

Section III

Multi-Unit Residential Focus Area

FOCUS AREA 3 - MULTI-UNIT RESIDENTIAL DESIGN GUIDELINES

Overview

Forest Grove has several areas designated for moderate to high density residential development. These areas are generally in or close to the town center and commercial corridor. The character of multi-unit residential development should help provide a transition between the more urban character of commercial areas and lower density residential areas. Design review can help ensure that new development is compatible with surrounding residential neighborhoods and can create a safe and functional living environment for residents.

The purpose of this section is to establish specific design review requirements for multi-unit residential development. Multi-unit residential development is defined as one or more residential structures containing more than one dwelling unit. The guidelines are intended not to be prescriptive but rather to meet a variety of multi-unit quality housing types commonly found in Forest Grove and Washington County:

- Townhouse – 8-15 du/ac
- Courtyard/Garden – 16-23 du/ac
- Condominium/Loft/Urban Housing – 24 du/ac and above

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Applicability

The City has a variety of areas which are designated for multi-unit housing. Primarily, Multi-unit housing is focused on land zoned either:

- Residential Multi-unit Low (RML).
- Residential Multi-unit High (RMH).

Land zoned Community Commercial (CC) also allows multi-unit development. The design standards and guidelines in this section apply to multi-unit development in these three districts, with multi-unit being defined as buildings which include at least three dwelling units.

While multi-unit residential development is also allowed in Town Center zones, its character in those areas can be significantly different from that of the Commercial Corridor and residential zoning districts. but is not subject to the standards in this section. Therefore, residential development in the Town Center is subject to the Town Center guidelines found in Section I.

In the RML, RMH and CC zones, these multi-unit residential design guidelines apply to the multi-unit types as follows:

- Single family attached developments with three or more units (i.e. townhouse, courtyard).
- Duplex developments with at least two duplexes (i.e. courtyard/loft/urban housing).
- Apartment buildings with three or more units (i.e. courtyard/loft/urban housing).

The following guidelines section is divided into four categories, with sub-categories provided as necessary within each. Each category has a set of corresponding design objectives, guidelines and standards:

- Site
- Building
- Lighting
- Signs

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Map of Zones which Allow Multi-Unit Residential Development

FOCUS AREA 3 - MULTI-UNIT RESIDENTIAL DESIGN GUIDELINES

Site Design Guidelines

Intent – Provide a functional and safe environment for vehicles and pedestrians. Multi-unit development should be visual appealing from the adjacent street right-of-way and adjacent residential neighborhoods.

The Site Design section features the following guidelines. A page is dedicated to each:

- Circulation
- Parking
- Pedestrian Environment
- Screening/Service Areas
- Landscaping
- Community Policing Through Environmental Design (CPTED)
- Open Space

FOCUS AREA 3 - MULTI-UNIT RESIDENTIAL DESIGN GUIDELINES

SITE - CIRCULATION

Guideline - Encourage aesthetically pleasing and functional site design, which minimizes vehicle, bicycle and pedestrian conflicts and creates a safe environment for all users.

Description – A functional vehicle circulation system should be emphasized, as well as pedestrian safety. Vehicle circulation and parking areas should be separated from pedestrian areas where possible.

Track 2 – Design Guidelines

Recommended

- Vehicles should access site from collector or local roadways. Where arterials are used for access, driveway should be combined with adjacent developments.
- Access parking lots or structures from alleys or common driveways when appropriate.
- Interconnect the vehicular and pedestrian circulation systems of adjacent developments.
- Consolidate vehicular access points serving adjacent sites, thus minimizing curb cuts along the public streets.
- Provide comprehensive, pleasant and direct pedestrian pathways linking buildings, open space and parking areas.
- Clearly and directly link public right of way – streets and sidewalks – to building front doors with a minimum of vehicular crossings.
- Use traffic calming elements to reduce traffic speed. Elements should be compatible with the site’s landscape plan.
- Provide adequate circulation for services (garbage collection, etc.) to avoid excessive turning or backing up of vehicles.

Not Recommended

- Confusing, meandering vehicle routes.
- Vehicular road design that allows and/or encourages high vehicle speed.

Track 1 – Development Standards

Related Code Standards (Section 10.7.020)

- A continuous pedestrian connection shall be provided from the front door of all residential buildings to the public sidewalk.
- Separate pathways from dwellings a minimum distance of ten (10) feet. The separation is measured from the pathway edge closest to any dwelling unit.
- On-site pedestrian walkways are required to be a minimum width of five feet (5’) connection dwelling units to parking/open space/recreation areas (Section 10.7.020).

