

CHAPTER 4 SITE DESIGN AND NATURAL RESOURCE STEWARDSHIP

ARTICLE 4-1 SITE LAYOUT

Division 4-1-1 Purpose and Application of Article

Sec. 4-1-1-1 Purpose of Article

- A. The purpose of this Article is to establish standards for the way that the various elements that support new development and redevelopment are arranged on a parcel proposed for development.

Effective on: 7/1/2014

Sec. 4-1-1-2 Application of Article

- A. **Generally.** The standards of this Article apply to:
1. All new development and redevelopment, except development of individual residential lots in platted residential subdivisions, EN zones (all sub-districts), and EN-MF zones; and
 2. Substantial improvements to existing buildings, except development of individual residential lots in platted residential subdivisions, in EN zones (all sub-districts), and in EN-MF zones. However, in the case of substantial improvements, strict application of this Article is not necessarily required. (See [Article 6-1, Nonconformities](#).)
- B. **General Standards for Site Layout.** [Division 4-1-2, General Standards for Site Layout](#), establishes qualitative standards to evaluate proposed site designs as to layout, circulation, open space / natural resource protection, snow storage, and flood damage prevention.
- C. **Site Layout for Specific Neighborhood Types.** [Division 4-1-3, Site Layout for Specific Neighborhood Types](#), establishes additional standards for site layout that apply only to particular types of development. These standards are applied in addition to the standards of [Division 4-1-2, General Standards for Site Layout](#).

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Division 4-1-2 General Standards for Site Layout

Sec. 4-1-2-1 Design Objectives

- A. **Generally.** The design objectives of this Section are intended to result in plans for development or redevelopment that reflect high quality design, but not to require a reduction of development potential to less than is allowed by this LUDC. The principal objective of this Division is to ensure that roads, lots, landscaping, common open space, and other elements of proposed development are appropriately configured.
- B. **Application of Design Objectives.** These objectives are to be applied to new development or redevelopment to the extent that:

1. They do not directly conflict with the other requirements of this LUDC;
 2. They do not result in conditions that further reduce the density or intensity of development that is permitted on the parcel proposed for development by compliance with the other standards of this LUDC; and
 3. They are used in ways that create unique, contextually responsive development.
- C. **General Design Objectives.** Development in all zones shall result in harmonious, interrelated combinations of compatible buildings and uses that:
1. Provide appropriate space for buffers and transitions between:
 - a. Incompatible land uses (see [Article 4-6, Landscaping and Buffering](#)); and
 - b. Obvious changes in density or intensity along side and rear lot lines;
 2. Provide vehicular and pedestrian linkages between residential uses and recreational, institutional, retail, service, and office uses, with anticipated and planned future linkages to new development;
 3. Organize and lay out the development such that it minimizes interference with existing access to adjacent and nearby properties, unless new and improved access is provided by the proposed development;
 4. Minimize impacts to water quality from runoff, erosion, or discharge of pollutants; and
 5. If there is a discernible development pattern in the immediate area of the development:
 - a. Reinforce that pattern, particularly at the edges where the proposed development is separated from existing development by a local street; or
 - b. Implement a redevelopment plan for the area which anticipates a different pattern; or
 - c. Create a strategically located landmark which gives a unique and positive identity to the area in which it is located.
- D. **Design Objectives Outside of the CB Zone.** The following objectives apply within all zones except the CB zone:
1. Development shall protect and enhance natural and historic resources through:
 - a. Incorporation of natural topographic and geologic features and historic, archaeological, and / or natural resources in ways that are consistent with their preservation;
 - b. Preservation of natural drainage patterns;
 - c. Avoidance of, or minimization and mitigation of impacts upon geologic hazard areas; and
 - d. Preservation of significant existing tree stands, provided that the trees are healthy and either native or non-invasive.
 2. Development shall protect views to natural features from public rights-of-way by:
 - a. Locating and designing buildings to frame views from public rights-of-way to significant natural features, where practicable; and
 - b. Designing and configuring buildings to allow for views from public rights-of-way to significant natural features.

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Sec. 4-1-2-2 Circulation Objectives

A. Internal Circulation.

1. Internal circulation systems shall be interconnected.
2. Pedestrian routes shall be located along (or visible from) all streets, except that, where street connections are not feasible or desirable, trails and paths may be used to provide pedestrian connections among buildings and land uses, and among abutting properties.

3. If the proposed development includes more than one street or more than 100 parking spaces, then the internal circulation system (*e.g.*, new minor streets, sidewalks, trails) shall be designed such that alternative travel routes are provided through the development.
4. If the proposed development includes multiple intersecting streets, then, if the geometry of the parcel proposed for development permits, travel routes shall provide convergence to:
 - a. Transit stops;
 - b. Commercial areas;
 - c. Schools;
 - d. Parks; and
 - e. Public buildings.

