



Objective Design Standards (ODS) Worksheet R-4 Multi-Family Residential

Project Address:

Date:

Characteristic	Standard	Proposal (fill in all that apply)	Consistent and Sheet #	Reference
Access and Connectivity				
Block size	<u>New development >5 acres:</u> Max. 400' block length			ODS 1.3.1(B)(1)
Dead-end streets	<u>New development:</u> Dead-end streets longer than 400' require connection via pedestrian path			ODS 1.3.1(B)(3)
Driveways and curb cuts	<u>New development:</u> • Min. 100' from any street intersection • For parcels <100' wide, along lot line farthest from intersection • 1 driveway/curb cut per 400' of public street frontage			ODS 1.3.1(B)(4)
External connectivity	<u>New development (to extent feasible):</u> • Connect internal streets and pathways to existing and proposed external streets and pathways • Align new streets with existing street intersections • Locate and align new streets to allow for future direct connections to other streets			ODS 1.3.1(B)(2)
Parking access hierarchy	In order of preference: 1. Via alley 2. Via driveway shared w/ property abutting site 3. Via secondary street or street w/ lower General Plan classification 4. Via primary street			ODS 1.3.1(B)(5)
Multi-modal site access	Via pedestrian or multi-use pathways: • Connect buildings on site • Connect buildings on street frontage to public sidewalk • Connect bike parking areas to building entrances and sidewalk			ODS 1.3.1(B)(6)

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Pedestrian access	Separate and distinct from driveways, connection to public sidewalk			ODS 1.3.1(D)(2)
Pedestrian pathways	- Min. 5' wide connecting buildings - Change in grade, materials, textures, or colors where crossing vehicular route			ODS 1.3.1(B)(6) ODS 1.3.1(B)(7)
Building Design				
Building height	Max. 42' and three stories (whichever is less)			MMC 17.12.060(A)
Building length	Max. 300'			ODS 1.3.2(B)
Frontage	Min. 75% of façade at min. setback line (see Figure 8 in ODS document)			ODS 1.3.2(A)
Components	If designed in a traditional style, min. defined base and top			ODS 1.3.2(E)
Floor height	Setback ≤ 10': min. 3' above grade; max. 5' above grade Setback > 10': min. 0' above grade; max. 3' above grade			ODS 1.3.2(M)
Massing breaks	For building 3 stories or higher: - Buildings ≥ 100' in length – 1 major massing break; min. 8' depth, 10' width - Buildings ≥ 200' in length – 2 major massing breaks; with one break min. 10' depth, 20' width; other min. 5' depth, 10' width For all buildings: - Building facades >75' – at least 1 minor massing break; min. 2' deep and 5' width			ODS 1.3.2(C)(1) ODS 1.3.2(C)(1)
Articulation	At least two of the following: - Recesses - Projections - Datum lines - Balconies - Screening devices			ODS 1.3.2(F)
Entrances	Primary Shared Residential Entries			ODS 1.3.2 (M)(2) & (3)

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Entrances continued	• At least one ped. entry for each building on each primary street frontage, unless a greater number is required by the adopted Building or Fire Codes. A single corner entry may be provided to fulfill this requirement. • Primary shared building entries shall face or be directly visible from the public ROW or a publicly-accessible path/open space. This may be through a lobby, front porch, or forecourt (or combo). • Primary shared entries shall provide weather protection that is a min. 8' wide and 6' deep by fully or partially recessing the entry, providing an awning/canopy, or using a combo of these methods. Primary Individual Residential Entries • A min. 50 % of the ground floor residential units that face a public ROW, publicly-accessible path, or open space shall have unit entries that face the street, path, or open space (Senior units or other deed restricted units for special populations are exempt.). • Primary ground-floor entrances serving individual residential units shall include weather protection that is a min. of 4' wide and 4' deep by recessing the entry, providing an awning/canopy, or using a			

