

Report by Greg Montgomery

**Agenda Name: Public Hearing Proposed Ordinance amendment for revisions of multiple family standards in 15-13-27 and 15-38**

**Petitioner/ Developer:** Ogden City Planning  
2549 Washington Blvd  
Ogden, Utah 84401

**Petitioner/ Developer's requested action:** Approval of the proposed amendments to chapters 13-27 and 15-38.

**What Planning Commission reviews**

The Planning Commission is required to review all zoning text amendments in a public hearing. The Commission reviews the purpose of the regulation, the general plan, and the reason for a proposed change and determines whether or not the request is consistent with those documents.

The Commission makes a **recommendation** regarding the proposed amendment based on their review and forwards that recommendation to the City Council for a final action.

**Planning Commission's determination for action**

***Possible findings based on decision Commission determines appropriate:***

**1. Approve subject to staff recommendations, finding that: (Staff Recommended)**

The proposed amendments are consistent with the General Plan and the purposes of the residential and commercial zones.

**2. Approved with additional requirements differing from staff recommendations, finding that:**

The proposed amendments with revisions will be consistent with the General Plan and the residential and commercial zones.

**3. Deny the proposed amendment, finding that:**

The proposed amendment is not consistent with the General Plan and the residential and commercial zone purposes.

**Planning Staff's Recommended Action**

Approval of the proposed revisions regarding multi family standards in the residential zones and revisions to the standards for multiple family in commercial zones.

**Description of request**

The Planning Commission continued the public hearing for this item last month to have time to further review the proposal. A work session was held June 15 to discuss in more detail the proposed revisions.

Over the past year the city has been operating under new standards that were developed based on the increase of multifamily developments in commercial zones. The ordinances lacked significant standards to create developments that set minimum requirements for buildings appropriate for Ogden.

Since that time staff has noted that single lot developments in residential zones lacked meaningful standards except in the R-2EC and R-3 EC. The language that did exist lacked overall continuity and was developed over time addressing specific issues that came up at different times. Some of those standards are no longer applicable and some are not applicable to all developments because the type of developments have different characteristics.

It was also discussed that many of the same standards that are used for multifamily commercial developments should also be applicable to multifamily residential development. The revisions propose to address being consistent in requirements but also taking into consideration different factors that exist for residential zones.

The change in the commercial standards are points of clarification. One example is the C-3 zone setbacks focused on the principle of walkability but there are C-3 locations that are not that and the same setback in C-2 should apply to C-3 to provide some distance between the street and the building. Another is clarification that open

entrances are not a commercial design standard and the dwelling units need some privacy and security rather than have each entrance open to everyone.

One other revision is being proposed since the last meeting and that is removing language regarding duplex type development. A provision in state law (10-9a-534) prohibits design standards for single family or duplex units except if they are in a historic district or in established pre 1950 neighborhoods. The standards of the R-2EC and R-3 EC establish existing design that both single family and duplexes would need to comply with.

### **Factors for consideration of action**

#### **Compliance with the General Plan**

The most important consideration is the proposed revisions being consistent with the General Plan of the City. There are several objectives and strategies that staff used in determining the proposed ordinance amendments. The important objectives and strategies are:

##### Strategy 7.D.2.C.

Creating site and building design guidelines or alternatives for rental projects that encourage the interaction of residents, create common open space and encourage pedestrian orientation.

##### Objective 7.D.5

Work in cooperation with the private sector to expand the variety of housing types to meet needs of a diverse community.

##### Strategy 7.D.5A.

Encouraging and supporting development of various housing types and identifying the areas where these types might be appropriate.

##### Objective 7.D.8

Identify opportunities for inclusion of 4,700 new dwelling units in Ogden to accommodate continued population growth.

Objective 8.D.7.

Develop a coordinated course of action utilizing design and land use mix to help revitalize existing corridors.

Strategy 8.D.7.A.

Developing strategic plans for corridors focusing on right of way improvements, land use, business marketing analysis, redevelopment opportunities and site and building design regulations.

Staff feels that the proposed ordinance language is according to the guidance given in the General Plan. The ordinances look to allow a variety of housing types in the residential zones but to recognize each housing type has different needs and adjusting the ordinance to those needs. The ordinance also looks to provide design standards and open space provisions that are lacking at the present time for multifamily in residential zones. The proposed revisions do not apply in the R-1 and R-2 zones of the city which make up the largest area of residential zoning in the city.