B. Cross Access / External Connections.

1. Cross-access shall be provided among nonresidential and mixed-use parcels that front on arterials, in order to manage curb cuts and balance the need for mobility with the need for access to lots and buildings. See [Division 4-2-4, Access Management](#).
2. External connections to existing and planned streets shall be incorporated into new developments and redevelopments (streets shall be connected with streets). The City Engineer may grant exceptions to required external connections if the connection will result in excessive commercial traffic in a residential area.
3. Paths, sidewalks, and trails from off site shall not be routed through parking lots (except to make connections to buildings) if other practical alternatives exist. Where they must be routed through parking lots, they shall be located between parking modules and protected by curbs.

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Sec. 4-1-2-3 Common Open Space Priorities

- A. **Generally.** On parcels proposed for development that have multiple natural resources which are protected pursuant to [Article 4-4, Natural and Archaeological Resources](#), open space shall be preserved in the order of priority set out in this Section.
- B. **Priorities for Common Open Spaces.** Generally, open spaces shall be protected in the following order of priority (listed in descending order):
 1. Geologic hazard areas and unstable slopes for which hazard mitigation is impracticable;
 2. River, creek, and riparian areas;
 3. Floodways;
 4. Wetlands;
 5. Floodplains;
 6. Steep slopes (except unstable slopes and geologic hazards);
 7. Ridgelines;
 8. Steep slopes (except unstable slopes and geologic hazards);
 9. Mature woodlands, meadows, critical wildlife habitat, big game migration corridors, and big game winter range;
 10. Distinctive land formations; and
 11. Working ranches.
- C. **Modification of Priorities.** Priorities for protection of natural resources may be modified as follows:
 1. If a resource has unusual significance due to its scarcity (*e.g.*, a one-of-a-kind distinctive land formation) or critical support for off-site resources (*e.g.*, a critical link in a big game migration corridor), it may take priority over other resources.

2. Several natural resources overlap (e.g., mature woodlands, distinctive land formations, and steep slopes may all occupy the same area) in a manner that creates additional resource value, the area of combined resources may take priority over other resources.
3. If the lower priority resource is of exceptional quality compared to the higher quality resource, and the higher quality resource cannot be reasonably restored.

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Sec. 4-1-2-4 Common Open Space Configuration

- A. **Generally.** Development shall be configured around common open space (including outdoor recreation and leisure areas) in a manner that supports the resource values of the open space in terms of its ecological function (e.g., habitat, water quality enhancement, energy efficiency, etc.), aesthetic contribution, recreational value, and buffering value.
- B. **Enhancement of Open Space / Open Space Corridors.** Open space shall be organized so as to create integrated systems that connect with dedicated school lands, parklands, other open spaces, or public lands or trails within the parcel proposed for development or on abutting property.
- C. **Formal Open Spaces.** Parks, plazas, greens, and other formal open spaces, when required, shall be:
 1. Situated as focal points of the development, and
 2. Visible and accessible from streets, sidewalks and trails.
- D. **Orientation of Streets.** Where the geometry and orientation of the parcel proposed for development permits, streets should frame:
 1. Vistas of natural features (including distant peaks and ridges); and
 2. Landmarks or other focal points within or near the development (including formal open spaces).
- E. **Easements.** If the development contains or abuts a publicly-owned open space, the development shall include such easements necessary to allow reasonable access to such open space, unless such access is:
 1. Unnecessary or undesirable for the proper public utilization of the natural area;
 2. Detrimental to the resource value of the publicly-owned open space (e.g., contrary to the protection of wildlife habitat); or
 3. A burden on development that is disproportionate to the impact of the development on access to such open spaces.
- F. **Credit.** Any required access easement dedication shall be credited against any park or open space dedication or fee-in-lieu thereof required pursuant to Section 2-4-2-2, *Residential Density, Open Space, and Recreation and Leisure Areas*, and / or Section 5-2-2-4, *Fees-in-Lieu of Park Dedication*.

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Sec. 4-1-2-5 Snow Storage

- A. **Generally.** Adequate areas for snow storage throughout the development shall be provided.
- B. **Location and Configuration.** Snow storage areas shall be located and configured to safely and efficiently melt snow, and to minimize and manage the impacts of pollutants from the resulting runoff, as follows:
 1. Snow storage areas shall be located to drain away from pedestrian and vehicular use areas, and into vegetated buffer strips or other appropriate best management practices ("BMPs).
 2. Snow storage areas shall be configured so that stored snow does not obstruct:
 - a. Visibility triangles at driveways and intersections;

- b. Emergency access routes;
 - c. Required parking spaces; and
 - d. Pedestrian routes.
3. To the greatest extent feasible, snow storage areas shall be located in areas with solar exposure, away from streets.
 4. Snow storage areas shall not be located:
 - a. Within 50 feet of a river, creek, or wetland; or
 - b. Over drain inlets.

