

SECTION V: Single Family Attached and Multi-Family Residential

Building Massing: V - 1

Roof Form: V - 2

Facade Articulation and Building Projections: V - 3

Recessed Entries, Covered Porches, and Decks: V - 4



1. Building Massing



Principles

1
Craft building and roof forms that harmonize with their setting and surroundings, complementing the architectural style of the multi-family structure.

2
Create building masses that complement conventional and traditional development patterns.

3
Produce building forms with a discernible base (foundation), middle (building facades), and cap (roof).



1. Context



V.1.1.1 Create formal building masses and roof forms for structures located within higher density and intensity urban-oriented environments. Design buildings such as rowhouses, live/work units, and stacked flats that complement the urban environment (figure a).



V.1.1.2 Create informal building masses and roof forms for structures located within lower density and intensity suburban-oriented environments (figure b, c, and d).

2. Conventional Building Masses



V.1.2.1 Create building masses which appear as a cluster of individual homes rather than one single building (figures c, d, e, and f).



2. Conventional Building Masses cont'd



V.1.2.2 Segment buildings into a series of smaller, controllable sizes discouraging long barracks-like structures (figures c, d, e, and f).



V.1.2.3 Use a combination of one, two, and three-story building forms to convey a sense of human scale, massing towards the center. Two and three-story building forms should step-down in height at the edges (figure c).

V.1.2.4 Encourage single-story buildings elements such as covered porches as transitional elements to larger-scaled upper-story building masses (figure e).

V.1.2.5 Encourage articulated building forms. Use pop-outs, building projections, and changes in wall plane to break-down large building masses into a collection of individual massing elements (figures c, d, e, and f).

V.1.2.6 Distinguish building divisions and facade articulations by emphasizing changes in embellishment, material, and color.

V.1.2.7 Seek to differentiate the building base, individual floors, and the roof (figure c).

V.1.2.8 Soften the architectural edge at site boundaries. Buildings shall provide a lower single-story profile which transitions to taller building volumes away from site boundaries.

V.1.2.9 Create articulated building masses, based upon the following recommendations:

- Stagger and jog unit plans
- Reverse building plans to add articulation
- Vary individual unit setbacks within the same building
- Do not exceed a maximum of two adjacent units with identical wall and roof lines.
- Encourage material changes to enhance articulated building masses, adding variety and visual interest to the streetscape.

3. Traditional Building Mass



V.1.3.1 Create orderly, rhythmic, and proportional building masses which unify the building's form. Excessive, overly articulated, or fragmented building masses are strongly discouraged.

V.1.3.2 Design formal building masses which create urban street-walls designed to frame and define the streetscape. Use repetitive vertical elements such as window bays to articulate formal building masses (figure g, h, i, and j).

V.1.3.3 Accentuate the corner by increasing building mass through the use of towers and turrets, designed to reflect a higher intensity of activity (figure h).

V.1.3.4 Rest the building of a discernible base or pedestal designed to anchor the building to the ground (figure i).

V.1.3.5 Distinguish bottom and top floor building masses. Encourage architectural elements such as roof eaves, cornice elements, material bands, and consistent window rhythm to distinguish the top and bottom of the building (figure j).

V.1.3.6 Express the structure of the building. Distinguish columns and structural bays to display how the building is supported.

V.1.3.7 Punctuate and express building mass through consistent and repetitive use of recessed windows (figure i).