



CITY OF CAMPBELL
Community Development Department

MFDDS COMPLIANCE QUESTIONNAIRE

Purpose: This document is intended to facilitate the preparation and evaluation of project plans prepared pursuant to the City of Campbell's [Multi-Family Development and Design Standards](#) (MFDDS) for new "housing development projects". The use of this questionnaire is not a substitute for careful review of the MFDDS since many standards are variable, as based on the specific Form-Based-Zone designation(s), building type(s), and/or site conditions. Please note that projects are also subject to standards contained in the [Campbell Municipal Code](#) and the [2040 Campbell General Plan](#), in addition to those provide in the MFDDS.

How to Use this Checklist: For every line item, provide a narrative response or numeric answer, as directed, and identify which specific plan-sheet(s) demonstrate compliance with the cited MFDDS code section(s). Thorough responses will allow your planner to conduct a more expedient review of your application. Note that under the 'MFDDS Section' column, where the questionnaire indicates "Subsection 3 of the zone," this is a reference to the third subsection of MFDDS § 3.030-3.090, which identifies the allowable types of design sites. Similarly, "Subsection '3' of the building type," is a reference to the third subsection of MFDDS § 5.020-5.170, which describes the different building types.

Class	#	Standard/ Allowance	MFDDS Section	Compliance Description	Applicable Sheet(s)
General Project Information	1.	Identify if the project is a "large site," and if so, if a Walkable Neighborhood Plan has been prepared.	§ 3.020, Table 3.020.B, and § 8.020		
	2.	Identify the project site's Form-Based Zone(s) per the Form-Based Zone (FBZ) Map , including "open sub-zones". Note: If a Walkable Neighborhood Plan was prepared, identify the new zones that will replace the existing zones shown on the FBZ Map.	§ 2.050		
	3.	Identify if the project site is located within a "special planning area" per General Plan Figure LU-2 .	§ 1.040		
	4.	Identify the project's residential density (total housing units ÷ gross lot area).	As allowed by the Campbell General Plan		
	5.	Identify the project's proposed number of housing unit(s).			

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General Project Information (con't)	6.	Identify if the project is subject to the "ground floor non-residential requirements," as show on the Form-Based Zone Map.	§ 2.050 and § 3.110		
	7.	Identify the project's average unit size (i.e., sum of all residential unit living area ÷ number of total units).	§ 3.020, Table 3.020.A		
	8.	Identify the number of design sites, by type of design site.	Subsection '3' of the zone		
	9.	Provide the width and depth dimensions of each design site.			
	10.	Identify the number of buildings per design site.	Subsection '2' of the building type		
	11.	Identify the number of housing units per design site.			
	12.	Describe the orientation of the design site(s) relative to the public right-of-way or internal pedestrian circulation network.	§ 3.020.7.A		
	13.	Identify if the Department of Public Works Engineering staff has indicated what types of public improvements will apply to the project, and if so, if those improvements are depicted on the project plans.	§ 1.040		
	14.	Identify the lot coverage value for each design site.	§ 3.070.3 (T4MS zone)		

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Site Design and Layout	15.	Identify if any "adjacency requirements" apply to the project, and if so, to what effect.	§ 3.100, Table 3.100.A		
	16.	Identify if any necessary "adjustments to standards" modify a development standard (e.g., setback), and if so, to what effect.	§ 9.020, Table 9.020.A		
	17.	Identify if the project is subject to the City of Campbell Streetscape Standards , and if so, if the improvements are depicted on the project plans, and that the design site(s) exclude the area of the Streetscape Treatment.	§ 1.040		
	18.	Identify if any necessary "adjustments to standards" modify the minimum design site dimensions, and if so, to what effect.	§ 9.020, Table 9.020.A		
	19.	Identify the building setbacks (front, street-side, interior side, and rear) for each building, as measured to design site lines (not property lines).	Subsection '5' of the zone		

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Site Design and Layout (con't)	20.	Identify the percentage of the building façade(s) that satisfies the minimum depth and linear extent for "ground-floor habitable space".	Subsection '5' of the zone		
	21.	Identify the percentage of the building(s) located within the "façade zone," at the front and side streets, as applicable.			
	22.	If the project is subject to the "ground floor non-residential requirements," explain how compliance has been achieved.	§ 3.110		
	23.	Identify the type, size and/or dimensions (width/length) of each private open space area.	Subsection '3' of the zone or subsection '6' of the building type		
	24.	Identify setback encroachment(s), by type (e.g., private frontages, stairs/ramps, etc.) and by extent (feet and inches), per building.	Subsection '6' of the zone		
	25.	Identify the number of parking stalls (per unit and non-residential use, and in total).	§ 4.040		