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	combination of these methods.			
Corner buildings	- Located at min front and street side yard setback line for a min. of 50' aggregated length - OR - Corner plaza; min. size 400 sf and min. dimension 20' either direction			ODS 1.32(I)
Roof edge treatment	One of 3 options (see ODS document)			ODS 1.32(J)
Rhythm and pattern	- Vertically oriented façade, articulation, or vertically oriented patterns of fenestration 20' – 50' in width of linear frontage			ODS 1.3.2(D)
Step backs	Each floor above the third floor: 15'/every two floors			ODS 1.3.1(A)(1)
Fenestration	- Max. 2:1 horizontal to vertical ratio - Windows recessed min. 3" from plane of surrounding exterior wall OR combo trim and min. 1" recess			ODS 1.3.2(H)
Window placement	- Upper story between 5'-10' of property line: Min. 3' offset - Upper story <5' from property line: Min. 5' offset (see exceptions re. non-habitable rooms)			ODS 1.3.1(A)(2)
Balcony placement	Upper story: Min. 10' offset from windows of adjacent SF residences			ODS 1.3.1(A)(3)
Building Materials and Colors				
Colors	- The main (primary) color shall be used on a majority of the building façade - Accentuate façade elements or upper floors with secondary colors - Limit accent colors to moldings, trims, bulkheads, doors - Garage to be painted using at least two of the same exterior finish			ODS 1.3.2(N)(2)

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	materials and/or colors used on the principal structure.			
Materials	Min. 2 on any frontage; at least 20% coverage per material (excluding windows, railings, base bulkheads, trim)			ODS 1.3.2(N)(1)
Material changes	At corners, must offset material change by min. 2" depth, 4' distance			ODS 1.3.2(N)(3)
Prohibited finish materials	Untextured block, plywood, vinyl, plastic, laminate, corrugated metal, mill-finish aluminum metal windows or door frames, fiberglass			ODS 1.3.2(N)(4) ODS 1.3.2(N)(5)
Vents, flashing, conduits, gutters and downspouts	Painted to match adjacent surface unless approved decorative material			ODS 1.3.2(N)(6)
Landscaping				
Drought tolerant plantings	• Required for min. 65% of total landscaped areas • Locally native species strongly encouraged			ODS 1.3.1(F)(7)
Landscape buffer – front setback	• Min. 40% of front yard • Min. one tree per 40' linear street frontage			ODS 1.3.2(K)(8)
Landscape buffer – property boundary	• At least 5' along abutting interior property lines and adjoining SF zoning districts • Trees every 20'-40' on center			ODS 1.3.1(A)(4)
Landscape buffer – interior streets and pathways	• At least 4' along interior streets and paths • One tree every 30 to 45 feet • At least 30% shrubs and ground cover of planting strip			ODS 1.3.1(F)(1)
Plant size	• Shrubs: 5-gallon, or 15-gallon if used for screening • Trees: 15-gallon, min. 50% of trees at 24" box size, including all trees for screening;			ODS 1.3.1(F)(5)
Plant spacing	• Shrubs: Min. 2' • Trees: Min. 4'			ODS 1.3.1(F)(5)

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	All: Spaced to accommodate mature plant size			
Soil and mulch	- Native soil in all planting areas amended to min. depth of 6" with min. 40% organic material - Min. 2" organic mulch in non-turf areas (unless ground cover is used)			ODS 1.3.1(F)(10)
Tree location	- Within 5' of ROW or parking area: deep-rooted species or root barrier - Within ROW, utility easement, or 10' of public improvement: Approval from PW Dept. required			ODS 1.3.1(F)(4)
Tree species	Selected from Recommended List of Preferred Trees			ODS 1.3.1(F)(6)
Tree preservation	All trees 6" DBH or greater, unless infeasible			ODS 1.3.1(F)(3)
Turf	- Max. 25% of total landscaped areas - Not allowed in median strips			ODS 1.3.1(F)(7)
Turf – natural	Not allowed on slopes exceeding 4:1 ratio			ODS 1.3.1(F)(8)
Turf – artificial	- Keep at least 5' away from tree root crowns - Requires proper drainage system			ODS 1.3.1(F)(9)
Gopher barriers	Install gopher barriers			ODS 1.3.1.(F)(14)
Lighting				
Pedestrian-oriented lighting	Min. intervals of 40' along pathways; max. height 12'			ODS 1.3.1(E)(1)
All other lighting	Max. height: 12' within 15' of SF zoning districts 16' in all other locations			ODS 1.3.1(E)(2)
Lighting intensity and trespass	Max. 1,000 lumens; directed, oriented, and shielded to prevent glare			ODS 1.3.1(E)(3) ODS 1.3.1(E)(4)
Lighting temperature	Max. 3,000 Kelvin			ODS 1.3.1(E)(6)

