

MULTIFAMILY DESIGN STANDARDS SUPPLEMENTAL FORM



Overview

On August 9, 2022, the Sacramento County Board of Supervisors approved objective design standards for multifamily development to support the goals and objectives of the Sacramento County General Plan, and provide for residential development that contributes to the health, sustainability, and quality of life of the communities within the unincorporated County.

These objective standards reduce uncertainty for multifamily applicants and minimize barriers to build multifamily development in the unincorporated County. These standards align with recent State legislation and the California Department of Housing and Community Development's requirement that all jurisdictions provide objective, easy to understand, and streamlined multifamily standards.

Planning and Environmental Review staff will evaluate the proposed housing development project for compliance with the Multifamily Development Standards of the Sacramento County Zoning Code and the Multifamily Design Standards/ Objective Design Standards of the Countywide Design Guidelines. Failure to demonstrate compliance with ALL development and design standards will require issuance of either a Minor or General Special Development Permit.

Applicable Development and Design Standards

- **Multifamily Development Standards** can be found in [SZC Table 5.8.B](#) (please note although you are not asked as part of this supplemental form to show compliance with the Multifamily Development Standards, the objective design standards include many of the development standards and if development standards are not met, a Special Development Permit (general or minor) may be required).
- **Multifamily Design Standards/ Objective Design Standards** can be found in [Section 3.0 Multifamily Design Standards](#) of the Countywide Design Guidelines.

Application Instructions

This Supplemental Form enumerates the multifamily Design Standards of Section 3.0 of the Countywide Design Guidelines. Please answer "yes", "no", or "N/A" (not applicable) to the items below and provide an explanation of your answer, where requested. **Applications that do not address ALL items below will be considered incomplete and not be accepted.**

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**Multifamily Design Standards
 Supplemental Checklist**

Instructions: The table below provides all objective design standards listed in Section 3.0 of the Countywide Design Guidelines. In response to each standard, please answer “**yes**” if your proposed development is in compliance with the standard, answer “**no**” if the project is not in compliance with the standard, or “**N/A**” if the standard is not applicable to your project. In addition to these responses, please also provide additional information where requested. If for any reason the proposed development does not comply with ALL objective design standards, or does not qualify for the County Affordable Housing Incentive Program, a Minor or General Special Development Permit is required to deviate from said standard(s).

Design Standards	Yes	No	N/A	Staff
3.5 Site Design				
3.5.1.C.1	Incorporate connecting pedestrian pathways or paseos between buildings.			
3.5.1.C.2	Design vehicular site circulation to support the existing circulation network. (Where adjacent development has existing Irrevocable Offers of Dedication (IODs) or street stubs in place, development shall connect to complete the circulation network.)			
3.5.1.C.3	Parking area access shall be located on the side street or from alley access wherever possible.			
3.5.1.C.4	Bicycle parking shall be sited within 20 feet of a building entrance.			
3.5.2.C.1	<p>Buildings shall be sited to focus “eyes on the street”. Entries, windows, private open spaces, and Active Uses shall be oriented to face the street. The following features of multi-unit structures shall articulate facades facing the street, public realm, alley, common open space, and parking areas:</p> <ul style="list-style-type: none"> ○ Building or unit entries ○ Stoops, balconies, or patios ○ Windows ○ Shade features or canopies <p>Please list which features are incorporated into your project:</p> <hr style="border: 1px solid black;"/> <hr style="border: 1px solid black;"/> <hr style="border: 1px solid black;"/>			
3.5.2.C.2	Main entrances to residential buildings shall face adjacent roadways and / or open space features. This can include the main building entry, or individual unit entries.			

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Design Standards		Yes	No	N/A	Staff
3.5.2.C.3	<p>Articulate individual unit entries with stoops, raised porches, low wall courtyards or other aesthetic entry features.</p> <p>Please list which aesthetic features are incorporated into your project:</p> <hr/> <hr/> <hr/>				
3.5.2.C.4	Buildings shall be designed to offset windows between facing building elevations so that they do not look/align directly into the windows of adjacent buildings on the project site or on adjacent parcels.				
3.5.3.C.1	When buildings are adjacent to one another, the buildings shall have a setback with a minimum of two feet in variation between buildings to avoid monotonous streetscapes. This shall not apply to townhomes or row houses.				
3.5.3.C.2	Individual buildings shall be designed with an articulated front façade that includes a minimum of two wall planes with a minimum offset depth of 6 inches.				
3.6 Architectural Elements					
3.6.1.C.1	<p>To enhance visual interest, a minimum of three material types shall be used on each building.</p> <p>Please list which material types are incorporated into your project:</p> <hr/> <hr/> <hr/>				
3.6.1.C.2	Exterior finish materials shall consist of stucco, wood siding, architectural siding, fiber cement products, stone, and/or brick. Plywood siding, including T-111 is not permitted.				
3.6.2.C.1	<p>Street facing facades shall provide two of the following: window bays, porches with posts or columns, dormers, gable roof elements, a veneer wainscoting, shutters, or window boxes, awnings, vertical shading elements.</p> <p>Please list which features are incorporated into your project:</p> <hr/> <hr/> <hr/>				

