

Residential Design Criteria

Category	Building Type	Standard/Requirement	Describe how your project meets this criteria	Internal use only
Unit Square footage	Single-family	Minimum 1,200 Square Feet (SF)		
	2 unit building	Minimum, primary unit: 1,200 SF		
	Multi-family Property	<ul style="list-style-type: none"> ▪ 0 –bedroom, 450 SF minimum ▪ 1 –bedroom, 650 SF minimum ▪ 2 –bedroom, 850 SF minimum ▪ 3 –bedroom, 990 SF minimum ▪ Additional bedrooms add 120 SF . 		
	Minimum Room Sizes	Room Sizes: Unit living rooms (excluding Efficiency, Studio, and SLF units) shall contain a minimum of 120 SF and have a minimum dimension of 10 feet in any horizontal dimension. All other habitable rooms (excluding bedrooms) shall have a minimum size of 100 SF, not including closets, and a minimum dimension of 9 feet in any horizontal dimension.		
	Bedrooms	Bedrooms shall have a minimum area 120 SF for primary bedroom and 110 SF for additional bedrooms. No horizontal dimension should be less than 9 feet.		
	Closets	Provide closets with a minimum 15 SF at each bedroom. Closet SF not to be included within bedroom SF.		
	Bathrooms	<ul style="list-style-type: none"> ▪ 1, 2 bedroom units: 1 bathroom minimum ▪ 3 bedroom unit: 1.5 bathroom minimum ▪ Ceramic tile floor mandatory for all bathrooms 		
Garden Units	Single-family	Garden Level not to exceed ½ total depth below grade.		
	Multi-family Property	<ul style="list-style-type: none"> ▪ Garden units to be not more than 2'-0" below grade, with full size windows and an ambiance similar to standard dwellings. ▪ Basement (more than 2'-0" below grade) dwelling units not permitted. 		
Building exterior	Single-family and Multi-Family Properties	<ul style="list-style-type: none"> ▪ Exterior treatment should be compatible with surrounding neighborhood. ▪ Masonry veneer for the front façade mandatory with minimum two feet masonry wrap along-side elevations, where existing buildings in the neighborhood are predominantly masonry structures. ▪ Side elevation exposed to the street (corner lots) should have architectural treatment consistent with the front elevation ▪ Alternate facade designs (with optional treatments such as bay windows, etc) are required to add variety ▪ Non-Combustible materials (such as masonry or concrete) to be used on all front porches 		
Landscaping	Single-family and Multi-Family Properties	<ul style="list-style-type: none"> ▪ Sod planted in front and back yards. Sod on all side yard with width greater then 3 feet. ▪ Mulch or ground cover may be used under porches. Mulch or ground cover on all side yards at least 3.0 feet in width. ▪ Concrete walks or pavers may be used at gangways. Provide direct access from the front to the rear of site. ▪ Substantial shrubbery and plantings are required. 		
Parking	Single-family and Multi-Family Properties	<ul style="list-style-type: none"> ▪ Vehicular access to off-street parking from existing alleys. ▪ Parking for off-site units should reflect both ARO triggering project offerings and the zoning requirements specific to the off-site location. 		

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Central air-conditioning	Single-family and Multi-Family Properties	<ul style="list-style-type: none"> All units shall be heated and air-conditioned. 		
Utilities	Single-family	<ul style="list-style-type: none"> Separate furnaces and hot water tanks required for each unit. Minimum 85,000 BTU (or 100,000 BTU furnace for two-story) and 50 gallon hot water tanks are required. Furnace and hot water heater have an Annual Fuel Utilization Efficiency (AFUE) rating of 90% or greater. 		
	Multi-family Property	<ul style="list-style-type: none"> If individual systems are used, they shall meet all the requirements above. Common boiler and hot water heater systems to have an Annual Fuel Utilization Efficiency (AFUE) rating of 90% or greater. 		
Appliances	Single-family and Multi-Family Properties	<ul style="list-style-type: none"> Range, refrigerator, dishwasher, and ducted range hood mandatory in each unit. All appliances must be Energy Star compliant Washer and dryer hook-up (grey box mandatory) in each unit, except where there is a common laundry facility. 		
Required energy standards	Single-family	<ul style="list-style-type: none"> Attic insulation of R-38. Exterior wall insulation of R-19. Rigid perimeter or batt insulation of R-19 or better at building floor system with crawl space. Vapor barrier in the crawlspace, wall and attic. Air infiltration barrier on the perimeter walls. Double pane insulated windows and insulated thermal core doors with weather-stripping. 2" rigid insulation vertically and 2'0" horizontally for slabs and slabs on grades. Sill plate sealed with gasket. 		
	Multi-family Property			
Security	Single-family and Multi-Family	<ul style="list-style-type: none"> Self contained alarm system recommended for all ground floor units. 		
Miscellaneous	Single-family and Multi-Family Properties	<ul style="list-style-type: none"> Internet access and CATV infrastructure to be provided Acoustics insulation (such as sound batt and resilient channels) between dwelling units recommended All units must have provisions for bulk storage Wind resistant design (New Construction only) No Luan underlayment allowed No Luan doors allowed 		
Accessibility Standards: Adaptable Units DPD encourages developers to do as much as technically feasible to make units accessible.	Single-family and Multi-Family Properties	ARO off-site units must meet the more restrictive of: 1) the City's building code requirements; and/or 2) the Standards referenced in the City's Building Code for Type B/Adaptable Units - specifically <u>Section 1004 of ICC/ANSI A117.1</u> In addition to meeting the Standards for Adaptable units, the following requirements will apply: 1. One no-step entry at the first floor unit. 2. All operable parts should comply with Section 309 of the ICC standards, including the use of lever hardware on all doors and faucets.		