**Basis for requirements**

The proposed ordinance revisions were developed based on observation of traditional development trends in Ogden. One of the major directions of the ordinance amendments is to create a clearer expectation of what is desired as an Ogden project that is compatible with the character of the community. The shape and interior layouts are the fundamental backbone of a dwelling and the regulations do not seek to change those standards. How the exterior skin is treated from that shape is where the "Ogden Factor" can take place. This skin of the building sometimes is a point of contention unless the message, or in this case the requirement is clear. People can then make an informed decision if this is where they choose to invest. Staff feels that the provisions allow choices to be made of the various types of housing products that can be developed so everything is not developed with only one building type. The variety of choices will develop a better long term housing product for those who desire to live in Ogden.

The basic revisions include:

- Defining building types as single family rowhouse, great house, small apartment (3-8 units and two stories), courtyard development and large apartment (taller than two stories).
- Building orientation required facing the street.

- Building material limits based on building type.
- Parking location based on building type.
- Front entrances based on building type.
- Limiting depth of building on the lot.
- Window requirements and alignment.
- Require interior and exterior amenity space for apartments with 17 or more units.

The Commission discussed removing the present height restriction based on how the block is currently developed regardless of the height allowed in the zone and determined to look at the height allowed in the R-3, 4 and 5 zones as a more appropriate control.

Another point of discussion at the work session was requiring an enclosed entryway and corridor system to individual units in small and large apartments. Staff explained the reason for the interior enclosed system is building security and safety, environmental control for the units, cleanliness, and architectural quality.

The revisions in the commercial section are based on observations of what has not worked as well as we anticipated when the commercial multifamily regulations were developed. The first is setbacks in the C-3 zones. Not all the C-3 zones are in areas of high pedestrian activity and wide sidewalks. The revision is to require a 20 foot setback in most C-3 zones instead of reduced setbacks. This gives a better buffer from the street and high traffic or areas where it is all commercial and gives more livability to the residential components of the land use.

The other variation is clarifying how window placements take place in a building. The proposal is to retain a more traditional approach for windows above the ground level to be symmetrical rather than asymmetrical.

## Attachments

1. Proposed ordinance revisions

**Attachment 1 Proposed ordinance amendments**

**15-13-27: DESIGN STANDARDS FOR ~~TWO-FAMILY DWELLINGS/DUPLEXES AND MULTIPLE-FAMILY DWELLINGS:~~**

A. Conversion Of Residential Buildings To Other Than Original Designed Residential Use:

1. An existing residential building shall not be converted to add any more dwelling units than it was originally built with when it was constructed.

2. Any increase in the number of dwelling units requires the removal of the existing structure, except that homes listed on the local historic register or eligible buildings in the Central Bench national historic district shall not be removed in order to accommodate additional dwelling units but may only be converted to multiple units on approval of the planning commission following the procedures of subsection 15-6-31 of this title.

3. Replacement of a structure by new construction for use as a duplex or multi-dwelling unit is allowed only if the additional units are permitted according to the regulations of this title.

4. This section does not limit the construction of an accessory dwelling unit if authorized, approved and constructed pursuant to chapter 32 of this title.

~~—B. Building Design: Dwelling structures shall be designed so that they present a front appearance to the street. In order to accomplish this the dwelling structure shall have:~~

~~—1. A minimum of fifty percent (50%) of the primary entry doors to the individual units face the public street.~~

~~—2. A minimum of ten percent (10%) of the wall surface area facing the street on the main level in glazing.~~

~~—3. A maximum of forty percent (40%) of the ground level width of the building facing the street being occupied by garage doors. This does not preclude attached garages with entrance from the side, detached garages behind the dwellings or garages which are entered from the rear of the building by means of alleys or private drives.~~

~~—4. Surface parking and carports located only to the rear or side of the structure. The area between the front of the building and the front property line shall be in open green space except for sidewalks leading to front doors and driveways leading to legal parking.~~

~~—5. If seventy five percent (75%) of the linear block is developed with dwelling structures, the building shall not be taller than the tallest dwelling structure on that linear block regardless of the zoning height allowances.~~

B. Multiple family developments in residential zones: New construction shall meet the following site plan and design requirements in addition to the requirements of the

specific lot area, yard setbacks, height, and lot coverage of the specific zone the development shall be located in:

1. Building types- Multiple family dwelling buildings can be designed either as:

- a. A single family rowhouse also called townhome
- b. A great house designed to look like a single family home but the interior arrangement has three to eight units.
- c. A small apartment building between four and eight units which is two story in height and designed to have units placed above and below each other and on both sides of a common access entrance.
- d. A courtyard apartment building which is a one to two story building but unlike a town home is u shaped around a central courtyard. The courtyard width shall be a minimum of 25 feet.
- e. An apartment building taller than two stories with units placed above and below each other and shared sidewalls. Individual units are accessed by a common interior corridor.

