



Multifamily Neighborhood Character

Maintain the pattern of development and building elements of older multifamily neighborhoods that have a unique character with new zoning tools and building form regulations for new developments.

Character Tools

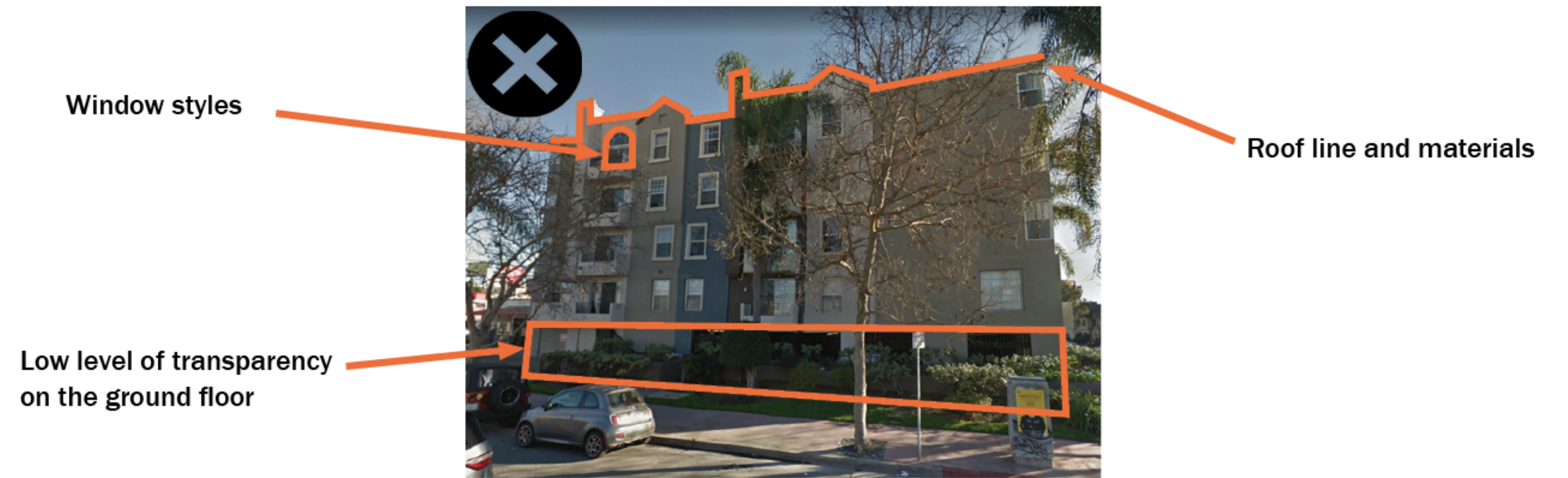
Require new developments in certain areas to incorporate typical design elements (where applicable)

- Potential regulations include: transparency, window styles, roof lines, prominent elements, and materials

