



DUPLEX/MULTI-FAMILY RESIDENTIAL DESIGN STANDARDS

Development of duplex and multiple family units within the City of Shawnee shall be located in areas designated for such developments on the City's Land Use Guide. A variety of housing styles available to citizens assists in the building of a strong community. It is the desire of the City of Shawnee to create an architectural character for duplex and multi-family housing which is attractive whether the units will be for rent, or owned by the occupants.

It is the desire that such developments provide their own character, rather than creating communities that appear identical. The following design guidelines are provided which have been determined to be appropriate for such developments:

Landscaping and Site Orientation

- New landscaping, preservation of existing tree lines and use of natural features will be expected to be used as a means to make immediate impact within the development, and provide a natural means to beautify which cannot be achieved through the built environment.
- Housing units shall be oriented with varied front yards areas and spacing between units. Attention will be given to the orientation of the structures to maximize privacy between units and in relation to the current and/or anticipated development surrounding the site. Attractive and effective landscaping and buffering will be expected to occur between land uses.

Street Design

- Street design with curves and cul-de-sacs which is common in single family residential developments will be encouraged. Streets will be expected to be private, and will be maintained by the owner. To ensure adequate public safety access as well as ease of traffic movement throughout the site, adequate off street parking to handle the needs of residents as well as their guests shall be provided. Adequate off-street parking will be provided so that on-street parking will be minimized. Covered parking units will be expected to be constructed using the same materials and colors as the units. The location of such parking shall be made as not to interfere with traffic flow, and shall not inhibit the ability of public safety vehicles to access the residential units. The entire traffic design shall be developed which does not compromise the ability of public safety equipment to access each unit in an expedient manner.

Rental Units

- Rental units will be expected to have the same quality as condominium or townhouse units.

DO THIS:



Multi-family apartments made of high-quality materials.



Materials and Architectural Features

- Materials used on duplex or multiple family units shall be of high quality and be time tested regarding maintenance.
- Architectural features such as varied rooflines and window features will be expected to be incorporated into the building design.
- Public safety officials discourage the use of wood shingles on duplex and multi-family dwellings. The use of standard composition shingles will not be accepted. "Timberline" or equivalent shingles, concrete tile or clay tile roofing materials will be expected to be used.
- It is expected that all units will utilize brick, stone, or stucco (not synthetic stucco) covering at least 50% of the front of the unit. Such materials will also be expected on other elevations, especially those which face single family residential units, or are adjacent to arterial and/or collector streets. In lieu of the use of the above mentioned materials, such construction materials on elevations other than the front such as wood lap, or concrete fiber lap siding will be considered, vinyl materials are not acceptable. EIFS or similar material is not a suitable alternative to stucco. Masonry materials will be expected to be used on chimney construction.
- When reviewing proposals for multiple family developments, attention will be given to amenities in relation to the number of units will be reviewed. The mere provision of undeveloped open space will not be acceptable. (Multi-Family Amenity Policy adopted January 21, 2004.)

DO THIS:



The use of varied architectural features, masonry and other high-quality materials, and contextually applied building orientation create quality communities that enhance neighborhood character.



Driveways

- Units shall be placed in a manner to provide a 36-foot driveway from edge of curb to garage door or edge of building for a two car wide driveway, and a longer length for a one car wide driveway. (SMC 17.54.210)
- Private sidewalks shall be placed in yard areas to provide access between driveways and entrances to the units.
- Storage facilities shall be provided for developments without garages.
- All units shall provide shelter from severe storms. The shelter area(s) shall be designed and constructed in accordance with Federal Emergency Management Agency (FEMA) Publication 320, Taking Shelter from the Storm: Building a Safe Room Inside Your House, latest edition; FEMA's National Performance Criteria for Tornado Shelters, May 1999; or the National Storm Shelter Association's Standard for the Design, Construction, and Performance of Storm Shelters.

DO THIS:



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These buildings include a variation of approved materials and a varied rooflines.

DON'T DO THIS:



While these buildings have a mixture of materials, there is little roof-line variation or attention to detail.