2. Building exterior materials;

- a. The exterior solid wall building materials are limited to brick, stone, wood, fibrous cement siding that has a texture of wood, stucco or other material, and stucco. Use of one type of material with different textures such as fibrous cement siding that look like siding or stucco will be considered as being two materials. Precast sills, lintels, quoins and other similar architectural detail enhancements are permitted and not considered a main or secondary material.
- b. A great house, small apartments and courtyard are limited to one of the exterior material types as the main building material and one differing allowed material as an accent for gable ends or wall projections.
- c. Single family rowhouses may use the option of one main material and one accent material for each dwelling unit module to differentiate each dwelling in the building if desired.
- d. An apartment building may use up to two building materials for the main building material. Stucco can only be used above the ground floor level of the building. The placement of a second main material can only occur when there are changes in the wall planes of two or more feet.

3. Building windows

- a. Glass cannot be more than twenty percent (20%) reflective on any exterior window
- b. Apartment building windows shall be located to be in line both vertically with the window placement on the ground floor and horizontally with the windows of the floor level they are on. There shall be a minimum of ten percent (10%) glass surface for each floor level of the building.

4. Building orientation: The front facade of each building type shall face the public street with the exception of a courtyard apartment. A courtyard apartment shall have the open end of the courtyard facing a street and the units adjacent to the street can have their sidewalls facing the street.

- a. The front façade is the portion of the building that is parallel to the public street. The longest length of the building shall be parallel to the public street except a courtyard apartment or apartment building which may have a maximum depth of twice the width facing a street.
- b. The elements of a front façade shall include a visible and parallel main pedestrian entrance into each individual unit from the public street for a small apartment and single family rowhouse.
- c. A great house shall have as a minimum one main pedestrian entrance to one or more dwelling units that is visible and parallel to the public street. Secondary access to other units from the side or rear of the building are permitted.
- d. A courtyard apartment shall have the main pedestrian entrance to each dwelling unit facing the courtyard.
- e. An apartment shall have a main pedestrian entrance into the building that is visible and parallel to the main street that provides access to all interior units by means of interior corridors. Secondary access is also allowed which is not fronting a street.

5. Building Main entrance requirements

- a. Single family rowhouses and courtyard apartment shall have a covered porch as part of the entry door design to each unit. The roof covering of the porch shall be an extension of the roof of the building design or use building materials of the development to create a minimum projection to provide cover over the front entrance a minimum of four feet and a maximum of eight feet.
- b. A great house, small apartment and apartment may have an enclosed front common pedestrian entrance that leads to a common lobby and

access corridors that provides interior access to the individual units or a combination of an enclosed common front pedestrian entrance and individual unit front access entrance. The common entrance can be even, recessed or extend out from the front building wall. There shall be in all options a protective roof covering projecting a minimum of four feet from the wall plane above the entrance. The entrance feature shall be a minimum ten feet wide and defined by architectural features at the entrance in addition to an overhead covering of a minimum of four feet in depth that make it clear this is the building entrance. Such things as side lites, detail architectural features and material changes shall be used on the ground floor level of the entrance.

6. Parking location

a. Single family rowhouse shall provide the required parking only to the rear of the building in either an attached garage, detached garage or parking lot.

b. Parking for a great house, small apartment, courtyard apartment and apartment shall be limited to being located to the rear or side of the structure not facing a street. The area between the front of the building and the front property line shall be in open green space except for sidewalks leading to front doors and driveways leading to legal parking.

7. Amenity requirements for apartment buildings. Apartment multiple-family dwellings of more than sixteen (16) units shall provide a combination of exterior open green space and amenity area and an interior amenity area

a. The required amount of interior amenity space is:

i. A minimum of four hundred (400) square feet of interior amenity space;  
and

ii. An additional ten (10) square feet of interior space for every unit over forty (40) units.

b. Amenity areas are a combination of designed fixtures and functions in the open green space area and any required interior amenity space with uses described in this subsection. When interior amenity space is utilized, the combination of interior amenity space and exterior open green space and amenity space shall meet the percent of open green space required by the zone.