Encouraged



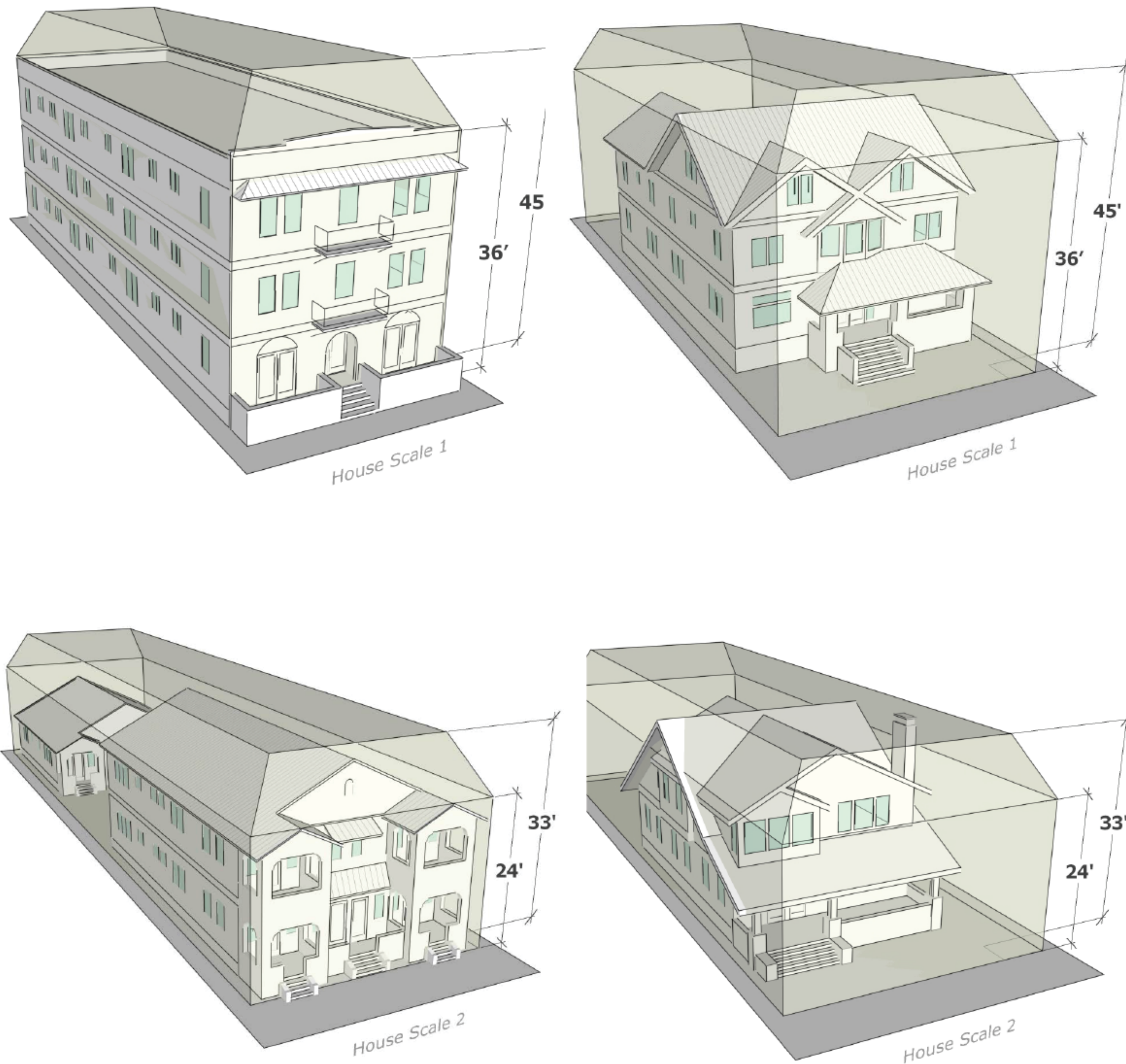
Discouraged



Form and Mass Tools

Form regulations can accommodate a variety of housing forms while maintaining neighborhood scale

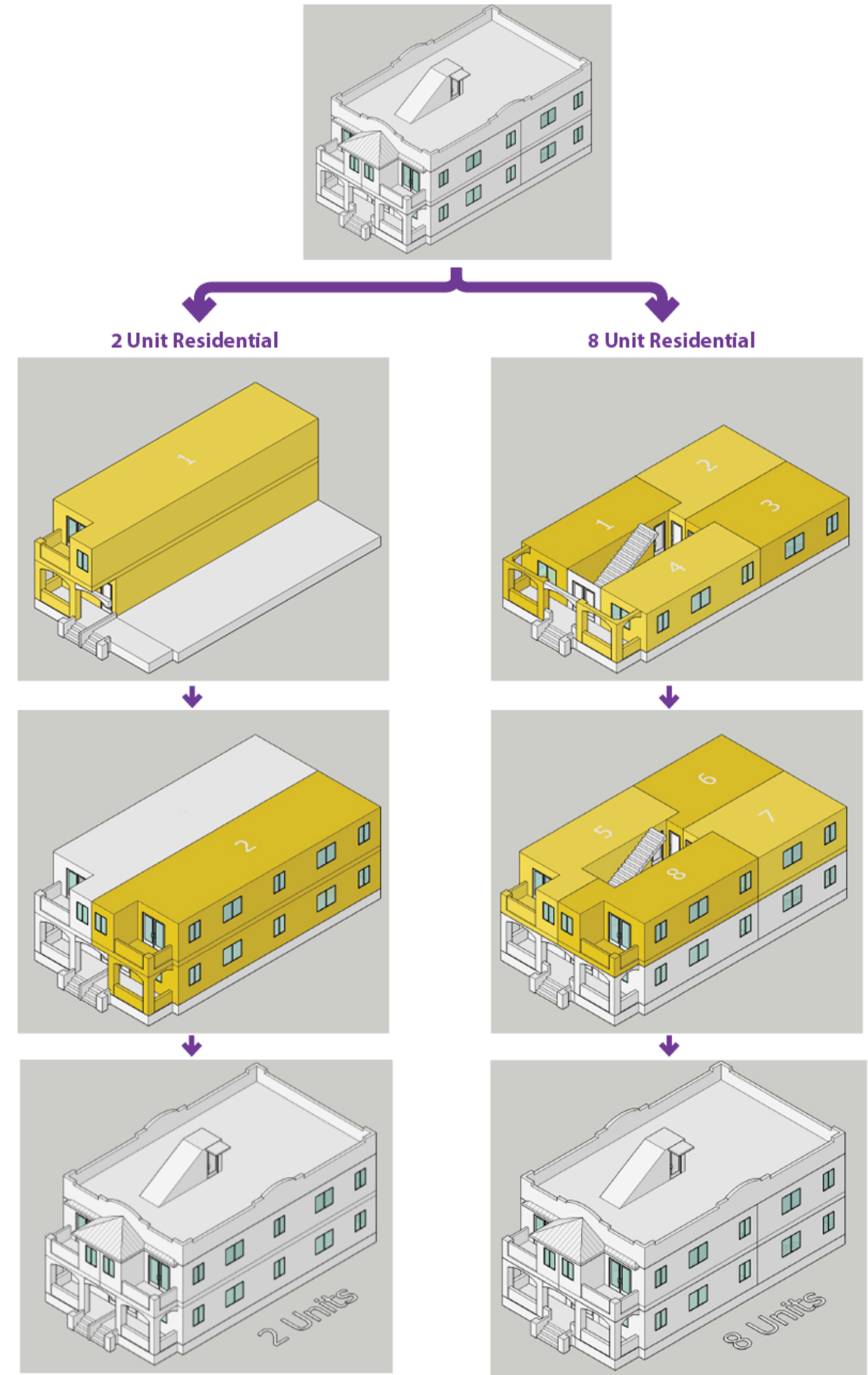
- Examples of regulations include height limits, maximum building envelopes, and upper story setbacks consistent with neighborhood patterns



