

ORDINANCE NO. 2014-10

AN ORDINANCE AMENDING THE CODE OF ORDINANCES, CITY OF FARMINGTON, ARKANSAS DESIGN STANDARDS FOR MULTI-FAMILY HOUSING, PROVIDING FOR THE EMERGENCY CLAUSE AND FOR OTHER PURPOSES

WHEREAS, the Farmington Planning Commission believes it to be in the best interest of the citizens of the city to adopt design standards for multifamily housing; and

WHEREAS, three copies of these standards have been available for inspection and copying at the office of the City Clerk prior to adoption of this manual.

WHEREAS, a public hearing was advertised as required and held at the Planning Commission meeting on July 28, 2014.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FARMINGTON, ARKANSAS:

**Section 1:** The City has published a notice as required by law to adopt the Design Standards for Multi-Family Housing as a technical code. The City has had and shall continue to have three copies of Design Standards for Multi-Family Housing on file in the office of the City Clerk for inspection and copying by the public.

**Section 2:** That the Design Standards for Multi-Family Housing, as approved by the Farmington Planning Commission, is hereby adopted by reference.

**Section 3:** When reference is made within the Code to the duties of certain officials named therein, the designated official for the City of Farmington, Arkansas shall be the Building Official or his/her designee.

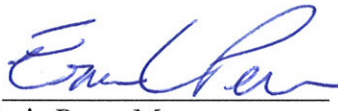
**Section 4:** Repealing Clause. All other ordinances and parts of ordinances in conflict herewith are hereby repealed.

**Section 5:** Severability Clause. In the event any part of this Ordinance is declared inoperative or invalid as a result of a statute or judicial decision, then only that portion expressly so declared to be inoperative or invalid shall be affected thereby and all other provisions hereof shall remain in full force and effect.

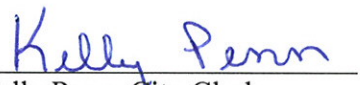
**Section 6:** Emergency Clause. That the City Council of the City of Farmington, Arkansas further determines that this Ordinance is necessary to adequately and properly provide guidelines for development of multi-family housing; therefore an emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED this 8th day of September, 2014.

APPROVED:

By:   
Ernie Penn, Mayor

ATTEST:

By:   
Kelly Penn, City Clerk

# DESIGN STANDARDS FOR MULTI-FAMILY HOUSING IN MF-1 AND MF-2 ZONES

## **ARTICLE I. STATEMENT OF PURPOSE**

The multi-family housing standards set forth herein are enacted to:

- (1) Establish standards for the orderly development and redevelopment of multi-family housing that positively impacts the general welfare, health and safety of the citizens of Farmington.
- (2) Foster the land use and development of land in an orderly manner by both private and public interests in the City of Farmington, which directly affects the economic value of said property as well as adjacent and surrounding properties.
- (3) Preserve, protect and encourage the development of buildings, groups of buildings, and development sites that have distinguished architectural character and provide an attractive view to adjacent properties.

## **ARTICLE II. GENERAL PROVISIONS**

### **A. PURPOSE**

These standards serve four (4) basic purposes:

- (1) Quality Development - Use quality materials that will not rapidly decay and a design that ensures ample privacy, parking, safety and other amenities for residents.
- (2) Neighborhood Community - Provide places for residents to meet and visit, and safe places for children to play.
- (3) Contribute to an attractive streetscape - Provide buildings with architectural detailing, attractive entries and landscaping that add color and enhanced appearance that results in pride within the multi-family neighborhood and adjacent properties.
- (4) Enhanced Security – Utilize building design that reduces opportunity for criminal behavior and fear of crime by providing:
  - a. Natural surveillance – Arrange buildings and space so residents can easily observe their surroundings.
  - b. Natural access control – Safe placement of walkways, building entrances, fences, gates, landscaping, lighting and clearly defined property boundaries to deter entrance by unauthorized persons.

- c. Maintenance – Ensure that buildings and grounds are maintained for resident's safety and neighborhood aesthetics.

## **B. APPLICATION**

The provisions of this ordinance shall apply to all MF-1 and MF-2 multi-family developments on a single lot or on a multi-acre tract throughout the City of Farmington and that meet one (1) or more of the following thresholds:

- (1) All new construction requiring building permits; and/or
- (2) Additions or alterations to a building or site, excluding interior-only improvements, which total fifty percent (50%) or more of the gross square footage of the existing building(s) or site.

