

# Commercial Infill Housing Overlay District Objective Design Standards Checklist

Name of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

Project Address: \_\_\_\_\_

Project Application # (City staff to fill out): \_\_\_\_\_

**Development Type (check all that apply):**

- ☐ Residential Only
- ☐ Horizontal Mixed Use
- ☐ Townhouses
- ☐ Vertical Mixed Use
- ☐ Multifamily Complex
- ☐ Residential Podium

**Project Site Context (check all that apply):**

- ☐ Situated adjacent to existing residential development
- ☐ Situated adjacent to existing or planned commercial development

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
3.1 Site Design Standards							
3.1.1 Site Entries (fill in all entry drive types that apply)							
Main Entry Drive							
A: Curb and Gutter							
B: Sidewalk							
C: Streetlights							
D: Landscaping and Street Trees							
E: Gates							
F: Curb Ramps							
G: Bicycle Facilities							
New Shared Entry Drive							
H: Independent Roadway							
I: Curb and Gutter							
J: Sidewalk							
K: Street Lighting							
L: Landscaping and Street Trees							
M: Signage							

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
<b>Enhanced Shared Entry Drive</b>							
N: Sidewalk							
O: Street Lighting							
P: Landscaping and Street Trees							
<b>Separate Entry Drives</b>							
Q: Main Entry Drive Compliance							
R: Driveway Widths and Clearances Compliance							
S: Signage and Landscaping							
<b>Vertical Mixed Use/Residential Podium Entry Drive</b>							
T: ADA Compliance							
U: Driveway Widths and Clearances Compliance							
V: Pedestrian Entries							
<b>Secondary Entry Drives</b>							
W: Gates							
<b>3.1.2 Street Frontage</b>							
<b>General</b>							
A: Landscaping Buffer							
B: Maximum Width							
<b>Primary Frontage</b>							
C: Entry Doors							
D: Surface Parking Siting							
E: Carports and Tuck-under Parking							
F: Fencing							
<b>Secondary Frontage</b>							
G: Parking Siting							
H: Fencing							
<b>3.1.3 Context Sensitivity</b>							
<b>Adjacent to Existing Residential Development</b>							
A: Windows							
B: Daylight Plane							
C: Parking							

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
<b>Adjacent to Commercial Development</b>							
D: Separation Buffer							
E: Fencing							
F: Gate							
<b>3.1.4 Access and Parking</b>							
<b>Vehicle Access</b>							
A: Multifamily Complex Internal Circulation							
B: Townhouse Internal Circulation							
C: Podium Project Parking Access							
<b>Parking Design</b>							
D: Siting							
E: Visitor Parking							
F: Screening							
G: Parking Courts							
<b>Pedestrian and Bicycle Access and Parking</b>							
H: Pedestrian Walkway							
I: Pedestrian Connections							
J: Landscape Buffer							
K: Bicycle Parking							
L: Bicycle Parking for Podium Projects							
<b>3.1.5 Service Access, Trash, and Storage Facilities</b>							
<b>Access</b>							
A: Loading and Service Areas							
B: Trash Enclosure Siting							
<b>Design of Trash and Storage Facilities</b>							
C: Screening							
D: Gates							
E: Sizing							
F: Roof							
G: Drainage							

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
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<b>3.1.6 Open Space Areas</b>							
<b>General</b>							
A: Minimum and Type of Open Space							
B: Siting							
C: Usability							
<b>Common Open Space</b>							
D: Minimum Dimensions							
E: Visibility							
F: Pedestrian Walkways							
G: Seating							
H: Amenity Features							
I: Play Areas							
J: Openness and Buildings							
<b>Private Open Space</b>							
K: Accessibility							
L: Minimum Dimensions							
M: Openness							
<b>3.2 Building Design Standards</b>							
<b>3.2.1 Building Massing and Articulation</b>							
<b>General Standards</b>							
A: Massing Breaks							
B: Horizontal Stepback							
C: Architectural Detail							
D: Architectural Design Features							
E: Façade Articulation							
F: Rooflines							
<b>Vertical Mixed Use</b>							
G: Ground Floor Height							
H: Pedestrian-Oriented Features							
<b>Townhouses</b>							
I: Attached Units Limit							
J: Roof Form							

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
<b>3.2.2 Entryways</b>							
<b>General</b>							
A: Primary Building Entries							
<b>Townhouses</b>							
B: Entry Details							
C: Entry Connections							
<b>Vertical or Horizontal Mixed Use</b>							
D: Ground Floor Elevation							
E: Entry Design							
<b>3.2.3 Building Materials and Finishes</b>							
A: Appropriate Building Materials							
B: Brick and Stone Veneer							
C: Inappropriate Building Materials							
<b>3.2.4 Windows/Glazing</b>							
A: Street Frontage							
B: Orientation and Proportion							
C: Recess							
D: Glazing							
E: Subdivision and Mullions							
<b>3.2.5 Projecting Elements</b>							
<b>Awnings</b>							
A: Frequency							
B: Projection							
C: Height							
D: Lighting							
<b>Balconies, Decks, and Trellises</b>							
E: Projection							
F: Proportion							
<b>Bay Windows</b>							
G: Projection							
H: Horizontal Separation							
I: Design							

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
<b>3.2.6 Roofs</b>							
A: Appropriate Roof Materials							
B: Inappropriate Roof Materials							
C: Equipment Screening							
D: Vent Pipes							
E: Gutters/Downspouts							
F: Roof Overhangs							
<b>3.3 Landscaping Standards</b>							
<b>3.3.1 Plantings</b>							
A: Minimum Landscaped Area							
B: Landscaping of Front Yards							
C: Materials							
D: Design							
E: Ground Cover Materials							
F: Size and Spacing							
G: Protection from Encroachment							
H: Interference with Utilities							
I: Staking and Root Barriers							
J: Automatic Sprinkler Controllers							
K: Sprinkler Heads							
L: Enclosures							
<b>3.3.2 Wall and Fences</b>							
A: Inappropriate Fencing							
B: High Activity Areas and Street Frontages							
C: Material Durability							
D: Visual Interest							
E: Screening and Noise Mitigation							

Objective Design Standards Checklist Items	Applicant Evaluation			Staff Evaluation By: _____			
	Yes	No	N/A	Yes	No	N/A	Drawing Reference
<b>3.4 Lighting Standards</b>							
<b>3.4.1 Pedestrian Lighting</b>							
A: Pedestrian Safety							
B: Height							
C: Inappropriate Lighting							
D: Illumination Level							
E: Street Lighting							
F: Glare							
G: Concealment							
<b>3.4.2 Parking Lot Lighting</b>							
A: Height							
B: Illumination Level							
C: Energy Efficiency							
D: Glare							
<b>3.5 Signage Standards</b>							
<b>3.5.1 General</b>							
A: Appropriate Signage							
<b>3.5.2 Monument Signs</b>							
A: Location							
B: Illumination							
C: Sight Obstructions at Intersections							
D: Frequency							
E: Base							