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Site Design and Layout (con't)	26.	Identify the number of parking spaces by type (e.g., surface lot, garages, subterranean, etc.).	§ 4.040		
	27.	Identify the setbacks for parking facilities (front, street-side, interior side, and rear), as measured to ROW/design site lines (not property lines).	Subsection '7' of the zone		
	28.	Describe the type of lighting scheme that is proposed for the project (e.g. types of fixtures, luminosity, shielding, etc.).	§ 4.030.3		
	29.	Identify if any "protected" trees are proposed to be removed with the project.	§ 4.030.4.C		
	30.	Describe how the landscaping plan will comply with the planting size, species type, tree quantity, and non-living ground-cover requirements.	§ 4.030.4		
	31.	Identify the location(s) and type trash enclosure(s) (i.e., free-standing structure or integrated into the building).	§ 4.050		

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Site Design and Layout (con't)	32.	Identify the maximum height and location of all new fences, walls, and non-tree landscaping features, at all sides (front, street-side, interior, and rear).	§ 4.020.2		
	33.	Describe how utilities will be screened from view, including transformers, cabinets, meters, backflow preventers, and FDC connections.	§ 4.050.3		
	34.	Describe how the stormwater management facilities have been integrated into the project, including specifically what percentage of shared open space areas will be used for this purpose.	Subsection '6' of the building type		
	35.	Identify how on-site sidewalk pavement surfaces will differ from standard concrete used for public sidewalk.	§ 7.060.5.F		
Building Size/ Massing	36.	Identify the width, length, and depth dimensions, as applicable, for each building. Note: For the T3N, T4N.S, T4N.M, and T4N.L zones, provide separate values for the building "main body" and any "wings".	Subsection '3' of the zone or building type		

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Building Size/ Massing (con't)	37.	Identify the distance between any "wings" on the same façade and the offset distance from the "main body," per building.	Subsection '3' of the building type		
	38.	For townhome projects, identify the dimensions of each unit width(s) and length of the total building "run(s)".	§ 5.090.3		
	39.	Identify the maximum overall building height, per building.	Subsection '4' of the zone		
	40.	Identify the number of stories, per building.			
	41.	Identify the maximum eave/parapet height, per building.			
	42.	Identify the finished floor height (ground floor), per building.	Subsection '4' of the zone		
	43.	Identify the floor-to-floor height (ground floor), per building.			

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Building Size/ Massing (con't)	44.	For properties within the T3N, T3N.S, T4N.M, and T4NL zones, identify the chosen massing type(s) consistent with the associated building type, per building.	§ 7.040.2 and Subsection '4' of the building type		
	45.	Identify if the roof forms incorporate dormers, secondary roof forms or false roofs.	§ 7.040.2.B		
	46.	For buildings wider than 160-feet in the T5N and T5MS zones and wider than 120-feet in all other zones, identify the width of each building module, per building.	§ 7.030.3.D		
	47.	Identify which features were repeated across buildings/modules on the same block face.	§ 7.030.4		
	48.	For properties in the T4MS, T5N, and T5MS zones, identify which features were chosen to differentiate the module(s), including which features were repeated, per building.	§ 7.030.5		
	49.	Identify chosen massing feature(s), including corner elements, per building, as applicable.	7.030.3.B(2), 7.040.8, and 7.050		

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Building Design	50.	Describe how each building is divided into base, middle, and top elements, specifically identifying how each element is divided and defined from another through use of horizontal design features (e.g., cornice, banding, etc.) and differing materials and colors.	7.040.3		
	51.	Identify the chosen private frontage type(s), per building and/or module.	6.030, 7.040.1, and Subsection '8' of each zone		
	52.	For each building façade, identify the number of bays, and width and height of each bay.	7.040.5		
	53.	For mixed-use buildings, describe how the project satisfies the requirements for commercial building entries.	§ 6.130 – 6.140		
	54.	Provide a general description of how the project's window system(s) satisfy the requirements for depth, sill projection, orientation, assembly, surround material, and size.	§ 7.040.6		

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Building Design (con't)	55.	If the project includes balconies, describe how the requirements for Juliet or occupiable balconies, including design, size, material, railing, and bracketing connections, have been satisfied.	§ 7.040.6		
	56.	For open space areas supported by a structure, identify the method of shelter (e.g., roof, pergola, sale shade).	§ 7.040.9		
	57.	Identify the exterior materials (e.g., primary cladding, base, accent), per building.	§ 7.060		
	58.	Describe how the chosen materials satisfy requirements for installation, differentiation, and cohesiveness.	§ 7.060.4-5		
	59.	Identify the exterior colors, including the percentage of each color used per façade, per building.	§ 7.060.7.A-B		

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Building Design (con't)	60.	Describe how the colors were used to articulate vertical boundaries (base, middle, top), horizontal features (modules, massing elements), or windows and balconies.	§ 7.060.7.C		
	61.	Describe how the orientation and placement of windows satisfies the privacy standards.	§ 7.070		
	62.	Identify all "bird safe" features that have been incorporated to the building design, including, screens, louvers, grilles, shutters, or bird-safe [window] patterns.	§ 7.080		