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ARTICLE G. R-3 ZONE DISTRICT

9-1G-30: R-3 ZONE DISTRICT DESIGNATION:

The R-3 district primarily provides for high-density, multi-family residential development up to 36 dwelling units per acre. The R-3 district is intended for apartment and condominium/townhouse residential structures that house multiple dwelling units and may consist of two to three-story buildings. The district generally corresponds to the High-Density Residential land use designation on the 2050 General Plan land use map.

These areas are multi-family in character, yet retain some of the characteristics of suburban neighborhoods such as landscaped yards, off-street parking, common open space, shared amenities, and low building heights (three stories or less). Other compatible uses, such as schools, childcare centers, parks, and assembly uses, may also locate in areas with this designation.

9-1G-31: R-3 ZONE DISTRICT LAND USE AND PERMIT REQUIREMENTS:

- A. Permit Requirements: Table 9-1-G-10 lists the permit requirements and code references for each land use in Table 9-1G-11.

Table 9-1G-10 Permit Requirement Labels for Table 9-1G-11		
Label	Permit Requirement	Code Section
Y	Permitted Use	
A	Accessory to Permitted Use Only	
C	Conditional Use Permit	

N	Not Permitted	
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- B. Specific Land Uses: Where the last column in Table 9-1G-11 includes an additional code reference, the requirements of the referenced section also apply to the use.

Table 9-1G-11 Land Uses and Permit Requirements for Residential Zone Districts		
Land Uses or Activities	R-3	Notes/Reference
Accessory buildings or structures	A	9-1F-10
Accessory dwelling units	A	9-1T-13
Animal keeping	A	9-1T-17
Assembly uses: religious facilities, lodges, clubs, cultural centers, etc.	C	
Childcare home	A	
Community care facility, small	A	
Condominiums	Y	
Daycare homes (Large Family)	C	9-1T-9
Government Offices, Facilities and Parks	Y	
Home occupations	A	9-1T-16
Multi-family housing	Y	
Off street parking for R-3 uses	A	
Public parks and playgrounds	Y	
Schools (public and private)	C	
Short Term Rentals	N	
Single-family dwellings	Y	
Supportive housing	Y	
Temporary uses	A	
Transitional housing	Y	
Wireless communications facilities	C	9-1T-11

9-1G-32: R-3 ZONE DISTRICT RESIDENTIAL DEVELOPMENT STANDARDS:

Development standards for the R-3 District are shown in Table 9-1G-12 and described below. Where a single detached home is proposed on a lot, the development must comply with the standards of zone R-1.

Table 9-1G-12 Temple City R-3 Development Standards				
	Adjacent to R-1	Adjacent to R-2/R-3	Not Adjacent to Residential	Notes
Lot Area (square feet)				

Table 9-1G-12 Temple City R-3 Development Standards				
	Adjacent to R-1	Adjacent to R-2/R-3	Not Adjacent to Residential	Notes
Lot size	10,000	10,000	10,000	For a newly created lot.
Minimum lot area per dwelling	1,210	1,210	1,210	
Maximum dwelling units (du per acre)	36	36	36	
Lot Width (feet)				
Existing lot (min.)	50	50	50	Minimum width needed for multi-family use.
New interior lot (min.)	80	80	80	
New corner lot (min.)	100	100	100	
Lot Depth (feet)				
Lot (min.)	80	80	80	
Setbacks				
Front (feet)				
1st Floor (min.)	20	20	20	
2nd Floor (min.)	30	20	20	
3rd Floor (min.)	40	40	40	
Interior Side (feet)				
1st Floor (min.)	5	5	5	
2nd Floor (min.)	10	Average 10, no less than 5	Average 10, no less than 5	
3rd Floor (min.)	10	10	10	
Corner Side (feet)				
1st Floor (min.)	10	10	5	
2nd Floor (min.)	10	10	10	
3rd Floor (min.)	15	15	10	
Rear (feet)				
1st Floor (min.)	15	5	5	R-1 to the rear.
2nd Floor (min.)	20	10	5	
3rd Floor (min.)	30	20	10	
Maximum Building Height (feet)				