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Design Standards	Yes	No	N/A	Staff
<p>3.6.2.C.2</p> <p>Elements such as roof dormers, hips, gables, balconies, wall projections and porches are required to break up the mass of building façades. Not less than 40% of the length of a building façade shall be treated with such elements. End units shall have the same design elements as front façades wrapping the corner of the unit.</p> <p>Please list which features are incorporated into your project:</p> <hr style="border: 1px solid black;"/> <hr style="border: 1px solid black;"/> <hr style="border: 1px solid black;"/>				
<p>3.6.2.C.3</p> <p>Street-facing (private or public) façades shall provide windows at a rate of at least one (1) window per 100 square feet of exterior wall area, in order to prevent large expanses of windowless, blank walls.</p>				
<p>3.6.2.C.4</p> <p>Buildings over two stories in height when located within 30 feet of a Low Density Residential (LDR) Zone shall include a minimum of one of the following:</p> <ul style="list-style-type: none"> a. A stepping back of second and higher floors of at least 10 feet from the first floor. b. Screen tree plantings of 15 feet on center between multi-family structures and LDR Zoned Properties. c. All windows facing LDR Zoned Properties shall be either clearstory and/or opaque. <p>Please list which features are incorporated into your project:</p> <hr style="border: 1px solid black;"/> <hr style="border: 1px solid black;"/> <hr style="border: 1px solid black;"/>				
3.7 Parking / Circulation Principles				
<p>3.7.1.C.1</p> <p>For multifamily complexes on greater than two (2) acres, surface parking lots shall be located to the side or rear of buildings or underground and not adjacent to public roadways.</p>				
<p>3.7.1.C.2</p> <p>For parking areas with more than 50 vehicles, a pedestrian pathway shall be provided from the parking area to the nearest building.</p>				
<p>3.7.1.C.3</p> <p>Parking lot entries shall provide enhanced paving consisting of pavers, or stamped or colored concrete.</p>				
<p>3.7.2.C.1</p> <p>Garage and carports shall be consistent with the colors and materials of the primary residential structures. These standards shall not apply to carports or garages that have roof mounted solar panels.</p>				

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3.7.2.C.2	Detached garages and carports are not permitted between the right of way and the primary residential structures. They shall be located to the side, rear, or beneath buildings.				
3.7.3.C.1	Pedestrian walkways and paths of travel shall not be combined with, or be a part of, driveways unless textures, patterns, or colors are provided to designate pedestrian crossing areas and entries.				
3.7.3.C.2	Pedestrian pathways shall be provided to: <ul style="list-style-type: none"> a. Connect all buildings to the public right of way through a pedestrian pathway with a minimum clear path of travel width of four (4) feet. b. Connect all units to common gathering spaces. c. Be consistent with the Americans with Disabilities Act (ADA) as reviewed by the Building Permits and Inspection Department. This shall not be construed to preclude raised porches or stoops to individual units unless further required by ADA. 				
3.7.3.C.3	Pedestrian pathways shall include landscaping and trees spaced no more than 75% of the selected species mature canopy size, not to exceed 30 feet on center. Deviations from this requirement may be reviewed and approved through the multifamily special development permit process.				
3.7.3.C.4	Amenities such as trellises, benches, barbeque areas, or play structures shall be provided on any pedestrian pathway exceeding 200 feet. Please list which amenities are incorporated into your project: _____ _____ _____				
3.7.3.C.5	Paseo standards: <ul style="list-style-type: none"> a. Minimum width of eight (8) feet b. Unobstructed walking path width of five (5) feet minimum c. Incorporate textured or colored paving materials, or be constructed of permeable materials d. Incorporate landscape features (trees or planting) into the design of the Paseo 				
3.8 Landscaping / Open Space					
3.8.1.C.1	All units adjacent to common spaces shall have a kitchen, living room, or bedroom that provide windows overlooking such spaces. Please list the plan sheet(s) that demonstrates compliance with this standard: _____				

