



MULTIFAMILY RESIDENTIAL DESIGN STANDARDS



In October 2018, based on feedback from the Mayor and City Council, the City of Henderson adopted an amendment to its Multifamily Residential Design Standards within the Development Code. Overall, the revised standards are less prescriptive and allow more creativity and flexibility in both design and interpretation, with the goal of higher quality design with fewer reasons to need waivers for design from the Development Code.

The most prominent change is the new requirement to meet several "Intent Statements." The standards require an applicant of a multifamily development to demonstrate, both in writing and in the proposed designs themselves, that each of the intent statements (at right) are met.

The complete standards can be found in Section 19.10.2.F of the Development Code. There are still specific standards and requirements, but they all point to these intent statements. It is expected that multifamily developments will be designed specifically to comply with these intents, but Community Development staff will work with applicants to guide them toward compliance where it is determined the intents have not been met.

INTENT STATEMENTS

SITE DESIGN AND BUILDING ORGANIZATION

1. Provide landscape, open space, and amenity areas that are useable to residents of all ages in the development.
2. Provide convenient pedestrian circulation throughout the development and connections to surrounding developments and other modes of transportation.
3. Provide convenient bicycle circulation throughout the development and connections to existing and planned surrounding bicycle infrastructure.
4. Provide appropriate buffering to/from adjacent uses.
5. Provide convenient and adequate resident and guest parking and access to household-related services.
6. Activate street frontages through effective building universal design, orientation, landscaping, and pedestrian and bicycle amenities.
7. Create an active ground floor environment through deliberate placement and arrangement of buildings, landscaping, pedestrian and bicycle amenities on the site and along frontages.
8. Buildings shall be organized in relation to open spaces to create a balance of useable open space and efficient circulation and parking.

BUILDING DESIGN AND VARIETY

1. Enhance the character and visual interest of a multi-family development through the use of varied architectural elements, building heights, colors and materials, and other features.
2. Prevent blank building facades and repetitive building forms while promoting creativity and flexibility in the design of multi-family buildings.
3. Maximize variety in design where there are multiple buildings within a development, avoiding a predominance of any one building type.
4. Vary the development type and pattern between neighboring multi-family developments to avoid repetitive architectural designs or forms.

Please always feel free to call us at 702-267-1500 with any questions.