Table 9-1G-12 Temple City R-3 Development Standards				
	Adjacent to R-1	Adjacent to R-2/R-3	Not Adjacent to Residential	Notes
Building (max.)	3 stories or 40 feet in height	3 stories or 40 feet in height	3 stories or 40 feet in height	Whichever is less. Does not include fully subterranean parking. Height measured from top plate of subterranean parking to top plate of residence.
Accessory Building	15	15	15	
Dwelling, second and third floors	0.75	0.75	0.75	Of first floor square feet.
Maximum Lot Coverage				
All buildings	0.50	0.50	0.50	
Minimum Permeable Surface				
Dwellings or structures	0.20	0.20	0.20	Only applies to projects constructed at grade.
Minimum Gross Floor Area Per Dwelling Unit (square feet)				
Bachelor Units	600	600	600	
One Bedroom	750	750	750	
Two Bedrooms	900	900	900	
Three Bedrooms	1,100	1,000	1,000	
More Than Three Bedrooms	+150 each additional bedroom			
Distance Between Buildings (feet)				
Distance between all buildings/structures	5	5	5	
Minimum Parking Spaces				
Resident Parking (per unit)	2	2	2	Ground level must be in enclosed garage.
Guest Parking (per unit)	0.2	0.2	0.2	Fractions of 0.5 or more must be rounded up.

A. Lot Size and Width Requirements:

1. Lot size: For newly created lots, the lot size must be a minimum of 10,000 square feet. For lots in existence at the time of adoption of this ordinance, the minimum area per dwelling unit applies. When the number of units is calculated, fractional units are rounded down to the nearest whole number.
2. Lot width: Multi-family uses are only allowed on lots greater than 50 feet in width. New interior lots must be no less than 80 feet wide and new corner lots a minimum of 100 feet wide.

B. Yard Setbacks:

1. Front Yard Setbacks: Each lot must maintain a minimum front yard setback of 20 feet in depth for the first story, 30 feet in depth for the second story, and 40 feet in depth for the third story.
2. Side Yard Setbacks:
 - a. Interior lots must maintain a side yard adjacent to each side lot line of not less than five feet for the first story of the building. The second-story setback must be no less than 10 feet when sharing an interior lot line with a R-1 property or an average of 10 feet, but never less than 5 feet when adjacent to any other zone. The third story setback must be no less than 10 feet for the third-story portion of the building.
 - b. On a corner lot, across the street from a R-1, R-2, or R-3 zoned property, the first floor and second floor street side yard setback must be no less than 10 feet and the third-floor street side yard setback must be no less than 15 feet.
 - c. On corner lots across the street from non-residential zones, the first story street side setback must be no less than five feet and the second and third story street side setback must be no less than 10 feet.
3. Rear Yard Setbacks:
 - a. When the property to the rear is zoned R-1, the first story rear yard setback must be no less than 15 feet, the second story rear yard setback must be no less than 20 feet, and the third story rear yard setback must be no less than 30 feet.
 - b. When the property to the rear is zoned R-2 or R-3, the first story must be no less than 5 feet, the second story rear yard setback must be no less than 10 feet, and the third story rear yard setback must be no less than 20 feet.
 - c. When the property to the rear is non-residentially zoned, the first and second story rear yard setback must be no less than 5 feet, and the second story rear yard setback must be no less than 10 feet.

C. Placement of Buildings:

1. Buildings and structures must be a minimum of 5 feet away from each other, except as allowed in Section 9-1N-6 (Encroachments).
2. No portion of any principal dwelling may be located in any required yard area, except as allowed in Section 9-1N-6 (Encroachments).

D. Ratio of Ground Floor to Upper Stories: The floor area of upper stories must not exceed 75 percent of the floor area of the ground floor. In calculating the floor area of the ground floor, the definition of floor area ratio is used.