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Lighting – attachment to buildings	Attach to walls or eaves only; fixture not to exceed height of parapet, roof, or eave			ODS 1.3.1(E)(5)
Open Space				
Common open space	• Min. 20' in any direction • Max. 50% coverage with shading device or roof structure • Seating required • Min. 20% landscaped • Min. one tree per 600 sq. ft. aggregate open space area • Slopes 5% or less			ODS 1.3.1(G)(1)
Common open space – calculation	Min. 350 sq. ft. per 1-BR + Min. 400 sq. ft. per 2-BR – Private open space = Total			MMC 17.12.040(A)
Common open space amenities	See table in ODS document			ODS 1.3.1(G)(2)
Private open space	• Directly accessible from residential unit • Min. clear height: 8' • Ground floor: Min. 10' in at least one direction • Upper floor: Min. 5' in any direction			ODS 1.3.1(G)(3)
Private open space – calculation	• Ground floor units: Min. 80 sq. ft. • Upper floor units: Min. 40 sq. ft.			MMC 17.12.040(B)
PAPOS	If provided: • Min. 20' in one direction and 15' in other direction. • Min, area 400sf • Max. 40% covered • Min. 1 tree/400sf • Min. 20% planted with shrubs and/or ground cover			ODS 1.3.1(G)(4)
Parking				
Required parking	• 1 space per 1-BR • 1.5 spaces per 2-BR • 1 additional space for each 5 units or fraction			MMC 17.44.020 (D)
Location and frontage	<u>New development:</u> • Prohibited in front and street side setbacks			ODS 1.3.1(D)(1)

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	- Underground or in structures/lots to rear or side of buildings - Surface parking = Max. 30% of street frontage - If more than one frontage, no parking along primary frontage			
Pedestrian routes through parking	<u>New development >4 units:</u> - Connect to building entries and public sidewalk via on-site pathway - Min. 1 pathway for every 4 rows parking - Pathways separated from travel lanes, hard-surfaced, min. 4' width <u>Change in materials, textures, colors, and/or grade at vehicular/pedestrian conflict points</u>			ODS 1.3.1(D)(2)
Screening				
Refuse containers	Communal and individual refuse, recycling, and compost/green waste areas/containers, rooms or enclosures shall be adequate in capacity, number, and distribution to accommodate all waste generated onsite. The number and type of containers and collection areas shall be reviewed and approved by the local disposal service.			ODS 1.3.1(C)(4) ODS 1.3.1(C)(5)
Rooftop equipment	Set back at least 10' from roof edge or screened Paint to match rooftop in color if visible from taller buildings or higher grades			ODS 1.3.1(C)(3)
Utilities, storage and service areas	Fully screened equal to or higher than height of equipment			ODS 1.3.1(C)(1) ODS 1.3.1(C)(2)

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Parking structure	<u>New structure:</u> • Ground level lined with R or C uses at min. 20' depth or required active frontage depth, whichever is greater • Max. 2 upper levels may extend to façade • Both ground and upper levels designed and treated with same level of detail/articulation as primary buildings on site			ODS 1.3.1(D)(3)
Surface parking	<u>Five or more spaces:</u> • Max. 3' fence height on street frontage (alleys exempt) • 6' fence height along interior lot lines abutting R zones, except within front setback (3') • Prohibited materials: plain concrete blocks unless capped and finished with stucco or other approved material, barbed wire, chain link • Closely spaced plants to form opaque screen			ODS 1.3.1(D)(4)
Site Development Standards (R-4, or Multi-Family Residential)				
Standard	Requirement	Proposed	Consistent	MMC Section
Density	Min. 15 units/acre Max. 35 units/acre			MMC 17.12.075
Setback – front	Min. 12'			MMC 17.12.110
Setback – rear	Min. 10', or 20' where rear yard abuts R-1 or R-2 zone			MMC 17.12.130
Setback – side	Min. 5', or 12' where side yard abuts R-1 or R-2 zone			MMC 17.12.120
Site area	Min. 6,000 sq. ft.			MMC 17.12.070
Site coverage	Max. 60%			MMC 17.12.100
Site depth	Max. avg. no more than 3x site width			MMC 17.12.090
Site width	Min. avg. 60'			MMC 17.12.080