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3.8.1.C.2	Off street pedestrian routes to site features and amenities shall be provided from all residential units. Pedestrian route may be an independent paseo, or a parking lot adjacent raised sidewalk.				
3.8.2.C.1	Provide a minimum of one (1) common gathering space with a minimum of 400 square feet for residential projects with more than 10 residential units. For every additional 5 residential buildings on site, an additional 200 square foot common gathering space shall be provided. If located within a half-mile of a park, this requirement may be waived. If requesting waiver, provide park name and distance from project: _____				
3.8.2.C.2	Community gathering spaces shall be situated so that they are accessible from all units via pedestrian pathways.				
3.8.2.C.3	Common gathering places shall have enhanced paving such as articulated patterning, pavers, and stamped or color concrete.				
3.8.3.F.1	Provide each dwelling unit with a private open space such as an at-grade patio, stoop, porch, or balcony for upper stories for the exclusive use of that unit. Private open spaces shall be a minimum of 40 square feet per dwelling unit. For buildings greater than four (4) stories, open space may be substituted by common amenities such as gyms, game rooms, roof decks, or communal kitchens at a rate of 40 square feet of common indoor space per unit. Please list which features are incorporated into your project: _____ _____ _____				
3.8.3.F.2	Private open spaces shall have a minimum depth of 5 feet to ensure usability.				
3.8.3.F.3	Air conditioners or other mechanical equipment are not permitted within private open space areas.				
3.8.4.C.1	Street-facing elevations shall be designed with planters or potted plants adjacent to their foundation or porch face.				
3.8.4.C.2	All unpaved areas shall be landscaped.				
3.8.4.C.3	All mature ground cover shall be two (2) feet or less in height.				
3.8.4.C.4	All mature tree canopies shall be a minimum of six (6) feet or more in height.				

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3.8.4.C.5	Trees shall be planted in setbacks and common areas at intervals of no more than 75% of the selected species mature canopy size, not to exceed 30 feet on center.				
3.9 Lighting / Security					
3.9.1.C.1	Parking areas and entry drives shall be lighted to facilitate safe pedestrian movement. Lighting shall be provided as required by the Zoning Code.				
3.9.1.C.2	Exterior lighting shall be designed in coordination with the landscape plan to meet both minimum Zoning Code landscape requirements and photometric requirements.				
3.9.2.C.1	Shrubbery between the sidewalk and building entrance or window shall not exceed 30 inches at maturity.				
3.9.2.C.2	Windows shall be free of obstruction such as walls or landscaping so that there is a clear view from the dwelling units to the street, common space, and parking areas.				
3.9.2.C.3	Shared facilities such as laundry or mail rooms shall be located adjacent to primary residential units or community uses such as clubhouses.				
3.9.2.C.4	All exterior doors for residential units shall have peep holes.				
3.9.2.C.5	All exterior doors, alcoves, stairwells, parking areas, pedestrian walkway, and recessed areas shall be illuminated with wall or ceiling mounted light fixtures.				
3.10 Accessory Structures / Infrastructure					
3.10.1.C.1	The roof pitch of all accessory structures (excluding trash enclosures) shall be the same as the roof of primary structures. Materials and colors shall be consistent with that of the primary structures.				
3.10.1.C.2	The minimum 80 cubic feet of personal storage required by the Zoning Code shall be integrated into the building design. Storage facilities integrated with carports shall have architectural treatment to match the buildings. <u>Bedroom closets in the residence shall not be used to satisfy the personal storage requirement.</u>				

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<p>3.10.1.C.3</p> <p>Landscaping and/or architectural treatments shall be provided to screen views of service elements, including storage areas, trash enclosures, mechanical equipment, transformers, and HVAC systems. Screening shall consist of landscaping with a minimum of three (3) feet in height at installation, or architectural screens designed to match building features.</p> <p>Please list which features are incorporated into your project:</p> <p>_____</p> <p>_____</p> <p>_____</p>				
<p>3.10.2.C.1</p> <p>All enclosures shall have routes that do not have vertical curbs that obstruct the waste haulers ability to access the containers.</p>				
<p>3.10.2.C.2</p> <p>Trash enclosures shall be constructed of the same finish as primary residential buildings.</p>				
3.11 Fencing / Walls				
<p>3.11.1.C.1</p> <p>Sound walls, masonry walls, and fences shall be designed with changes in plane, height, material, and material texture. Masonry walls shall change material, plane or height every 50 feet. Fences shall have a masonry column every 40 feet. Tubular steel or iron architectural fencing may be continuous in height and material and are not required to provide masonry columns.</p> <p>Please list which features are incorporated into your project:</p> <p>_____</p> <p>_____</p> <p>_____</p>				
<p>3.11.1.C.2</p> <p>All gating shall match the style of fencing.</p>				

I hereby certify, to the best of my knowledge, that the above information and accompanying documents are true and accurate, and are in compliance with the Multifamily Design Standards of the Sacramento Countywide Design Guidelines. I acknowledge if for any reason the proposed development does not comply with ALL objective design standards, or does not qualify for the County Affordable Housing Incentive Program, a Minor or General Special Development Permit is required to deviate from said standard(s).

Applicant: _____

Date: _____