



DEVELOPMENT SERVICES DEPARTMENT
Planning Division
 311 Vernon Street
 Roseville, California 95678

Objective Design Standards for Multifamily Residential Development

Adopted December 17, 2025 (Resolution No. 25-379)

The Multifamily Objective Designs Standards (Multifamily ODS) apply to residential projects located within the City’s Infill Planning Area, Atlantic Street Corridor Specific Plan, Douglas-Harding Corridor Specific Plan, and Douglas-Sunrise Corridor Specific Plan that are consistent with one or more of the following:

- The project is located within the multifamily residential zoning district (R3)
- The project has a density of 13 dwelling units per acre or greater
- The project includes triplexes or other attached product where three or more units are attached
- The project includes three or more units on a single parcel

Objective Design Standards Checklist	
Site Planning and Building Siting	
Multi-1 Parking and Setbacks	Off-street surface parking shall be consolidated into one parking lot. Multiple parking lots are permitted when it would result in the preservation of native oak trees or wetlands or would result in all building entrances being located within 50 feet of a parking lot. However, in no case shall a parking lot be designed to serve fewer than half of the total units. Also refer to the Access, Circulation, and Parking standards.
	For single-family units, duplex units, or multifamily buildings of two stories or less, setbacks between units or buildings shall be a maximum of six feet, except when the units or buildings are separated by a street, shared access drive, parking area, pedestrian pathway/paseo, or community outdoor activity area.
Multi-2 Outdoor Space	A minimum of 40 square feet of private outdoor space per residential unit shall be provided directly adjacent to the unit. For the purposes of this standard, private outdoor space is defined as outdoor space that is usable and accessible only to the building residents and their visitors, but not to the general public. Private outdoor space may be provided by porches and balconies.
	Alternatively, common outdoor space may be substituted for all or a portion of the private outdoor space when the following standards are met: <ul style="list-style-type: none"> • The square footage of the common area is equal to or greater than the required private square footage being substituted; • The common outdoor space is only available for use by the residents and their guests; and • The common outdoor space provides amenities such as a BBQ and gathering space.
Multi-3 Phasing	Projects proposed in phases shall be designed to function independently, without reliance on improvements included in subsequent phases.
	Future phases graded at the time of initial site grading shall be hydroseeded with groundcover to enhance the site's appearance and prevent erosion.
	Subsequent phases shall be fenced to avoid conflicts between residents, guests, and construction traffic.

Edge and Boundary Treatment	
Multi-4 Landscape Setbacks	Where adjacent to a property with a single-family residence, a minimum landscaped setback of 8 feet from the shared property line shall be provided to allow for screen trees and other screen plantings. Also refer to the Landscaping section.
Multi-5 Building Height	Where projects are adjacent to single-family residences, building height shall be designed to blend with the surrounding structures consistent with the following requirements:
	Buildings shall be no more than one story (not to exceed 15 feet) taller than an adjacent single-family residence for a minimum distance of thirty (30) feet from the shared property line. This shall be referred to as the “30-foot step-back” rule.
	Beyond the 30-foot step-back, the building may increase in height consistent with the regulations of the general zone district.
	Architectural features, mechanical equipment, chimneys, vents, and other architectural or mechanical appurtenances on buildings may be a maximum of fifteen (15) percent higher than the applicable height limit.
Multi-6 Building Entry	Building entries shall be parallel to the street frontage, except in the case where entries are designed to face a paseo or shared open space. Where an irregular lot exists, a minimum of fifty (50) percent of the frontage that includes the front entry shall be parallel to the street frontage.
Multi-7 Fencing	The following are acceptable fencing materials: wood, integrated-color split-face CMU, brick, stone, stucco, finished concrete, and vinyl. Chain link, barbed wire, and electrical fences are prohibited.
	Solid fencing shall be provided along the shared property line between the project site and adjacent uses, except under the following conditions: <ul style="list-style-type: none"> • To provide for reciprocal access. • To provide for pedestrian or bicycle access points. • Fencing along Open Space shall be open type (such as wrought iron or tubular steel), not solid, to allow for continuous views to the open space.
Multi-8 Project Entries	Project/site entry features shall use the same architectural style and building materials as the buildings.
Multi-9 Pedestrian/Bicycle Connections	Provide pedestrian and bicycle linkages consistent with the City’s Pedestrian Master Plan and Bicycle Master Plan.
Multi-10 Parking Structures	If a standalone parking structure is provided the façade with the shortest length shall be parallel to the street.
Topography and Grading	
Multi-11 Retaining Walls	Retaining walls shall be constructed of or fully veneered with integrated-color split-face CMU, brick, stone, or stucco and shall not exceed six feet in height. All retaining walls greater than three feet in height shall require a minimum three-foot landscape planter at the foot of the wall for the planting of screening landscaping. Also refer to the Landscape section.