FOCUS AREA 3 - MULTI-UNIT RESIDENTIAL DESIGN GUIDELINES

SITE - PARKING

Guideline - Create parking areas which are efficient and function well for automobiles yet minimize the negative impact on buildings on site or in adjacent neighborhoods.

Description – Parking should be located to provide convenient and safe access to residential units while minimizing views from the street right-of-way and adjacent existing development. Landscaping or other well-designed screening devices should be used to buffer views of parking lots from street right-of-way and adjacent properties.

Track 2 – Design Guidelines

Recommended

- Minimize the expanse of continuous blocks of parking spaces.
- Screen parking areas with landscaping, landscaped berms, low walls and fences or a combination of these.
- Locate parking to minimize views of parking areas from the public right-of-way.
- Provide pedestrian pathways within parking areas.
- Break up larger areas of parking with canopy trees and planting beds.
- Use landscaping to provide a separation of pedestrian pathways from moving vehicles.
- Minimize surface parking lots adjacent to the public sidewalks to allow buildings to be located close to the sidewalk and street.
- Use parking lot areas for water run-off retention and water quality improvement where appropriate.
- Use water permeable paving materials to reduce run-off where appropriate.

Not Recommended

- Parking lots located between the front of buildings and public sidewalks and streets.

Track 1 – Development Standards

Related Code Standards (Section 10.7.020)

Note: In addition to the design standards below, all residential development will be required to meet the minimum parking requirements provide in (Section 10.7.100 see Table 7-4)

- Separate physically and visually parking areas greater than 10,000 square feet in area with landscape planter bays at least eighteen feet in width. Individual parking areas may be connected by a driveway.
- The sidewalk system shall connect the front door of all residential buildings to parking area(s).

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SITE – PEDESTRIAN ENVIRONMENT

Guideline – Create safe, pleasant and active streets and public spaces.

Description – Pedestrian areas should be functional and inviting, providing the multi-unit residential development with amenities. These areas should enhance the feeling of community and increase the ability for neighbors to meet. Development of public courts, plazas and squares is encouraged.

Track 2- Design Guidelines

Recommended

- Provide pedestrian amenities such as benches for a pleasant and inviting place to sit, rest, linger and meet.
- Safely separate pedestrian areas from vehicle traffic by providing street trees along sidewalks as buffers.
- Provide an active ground floor environment along all pedestrian streets and public courts, plazas and squares. That is, design buildings with transparent windows and doors.
- Develop public spaces – plazas, squares or other open spaces that are “activated” by building entries and locate uses that encourage foot traffic.

Not Recommended

- Pedestrian-only streets or corridors.
- Indirect pedestrian routes.
- Pedestrian routes blocked by obstructions or barriers including mechanical units or utility, sign or light poles.
- Public spaces that are not “outdoor rooms” – i.e. that are not enclosed by building edges and landscaping on all sides.
- Public plazas or squares in parking lots.
- Pedestrian-inhospitable areas such as public plazas or squares at intersections of arterial roadways.
- Use of public spaces primarily as amenities for those arriving by auto.

Track 1- Development Standards

Related Code Standards (Section 10.____)

- Residential doors which face a public right-of-way shall be setback a minimum of 2 feet from a public sidewalk.
- The following types of doors shall not provide the primary entrance into a dwelling unit: sliding glass or solid metal doors without glazing.
- Residential stoops, porches or terraces shall be raised a maximum of 3 feet above grade at the adjacent right-of-way.
- Residences with entry porches or terraces shall have a minimum area of 60 square feet.
- Residential entries shall be lowered a maximum of 4 feet below grade measured at adjacent right-of-way.

FOCUS AREA 3 - MULTI-UNIT RESIDENTIAL DESIGN GUIDELINES

SITE – SCREENING/SERVICE AREAS

Guideline - Screen “objectionable views” from residential dwellings, adjacent properties and public rights-of-way.

Description – Residential developments should create a pleasant visual environment. One way to accomplish this is to screen views of loading areas, mechanical/electrical equipment and dumpster and recycling collection areas from both within the site and off-site.