c. Open green space area requirements shall include at least three (3) of the following amenity features in the open green space:

i. Playground with a three hundred (300) square foot minimum area;

ii Gas fire pit with seating area of minimum fifteen foot (15') radius paved area;

- iii Two (2) or more tables with chairs;
  - iv Permanent game area with equipment, such as shuffleboard, or chess/checkers tables;
  - v. Community garden and shed area (thirty (30) square feet per twenty (20) units);
  - vi Outdoor grill at one grill for every forty (40) units or portion thereof;
  - vii Fenced dog park with a two hundred (200) square foot minimum area;
  - viii Recreational field or court; or
  - ix. Outdoor pool.
- d. Interior amenity space requirements may be made up of one or more of the following designated spaces provided the square footage meets the minimum requirements:
- i. Fitness center;
  - ii. Spa;
  - iii Hot tub;
  - iv Cooking and dining facilities for group gatherings;
  - v Library/study;
  - vi Clubhouse;
  - vii Lounge; or
  - viii Game room.

**15-38-2: SITE DEVELOPMENT STANDARDS:**

A. Dimensional Requirements: The following dimensional requirements shall apply in each commercial zone to building and parking setbacks:

	<b>C-1 And CP-1</b>	<b>C-2 And CP-2</b>	<b>C-3 And CP-3</b>
Minimum lot area	None	None for commercial buildings. Multiple-family dwelling, 6,000 square feet for the first unit plus 1,500 square feet for each additional unit	None for commercial buildings and accessory apartment. Multiple-family dwelling, 5,000 square feet for the first unit plus 750 square feet for each additional unit
Maximum lot area	5 acres	None	None
Minimum lot width	60 foot width	None	None
Maximum building coverage	50 percent	50 percent	60 percent
Maximum building height	35 feet	50 feet	None
Front yard setback	20 feet	20 feet	None for commercial buildings, 15 feet for parking lot or display area for a commercial use. <u>20 feet for dwellings not along the Washington Boulevard . 15 feet for dwellings along Washington Boulevard</u> , but see <a href="#">15-38-4F</a> for reductions <u>along Washington Boulevard</u>
Side yard setback facing a street	20 feet	20 feet	None for commercial buildings, 15 feet for parking lot or display area. 15 feet for dwellings, but see <a href="#">15-38-4F</a> for reductions

Side yard setback	None, except 10 feet adjacent to a residential or O-1 zone	None, except 10 feet adjacent to a residential or O-1 zone. For buildings over 35 feet in height next to a residential or O-1 zone an additional 1 foot setback is required for every foot the building is over 35 feet in height	None, except 10 feet adjacent to a residential or O-1 zone. For buildings over 35 feet in height next to a residential or O-1 zone an additional 1 foot setback is required for every foot the building is over 35 feet in height
Rear yard setback	None, except 10 feet adjacent to a residential or O-1 zone	None, except 10 feet for parking adjacent to a residential or O-1 zone and 30 feet for buildings adjacent to residential or O-1 zone. For buildings over 35 feet in height next	None, except 10 feet for parking adjacent to a residential or O-1 zone and 30 feet for buildings adjacent to residential or O-1 zone. For buildings over 35 feet in height next to a residential or O-1 zone an additional 1 foot setback is required for every foot the building is over 35 feet in height

		<p>to a residential or O-1 zone an additional 1 foot setback is required for every foot the building is over 35 feet in height</p>	
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15-38-4. F. Multiple-Family Dwellings And Single-Family Rowhouses: A multiple-family dwelling or single family rowhouses shall comply with the following restrictions:

1. A multiple-family dwelling developed on a parcel or lot of four (4) acres or larger is required to develop at lease twenty-five percent (25%) of the land area as non-residential, permitted commercial uses. Commercial uses shall be located:

a. In a commercial building on land fronting the street that is a minimum of twenty-five percent (25%) of the lot or parcel area and has adequate depth for the commercial use;

b. On the entire ground level of the proposed multiple-family dwelling structure fronting on the street, except for areas required to provide access to the upper floors; or

c. A combination of commercial buildings and ground level commercial provided the areas equal the minimum twenty-five percent (25%) lot area requirement.

2. A multiple-family dwelling or single-family rowhouse is not permitted if the sum of all land area devoted to existing and proposed multifamily development exceeds thirty percent (30%) of the total land area, excluding street rights-of-way, as measured by the lot area of all land within:

a. A seven hundred foot (700') radius from the center point of the intersection of 30th Street and Washington Boulevard, 36th Street and Washington Boulevard, 12th Street and Harrison Boulevard, or 20th Street and Harrison Boulevard; or

b. A one thousand foot (1,000') radius from the center point of the intersection of 2nd Street and Washington Boulevard, 12th Street and Wall Avenue, 12th Street and Washington Boulevard, and 36th Street and Wall Avenue.