Multi-12 Grading	Finished slopes shall taper or terrace to match the existing grades and the grades on adjacent streets.
Multi-13 Tree Protection	Grading within the protected zone of any native oak trees shall comply with the requirements of the Tree Preservation Ordinance. Storm drains, other drainage outfalls, and swales shall be located outside of the protected zone of native oak trees and site grading shall not direct runoff through the protected zone of native oak trees.
Multi-14 Stormwater	The project shall comply with the West Placer Stormwater Quality Design Manual, or the most current Stormwater Quality Design Manual adopted by the City of Roseville.
Access, Circulation, and Parking	
Multi-15 Access, Circulation, and Parking	Vehicular access to the site, internal circulation, and parking shall be provided in accordance with Zoning Ordinance requirements and the City's Design and Construction Standards.
	Curb cuts on an existing public street providing driveway or garage access to individual units is prohibited. Shared access drives accessible to all of the proposed units are required.
	Except for attached housing projects with a minimum of three units per lot, projects of five or more lots shall be served by a shared public or private street consistent with the design standards for Minor Residential streets (Attached Sidewalks or Detached Sidewalks) or Private Streets, as described in Section 7 (Streets) of the City of Roseville Design Standards.
	Parking areas, including garages and carports, are prohibited along any frontage facing an existing public street, and shall either be located behind the proposed project buildings or shall be located a minimum of twenty (20) feet from the back of walk.
	When not already existing, frontage improvements (i.e. sidewalks, curb, gutter, street improvements, transit turnout, pad and shelter, etc.) shall be installed along the project frontages, consistent with the City's Pedestrian Master Plan, Bicycle Master Plan, Transit Master Plan, and City Improvement Standards.
	All pedestrian circulation walks shall be designed to provide access to people with disabilities in compliance with the Americans with Disabilities Act (ADA), California Building Standards Code Title 24 and the City's Improvement Standards.
	All projects shall provide separate vehicular and pedestrian circulation systems. Each residential building shall have a paved pedestrian pathway connecting to a pedestrian sidewalk. Pedestrian pathways shall be a minimum of three (3) feet wide. Walkways from street facing entries shall be separate from driveways. Walkways from entries facing a shared open space or shared driveway shall be differentiated by paving material, pattern, or color from any adjacent driveway.
Service and Storage	
Multi-16 Service and Storage	All refuse containers shall be placed within screened storage areas or enclosures with a minimum three-foot landscape buffer provided on all non-accessible sides of the enclosure. The colors and materials of the screening area or enclosure shall be consistent with the colors and materials used on the project buildings.

