

<input checked="" type="checkbox"/>	<b>Multi Family Guidelines</b>
<b>I. Site Design Guidelines</b>	
	<p><b>A. Site Planning /Building Siting</b> <i>Design Guidelines</i>  <b>MF-1</b> Units/lots should be clustered  <b>MF-2</b> Integrate Parks &amp; open space  <b>MF-3</b> Place buildings to create a street presence &amp; enhance character  <i>Technical Guidelines</i>  <b>MF-4</b> Project phases shall function independently</p>
	<p><b>B. Edge and Boundary Treatment</b> <i>Design Guidelines</i>  <b>MF-5</b> Treat major intersections &amp; corners as project entryways  <b>MF-6</b> Entryway features should reflect architectural identity of development  <b>MF-7</b> Provide pedestrian, bicycle &amp; vehicle linkages to adjacent projects  <b>MF-8</b> Cluster buildings  <b>MF-9</b> Provide fencing as appropriate between adjacent land uses</p>
	<p><b>C. Topography and Grading</b> <i>Design Guidelines</i>  <b>MF-10</b> Integrate natural topography  <b>MF-11</b> Retaining walls should reflect architectural identity &amp; be innovative  <b>MF-12</b> Finished slopes should taper or terrace to match the existing grades  <b>MF-13</b> Screen undesirable views with grade changes and berming  <i>Technical Guidelines</i>  <b>MF-14</b> Retaining walls should not exceed six feet in height  <b>MF-15</b> Grading plans should protect native oak trees</p>
	<p><b>D. Green Site Design</b> <i>Design Guidelines</i>  <b>MF-16</b> Surface water and pollutant runoff should be reduced  <i>Technical Guidelines</i>  <b>MF-17</b> Route roof drains through turf</p>

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	<p><b>E. Access, Circulation, and Parking</b> <i>Design Guidelines</i>  <b>MF-18</b> Adequate vehicular access to the site, internal circulation, and parking should be provided  <b>MF-19</b> Provide pedestrian &amp; bicycle connections  <b>MF-20</b> Architecturally compatible paving materials  <b>MF-21</b> Provide emergency access  <i>Technical Guidelines</i>  <b>MF-22</b> Street and drive aisle widths, throat depths, and stacking distances, and parking shall comply with current City standards  <b>MF-23</b> Multi-family projects may be required to provide bikeways</p>
	<p><b>F. Service and Storage</b> <i>Design Guidelines</i>  <b>MF-24</b> Plan for services and storage  <i>Technical Guidelines</i>  <b>MF-25</b> Trash enclosures shall comply with current City standards</p>
<b>II. Architectural Guidelines</b>	
	<p><b>A. Architectural Design Concept</b> <i>Design Guidelines</i>  <b>MF-26</b> Overall character should be defined with consistent design concept  <b>MF-27</b> Consider architectural design concepts of neighboring projects</p>
	<p><b>B. Form and Massing</b> <i>Design Guidelines</i>  <b>MF-28</b> Use variation of wall planes, rooflines, and building form to create visually engaging designs  <b>MF-29</b> Proportional relationship between adjacent buildings and between the building and the street  <b>MF-30</b> Consider placement and configuration of parking</p>

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	<p><i>Technical Guidelines</i>  <b>MF-31</b> Setbacks shall comply with the requirements of the Zoning Ordinance</p>
	<p><b>C. Use of Exterior Building Materials and Color</b> <i>Design Guidelines</i>  <b>MF-32</b> Variation in color and materials  <b>MF-33</b> Architectural treatment should be applied to all elevations of a building  <b>MF-34</b> Architectural features should enhance the façade or building form</p>
	<p><b>D. Green Building Design</b> <i>Design Guidelines</i>  <b>MF-35</b> Consider Green building</p>
<b>III. Public Space Guidelines</b>	
	<p><b>A. Streetscape Design</b> <i>Design Guidelines</i>  <b>MF-36</b> Provide safe and comfortable pedestrian environments  <b>MF-37</b> Design projects to encourage walking &amp; bicycling  <b>MF-38</b> Utilities should be screened  <b>MF-39</b> Loading, service, and storage areas should be screened  <i>Technical Guidelines</i>  <b>MF-40</b> Meet minimum landscape setback per SP or 20 feet  <b>MF-41</b> Screen parking w/combination of landscaping, berming, and screen walls to a height of three feet</p>
	<p><b>B. Public/Private Spaces and Separation</b> <i>Design Guidelines</i>  <b>MF-42</b> Visual and physical connection between private and public space to encourage natural surveillance  <b>MF-43</b> Active use of outdoor spaces should be encouraged</p>

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	<p><b>E. Defensible Space</b> <i>Design Guidelines</i></p> <p><b>MF-65</b> Include CPTED best practices</p> <p><b>MF-66</b> Incorporate the concept of private space &amp; control of access</p> <p><b>MF-67</b> Window placement should balance privacy w/ natural surveillance</p>
	<p><b>F. Lighting</b> <i>Design Guidelines</i></p> <p><b>MF-68</b> Pedestrian-scale lighting should be incorporated in outdoor areas</p> <p><b>MF-69</b> Pedestrian-scale lighting should be compatible &amp; integrated into building and landscape design</p> <p><b>MF-70</b> Lighting design shall enhance safety and security in the project</p> <p><b>MF-71</b> Energy efficiency &amp; overall effect should be considered</p> <p><b>MF-72</b> Exterior lighting should reinforce architectural features &amp; blend into landscape</p> <p><i>Technical Guidelines</i></p> <p><b>MF-73</b> Lighting that is less than 10' in height is considered pedestrian scale</p> <p><b>MF-74</b> Lighting sources shall have cut off lenses &amp; should avoid light spillage &amp; glare on adjacent properties</p> <p><b>MF-75</b> Project addresses shall be clearly displayed and illuminated</p> <p><b>MF-76</b> Pedestrian-scale light fixtures shall be durable &amp; vandal resistant</p>

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	<p><b>G. Public Art</b> <i>Design Guidelines</i></p> <p><b>MF-80</b> Art features should be incorporated into public spaces</p> <p><b>MF-81</b> When provided, art features should be consistent with the overall design concept</p> <p><b>MF-82</b> When provided, art features should enhance the quality and use of the public space</p> <p><i>Technical Guidelines</i></p> <p><b>MF-83</b> Art features should be made of durable &amp; vandal resistant material</p>
	<p><b>H. Signage</b> <i>Design Guidelines</i></p> <p><b>MF-84</b> Thoughtfully integrated design themes and styles for project signage that conforms to the Roseville Sign Ordinance are highly encouraged</p> <p><b>MF-85</b> Sign type and locations should be consistent throughout the project and the sign materials and graphics should complement the project design</p> <p><i>Technical Guidelines</i></p> <p><b>MF-86</b> Building and site addressing shall comply with applicable City addressing policies</p>