



consultants in planning, zoning, economic development,
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MEMO

To: City of Spring Hill
From: Camiros, Ltd.
Date: April 27, 2018

Re: Common Open Space and Amenities and Design Standards for Multi-Family Housing

City Staff Note:

Given the concerns expressed recently by members of the Planning Commission and Board of Mayor and Aldermen regarding the development of multi-family uses in Spring Hill including the quantity and quality of these uses, staff recommends that additional provisions be considered that will raise the bar for multi-family. The following pages include a series of draft site and building design criteria that other cities have applied to the review of multi-family sites. Having a set of design criteria applicable to multi-family will allow the City of Spring Hill to achieve consistency in the review of such projects while enhancing the quality and livability for residents of these developments.

These standards would be added to Section 8.3.K in the principal use standards

K. Dwelling - Multi-Family and Townhouse

1. Purpose

The standards set are intended to provide building and site design criteria for multi-family sites when such sites contain two or more principal buildings on a lot or portion of a lot. These provisions apply to all developments of multi-family dwellings unless otherwise waived by the Planning Commission.

2. Applicability

These provisions apply to the development, redevelopment, and major expansion of any multi-family and townhouse development, and any similar residential development product.

City Staff has suggested this additional level of control:

All future zoning map amendment applications to a district that allows multi-family and townhouse development may only be processed as a planned development request.

This statement would be inserted in each district where multi-family uses are permitted in the UDC:

In order to permit maximum flexibility in the design solutions and ownership mechanisms available within these districts while maintaining necessary control over the development process, any (district) created after adoption of this Code cannot be created as a freestanding district but requires the approval of a planned development in addition to the rezoning.

3. Building Materials

a. For the purposes of this section, approved primary wall materials refers to brick and stone. Approved secondary wall materials refers to wood, hard coat stucco, and cement fiber board.

b. All façades must contain 100% primary wall materials. Percentages are calculated based on the wall surface area and do not include areas used for windows, doors, and fascia. The use of alternate materials or secondary wall materials allowed herein in differing quantities may be authorized at the sole discretion of the Planning Commission.

c. Trim, eaves, and soffits may incorporate the use of vinyl, aluminum and other materials approved by the International Residential Code as adopted.

d. Approved roof materials include three-dimensional architectural asphalt shingles, and must be fungus resistant. Other roof materials may be approved by the Planning Commission.

3. Privacy

- a.** Each dwelling unit must be provided with reasonable visual and acoustical privacy.
- b.** The Planning Commission may require a fence at least six feet in height around the boundary of each multi-family development site. A detail of any the proposed fence must be submitted with the site plan.
- c.** The aesthetic and protective nature of the proposed fence is considered an integral element of the overall site design and will be reviewed as part of the site plan review process. Where in the judgment of the Planning Commission alternative measures such as landscaping or placing of berms are found to provide equal or adequate protection, these measures may be required in place of fencing.

4. Building Separation

The following building separation requirements apply to all multi-family structures on sites containing two or more multi-family structures. For the purpose of these provisions, the front and rear facades are those exterior building walls generally perpendicular to the party walls between dwelling units, and the side façade is the exterior building wall that is generally perpendicular to the building's front and rear facades.

- a.** Building setbacks as required by the zoning district requirements.
- b.** Buildings that are front façade to front façade, rear façade to rear façade, or front façade to rear façade must be separated by a distance of at least 60 feet.
- c.** Buildings that are side façade to front façade or rear façade must be separated by a distance of at least 40 feet.
- d.** Buildings that are side façade to side façade must be separated by a distance of at least 20 feet.
- e.** Buildings may not exceed 250 feet in length along any elevation.
- f.** Buildings may not contain more than 12 units per floor.

5. Circulation and Parking

- a.** In general, internal drives or travelways located within any multi-family development must be privately owned, constructed, and maintained.
- b.** The pavement width and geometric design standards of all internal drives or travelways located within any multi-family development must be as specified by this Code.
- c.** Internal driveways and travelways under the control of a Homeowners Association must be constructed in accordance with this Code's requirements for public streets.
- d.** Parking areas must be generally located in close proximity to the dwelling units they are designed to serve. At least one parking space per dwelling unit must be located so as to provide a maximum walking distance of 200 feet from the nearest entrance of the dwelling unit such space is to serve.
- e.** A bike rack must be provided at the amenity center and play grounds with a minimum of five bike parking spaces. All bike racks must be of the wave-type style.
- f.** A bike rack must be provided at each residential building with a minimum of five bike parking spaces. All bike racks shall be of the wave-type style.
- g.** Internal paved pedestrian walkways must be provided for convenient and safe access to all living units and recreational facilities from adjacent streets, internal driveways, parking lots or garages and for convenient circulation and access to all facilities. Pedestrian ways must be wide enough for the intended use, but in no case less than five feet in width.
- h.** Each building must be physically separated from an internal drive or travelway by a sidewalk, and planting strip a minimum of eight feet in total width. The complex cannot have more than two access driveways to any external street without special approval by the Planning Commission.

- i. Where appropriate, common driveways, parking areas, walks and steps must be maintained and lighted for night use.
- j. Internal screening of parking areas must be achieved through ample use of trees, shrubs, hedges and screening walls.

6. Landscape and Lighting

- a. The existing natural appearance and character of the site must be preserved and enhanced by retaining and protecting existing trees and other site features to the maximum extent feasible. Existing trees, shrubs, evergreens and groundcover must be retained to the extent that they enhance the project, are effective as a screen planting, or are useful in protecting slopes from erosion.
- b. Where necessary to provide both internal and external privacy and to screen out objectionable features such as noise or automobile lights, additional new plant material must be added above that required by the Code.
- c. Lighting within parking lots, streets, and pedestrian areas shall be provided throughout the development.

