, and built features such as windowless walls; provided, an applicant is not required to reduce the otherwise permitted density of a proposed development or to increase the cost of a proposed development by more than five percent (5%) per unit to comply with these standards.~~

C D. **Shared Recreation Areas for Multifamily Residential Uses** **Common Outdoor Amenity Area Standards**.

1. Usable recreation space shall be provided in residential development for the shared or common use of all residents in the following amounts:

a. Studio size up to and including two-bedroom units, two hundred (200) square feet per unit; and

b. Three (3) or more bedroom units, three hundred (300) square feet per unit.

1. Common outdoor amenity areas shall be a minimum of 250 square feet in area, and common amenity areas shall have a minimum horizontal dimension of 15 feet. The required amenity area may be provided as multiple individual areas, each meeting these dimensions.

2. The required recreation space may be all outdoor space or part outdoor space and part indoor space and all public or common space or part public and part common space; provided all public and common outdoor recreation spaces shall be readily observable from residential dwelling units and/or public or private streets to allow for surveillance that contributes to greater public safety.

2. Common outdoor amenity areas shall be abutted by dwelling units on at least two sides that include windows and/or entrances facing onto the amenity areas to enhance residents' access to such spaces and to allow for surveillance that contributes to greater public safety.

3. Common outdoor amenity areas shall be accessible to all dwelling units, and connected to the site via pedestrian paths. Any pedestrian paths that cross parking areas shall be differentiated with distinct paving materials or other similar techniques.

3. The boundaries of public areas, such as streets or public gathering places, semipublic areas, such as transition areas between streets and dwelling units, and private outdoor areas shall be clearly defined so that a person can readily determine where the public space ends and the private space begins, such as by using one (1) or more of the following:

a. A deck, patio, low wall, fence or other suitable structures;

b. Landscaping, such as a hedge or draping vine on a trellis or arbor;

c. A change in the texture of the path material;

d. Signs; or

e. Substantial natural features, such as a drainageway or tree grove.

3. Common outdoor amenity areas shall be improved as follows:

a. At least fifty percent (50%) of a common outdoor amenity area shall be landscaped with grass, ground cover, bushes, and/or trees. LID stormwater BMPs, like rain gardens, may be integrated in outdoor common amenity areas provided they do not exceed twenty-five percent (25%) of the total area.

b. Elements that enhance the usability and livability of the space for residents shall be provided at a minimum ratio of one of the following features per one thousand (1,000) square feet of common outdoor amenity area space, including at least one feature besides (1) or (2):

(1) Site furnishings (benches, tables, garbage cans, pedestrian-scale lighting);

(2) Picnic areas;

(3) Weather protection;

(4) Patios or courtyards;

(5) Gardens, including community garden spaces;

(6) Play structures;

(7) Public art;

(8) Water features;

(9) Sports courts such as tennis, basketball, or volleyball;

(10) Other similar features of comparable quality.

4. Up to twenty-five percent (25%) of the required amenity area may be provided as indoor recreation spaces, indoor or outdoor swimming pools, or rooftop decks if improved and accessible to all residents.