E. Accessory Structures:

1. Accessory structures are limited to one per site, including pool houses, workshops, sheds, and the like, but not including required garages or centralized trash enclosures.
2. Accessory structures may not be placed in the required open space area.
3. An accessory structure of 120 square feet or less may be placed within a required side or rear setback, provided there is a minimum of five feet of setback between the accessory structure and the property line. The exception is centralized trash enclosures which must be setback a minimum of two feet from all property lines and a minimum of 10 feet from any window.
4. If either an alley or a utility easement exists along the rear of the lot, not less than 10 feet of the rear lot line must be maintained free and clear of buildings or structures, except for a fence with a gate to provide access to the alley or utility easement.
5. On a reversed corner lot, an accessory building may be built to the interior side lot line when located to the rear of the required side yard, provided that no portion of such building must be erected closer than five feet to the property line of any abutting lot to the rear of such reversed corner lot.
6. Portable shade structures are prohibited in the front yard and in the corner side yard.

F. Vehicle Parking and Driveways:

1. Off-street parking standards: Each lot or parcel of land in zone R-3 must have—on the same lot or parcel of land—a minimum of two off-street parking spaces per dwelling unit and one unenclosed guest parking space for every 5 units, rounded up at .5 spaces. Residence parking at grade must be in a garage. Underground parking may be unenclosed, not in a garage.

2. Subterranean parking is not considered as a story of the building.
3. The top plate of underground parking shall be at natural grade.
4. Off-street parking reduction: For R-3 zoned lots that do not adjoin R-1 zoned lots the off-street parking standard may be reduced subject to approval by the director. A study that adequately demonstrates reduced parking demand resulting for transit accessibility or other factors must be submitted.
5. Each required parking space in a garage must be no less than 10 feet wide and 20 feet long. Open parking areas may use non-residential parking size standards (8.5 feet by 18 feet) plus 1.5 feet when next to a vertical obstruction.
6. Tandem parking must not be used for guest parking.
7. Guest parking may not be in the front yard, street side yard, in a required driveway, or a fire lane. Vehicle parking at grade may not be in the front or side yard areas, except on paved driveways. "No Parking" signs must be placed conspicuously at the entrance to and at intervals of not less than 50 feet along every required driveway.
8. For lots with two units, driveways are limited to a maximum paved width of 16 feet. No more than 12 feet of the vehicular access to the garage may consist of hardscape; the remaining four feet on either side must consist of landscaping. For lots less than 80 feet in width only one driveway is allowed. The minimum driveway width will be 10 feet for sites with 25 or fewer spaces. For sites with more than 25 spaces, the minimum driveway width is 10 feet wide for each one-way driveway or 20 feet for two-way driveways. If two driveways are required, the driveways must be placed on opposite sides of the site.
9. When units face a driveway located within a required side yard, a landscaped area of at least five feet wide must be maintained between any dwelling and the driveway. Walkways may not encroach more than two feet into this landscaped area.
10. Where a lot abuts an alley, parking access must be from the alleyway and not from the primary street.
11. Walkways must not be placed directly adjacent and parallel to driveways, so as to expand the maximum size of driveways. Walkways parallel to driveways should be placed at minimum three feet from the driveway.
12. Entrances to residential units should be from a courtyard and not from a driveway.
13. There must be no more than one driveway per site, unless waived by the Community Development Director for the project to comply with the Fire or Building Code or in cases such as through lots, or large developments.

G. Landscape and Hardscape Requirements:

1. At minimum, 25 percent of the lot area must be landscaped. The landscaped area must include a minimum of 70 percent of live vegetation. Live vegetation includes lawn areas, shrubs, and flowerbeds and does not include permeable pavers, turf block, or grasscrete. Artificial turf is limited to no more than 30 percent coverage of the front yard or the rear yard.
2. Hardscape in the front yard must not exceed the following:
 - a. On parcels less than 50 feet in width, no more than 40 percent of the front yard may be hardscape. On parcels 50 to 80 feet in width, no more than 35 percent of the front yard may be hardscape.
 - b. On parcels greater than 80 feet in width, no more than 30 percent of the front yard may be hardscape.
3. A combination of trees, shrubs, and ground cover must be incorporated into landscaping plans.
 - a. For projects built at grade, three trees must be at least 36-inch box trees. All other trees should be at least 24-inch boxes. For projects with below grade parking, all tree should be at least 24-inch box trees.
 - b. Shrubs must be a minimum of 5-gallon.
 - c. Landscape plans must be prepared by a licensed landscaped architect.
4. All landscaped areas will be developed and professionally maintained in accordance with approved landscape and irrigation plans.
5. Mulch or stone-type materials should be placed between plants as ground cover or backdrop, not as a replacement for live vegetation. Plants should be spaced so that at maturity, the plants eventually cover most, if not all, of the mulch or stone material.
6. The use of mounding grasses such as *Festuca californica*, *Festuca rubra*, and *Carex pansa* are preferred.
7. Bare dirt is not permitted within the front yard or visible street side yard. All bare dirt areas must be finished with a minimum three-inch-thick layer of mulch, organic bark, or earth-tone-colored rubber bark.
8. Rocks, stones, and pebbles are not to be used near public sidewalks or streets because they are a slipping hazard.