3. In addition to the requirements for parking and parking lot designs found in chapter 12 of this title, surface parking lots shall be located:

- a. Behind the building; or
  - b. To the side of the building, provided the parking lot width may not exceed twenty five percent (25%) of the frontage of the lot or parcel.
4. In the C-3/CP-3 zone, the minimum front setback of a multiple-family dwelling or single-family rowhouse may be reduced to:
- a. Six feet (6') to the main entryways for the building if the entryways are enclosed;
  - b. Eight feet (8') to projections from the main body of the building, provided the projections are not more than fifty percent (50%) of the frontage width of the building and the areas between projections is landscaped with shrubs spaced so they create a solid area between the projection wall and sidewalk;
  - c. Ten feet (10') if the floor elevation of the dwelling units which face the street are at least three feet (3') above the sidewalk elevation of the street.
5. Entries:
- a. Entry Location:
    - (1) Individual dwelling units, such as a single-family rowhouse or other housing types that have an individual outside entrance to a dwelling shall have the front door of each unit ~~on a public street~~ facing the public street.
    - (2) Multiple-family dwellings shall have the main building entrance facing the public street. The location of the entrance may be at the corner of the building facing the street or along a portion of the building that fronts the street, provided that on a corner lot the entrance may be at the corner of the building which faces the streets or along the primary street frontage of the street with the larger traffic counts.
  - b. Entry Design:
    - (1) The entry design for a single-family rowhouse or a building that has an individual dwelling unit outdoor entrance shall provide an individual porch area for each unit facing the street as part of the entrance. The porch shall have a minimum four foot by six foot (4' x 6') cover above the entryway door which is either a projecting covering over the entryway or a recessed entryway covered by the building above the entrance.
    - (2) A multiple-family dwelling street entrance shall be developed as part of the wall of the buildings and shall create an enclosed lobby and access corridor to the dwelling units within the building. The entry design shall be designed to be ~~made~~ clearly visible from the street and shall:
      - (A) Use architectural elements which include either canopies over the entry or the entry recessed behind the main building wall;
      - (B) Incorporate a change of building materials that focuses attention to the entrance or architectural elements that extend above the first floor of the entryway and are in keeping with the architectural design of the overall building; and

(C) Have a minimum width of ten feet (10'), including the width for the entry doors.

6. Exterior Materials And Colors:

a. The color and materials used for exterior wall surface treatments shall be based on the type and scale of the proposed building.

b. The following materials are prohibited in all types of dwellings as an exterior finish material:

(1) Pre-cast concrete and tilt-up wall systems that are primarily structural in appearance (such as Twin-Ts);

(2) Natural cinder block;

(3) Materials intended for indoor finishes; and

(4) Vinyl or aluminum siding.

c. Exterior materials for a single-family rowhouse may differ between each dwelling unit to express the individual units by materials or color, or the overall rowhouse structure can be treated as one building for materials and color.

(1) The rowhouse dwelling unit, or the rowhouse structure, as the case may be, is limited to a maximum of two (2) main building materials.

(2) The exterior covering materials are limited to:

(A) Brick;

(B) Stone;

(C) Stucco;

(D) Wood;

(E) Fibrous cement siding that appears as either wood siding or stucco; and

(F) Architectural metal with a ribbed or flat surface and is not galvanized.

(3) Colors shall be muted earth tone colors of reds, ochres, browns, greens, silver, grey and white.

(A) A maximum of two (2) colors or two (2) tones of one color are allowed per townhome unit if designed with the variation of materials per unit or building if designed as a common building material.

(B) Window trim, fascia, and entry columns or posts may share one additional tone of the color used on the building.

d. Multiple-Family Dwelling Up To Sixteen (16) Units:

(1) The exterior covering materials are limited to:

- (A) Brick;
- (B) Stone;
- (C) Stucco;
- (D) Wood; or
- (E) Fibrous cement siding that has a texture of wood, stucco or other material. Use of fibrous cement siding will be considered as one material per each type of texture design used to look like different materials. ~~Fibrous cement siding that appears as either wood siding or stucco.~~

(2) Stucco is limited to above the main floor of the building.

(3) Precast sills, lintels, quoins and other similar architectural detail enhancements are permitted and not considered as a second material.