Track 2- Design Guidelines

Recommended

- Incorporate screening - including landscaping, fences and walls - as an integral part of the design of the building and site.
- Locate loading and service areas for easy truck access and maneuvering and to minimize conflict with on-site parking, and vehicular and pedestrian circulation activities.
- Locate loading and service areas away from residential units, for instance on alleyways.
- Screen ground level and roof-top equipment from view.
- Locate ground-mounted mechanical units away from pedestrian areas.

Not Recommended

- Screens consisting of chain link security fencing.

Track 1- Development Standards

Related Code Standards (Section 10.7.130)

- All mechanical equipment shall be screened from view by an opaque fence or solid landscape screen 8 feet high.
- Service/refuse collection areas shall not be located within 20 feet of public rights-of-way.
- *Also see Section 10.6.115- Size, Location and Access Standards for Storage Areas C) Design Standards 3) Sight-obscuring Fence*
- All development of two or more stories in height shall be required to provide screening of garbage collection and storage areas from above.
- All roof mounted mechanical equipment other than vents shall be screened from ground level view. The screening shall be as high as the height of the equipment and shall be integrated with the exterior building façade.

FOCUS AREA 3 - MULTI-UNIT RESIDENTIAL DESIGN GUIDELINES

SITE – LANDSCAPING

Guideline – Use landscaping to enhance character and visual quality of residential developments.

Description – Landscaping can help provide a quality environment for residents and help achieve compatibility with surrounding land uses. A mix of landscaping treatments and techniques can provide appropriate separation between adjacent properties, screen objectionable views, provide visual relief, and create weather protection.

Track 2- Design Guidelines	Track 1- Development Standards
<p><i>Recommended</i></p> <ul style="list-style-type: none">Plant landscaping to define and accentuate entry ways.Provide landscape elements along all exterior walls to soften the visual impact of the building and promote residential character of the site.Use landscaping and/or fencing to buffer multi-unit development from abutting properties and enhance privacy of dwelling units, especially by landscaping setback areas.Distribute canopy trees along roadways, provide landscape buffers along edges of developed areas and throughout parking areas.Large species street trees should be planted to provide shade and emphasize the residential character of the site. <p><i>Not Recommended</i></p> <ul style="list-style-type: none">Removing significant trees.Landscaping that creates a pedestrian physical barrier between walkways, gathering areas and building entries.Use of non-native-incompatible, noxious or invasive plant materials.Parking lot landscaping that creates pedestrian physical or visual barriers between walkways and building entriesCanopy trees that drop excessive amounts of seeds, fruit or leaves onto cars and walkways.	<p><i>Related Code Standards</i> (Section 10.7.055)</p> <ul style="list-style-type: none">Landscaping standards vary depending on zoning, use, adjacent zoning, and existing site conditions.At least 75% of required landscaped area shall be planted with any suitable combination of trees, shrubs, or evergreen ground cover.A maximum of 25 % of required landscaped area may include architectural features or artificial ground covers such as sculptures, benches, masonry or stone walls, rock groupings, bark dust, decorative hard paving and gravel areas interspersed with planting areas.Buffering and screening is required as specified in Section 10.7.075.

FOCUS AREA 3 - MULTI-UNIT RESIDENTIAL DESIGN GUIDELINES

SITE – CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED)

Guideline – Consider crime prevention and the safety of residents in site design and use of landscaping.

Description – Crime prevention through environmental design is a proven concept that has been used to enhance the safety of residents and address the crime problem that afflicts many communities by ensuring that the right type of landscaping is used. The conspicuous presence of people increases surveillance, which discourages criminals. More people outdoors means that threatening behavior is more likely to be observed. At the same time, potential criminals sense that they are being noticed and watched. The green and groomed appearance of an apartment building is itself a cue that residents and owners care about a property, and watch over it and each other.

Track 2- Design Guidelines

Recommended

- Plant landscaping and install fencing that does not obscure visual surveillance of common open space, parking areas or entryways.
- Install fences, walls and plant materials between a street-facing dwelling unit and a public or private street in locations that do not obstruct visibility of the dwelling entry from the street.
- Design residences so that “active rooms” such as living rooms or kitchens face common open space and pedestrian paths to allow visual surveillance by residents of these areas.
- Install lighting that illuminates all exterior dwelling unit entrances, pedestrian walkways and parking areas within the project site.

Not Recommended

- Design elements that create an uninviting or fortress-like atmosphere.
- Design techniques that reduce or infringe on the privacy of residents both indoor and outdoors.