Density Regulations

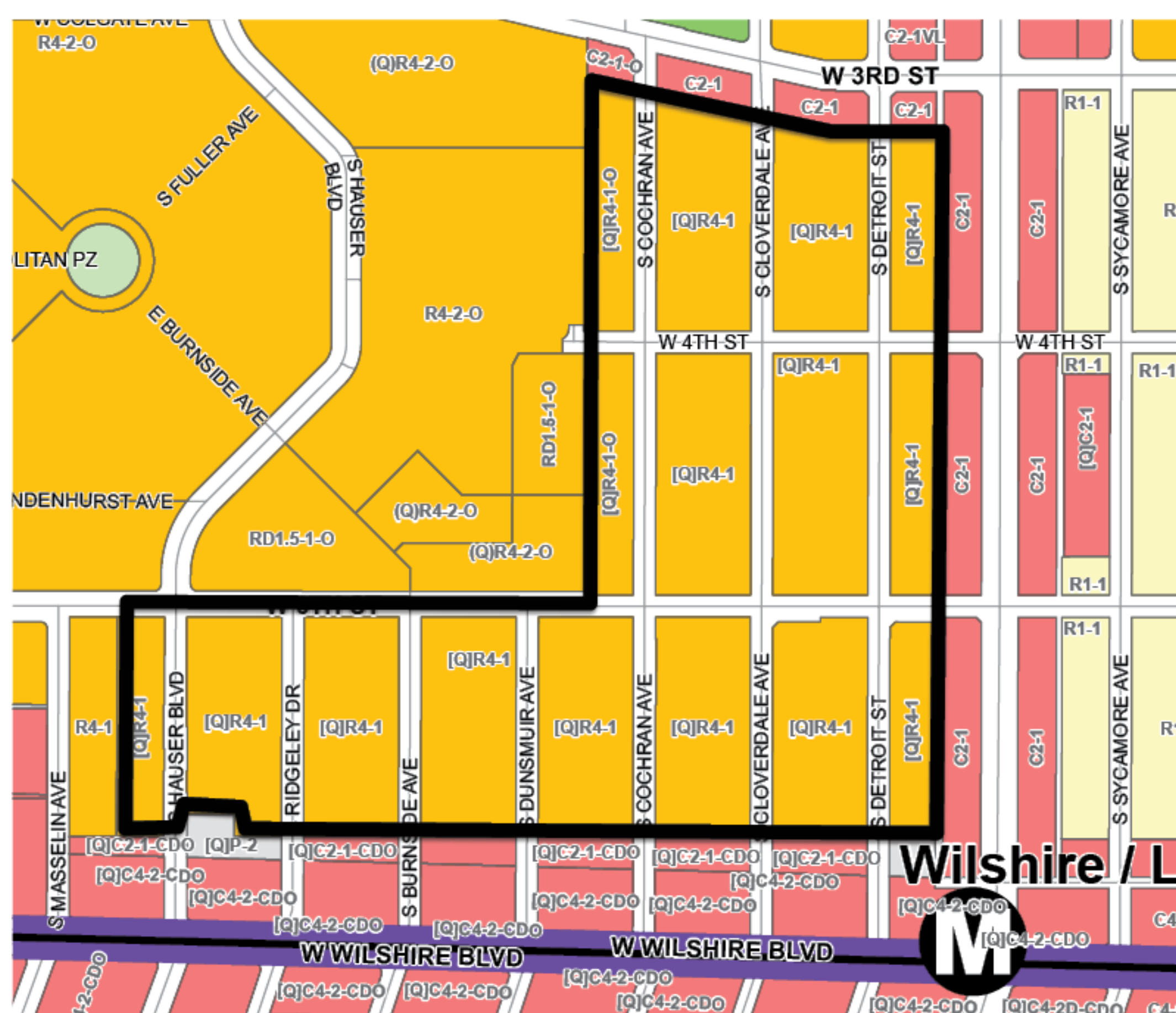
Buildings of a similar scale and mass can incorporate different levels of residential density without degrading the character of the built environment.