(4) Colors shall be muted earth tone colors of reds, ochres, browns, beige and white. A maximum of two (2) colors or two (2) tones of one color are allowed.

(5) A maximum of two (2) main exterior materials are allowed.

e. Multiple-Family Dwelling Of Seventeen (17) Units Or Larger:

(1) The exterior covering materials are limited to:

- (A) Brick;
- (B) Stone;
- (C) Stucco;
- (D) Fibrous cement siding that appears as stucco;
- (E) Architectural metal with a ribbed or flat surface that is not galvanized;
- (F) EIFS; or
- (G) Precast concrete with a finish that appears as stone.

(2) Stucco, EIFS, architectural metals and fibrous cement siding are limited to placement above the main floor of the building.

(3) A maximum of two (2) main exterior materials are allowed.

(4) Precast sills, lintels, belt courses, parapets, pilasters, columns and other similar architectural detail enhancements are permitted and not considered as a second material.

(5) Colors shall be muted earth tone colors of reds, ochres, browns, beige and white. Metal finishes may also have colors in the silver and grey range. A maximum of two (2) colors or two (2) tones of one color are allowed.

(6) Variations to the material and color requirements may only be considered on approval of the planning commission. In reviewing a request for a variation to the requirement the commission shall consider:

(A) The architectural theme of the building and how the request is consistent with the architectural theme;

(B) The compatibility of the request with the context of the building location and the developments around it; and

(C) If the colors and materials create a visual conflict to the visual qualities of the street.

7. Architectural Design: Buildings shall be designed to provide human scale, interest, and variety. The larger the building the simpler the design techniques should be to create that interest and variety.

a. Single-Family Rowhouse Units:

(1) The rowhouse unit should be designed using recognized architectural styles found in Ogden. Those styles are Arts and Crafts, Victorian, Prairie and Modern.

(2) The elements of architectural style such as window placement, details in cornice treatment overhangs, dormers and porches shall be in the design of the unit or building.

(3) The roofline of each unit shall vary in height to define the individual unit.

(4) Each unit shall have a two foot (2') stagger from the wall of the adjacent unit.

(5) No more than seven (7) townhomes shall be joined together side by side.

b. Multiple-Family Dwelling Up To Sixteen (16) Units:

(1) The human scale and interest features shall be articulated by a projecting or recessed main entrance.

(2) The building design shall include window sills and lintels to define the window openings. Glazing shall be a minimum of ten percent (10%) of the exterior wall surface of each level of the building fronting the street.

(3) Material changes if desired shall occur at changes in the wall plane such as projections or recesses of the front façade that have a minimum of an offset of two feet.

c. Multiple-Family Dwelling Of Seventeen (17) Units Or Larger:

(1) These buildings shall have defined street facing building modules that occur at a ~~minimum~~ maximum of every ~~one third (1/3)~~ fifty foot (50') of the length of the building. The modules can be defined by either two foot (2') minimum offsets of wall planes or breaks in the wall surface by pilasters or columns.

(2) If desired one belt course to separate the ground level from the upper portions of the building or ground level and second story for buildings over four (4) stories is permitted as a means to create the appropriate scale of the building is permitted.

(3) Glazing shall be a minimum of ten percent (10%) of the exterior wall surface of each level of the building fronting the street.

(4) Material changes if desired shall occur at changes in the wall plane such as projections, recesses or belt course above the ground level of the building front facade.

(5) Buildings shall be limited to a flat roof with the roof line hidden behind a parapet wall or the roof extended over the building wall with cornices detailing to transition the overhang to the building wall.

8. Screening Of Utilities And Dumpsters:

a. Electrical and gas meters shall be screened or located out of view from the public street. All utilities and their connections shall be underground where permitted by the utility provider and other regulations.

b. Design for screening enclosures for trash shall be incorporated into building architecture and utilize the same materials as the principle building to the greatest degree practicable.

(1) Screening and fences shall be one foot (1') higher than the object being screened, but not more than eight feet (8') high, on all sides where access is not needed.

(2) A metal gate shall be included where required for complete screening.

(3) The trash enclosures shall be located behind the building and not visible to public view from the public right-of-way.

9. A multiple-family dwelling of seventeen (17) units or more shall provide electric vehicle charging stalls as follows:

a. One charging station for up to the first thirty (30) units; plus at least one additional charging station for every fifty (50) units thereafter; and

b. For senior living and moderate to low income housing, at least one (1) recharging station per fifty (50) units.