Track 1- Development Standards

Related Code Standards

- No landscaping, fences, walls or plant materials greater than 5 feet in height shall be installed which obstruct the visibility of a dwelling entry from a public street.
- A minimum of 25 square feet of window area shall be provided within each dwelling unit facing a common open space, pedestrian path or parking lot to allow visual surveillance.
- Lighting shall be provided at all exterior dwelling unit entrances.
- Guard or a keyed variation of gated residential development is prohibited.
- Motion activated security lighting is prohibited along public rights-of-way.

FOCUS AREA 3 - MULTI-UNIT RESIDENTIAL DESIGN GUIDELINES

SITE – OPEN SPACE

Guideline – Provide accessible and usable open space for all residents of multi-unit developments.

Description – Open space is important in multi-unit developments to provide for active and passive recreational uses. Open space should be both usable and provide visual delight. The protection and integration of natural resources should be fostered.

Track 2- Design Guidelines

Recommended

- Provide usable open space in close proximity to all dwelling units.
- Group buildings around common open area to create a pleasant outdoor space, such as a plaza, square, courtyard, alley (long linear space flanked by trees planted at even intervals on either side), or “outdoor room.”
- Orient open space “outdoor rooms” and courtyards to the street and enclose edges with residences.
- Front doors should engage open space.
- Promote open space areas that can accommodate recreation and other intended activities.
- Provide children’s play areas which incorporate safety into their design: visibility from dwelling units, and separation from vehicles.
- Provide individual private open space (patio or balcony) directly accessible to each dwelling unit.
- Integrate open space with natural characteristics of the site.
- Use open space to provide visual relief from structural bulk of multi-unit buildings and provide separation between buildings.

Not Recommended

- Open space that cannot be viewed, accessed and otherwise enjoyed by residents.
- Open space without active edges – that is, the activity provided by building entries fronting on the open space.

Track 1- Development Standards

Related Code Standards

- All multi-unit developments shall provide 25% of the lot area in open space (excluding area designated within parking areas). All designated open space shall be landscaped and maintained. Indoor or covered recreation space shall count towards meeting this requirement.
- All multi-unit development over 5 units shall provide usable recreation areas at a rate of 100 square feet per units with a minimum dimension of 20 feet.
- All multi-unit developments over twenty (20) units shall provide children’s play area(s). Install a fence a minimum of thirty (30) inches in height to separate a parking lot, street, or driveway from any children’s play area.
- A minimum of 50 square feet of private open shall be provided with a minimum dimension of 6 feet. Private open space shall be directly accessible from unit.
- Private open space shall be separated from common open space through the use of perimeter landscaping, fencing or a change in vertical grade (e.g. second floor balconies).

FOCUS AREA 3 - MULTI-UNIT RESIDENTIAL DESIGN GUIDELINES

BUILDING GUIDELINES

Intent – Promote building elements that unify the residential neighborhoods and reinforce the character of Forest Grove. The following specific guidelines are included:

- Massing and Form
- Compatibility
- Safety
- Privacy

FOCUS AREA 3 - MULTI-UNIT RESIDENTIAL DESIGN GUIDELINES

BUILDING— MASSING AND FORM

Guideline – The bulk and character of structures should enhance the public realm and be cohesive with adjacent homes or businesses. Buildings should be designed to relate to human scale.

Description – Multi-unit buildings should be harmonious with existing Forest Grove neighborhoods. In cases where new multi-unit structures will be larger than structures on adjacent properties, the new buildings should be designed so that they do not overwhelm, create discordance or contrast dramatically.

Track 2- Design Guidelines

Recommended

- Site building with sensitivity to topography, natural land form and significant trees.
- Avoid long monotonous exterior walls; create a comfortable sense of rhythm by breaking the linear thrust of a building by dividing the mass into a series of vertical elements.
- Minimize the appearance of building bulk with building offset intervals established and repeated along the structure facades.
- Group collections of buildings to create courtyard or “outdoor room” providing visual amenity and useable space for residents.
- For higher density projects, the building mass should engage the public realm – streets and/or open space.
- Landscaping and open space are recommended to break up the mass of townhome/rowhouse development.

Not Recommended

- Avoid repetitive “cookie-cutter” massing of townhomes or other multi-unit buildings.
- Disorder/lack of human scale/rhythm
- Building massing and forms that stand out or erode the neighborhood fabric.
- Massing without vertical variations in roof height.

