

SECTION 2 - MULTIPLE FAMILY - OPEN SPACE

A. Open Space (cont.) 2. Common Open Space Requirements

a. Guideline:

- 1) Provide a variety of open space opportunities and of sufficient size for use by all residents.
- 2) Open space shall be comprised of common and private open space.
- 3) Minimize the amount of perimeter yard used for common open space.

Conceptual Open Space Design



b. Standards:

- 1) Provide common open space in all newly constructed multiple family developments with five (5) or more units.
 - (a) Designate and permanently reserve as common open space a minimum of 30 percent of the gross site area.
 - (b) Restrict the common open space to not more than 15 percent on land with slopes greater than 25 percent.
 - (c) Limit the common open space to no more than 50 percent of the required setbacks and bufferyards located at the perimeter of the development.
 - (d) Include for a development of:
 - (1) five (5) to ten (10) units, at least one (1) common open space area that contains a minimum of five hundred (500) square feet, with no horizontal dimension less than twenty (20) feet.
 - (2) eleven (11) to twenty (20) units, at least one (1) common open space area that contains a minimum of 750 square feet with no horizontal dimension less than 25 feet.
 - (3) greater than twenty (20) units, 1,000 square feet with an additional 250 square feet of open space for every 20 units, with no horizontal dimension less than ~~thirty~~ ~~twenty-five~~ ~~(30 25)~~ feet. For larger complexes, multiple areas may be used to provide the required square footage with location as indicated in 2.A.2.b.(1)(c), above.

SECTION 2 - MULTIPLE FAMILY - OPEN SPACE

A. Open Space (cont.) 2. Common Open Space Requirements (cont.)

Number of Units	Minimum Open Space	Minimum Horizontal Dimension
5-10	500 Square feet	20 feet
11-20	750 square feet	25 feet
20+	1000 square feet plus 250 square feet for every 20 units	30 25 feet

Remember

All property zoned for multiple family development is subject to the requirements of Salem Revised Code Chapter 148 (Residential Multiple Family).

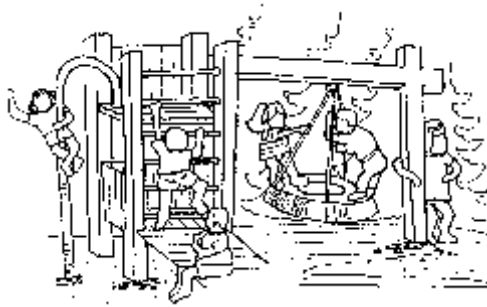
- 2) Provided such indoor space does not exceed 30 percent of the common open space requirement, count indoor or covered recreation space toward meeting the common open space requirement.

SECTION 2 - MULTIPLE FAMILY - OPEN SPACE

A. Open Space (cont.) 3. Children's Play/Adult Recreation Areas

a. Guidelines:

- 1) Provide a variety of common open area enjoyment by all residents.
- 2) Distribute common open space around buildings and throughout the site.
- 3) Centrally locate within the development common open space that includes provisions for children's play or adult recreation areas.
- 4) If provided, locate children's play areas incorporating safety aspects into the design, including such things as visibility to area from dwelling units, location in regards to accessways and parking lots, and selection of equipment.



b. Standards:

- 1) Provide outdoor children's play and/or adult recreation areas a minimum of nine hundred fifty (950) square feet in size for multiple family developments of twenty (20) units. For each increment of twenty (20) units, the complex requires an additional 250 square feet of common space. No horizontal dimension of the play or recreation area(s) shall be less than ~~thirty~~ ~~twenty-five~~ ~~(30 25)~~ feet. Outdoor children's play areas or adult recreation areas count toward meeting the common open space requirement.

SECTION 2 - MULTIPLE FAMILY - LANDSCAPING

B. Landscaping (cont.) (2) General Landscaping Requirements

a. Guidelines:

- 1) Distribute a variety of tree types throughout the site to maximize site coverage.
- 2) Use landscaping to shield the site from winter winds and summer sun.
- 3) To the maximum extent possible, preserve significant trees on site.
- 4) When abutting single family residential zoned properties (RA or RS), provide an appropriate combination of landscaping and screening to buffer between the multiple family use and the adjacent single family zone.