	Ground-mounted and roof-mounted service equipment (e.g. electrical, HVAC) shall not be visible from the public right-of-way. Any storage area, parapet, or enclosure used to comply with this standard shall use colors and materials consistent with the colors and materials used on the project buildings. Landscape screening materials shall be a minimum of two feet taller than the equipment, at maturity.
Architectural Design	
Multi-17 Building Massing	Buildings shall have massing breaks at least every 30 feet along the street frontage, through the use of varying setbacks, building entries and recesses, or structural bays. Massing breaks shall be a minimum of 12 inches deep and four feet wide and extend the full height of the building.
Multi-18 Rooflines	Rooflines shall be vertically articulated at least every 30 feet along the street frontage, through the use of architectural elements such as parapets, varying cornices, reveals, clerestory windows, and varying roof height and/or form.
Multi-19 Window/Door Trim	At a minimum, all windows, doors, and other wall openings shall be trimmed consistent with the architectural style of the buildings.
Multi-20 Colors/Materials	A minimum of three primary colors and/or materials shall be used on each building. For facades visible from the public right-of-way, each primary color or material shall occupy at least 20% of the area of the façade. The following are prohibited: <ul style="list-style-type: none"> • Plywood, T1-11, standing seam metal, or vinyl siding • Standing seam metal roofing • Neon or fluorescent colors
Landscaping	
Multi-21 Planter Areas	A minimum planter width of eight feet shall be provided along the back of the sidewalk, or in the case of separated sidewalk may occur in two planters on either side of the sidewalk that total eight feet in width. Porches, stairs, and building entry features may extend into this landscape area but shall be elevated a minimum of two feet from the adjacent public sidewalk. Shade trees shall be planted in this landscape area, spaced to ensure that the canopies at maturity will be within five feet of one another.
Multi-22 Landscape Setback	Where adjacent to a property with a single-family residence, a minimum landscaped setback of 8 feet from the shared property line shall be provided to allow for screen trees and other screen plantings. Screen plantings shall be evergreen and shall have a minimum mature height of eight feet above the grade of the adjacent single-family property.
Multi-23 Trees	Trees shall be a minimum of fifteen-gallon size. The following minimum planter widths (measured inside curbs) shall be provided, as defined by Appendix B of the Community Design Guidelines: <ul style="list-style-type: none"> • Eight feet for large canopy trees; • Six feet for medium canopy trees; and • Four feet for small canopy trees.
Multi-24 Parking Lot Shading	Parking areas shall be a minimum of 50% shaded by trees or other permanent structures that comply with the development regulations. Tree shade is as measured at 15-year maturity based on the tree species and mid-summer sun angle conditions.

	The shade values for various tree species are located in the various Specific Plan landscape guidelines. Shade calculations shall be made in accordance with the Parking Lot Shade Diagram in Appendix B of the Community Design Guidelines.
Multi-25 Shrubs/Ground Cover	Shrubs and screen plantings shall be a minimum of five gallon in size to provide immediate effectiveness. Ground covers may be specified in either flats or one-gallon sizes.
Multi-26 Landscape Delineation	Where private landscape spaces are adjacent to city-maintained streetscape landscaping, a mowband delineation is required to distinguish between private and public landscaping.
Multi-27 Rock/Bark/Mulch	At a minimum, landscaped areas not covered with live material shall be covered with a rock, (3") bark (no shredded bark) or (3") mulch covering.
Multi-28 Plant Palette	The landscape design for all required landscape areas shall consist of low-maintenance landscape materials including drought-tolerant plant species, consistent with the Community Design Guidelines.
Multi-29 Planter Slopes	Slopes within landscape planters shall be no more than 3:1. A two-foot flat bench located at back-of-walk shall be included in the landscape area to slow or allow absorption of nuisance run-off from the planters.
Lighting	
Multi-30 Illumination Levels	Pedestrian-scale lighting shall be provided for onsite pedestrian walks, shall have minimum maintained illumination levels of 0.5 footcandles at the walking surface, and fixtures shall be rated by the manufacturer as vandal-resistant. Lighting that is less than 10 feet in height is considered pedestrian scale.
Multi-31 Light Design	Lighting sources shall have cut off lenses and shall be located and designed to prevent light spillage and glare on adjacent properties and in private spaces.
Multi-32 Address Lighting	Project addresses shall be clearly displayed and illuminated for easy identification by emergency response personnel.
Multi-33 Parking Area Lighting	Streets, entry drives, drive aisles, and parking areas shall have a minimum illumination level of 1.0 footcandle at the pavement surface.
Multi-34 Pole-mounted Lighting	Pole-mounted lighting shall be spaced for maximum energy efficiency and be no more than 20 feet tall, except pole-mounted lighting shall be no more than 10 feet tall when located within 35 feet of a single-family or duplex property line.
Signage	
Multi-35 Addressing	Building and site addressing shall comply with applicable City addressing policies. Consistent with the limitations identified within the Sign Ordinance, a lighted directory sign that shows building and apartment numbers shall be placed at each project entrance to direct visitors to their desired destination.

Project Name:
Project Address:
Planning Parcel ID:
Project Applicant:

Objection Design Standards Certification:

I, the Project Applicant or on behalf of the Project Applicant, acknowledge that the project, _____ (Project Name) complies with all Objective Design Standards listed in the above checklist. The Project Applicant understands that if it is later determined that the project does not comply with all Objective Design Standards, the project approvals may be denied or revoked.

Project Applicant Signature

Date