Track 1- Development Standards

Related Code Standards

- On lots with an average cross slope of 15 percent or more, no more than 60 percent of the site shall be re-graded.
- No building shall have a dimension greater than one-hundred and fifty (150) feet without a minimum three (3) feet off-set of the exterior wall.
- At a minimum, every two dwelling units shall be offset from the next dwelling unit by at least four (4) feet in depth.
- All habitable room shall incorporate at least one window when facing parking lots and common areas.

FOCUS AREA 3 - MULTI-UNIT RESIDENTIAL DESIGN GUIDELINES

BUILDING – COMPATIBILITY

Guideline - Encourage design which provides visual linkages between proposed development and adjoining existing buildings.

Description - Much of the land zoned for multi-unit development is currently occupied by single family homes. New multi-unit development should “fit” by relating to surrounding architecture through use of common elements of scale, color, rhythm and proportion in similar ways as existing buildings.

Track 2- Design Guidelines

Recommended

- Design buildings to provide an appropriate transition between new buildings and adjacent buildings.
- Use architectural elements and façade materials consistently throughout the site.
- Locate and treat entries similar to that of existing adjacent or neighborhood buildings (for example, providing roof, awning, or portico)
- Use similar landscaping, setback, spacing and orientation of buildings that strengthens and contributes to character and identity of the neighborhood.
- Use similar façade materials, colors and treatments of existing buildings.
- Repeat, strengthen and expand upon building elements that create a unified street edge – i.e. window placement, belt coursings, etc.

Not Recommended

- Literal interpretation of existing buildings.
- Surface materials, building textures or color that vary greatly with nearby development.
- Proportions of windows, doorways, bays and other features that vary greatly with nearby development.

Track 1- Development Standards

Related Code Standards

- Setback requirements vary by building height (see Section 10.3.035 et al)
- All buildings shall incorporate a porch or architecturally defined entry space for each ground level dwelling unit with a minimum area of 16 square feet per dwelling unit, with no dimension less than 4 feet. Shared porches or entry spaces are permitted. All grade level porches shall include hand-railing, half-walls, or shrubs to define their outside perimeter.
- Common entrances shall not serve more than four (4) dwelling units.

FOCUS AREA 3 - MULTI-UNIT RESIDENTIAL DESIGN GUIDELINES

BUILDING – SAFETY

Guideline – Create development which provides a safe environment for all users.

Description – Residents and visitors need to feel secure yet welcome throughout multi-unit residential developments. This can be accomplished through building design and lighting that provide security without creating a fortress.

Track 2- Design Guidelines

Recommended

- Design building so that building entries are clearly visible from within buildings as well as from the sidewalks, streets and parking areas.
- Light building entryways, parking areas and pedestrian pathways pleasantly and sufficiently to achieve safety.
- Locate buildings and entries so that they are easily accessible to emergency responders.

Not Recommended

- Reflective or tinted glass at street level.
- Lighting that casts glare or creates dark shadows.
- Bars, gates or other security design elements that cannot be rolled-up and /or hidden from view during business hours.
- Security lighting, cameras or other elements that overwhelm or become an explicit architectural feature of the building facade.

Track 1- Development Standards

Related Code Standards

- A clear line of site between all front building entries and the public sidewalk or parking areas shall be maintained.

FOCUS AREA 3 - MULTI-UNIT RESIDENTIAL DESIGN GUIDELINES

BUILDING – PRIVACY

Guideline – Ensure that the essential privacy needs of residents is provided for while simultaneously maintaining the sense of communal interaction, contact and relationship that creates or strengthens a neighborhood.

Description – A successful residential development balances and achieves its people’s needs for essential privacy with their desires for differing degrees of community interaction. The relationship of a residence to the public realm is often confused: either the dwelling is exposed tentatively to the street, parking lot or neighbor and there is no privacy; or the dwelling turns its back to the street, open space or neighbor and communion with the district is lost. New development should strive to support both needs.

Track 2- Design Guidelines

Recommended

- Set back or raise elevation of interior living spaces from streets, parking areas and pathways to provide a visual separation.
- Provide visual separation of bedrooms, bathrooms and other “private” rooms between adjoining buildings and public areas. Consider use of window offsets, windows placed above eye level, or frosted or diffused glazing.
- Provide a transition between the public realm and private space. Use terraces, porches, stoops or other techniques.
- Selectively use fences and walls to enclose private spaces within interior courts, greenways or other spaces.

Not Recommended

- Guard-gated community development.
- Security walls or fences along public rights-of-way.
- Blank walls and inwardly-oriented “compound”-like development.