Remember
Additional landscaping requirements are contained in Salem Revised Code Chapter 132, Landscaping. The Salem Parks Operation Division will evaluate project specific landscaping plans for compliance with City code and design requirements

b. Standards:

- 1) For every two thousand (2,000) square feet of gross site area, plant at least one (1) tree or preserve at least one existing tree.
- 2) Plant trees, approved by the Parks Operation Division, that at maturity provide canopy coverage to at least one-third (1/3) of the open space and bufferyards.
- 3) On arterial or collector streets, install landscaping or a combination of landscaping and fencing to prevent headlights from shining into windows on buildings adjacent the street.
- 4) In addition to the requirements of SRC Chapter 132 (Landscaping), when abutting single family residential zoned properties (RA or RS), provide a combination of landscaping and screening to buffer between the multiple family use and the adjacent single family zone that shall include the following:
 - a. At least one tree not less than 1-1/2 inches in caliper for every thirty (30) lineal feet of buffer width.
 - b. A minimum six (6)-foot, decorative, sight-obscuring fence or wall. Such fence or wall shall be constructed of materials commonly used in the construction of fences and walls such as wood, stone, rock, brick, or other durable materials.
 - c. Chain link fencing with slats may not be counted toward satisfying this requirement.

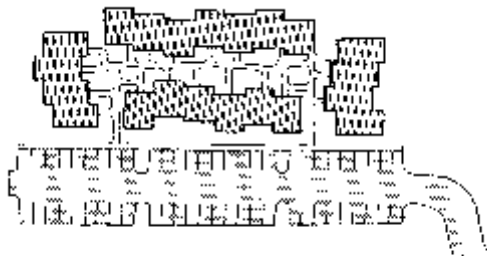
SECTION 2 - MULTIPLE FAMILY - PARKING, SITE ACCESS & CIRCULATION

D. Parking, Site Access, and Circulation (cont.)

2. General Parking, Site Access Requirements

a. Guidelines:

- 1) Design parking areas to design shall minimize the expanse of continuous parking.
- 2) Provide pedestrian pathways that connect to and between buildings, open space, parking areas, and surrounding uses.
- 3) Locate parking to maximize the convenience of residents.
- 4) Consider site topography, ~~and~~ natural contours, and abutting single family zones in the design of parking areas and circulation systems.



Remember

Check the landscaping section of the Development Design Handbook for additional parking requirements

b. Standards:

- 1) Separate physically and visually parking areas greater than 6,700 square feet in area with landscaped planter bay(s) that are at least eighteen (18) feet in width. Individual parking areas may be connected by an aisle or driveway.
- 2) Design and construct pedestrian pathways that connect to and between buildings, open space, and parking areas.
- 3) Separate pathways that connect buildings, open spaces, and parking areas from the dwelling by a minimum distance of ten (10) feet. The separation is measured from the pathway edge closest to any dwelling unit.
- 4) Design and construct carports, garages and/or parking areas that are not located within twenty (20) feet of public right-of-way.
- 5) For properties located uphill having a slope of fifteen (15) percent or greater within forty (40) feet of abutting single family zoned properties (RA or RS), parking areas shall be set back from the common property line a minimum of twenty (20) feet. Decorative walls, earthen berms, fencing, landscaping, or any combination thereof shall be provided to prevent glare from headlights onto abutting properties.
- 6) If included within the development, design and construct garages/carports that are compatible with the structure design and materials of the dwelling units.
- 7) Avoid areas of slope for placement of parking areas and minimize the disturbance of environmentally sensitive areas.

SECTION 2 - MULTIPLE FAMILY - BUILDING MASS & FACADE

E. Building Mass & Facade (cont.)

3. Compatibility Requirements

a. Guidelines:

- 1) Provide contrast and compatibility throughout the site in regards to building design, size, and location.
- 2) Provide an appropriate transition between new structures on-site with existing structures on abutting sites.
- 3) Use architectural elements and facade materials to provide continuity throughout the site.
- 4) Design and construct the majority of dwelling units as close as possible to the street right-of-way.
- 5) Incorporate architecturally defined and covered entryways that are easily identified with architectural features.

b. Standards:

~~1) Set back from the common property line buildings or portions of buildings adjacent to a single family zone (RA or RS) a minimum distance of fourteen (14) feet for any portion of a main building which is not more than fifteen (15) feet in height, and twenty (20) feet for any portion of a main building which is greater than fifteen (15) feet in height.~~

1) When abutting single family residential zoned properties (RA or RS), buildings or portions of buildings shall be set back a minimum of one (1) foot for every one (1) foot of building height, or fraction thereof; provided however, in no case shall a building be set back less than the following:

- | | |
|-----------------------------------|----------------|
| <u>1) One (1) story building:</u> | <u>14 feet</u> |
| <u>2) Two (2) story building:</u> | <u>20 feet</u> |