## **C. EXEMPTIONS OF ORDINANCE NO. 2014-10**

From and after the effective date, the provisions herein shall apply to all multi-family development plans that are pending before the Farmington Planning Commission. Multi-family development plans that have received final approval of the planning commission for building permits prior to the effective date of Ordinance No. 2014-10 shall be constructed and maintained pursuant to the ordinances in effect at the time of the final approval.

## **D. REVIEW PROCESS**

These Multi-Family Residential Design Standards shall be applied in the review process for large scale and non-large scale developments. The Developer shall submit a site analysis, a project plan, and a landscape plan for review and final approval by the planning commission.

## **E. VARIANCES AND MODIFICATIONS ALLOWED**

The planning commission may approve variances to depart from the literal requirements of this ordinance, where strict enforcement of said requirements would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of this ordinance. The planning commission may grant requests for variances of any requirements of this ordinance according to the following guidelines:

- (1) The planning commission may modify such requirements to the extent deemed just and proper so as to relieve such difficulty or hardship, provided that such relief will not be detrimental to the public interest or adjacent properties.
- (2) When the applicant can show that his or her property was acquired in good faith and where the reason for strict application of such provisions would prohibit or unreasonably restrict the use of the property, and the planning

commission is satisfied that granting a variance would alleviate a demonstrable hardship, as distinguished from a special privilege sought by the applicant, such variance may be granted, provided that all variances shall be in harmony with the intended purpose of this ordinance.

- (3) Appeal from decision. The planning commission's decision may be appealed to the Farmington City Council by providing a written notice to the Farmington Business Manager within thirty (30) days of the planning commission's decision.

## **ARTICLE III. DESIGN STANDARDS**

### **A. SITE PLANNING**

Developers must submit a site plan to the city's engineer and the planning commission that conforms to the design standards contained in this article.

### **B. BUILDING DESIGN**

- (1) Walls and Façades. A single uninterrupted length of a building façade shall not exceed fifty feet (50'). Recesses, off-sets, angular forms, curved or stepped walls, projecting vestibules from the plane of the wall, or other features shall be used to provide a changing and visually interesting shape. Vertical elements such as towers, cupolas, and chimneys are recommended.
- (2) Windows. The approximate size, orientation and spacing of windows shall match that of buildings within five hundred (500) feet, unless existing buildings do not meet the design standards of this ordinance. Windows are permitted with a width-to-height ratio of between one (1) to one (1) and four (4) to one (1). Vertical windows are permitted with a maximum width-to-height ratio of one (1) to two (2). Windows should be recessed and include visually obvious sills. Spaces between windows should be formed by columns, mullions, or material found elsewhere on the façade.
- (3) Rooflines. Rooflines should be consistent with the surrounding neighborhood character. Pitched roof forms (gable, hip, shed) with overhanging eaves should be used with between five inches (5") of vertical rise to twelve inches (12") of horizontal run, and twelve inches (12") of vertical rise to twelve inches (12") of horizontal run. Steel roofing may be permitted. Mansard, mock mansard, or barrel roofs are prohibited. Distinctively shaped roof forms, detailed parapets, and exaggerated cornice lines shall be incorporated into rooflines along building façades greater than one-hundred feet (100'). Roof top mechanical equipment shall be screened by the roof form.
- (4) Main Entrances. Main entrances should be emphasized with larger doors and framing devises such as deep overhangs, recesses, peaked roof forms, porches or arches.

(5) Gutters and Downspouts. Gutters and downspouts shall be required on all multi-family buildings.

(6) Privacy fences are required between each multi-family unit in a development and between adjacent properties.

**C. BUILDING MATERIALS** – Multi-family buildings must be constructed with the following recommended and acceptable building materials. All ground floor levels must be of recommended materials. All façades must be a minimum of fifty percent (50%) recommended materials with the balance being of one or more acceptable materials. Gable and window areas are excluded from this calculation.