9. Dry stream beds and areas of decomposed granite must not account for more than 20 percent of the front or rear yard.
 10. Paved pathways to the front door should be no more than five feet wide, and all other pathways should be no more than three feet wide.
 11. Plantings must be at grade or in finished planters not exceeding 18 inches above finished grade in courtyards or top plate of subterranean parking.
 12. For courtyards 30 feet or more in width, at least one medium tree with a 24-foot canopy or more at maturity must be planted in the courtyard. For courtyards less than 30 feet in width, at least two small trees with a 12-foot canopy, or more at maturity, must be provided. Trees must be planted in a minimum three-foot deep planter (not exceeding 18 inches above finished grade in courtyards).
 13. Medium canopy trees must be planted in an area that is a minimum 18 feet in width and length or diameter. Small canopy trees must be planted in an area that is a minimum 12 feet in width and length or diameter.
 14. A minimum of three feet in depth is required for tree plantings in courtyards, above the top plate of subterranean parking.
- H. Common Open Space Requirements:
1. Common open space is required for developments with more than two units.
 2. A minimum of 20 percent of the lot size must be provided for common open space.
 3. Common open space must have a minimum dimension of 30 feet for lots more than 60 feet in width and 20 feet for lots less than 60 feet in width.
 4. Common open space includes recreational-leisure areas, private areas, or a combination of both.
 5. Common recreational areas must be located on the same property as the residential use it serves and must be available exclusively for the use of all residents of the development.
 6. Private useable open space will be contiguous to the residential units served. Private open space may be delineated by a wall, fence, hedge no taller than 42 inches in height.
 7. All common areas will be developed and professionally maintained in accordance with approved landscape and irrigation plans.
- I. Main Courtyard Requirements:

1. Parcels having a width greater than 50 feet in the R-3 district must provide a main courtyard on the lot.
 2. Main courtyards must be no less than ten percent of the total lot area and in no case less than 1,000 square feet with a minimum width and length of 20 feet measured parallel to the front and side parcel lines.
 3. The main courtyards must be open to the sky, but may include the following permitted projections:
 - a. Eaves may project up to three feet into the main courtyard.
 - b. Exterior, unenclosed building elements such as stoops, balconies and open stairs may encroach three feet into the main garden.
 4. If mechanical or utility equipment is placed in the main courtyard area, it must be screened visually and acoustically and must not encroach into the required main courtyard area. Mechanical or utility equipment can be in private open space.
 5. A minimum of 50 percent of the courtyard's perimeter must be enclosed by a building.
 6. Courtyards must be visible and accessible from the sidewalk and each ground floor unit. The view corridor must not be provided from the driveway. Courtyards must be visible from the street with a minimum ten-foot wide opening that is open to the sky. For openings less than 18 feet in width into courtyards, the depth of the opening must not exceed twice the width of the opening.
 7. All primary entrances to ground floor units must be accessed from the street frontage or courtyard.
 8. Courtyard areas must meet the planting and tree requirements in 9-1G-32, Section G.
 9. Private open space within a courtyard is limited to a maximum of 125 square feet or 25 percent of the courtyard, whichever is less.
- J. Walls and Fences:
1. No fences or walls will be allowed in the front yard, and all walls and fences must be non-view obstructing.
 2. Design requirements for walls and fences are found in Article N, Site Planning and General Design Standards.
- K. Grading and Drainage for Sites with At-Grade Parking:

1. Where existing drainage flows from adjacent sites, the subject site must continue to accept cross lot drainage and must not be designed in such a way as to drain toward adjacent sites. The subject site must not create any barriers that prohibit existing drainage flows from adjacent sites. In cases where compliance with this requirement is deemed not feasible by the City, the Director may approve modifications to encourage as much onsite infiltration and detention as feasible.
2. If the proposed finished grade will not alter existing cross lot drainage patterns, the difference between the grade of the subject site and adjacent sites must be within eight inches. If the proposed finished grade will alter existing cross lot drainage patterns, the applicant must demonstrate how the subject property will address existing cross lot drainage patterns. If the proposed finished grade will not alter existing cross lot drainage patterns, the difference between the grade of the subject site and adjacent sites must be within eight inches. If the proposed finished grade will alter existing cross lot drainage patterns, the applicant must demonstrate how the subject property will address existing cross lot drainage patterns.

L. Additional Requirements:

1. New dwellings constructed within five hundred feet (500') of an arterial street or a railway must be provided with a mechanical ventilation system designed to attain enhanced air filtration with the use of air filters that have a filtration efficiency equivalent to a minimum efficiency reporting value (MERV) of 11 or higher as determined by testing methods established by the American Society Of Heating, Refrigerating And Air-Conditioning Engineers (ASHRAE) standard 52.2, as periodically amended. All such ventilation system equipment and air filters must be installed, operated, maintained and replaced in a manner consistent with applicable building code requirements and with the manufacturer's specifications and recommendations. Alternative air pollution mitigation measures (e.g., setbacks, landscaped buffers, etc.) may be utilized where feasible if they can be shown to have a mitigating effect that is equal to or greater than the enhanced air filtration measures specified herein.
2. Trash areas: Trash containers must provide not less than 50 gallons of capacity per dwelling unit. All containers must be regularly cleaned and maintained and provided with tight fitting lids. All trash storage areas must be located for convenient vehicular access for pickup. All outdoor trash, garbage and refuse containers will be screened on all sides from public view by a minimum six-foot-high concrete or masonry decorative block wall, and the opening provided with a gate of a durable wood or comparable material.
3. Accessory storage: A minimum of 60 cubic feet of enclosed accessory storage space must be provided per dwelling unit.

9-1G-33: R-3 ZONE DISTRICT INCENTIVES:

Incentives: Table 9-1G-13 incentives are intended to encourage the consolidation of smaller R-3 zoned lots into larger development sites to achieve the scale and quality of development envisioned for the area.

Table 9-1G-13 Lot Consolidation Incentives	
Number of Lots Consolidated	Incentive
4 to 6 lots	15% increase in number of allowable units
	10% reduction in guest parking
7 or more lots	20% increase in number of allowable units
	10% reduction in guest parking

Through the development agreement process, the city may consider other lot consolidation incentive bonuses such as increased building height, vacation of alleys, reductions in processing fees, in-lieu fees, or utility connection fees. The extent of such bonuses may vary on a case by case basis subject to agreement between a project applicant and the city.

9-1G-34: R-3 ZONE DISTRICT RESIDENTIAL BUILDING DESIGN AND ARCHITECTURAL STANDARDS:

The site design and architectural standards set forth in this chapter apply to all new residential structures, additions to residential structures, and accessory structures (including garages) in the R-3 District. Where a single detached home is proposed on a lot, the development must comply with the residential building design and architectural standards of the R-1 District.

A. Building Facades

1. Buildings should be oriented toward the street and common open space. The dwelling unit(s) nearest the front property line must have a “front elevation” as viewed from the street and must have a front door situated along the building wall nearest the street. The front entrance of each residential unit must be recessed a minimum of five feet from the front wall of the house. The front recessed entry or porch area must be covered.
2. No façade along a primary street may be longer than 60 feet.
3. For any new residential structure or addition, all sides of the building(s) visible from the street or other public areas and where the space between two houses or structures is greater than 20 feet should be fully articulated and have elements that contribute to visual interest and neighborhood character. This includes variation in massing, wall planes, and roof forms as well as surface articulation such as window and door treatments and windows.
4. Balconies are only allowed along the front elevation or corner side elevation of a dwelling facing a public street.