7. Services

- a. Centralized refuse (garbage) disposal facilities must be provided and must be screened from view. All dumping cart/bins must be opaquely screened by either wood or masonry walls, securable gates, and landscaping.
- b. Decorative outdoor trash receptacles are required for all multi-family developments. Outdoor trash receptacles must meet the following standards:
 - i. A minimum of one trash receptacle must be located at each entrance and exit of all amenity centers and/or club houses, a minimum of one within the location of a swimming pool if included, and a minimum of one at all grilling/picnic/play locations if included.
 - ii. Trash receptacles must have a minimum capacity of 36-gallons.
 - iii. It is recommended that the design of the trash receptacle be black powdered coated steel and of a strap-type design. Similar substitutions that are decorative in design are allowed.
- b. All multi-family developments must develop a plan for mail delivery which meets the criteria developed by the local post office. Mail kiosks must be provided unless otherwise required by the local post office. This plan must be presented within the site plan.

8. Open Space and Amenities

- a. Open space and amenities must be protected by covenants or other legal agreement that will ensure the continued maintenance of all such improvements and properties and indicated as such on the site plan.
- b. A minimum of 250 square feet per dwelling unit must be designed and programmed as open space and amenities for the use of residents. This required open space must be designed as follows.
 - i. Common exterior sitting areas are required that a total minimum area of 50 square feet per dwelling unit, to be accessible by paved walkways to the residents such facilities are designed to serve. Generally, the facility must be located no more than 750 feet from any residential building it serves. All sitting areas must be equipped, with benches, picnic tables, and other passive recreational facilities. All such sites must be suitably landscaped to enhance their intended function.
 - ii. Play lots and/or playgrounds are required that a total minimum area of 50 square feet per unit. These areas must be provided with playground equipment sufficient to meet the needs of children expected to reside within the complex. Individual pieces of playground equipment must be specified on the site plan. All recreational equipment provided must be durable commercial grade equipment which shall meet the latest applicable Consumer Product Safety Commission safety guidelines as well as the ASTM public use playground standards. The playground must be served by paved pedestrian walks

linking individual buildings to the recreational facility. Additional sitting areas may be substituted for playgrounds on a square foot for square foot basis when the development is planned for occupancy primarily or only by elderly adults, subject to Planning Commission approval. The minimum area for individual play lots and/or playgrounds must be 400 square feet.

iii. Club house facilities are required and must be located within the development. A minimum floor area of 2,000 square feet is required for any development. In developments containing 200 or more dwelling units, ten square feet of additional floor area must be provided for each unit thereafter.

iv. Common outdoor space is required at a minimum of 100 square feet per dwelling unit for the use of the development's residents. In conjunction with this requirements, all developments must provide two or more recreational amenities for the residents as listed below.

- (A)** Community gardens.
- (B)** Open lawn with trees.
- (C)** Patio or courtyard.
- (D)** Picnic tables and BBQ areas, preferably with shade structures.
- (E)** Gazebos, pergolas, or other decorative structures.
- (F)** Swimming pools
- (G)** Indoor recreation facilities.
- (H)** Sports courts (e.g., tennis, basketball, volleyball).
- (I)** Natural open space area with benches/viewing areas and/or trails.
- (J)** Other active or passive recreation area that meets the intent of this Code, verified during site plan review.

v. Areas that cannot be included in the above calculations of open space and amenities are as follows:

- (A)** Required landscape areas, including required landscape or transitional buffers.
- (B)** Private lots, yards, balconies and patios dedicated for use by a specific unit.
- (C)** Public right-of-way or private streets and drives.
- (D)** Parking and loading areas.
- (E)** Land covered by structures except for accessory structures associated with the use of the open space, such as picnic shelters and recreational facilities.
- (F)** Hardscape associated with maintenance and utility structures.
- (G)** Stormwater facilities. However, detention or retention areas and stormwater management structures or facilities may be used to meet up to 50% of the required common open space amount provided such areas or facilities are accessible and useable, as determined during site plan review, as year-round community amenities by the residents of the development (e.g., picnic areas, passive recreation areas, playgrounds, ponds for fishing and/or boating, etc.).

c. Open space and amenities must meet the following location and design requirements:

- i.** Open space must be a central focus of the site, not the parking lot, and flow through the site linking recreation spaces with residential units with uninterrupted green belts.
- ii.** Open space and amenities must be accessible to all residents of the subject development.

- iii. The total amount of required common open space area is not required to be contiguous, but each section must be adequate in size and dimension to serve the open space needs of the residents and centrally located and incorporated into the site plan as a primary design feature.
 - iv. Common outdoor spaces may not be located adjacent to dumpster enclosures, loading/service areas, or other incompatible uses unless site constraints allow no other alternative, to be verified during site plan review.
 - v. If common outdoor spaces are located adjacent to a street right-of-way, landscaping and appropriate walls/fencing must be used to provide a protective buffer and screens the view between the space and the right-of-way.
- d.** Private open space is also required. In addition to the common open space required for the overall development, each dwelling unit must contain an exterior private open space in the form of a patio, balcony, or terrace.
- i. No dimension of private open space may be less than six feet or less than a minimum of 80 square feet on the ground level or 60 square feet when located above the ground floor.
 - ii. Ground floor private open space may be screened by a wall no less than three feet, but no more than eight feet in height.