- (1) Recommended Materials - brick masonry; concrete masonry; or stone.
- (2) Acceptable Materials – architectural masonry such as split face, split face scored, or ground face block; fiber-cement siding, EIFS (synthetic stucco), stucco, vinyl siding and aluminum siding.
- (3) Prohibited Materials - smooth face block and metal siding.
- (4). Other materials not listed above may be approved by the planning commission on a case by case basis.
- (5) Colors – The following natural colors should be used for the main portions of the building façades and roof forms: neutral earth tones (sand to brown); shades of gray; traditional colors (e.g., brick red, forest green, navy blue); light, subdued hues (e.g., salmon); or white.

Contrasting, accent colors which are compatible with the primary colors listed above are encouraged for trim, accent, and other decorative architectural features. The use of bright or fluorescent colors (e.g., purple, orange, pink, lime, and yellow) is prohibited.

**D. PRIVATE OUTDOOR SPACES** -- outdoor porches, patios, screened private areas are encouraged.

#### **E. ACCESSORY STRUCTURES AND PARKING**

- (1) Intent – The following standards are intended to integrate accessory structures into the overall design of a multi-family development in order to be compatible with the residential buildings.
- (2) Design Compatibility Required – Accessory structures, including but not limited to grouped mailboxes, storage and maintenance facilities, recreation facilities, picnic shelters, and gazebos, shall incorporate compatible materials, colors, architectural

details, and roof slopes as the primary multifamily building(s), except that flat and shed roofs are strictly prohibited.

- (3) Parking – Each multi-family unit shall have a one-car attached garage and provide off-street parking for two motor vehicles. Alternatively, each unit shall have a two-car attached garage and provide off-street parking for one motor vehicle. There shall be no more than one 12-foot driveway per dwelling unit; however, duplexes may have a 20-foot wide shared driveway.
- (4) Garage Placement and Design – The garage face shall occupy no more than 50 percent of the ground-level façade facing the street. Garages facing the street shall have similar materials and building forms as the dwelling unit, and the front facades shall be enhanced with building details such as decorative lighting.

## **F. LANDSCAPING AND SCREENING**

- (1) Intent - Landscaping, which is a visible indicator of a quality development, shall be an integral part of every multi-family project. The multi-family site plan shall provide for and comply with Ordinance No. 2013-03.
- (2) Parking Lot Landscaping - Landscaping for parking lots must be designed in conformation with Article VII of Ordinance 2013-03.
- (3) Service Area Screening - Trash/Garbage areas shall be designed and constructed in conformation with Article V, Section M of Ordinance No. 2013-03.
- (4) Mechanical/Utility Equipment Screening - shall follow the requirements found in ARTICLE V GENERAL PROVISIONS, Section N - Mechanical Equipment Screening, of the City of Farmington Landscaping Ordinance. Mechanical and utility equipment shall be screened in conformation with Article V, Section N of Ordinance No. 2013-03.

## **G. LIGHTING**

- (1) Intent – Lighting design should provide for security and aesthetic appearance while avoiding glare, excessive brightness, and light spillover; provide attractive lighting fixtures and layout patterns that contribute to a unified exterior lighting design; and provide exterior lighting that promotes safe vehicular and pedestrian access to and within a development, while minimizing impacts on adjacent properties.
- (2) Plan Required - Developer shall submit a detailed lighting plan for all multifamily projects.
- (3) Design of Fixtures/Prevention of Spillover Glare – Light fixtures shall use full cut-off lenses or hoods to prevent glare and light spillover glare onto adjacent properties, buildings, and roadways. Outdoor floodlighting with mercury vapor lamps, high pressure sodium and pulse-start metal halide lamps is strictly limited to roadways and parking lots.

