



Development Permit

Area *Multiple Family*

In Fruitvale, the housing landscape has been predominantly composed of single-family homes. However, as the demographic and economic circumstances of the village change, so does the demand for various housing options. Multiple family dwellings are becoming increasingly significant, contributing to the diversity of housing while also shaping the character of neighborhoods. To ensure these developments positively integrate into existing areas without causing disruption, it is crucial for the Village to regulate the design and character of multiple family housing projects.

Requirements

- Development Permit:** Obtain a development permit for new constructions or significant modifications to existing structures.
- Reporting:** site plans; parking layouts; elevation drawings, color schemes, and landscaping plans prepared by qualified professionals.
- Screening:** Screen garbage, recycling, and utility areas with landscaping or fencing.

Strongly Recommended

- Design Scale:** Buildings are designed in scale and with the surrounding neighborhood.
- Orientation:** Orient new developments with consideration for neighboring properties' view corridors.
- Off-Street Parking:** Accommodate parking in structured lots or under-building areas where possible.
- Parking Design:** Break up large parking areas with landscaping to divide the space.
- External Lighting:** Design external lighting, including security and signage lighting, to minimize light spill onto adjacent properties.
- Exterior Design:** Reflect the character of the neighborhood in exterior building designs.
- Facade Variation:** Break up long homogeneous facades at least every 20 meters.
- Roof Design:** Prefer pitched or gabled roofs over flat roofs.
- Material Use:** Use predominantly natural or natural-looking materials for exteriors.
- Unique Designs:** Avoid replicating designs for multiple large-scale structures within the same development.
- Landscaping:** Use indigenous or low-irrigation plants and design landscaping to enhance the property and buffer adjacent land uses.

Exemptions: No development permit required

- Internal Alterations:** For internal changes that do not affect parking or landscaping requirements.