Example of the same building mass containing different numbers of units

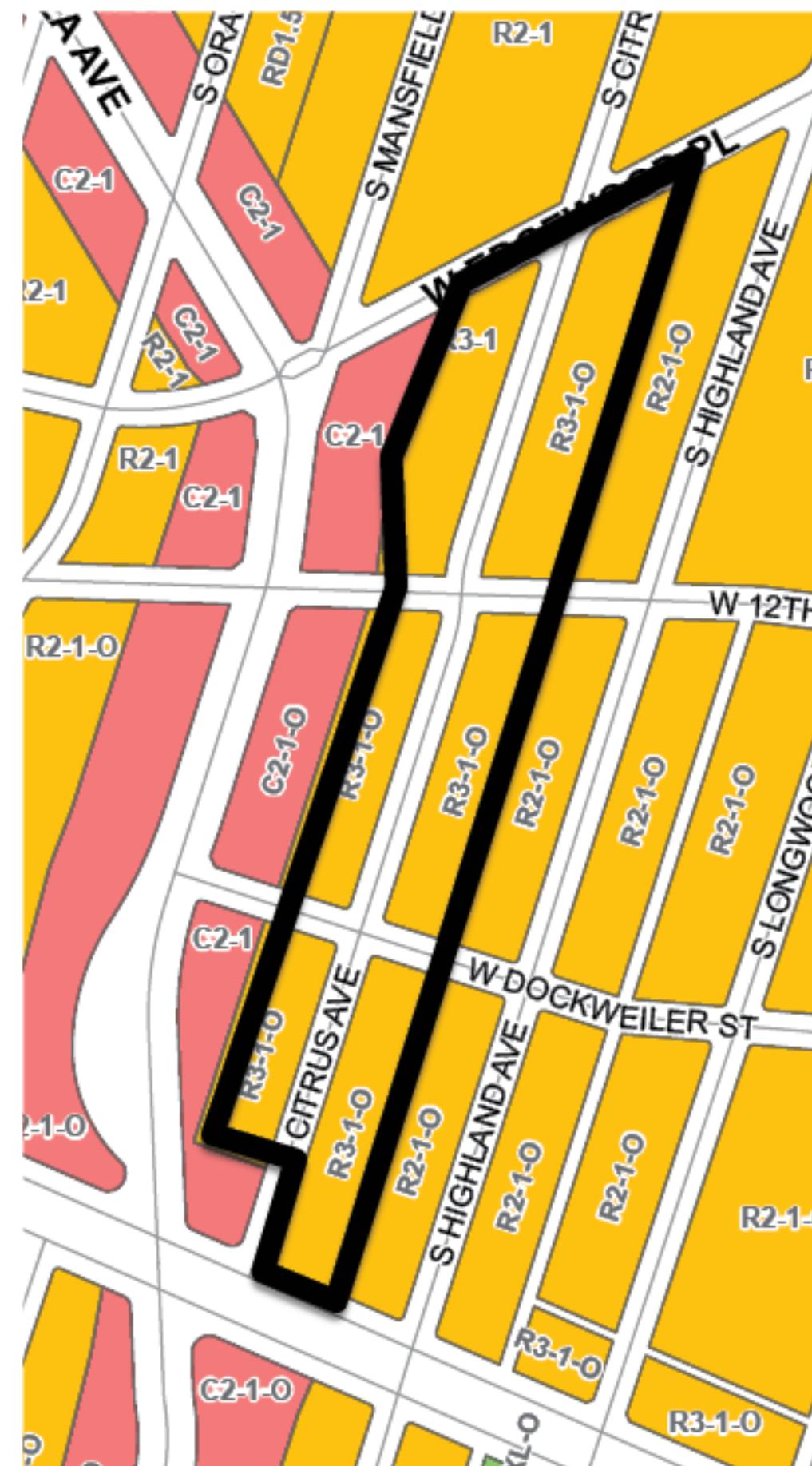


Multifamily Areas:

Ridgeley Dr./Detroit St.



Citrus Ave.



6th St./Orange St.