5. Dwellings must have exterior walls of brick, wood, stucco, metal, concrete, or other similar material. Polished or unfinished metal siding is prohibited.
6. Garages and garage doors must be designed to minimize their appearance. This may include articulating with panels and/or windows on large planes, using two single-car garage doors instead of one double-car garage door, and using articulation of the façade and roof.
7. All vents, gutters, downspouts, flashing, and electrical panels must be painted to match the surface to which they are attached, unless concealed or used as a major design element, in which case the color is to be consistent with the overall color scheme of the building.
8. Balconies are not allowed on side or rear elevations facing single-family homes.
9. No exterior stairways are allowed.
10. Cantilevering of an upper floor over a lower floor must be limited to projections of 18 inches and for a width of 8 feet.

B. Windows

1. Window type, material, shape, and proportion must complement the architectural style of the building and enhance the articulation and detailing of the façade. Where appropriate to the architectural style, windows should be inset a minimum of two inches from the building walls to create shade and shadow detail.
2. Consistent window and trim styles across elevations should be used.
3. Upper and lower windows should align vertically whenever possible.
4. Any faux shutters should be proportionate to the adjacent window to create the appearance of a real and functional shutter.

C. Roof Design and Materials

1. Roofs should be designed as part of the overall massing and architectural design. Roof slopes, massing, materials, and overhangs should be designed and scaled appropriately for the desired architectural style.
2. Portions of a new building or roof modification that are within 30 feet of an existing home must not exceed the height of the existing home by more than 6 feet.
3. Roof materials and colors are important aspects of the overall home design and should be consistent with the desired architecture.

4. Roof design should enhance the visual interest of the building and break up the massing of the building.
 5. Each dwelling must have a full roof that meets Temple City building code requirements. The following types of roof material are *not* allowed:
 - a. Glossy or polished surfacing on roofs
 - b. Corrugated roofs
 - c. Plastic, PVC, or other types of formed or molded material roofing (does not include clay or cement tile or fiberglass or composition shingles)
 - d. Painted shingles
 6. Chimneys should be exposed as architectural features rather than hidden within a wall surface.
 7. Chimney caps should be decorative and conceal fireplace spark arrestors.
- D. Utilities and Mechanical Equipment
1. Roof-mounted equipment, including dish antennae, must be screened from view from public rights-of-way and adjacent properties by materials that are architecturally compatible with the structure upon which they are mounted. See [Chapter 7-8](#) of this code for small residential rooftop solar energy systems.
 2. New roof mounted equipment is prohibited unless it is replacing an existing piece of equipment.
 3. All utility wires must be placed underground.

9-1G-35: RESIDENTIAL DESIGN CRITERIA:

Table 9-1M-30.5 establishes the criteria for compatibility, intensity, façade treatments, and other design elements for the R-3 District.

Table 9-1M-30.5 Design Criteria for the R-3 District		
Design Criterion	R-3	Additional Development Requirement
Compatibility of Architectural Styles and Character		
Design of residential structures should be consistent with local and regional architectural styles.	A	
The size, mass, and scale of new dwellings must be visually compatible with adjacent structures and the surrounding neighborhood.	A	
In areas with identified historic buildings, structures, and sites, the proposed new development should blend in with and complement the area's historic character.	A	
Additions to residential structures must be designed and constructed to be similar to the architectural style and building form of the structure to which they are added, including similar or complementary color, roof design, and other key architectural features.	A	
Rooflines and roofing materials must be compatible with the architectural style of the residential structure. Use of varying, uncoordinated rooflines and roofing materials should be avoided.	A	
Window and door design and placement must be consistent with the overall architectural style of the structure and consistent with all windows/doors visible from the public right-of-way.	A	
Multi-building developments will utilize a consistent and stylistically compatible (but not necessarily identical) palette of scale, forms, colors, materials, and textures.	A	
Building Form and Design		

