



Agenda

City Council Study Session

Monday, February 2, 2026 - 7:00 PM
Council Chambers

- I. Call to Order**
- II. Attendance**
- III. Topics of Discussion**
 - A. Multifamily Design Standards
- IV. Summary**
- V. Adjournment**



**CITY COUNCIL
ACTION REPORT**

Meeting Date: February 2, 2026

A/R No.: 2026-23

Department: Planning & Development

Submitted By: Katherine Sharp, Director
Planning & Development

Subject: Multifamily Design Standards

Summary:

The design guidelines below are intended to support conversations about which standards are most appropriate for multifamily developments.

Background:

A diverse range of housing styles helps strengthen the community by allowing residents to remain in Liberty through different stages of life. The City aims to encourage multifamily developments that offer appealing architectural character, whether the homes are rented or owned. These projects should establish their own identity rather than contribute to neighborhoods that look uniform or repetitive. The design guidelines below are intended to support conversations about which standards are most appropriate for multifamily developments.

Standards for Site Design:

1. A minimum of thirty percent of the lot area shall be composed of open space, greenway or permeable surfaces.
2. Attractive and effective landscaping and buffering will be expected to occur between land uses and where units back up to roads. The preservation of existing tree lines at property edges and use of natural features will be expected.
3. Attractive landscaping is required. One tree is required in the front yard, one tree per parking space, and street trees are required. Foundation plantings are required along street facing façades, with groundcover or mulch in all planting beds.
4. The site should contain usable outdoor areas, courtyards, rooftop terraces, or shared common greenspace for residents.
5. Functional private outdoor space (porch, balcony, patio, or deck) is required for each unit.
6. Garages, both attached and detached, and all other accessory structures shall be located in the rear yard.
7. The primary entrance to a building shall be oriented towards the street to reinforce walkability and human scale. Front door prominent.
8. Buildings should connect seamlessly to sidewalks, trails, and neighborhood amenities.
9. All trash, recycling, and organic waste containers shall be located behind the building and fully screened from view from any public right of way, including streets, sidewalks, alleys, and public open spaces, when the containers are in their designated storage location.

Standards for Materials and Building Design:

10. Buildings should avoid stock plans, instead offering varied rooflines and articulations to match the neighborhood character.
11. It is expected that all units will utilize brick, stone, or stucco (not synthetic stucco) covering at least 30% of the front of the unit. Such materials will also be expected on other elevations, especially those which face single-family residential units, or are adjacent to arterial and/or collector streets. In lieu of the use of the above-mentioned materials, such as construction materials on elevations other than the front, such as wood lap, or concrete fiber lap siding will be considered; vinyl materials are not acceptable. EIFS or similar material is not a suitable alternative to stucco. Masonry materials will be expected to be used in chimney construction.
12. The maximum continuous blank wall area shall be a maximum of twenty linear feet without a break by windows, doors, architectural features, or a substantial material change. Paint shall not be considered a substantial material change unless it is an approved public mural by a commissioned professional artist.
13. Multifamily buildings should integrate with existing character, scale, and land-use patterns.
14. Structures should have visible, welcoming entries and active ground-floor frontages to enhance safety and street presence. Porches are encouraged on lower density projects.
15. Transition sensitively to adjacent single-family neighborhoods. Building height, massing, and rooflines should step down toward the shared property line to create an appropriate scale relationship, while setbacks, landscaping, and screening elements should be used to protect privacy and reduce visual and noise impacts. Architectural materials, façade articulation, and lighting must be compatible with nearby homes, ensuring a cohesive streetscape and a comfortable neighborhood edge. Site access, service areas, and activity-generating uses should be positioned to minimize disruption to residential properties.

Previous Action (if applicable):

Resolution No. 3520 declaring a 3-month moratorium on multifamily housing while the City reviews, develops and passes needed changes to the zoning Ordinances was approved by the City Council on January 26, 2026.

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

Budgeted:	Line Item:	Amount:
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-	Line Item:	Amount:

Budgeted	Line Item:	
	Funding Source:	Amount:

Attachments:

None