SECTION 2 - MULTIPLE FAMILY - BUILDING MASS & FACADE

E. Building Mass & Facade (cont.)

3. Compatibility Requirements (cont.)

2) For properties located uphill having a slope of fifteen (15) percent or greater within forty (40) feet of abutting single family zoned properties (RA or RS), buildings shall be set back from the common property line a minimum of one (1) foot for every one (1) foot of building height, or fraction thereof; provided however, in no case shall a building be set back less than the following:

(a) One (1) or two (2) story building: 20 feet

(b) Three (3) or more story building: 40 feet

Buildings three (3) stories in height may be set back from abutting single family zoned properties (RA or RS) according to the 1:1 setback ratio when:

(a) Within forty (40) feet of the abutting single family zoned properties, buildings are designed so that the longest dimension of the building and any private open space areas (balconies or patios) do not face the abutting single family zoned properties, or

(b) Within forty (40) feet of the abutting single family zoned properties, individual buildings contain no more than six (6) dwelling units, the lengths of the buildings abutting the single family zoned properties are no greater than seventy (70) feet, and the buildings are separated by a minimum of one (1) foot for every one (1) foot of building height or fraction thereof.

23) On sites with 75 feet or more of buildable width, occupy at least 50 percent of the buildable width by a building placed on the setback line. Accessory structures do not apply towards meeting the required percentage. Buildable width is as defined in the definition section of the Handbook.

APPENDIX A: Definition of Terms (cont)

Pilaster: Decorative features that imitate engaged piers or columns but are not supporting structures; usually a rectangular or semicircular member used as a simulated pillar in entrances and other door openings.

Plant Unit (pu): A measurement of the acceptable amount of landscaping required by city code.

1 small shrub	= 1 pu
1 ornamental tree	= 2 pu
1 large shrub	= 2 pu
1 evergreen/conifer tree	= 5 pu
1 shade tree	= 10 pu
1 significant tree	= 15 pu

Plaza - An open space which may be improved and landscaped and usually surrounded by streets and buildings.

Porch: A structure attached to a building to shelter an entrance or to serve as a semi-enclosed space; usually roofed and generally open-sided.

Portico: A porch or open-sided structure consisting of a roof supported by columns sheltering an entrance.

Primary Entry Way: The principal access point for persons visiting the residents of a dwelling unit.

Private Open Space: A semi-enclosed area which is intended for use strictly by the occupants of one dwelling unit. Private open space may include porches, patios, balconies, terraces, roof top gardens, verandas and decks.

Prominent Landscape Features: Features other than plant materials such as wetlands, creeks, streams, drainageways, ponds, sculptures, benches and fence/wall materials when required for screening.

Recreational Open Space: An area which is open from ground to sky and intended for active or passive leisure pursuits.

Regraded: Site disturbance with a finish cut or fill beyond the building line, which exceeds a depth of two feet.

Required Yard: A yard specified in the underlying zone for buildings and parking lot setbacks adjacent to streets and front, side and rear lot lines.

Residential Historic District: An officially designated historic district existing primarily of single family residential properties, which may have supporting uses that include but are not limited to multi-family residential properties churches, and parks, as designated on the City of Salem official zoning map.

Restoration: The act or process of accurately depicting the form, features, and character of a property as it appeared at a particular period of time by means of the removal of features from other periods in its history and reconstruction of missing features from the restoration period. The limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code required work to make properties functional is appropriate within a restoration project.

R-VIS (Visible Light Reflectance): The percentage of light in the visible spectrum, 380 to 780 nanometers, that is reflected from the glass surface.

Salem Downtown Historic District: The area so designated on the City of Salem official zoning map.

Roof Pitch: The angle of slope of a roof.

Roof-top Garden: An open area on a flat roof with planters designed for leisure enjoyment.

Screening: A method of visually shielding or obscuring an area through the use of fencing, walls, berms or densely planted vegetation.

Sill: A horizontal member or structure that forms the lowest member of a framework in a structure or at the base of a window opening.

Stringcourse, belt course: A horizontal band generally narrower than other courses, extending across the facade of a structure and in some instances encircling such decorative features as pillars or engaged columns; may be flush or projecting, and flat-surfaced, molded, or richly carved.

Story: The horizontal division of a building, making up the area between two adjacent levels, but excluding that portion of the building that comprises the horizontal division that is the roof, unless that area includes living space.

Terrace: A platform adjoining a building, paved or planted, especially one used for leisure enjoyment.

Townhouse: A one-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, and having a totally exposed front and rear wall to be used for access, light, and ventilation.