

DESIGN STANDARDS NARRATIVE

PERMIT #: PZ22-12000015

ADDRESS: 3232 NE 12th St Pompano Beach FL 33062

C. Multifamily Residential Design Standards

All multifamily development subject to this section shall comply with the following standards:

1. Building Orientation and Configuration

a. Single-Building Development

The primary entrance of a single-building multifamily residential development shall face the street, not an off-street parking lot. **Front entry door relocated to face the street / South Elevation.**

c. Building Configuration

i. Multifamily residential developments with six or fewer dwelling units shall be configured through massing, door placement, centralized parking location, and use of exterior materials to give each building the appearance of a large, single-family home. **Not Applicable**

ii. Ground-floor dwelling units shall be accessed via internal corridors or from individual exterior porches or stoops served by a sidewalk or other designated walkway. **Each unit is accessed by exterior walkway and individual doors on west elevation for middle units, north and south elevations for end units as well as doors on west elevation next to garage doors.**

2. Maximum Building Size

a. Individual structure footprints shall not exceed a maximum of 20,000 square feet. **The Building footprint is 3,848 square feet.**

b. The maximum length of any multifamily residential structure shall be 180 linear feet, regardless of the number of units. **The building length is 104'.**

3. Building Facades

a. Facades of multifamily residential development facing a public street shall incorporate wall offsets, in the form of projections or recesses in the facade plane, spaced no more than 30 feet apart. **Design elements provided.**

b. Wall offsets shall have a minimum depth of two feet. **Wall offsets vary from 1' to 6'.**

c. In addition to wall offsets, front facades shall provide a minimum of three of the following design features for each residential unit fronting onto a public street:

- i. A recessed entrance;
- ii. A covered porch ; **3' Eyebrow cover provided**
- iii. Pillars, posts, or columns adjacent to the doorway;
- iv. One or more bay windows projecting at least twelve inches from the facade plane;
- v. Eaves projecting at least six inches from the facade plane; **8" parapet trim provided**
- vi. Raised corniced parapets over the entrance door;
- vii. Multiple windows with a minimum four-inch-wide trim; or **3 Covered balconies provided**
- viii. Integrated planters that incorporate landscaped areas or places for sitting.

4. Architectural Variability

Not applicable to single building

5. Roofs

a. Sloped roofs on principal buildings shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.

b. Flat roofs on principal buildings shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet facade plane. **Flat roof has minimum 3' 6" parapet and 8" two step (three-dimensional) decorative cornice.**

c. Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.

d. All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured, to the maximum extent practicable, to have a minimal visual impact as seen from the street. **None of the roof equipment extends past parapet to be seen from the street level angle.**

6. Materials

a. Materials changes shall occur along a horizontal line or where two forms meet. It is acceptable, however, that change of materials occur as accents around windows, doors, cornices , at corners, or as a repetitive pattern. **Contemporary design shows forms and materials as smooth stucco with projections as depicted.**

b. Where two or more materials are proposed to be combined on a facade, the heavier and more massive elements shall be located below the lighter elements (i.e., brick shall be located below stucco). It is acceptable to provide the heavier material as a detail on the corner of a building or along cornices or windows.

7. Location of Off-Street Parking

a. No more than two single-loaded bays of off-street surface parking may be located between a multifamily building and the street it faces unless the parking bays are screened from view from the street by another building. Interior structures within a multi-building development served by a central, private driveway are exempted from this requirement. **No parking shown in this location**

b. Guest and overflow parking associated with a townhouse unit within a multifamily residential development shall be located to the side or rear of the building containing the townhouse unit, to the maximum extent practicable. **Guest parking space is located at the rear of the building.**

c. Off-street surface parking located beside a building shall not occupy more than 25 percent of the parcel's street frontage. Associated driving areas shall be included as part of such off-street surface parking. **Off street parking is provided by 5 - 2 car garages.**

8. Outdoor Activity Areas

a. Ground-level outdoor activity areas, porches, decks, vending areas, and other similar site attributes shall be screened from adjacent single-family dwellings with a type B perimeter buffer in accordance with Section 155.5203.F, Perimeter Buffers. **Not applicable.**

b. Upper-story balconies serving individual dwelling units located within 100 feet of a single-family dwelling shall be oriented or configured to prevent direct views into the dwelling's rear yard. **Project is in a multifamily zone.**

(Ord. 2012-64, passed 9-11-12; Am. Ord. [2013-73](#), passed 7-23-13)