Track 1- Development Standards

Related Code Standards

- Front entryways into dwelling units shall be separated vertically or horizontally a minimum of three feet from sidewalks used by more than one dwelling unit.
- Bedroom and bathroom windows shall be offset a minimum of four (4) feet from windows on adjacent buildings (unless window glazing is frosted, diffused or glass block)

FOCUS AREA 3 - MULTI-UNIT RESIDENTIAL DESIGN GUIDELINES

LIGHTING GUIDELINES

Intent – Lighting should provide security in residential areas and highlight building and landscape features. Utilitarian lighting creating excessive glare and spilling over onto adjacent properties is discouraged.

FOCUS AREA 3 - MULTI-UNIT RESIDENTIAL DESIGN GUIDELINES

SITE LIGHTING

Guideline – Lighting should be attractive, uniform in appearance and help provide a safe environment.

Description – Lighting should be used in parking areas to improve visibility and create a safe environment; along pedestrian routes to ensure visibility and used to highlight building and landscape features.

Track 2- Design Guidelines

Recommended

- Lighting should illuminate all exterior dwelling unit entrances, pedestrian walkways and parking areas.
- Lighting of walkways, path intersections, seating areas and any other pedestrian areas which may require lighting for a feeling of security.
- Area lighting should be directed downward with no splay of light off the site.
- Light posts should be located in landscaped areas to protect fixtures from automobile damage and keep pedestrian ways clear of obstructions.
- Night lighting of buildings should be done to highlight special features; or articulate the facade.
- Architectural lighting should be direct, as wall washing, overhead down lighting or interior illumination radiating outside. The visual effect achieved should complement the building character.
- Sign lighting should be designed as integral to site, building and sign composition. Low voltage lighting preferred.

Not Recommended

- Concrete light fixtures should be no taller than 8”
- Parking lot lighting should be designed to avoid unnecessary illumination of residential areas.
- Parking lot fixtures taller than 14 feet.
- Plastic signs with internal light source.
- Sign containing exposed electrical conduit, junction boxes or other electrical infrastructure.

Track 1- Development Standards

Related Code Standards

- All exterior dwelling unit entrances and pedestrian walkways shall be lighted.
- Poles outside of the public right-of-way shall be a maximum of 14 feet in height.
- Concrete light fixture bases taller than 8 inches are prohibited.
- Area lighting shall be directed downward with no splay of light off the site. Any light source over ten (10) feet high shall incorporate cut-off shield.
- Plastic signs with internal light source are prohibited.

FOCUS AREA 3 - MULTI-UNIT RESIDENTIAL DESIGN GUIDELINES

SIGN GUIDELINES

Intent – Signs should be architecturally compatible and contribute to the visual quality of residential neighborhoods. A consistent application of signs is important to create a pleasing visual environment while allowing for flexibility and creativity. Appropriately designed signs can reinforce the character of Forest Grove.

Sign guidelines describe recommended characteristics for signs on the page that follows.

FOCUS AREA 3 - MULTI-UNIT RESIDENTIAL DESIGN GUIDELINES

SIGNS

Guideline - Signs should be designed with the purpose of providing relevant information and accenting the visual quality of the building.

Description – Use high quality signs made of durable materials and designed to be consistent with and enhance the character of Forest Grove.

Track 2- Design Guidelines

Recommended

- Sign design should conform to the architectural character of the building in terms of historic style, location, size, configuration, materials and color.
- Standardized or corporate signing which does not relate to the building architecture is discouraged.
- Direction and information signs (e.g. addresses, apartment numbers, location of key facilities) are encouraged to provide important information residents and visitors including emergency vehicles.

Not Recommended

- Plastic backlit signs
- Advertising or temporary signs
- Hanging banners or flags.
- Freestanding monument signs at building entrances, courtyards or open spaces.
- Construction of wood, glass or other non-durable materials.
- Wildly contrasting colors or highly distracting graphics.

Track 1- Development Standards

Related Code Standards

- Residential nameplates identifying the occupant therein provided said sign does not exceed one (1) square foot.
- On churches, schools, other public buildings, residential care facilities, convalescent or nursing homes located within these zones, signs not exceeding thirty-six (36) square feet in size are permitted. The signs shall be attached flat against the building or not less than fifteen (15) feet from the property line adjacent to a public street.
- Temporary signs not more than six (6) square feet in area advertising the property for sale lease or rent. Said signs shall be posted either flat against the building or not less than five (5) feet from the property line adjacent to a public street.