- (4) External Illumination for Signs
  - a. Internally illuminated signs, or external lights used to illuminate signs, shall be placed, shielded, or deflected so they do not shine into dwellings or impair the vision of the driver of any vehicle.
  - b. No sign or illuminating devices shall have blinking, flashing, strobe-light, or fluttering lights.
- (5) Pedestrian Walkway Lighting – Pedestrian level, bollard lighting, ground-mounted lighting, or other low, glare-controlled fixtures mounted on building or landscape walls shall be used to light pedestrian walkways.
- (6) Lighting Height – light poles, and lighting structures shall be no more than twenty feet (20') high. Bollard type lighting shall be no more than four feet (4') high. Building-mounted lighting shall be limited to accent lighting used to illuminate architectural features with a maximum height of twenty feet (20'). Building mounted lighting shall not be used to illuminate roadways and parking lots. Interior and exterior lighting shall be uniform to allow for surveillance and avoid isolated areas.
- (7) Illumination Levels – pedestrian areas, driveway, and parking areas shall be illuminated for safety and security purposes with proper shielding to prevent over-lighting and spillover glare onto adjacent properties.
  - a. Roadway lighting and parking lot lighting shall not exceed 250 watts (approximately 3,000 lumens) and the lamp shall be fully shielded.
  - b. Building-mounted fixtures not specifically intended for roadway lighting, parking-lot lighting, or facade lighting, shall not exceed 100 watts (approximately 1,600 lumens) light output and the lamp shall be fully shielded.
  - c. Façade lighting fixtures shall be the lowest watt/lumen possible and shall be shielded to reduce upward glare, sky glow, and light spillover.
  - d. Ornamental lighting fixtures shall allow no more than 40-60 watts (approximately 450-800 lumens) from the fixture above a horizontal plane through the fixture 's lowest light emitting part.
- (8) Motion-Sensor Lighting - Incorporate motion-sensor lighting that extinguishes lights no more than 15 minutes after an area is vacated, when feasible.
- (9) Color of Light Sources – lighting fixtures shall be color-correct types to ensure true color at night and ensure visual comfort for pedestrians.



- (10) Variances - The Farmington Planning Commission may allow variances from this ordinance when strict enforcement may be impractical or unnecessary.

## **H. MAINTENANCE FOR GOOD APPEARANCE**

- (1) Intent – It is the intent of these guidelines and standards to ensure that buildings and grounds are maintained for resident's safety, neighborhood aesthetics, and to reflect positive building management.
- (2) Site Maintenance
- a. Landscape materials, other than vegetation, which have deteriorated or have been damaged or defaced, shall be properly repaired or replaced.
  - b. Plants that have deteriorated or died shall be replaced.
  - c. Use of xeriscape plant materials is strongly encouraged.
  - d. Plant materials shall be watered, fertilized, cultivated, and pruned as needed to maintain a healthy and well-groomed appearance.
  - e. Plant materials shall be pruned as necessary throughout the year to create neat landscaping appearance and to allow clear, unobstructed pedestrian walkways.
  - f. Parking areas shall be kept in good repair, properly marked, and clear of litter and debris, and any over-hanging tree limbs shall be removed.
  - g. Open space shall be kept free of refuse and debris, and shall have the vegetation cut periodically during growing seasons.
  - h. Vegetation and landscaping shall be maintained so it does not obstruct security lighting.
  - i. All required screening shall be kept in good repair and graffiti free.
  - j. All required signage shall be kept in good repair.
- (3) Building Maintenance
- a. Buildings and appurtenances, including signs, shall be cleaned, painted and repaired as required to present an attractive, well-kept appearance.
  - b. Deteriorated, worn, or damaged buildings and appurtenances shall be rebuilt or replaced.
  - c. Building signs and numbers shall be repaired or replaced to maintain identification of all structures.
  - d. Any and all graffiti shall be promptly removed.

## ARTICLE IV. DEFINITIONS

For the purposes of this ordinance, certain terms or words used herein shall be interpreted as follows:

The word "person" includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.

The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.

**Accessory Structure** – a structure detached from a principal building and customarily used with, and clearly incidental and subordinate to, the principal building or use, and ordinarily located on the same lot site or with such principal building.

**Character** –attributes, qualities, and features that make up and distinguish a Development project and give it a sense of purpose, function, definition, and uniqueness.

**City** – City of Farmington, Arkansas

**Façade** – any side of a building that faces a street, drive or other open space. The front façade" is the front or principal face of a building, generally defined by the location of the majority of public entrances into the building.

**Fence** – a man-made barrier of any material or combination of materials erected to enclose, screen or separate areas.

**Guidelines** – advisory regulations, indicated by use of the terms "may" and "should".

**Porch** – Any gallery, veranda, terrace, piazza, portico or similar projection from the main wall of a building and covered by a roof, other than a carport, with no opaque side enclosures except screens and handrails.