Table 9-1M-30.5 Design Criteria for the R-3 District		
Design Criterion	R-3	Additional Development Requirement
Building placement and orientation must be carefully designed to enhance the streetscape, retain natural site features and complement the existing character of the neighborhood.	A	
Balance the massing and design of the structure(s), so that the ground level is designed at the human scale, and upper levels are visually less massive than the ground level.	A	
Building massing should include variations in wall planes (projections and recesses), wall height (vertical relief), and roof forms and heights to reduce the perceived scale of the structure.	A	
Entrances should serve no more than two units.	A	
Building design should focus on individual unit identity and provide architectural styling to distinguish from other units.		
Building accents such as trellises, arched gates or arbors should be used to provide visual interest and demarcation to entrances.	A	
Windows or similar openings will be oriented to minimize any direct line-of-sight into adjacent units or onto private patios or backyards adjoining the property line.	A	
Site Design and Open Space		
Building placement and orientation must be carefully designed to enhance the streetscape, retain natural site features, and complement the existing character of the neighborhood.	A	
Building orientation must be to the public right of way or to a common shared space with pedestrian access.	A	
Common open space will be located at ground level on the same property as the residential use it serves, will be safely accessible and available exclusively for the use of all residents of the development, and not be located adjacent to driveways.	A	

Table 9-1M-30.5 Design Criteria for the R-3 District		
Design Criterion	R-3	Additional Development Requirement
Easily identifiable pedestrian connections should be provided from the street/sidewalk to key areas within or adjacent to the site.	A	
Development should incorporate existing natural features into the overall site design, including significant trees and vegetation and drainage areas.	A	
Concrete areas of driveways should be minimized as much as possible. The use of pervious surfaces, such as pervious concrete or grasscrete, is encouraged on driveways.	A	
Site and building design must maximize the amount of runoff directed to permeable areas and/or maximize stormwater storage for reuse or infiltration. Projects must use natural drainage, detention ponds, infiltration pits, and bioswales to promote infiltration and reduce or prevent off-site runoff.	A	
Grading must be coordinated with the drainage methods of adjacent properties and minimize differences in pad heights between the subject property and adjacent properties.	A	
Maximize permeable areas to allow percolation of runoff through such means as biofilters, green strips, and swales.	A	
Landscaping		
Preserve existing mature trees where feasible on the property.	A	
Trees and shrubs should be selected to minimize root problems and be located and spaced to allow for mature, long-term growth.	A	
Drought tolerant and native plants should be used for planting of residential areas. Drought tolerant landscaping must include native water conserving plants.	A	
Landscape and hardscape palettes should match the architecture of the structure.	A	
Landscaping must be provided along all building elevations and along perimeter walls.	A	

Table 9-1M-30.5 Design Criteria for the R-3 District		
Design Criterion	R-3	Additional Development Requirement
Circulation and Parking		
New development provides for adequate access and off-street parking arrangements.	A	
Parking structures will be architecturally integrated with the project design and will be screened from view at street level by architectural detailing, façade treatment, artwork, landscaping, or similar visual features to enhance the street façade.	A	
Shared vehicle and pedestrian circulation areas should utilize decorative paving and/or brickwork for pedestrian ways traversing parking areas or alongside of vehicular circulation.	A	
Guest parking should occur at the rear of the site when possible and may encroach into the rear setback.	A	
Driveways and walkways must be separated with landscaping or other appropriate treatment.	A	
Fences, Walls, and Enclosures		
Fences and walls will be of the same or compatible material, in terms of texture and quality, as the material and color of the principal building.	A	No fences or walls will be allowed in the front yard, and all fences and walls must be non-view obstructing.
Trash enclosures will be constructed of sturdy, durable, opaque materials (with trash receptacles screened from view).	A	
Utility and Mechanical Equipment		
All mechanical equipment, meters, and utility transformers will be placed in locations that are not exposed to view from the street or will be screened from view with appropriate landscaping or architecturally integrated low walls.	A	
Building forms, fences, trellises, and landscaping should be used to screen aboveground utility transformers, pull boxes, and termination cabinets, where allowed by utility providers.	A	
Utility meters should be clustered in readily accessible locations when possible. Meters should not be placed in areas designated for landscaping.	A	

Table 9-1M-30.5
Design Criteria for the R-3 District

Design Criterion	R-3	Additional Development Requirement
Satellite dishes should be located away from public view.	A	
A = Applicable N/A = Not Applicable		