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Sec. 4-1-2-6 Flood Damage Prevention

- A. **Generally.** All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall be reasonably safe from flooding. If a subdivision or other development proposal is in a flood-prone area, the proposal shall minimize flood damage. (See Division 4-4-6, *Floodplain Management and Flood Damage Prevention*.)
- B. **Floodplain Development Permit.** All proposals for the development of subdivisions, including the placement of manufactured home parks and subdivisions, shall meet the floodplain development permit requirements of [Division 4-4-6, Floodplain Management and Flood Damage Prevention](#).
- C. **Base Flood Elevation (BFE) Data.** Base flood elevation (BFE) data shall be generated for subdivision proposals and other proposed development, including the placement of manufactured home parks and subdivisions, if not otherwise provided pursuant to [Division 4-4-6, Floodplain Management and Flood Damage Prevention](#).
- D. **Adequate Drainage.** All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall have adequate drainage provided to reduce exposure to flood hazards.
- E. **Utilities and Public Facilities.** All subdivision proposals, including the placement of manufactured home parks and subdivisions, shall have public utilities and facilities, such as sewer, gas, electrical and water systems, located and constructed to minimize or eliminate flood damage.

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Division 4-1-3 Site Layout for Specific Neighborhood Types

Sec. 4-1-3-1 Solar Access and Design

- A. **Generally.** The purpose of this Section is to encourage neighborhood and building designs which optimize the use of the sun for passive heating, solar water heating, and / or electricity generation using photovoltaic systems. Application of this Section allows for flexibility regarding the setback standards of [Article 3-2, Lot and Yard Standards, Building Height and Disposition](#), and the design standards of [Section 4-1-2-4, Common Open Space Configuration](#). Such standards may be modified to accomplish a solar-oriented design, if all of the requirements of this Section are met.
- B. **Limitations.** The following limitations apply to the application of this Section:
 1. The requested modifications shall be those that are necessary to allow for development of the parcel proposed for development with the number of units allowed by this LUDC, while also providing for building designs that will materially increase the effectiveness of the solar technologies (*e.g.*, photovoltaics, heat collectors, or solar water heaters) and / or passive solar designs for those units; and

2. The modifications are not used to create additional building envelope to increase the volume of the buildings when compared to buildings that could otherwise be developed without the requested modifications.
- C. **Minimum Solar Access Standards.** The proposed development shall incorporate site design and building design techniques to provide solar access which reduce heating loads and optimize unshaded roof surfaces that are within 30 degrees of due South. The applicant shall demonstrate that the design will provide:
 1. An overall reduction in heating load of at least 15 percent compared to a comparable design that does not include modified setbacks or design standards;
 2. At least 80 percent of the buildings will present not less than 450 square feet of roof area within 30 degrees of due South, which is not shaded between the hours of 9:00 AM and 3:00 PM, on December 21;
 3. Shading or overhangs shall be provided on Southern exposures to prevent direct sunlight from accessing the interior of buildings between the Spring equinox and the Fall equinox; and
 4. Planting areas for large trees shall be located to protect the solar access to active solar technologies between 10 AM and 2 PM on December 21.
- D. **Pre-Wiring for Photovoltaics.** Buildings that are constructed on sites which are approved for modified setbacks or design standards pursuant to this Section shall be designed to accommodate rooftop solar equipment (*e.g.*, photovoltaic panels and / or solar water heaters), and shall be pre-wired for the installation of photovoltaic panels on the south-facing roof.
- E. **Landscaping.** The impact of trees on solar access and shading that is required by Subsection C., above, shall be evaluated on an individual basis. Shading caused by deciduous trees can be beneficial in terms of reducing cooling loads, and is not necessarily prohibited.
- F. **Maintenance of Solar Access and Building Performance.** A proposed landscape plan and appropriate easements and / or covenants shall be provided, which assure that solar access is maintained over the long term. If specific types of building materials or specific methods of construction are essential parts of the proposed design (in terms of its energy performance), then the covenants shall set out the minimum specifications that are required for new buildings and modifications to existing buildings.

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Sec. 4-1-3-2 Typical Residential Subdivisions

- A. **Generally.** In addition to the requirements of [Division 4-1-2, General Standards for Site Layout](#), typical residential subdivisions (*see* [Section 2-4-2-1, Residential and Mixed-Use Neighborhood Types and Minimum Parcel Areas](#)) shall be designed to mitigate the impacts of auto-oriented streets and paved areas on the experience of the quality and character of the place, and to provide comfortable alternative routes for pedestrians and bicyclists, including continuous sidewalks, tree-lined streets, and pedestrian-scaled details.
- B. **Creation of Neighborhoods.**
 1. Typical residential development shall be designed to create identifiable "neighborhoods" of 30 to 175 units.
 2. If a typical residential development includes less than 30 units, it shall be integrated into an adjoining neighborhood, or shall be designed for future connection to adjacent development.
 3. If a typical residential development includes more than 175 units, it shall be designed as multiple "neighborhoods" with distinct boundaries and identities.
- C. **Configuration of Lots.** Lots shall be configured to maximize the number of lots that are:
 1. Within 800 feet from a "useable" common open space (*e.g.*, playground or trail); and
 2. Connected by trails or common greens that do not cross streets.

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Sec. 4-1-3-3 Multifamily Neighborhoods

Developments that include multiple multifamily buildings shall be designed according to the standards of [Division 4-1-2, General Standards for Site Layout](#); [Division 3-4-3, Multifamily Design Standards](#) (for all zones except EN-MF); or [Article 3-1, Established Neighborhood Zones](#) (for the EN-MF zone).

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Sec. 4-1-3-4 Manufactured Home Parks and Subdivisions

- A. **Generally.** Manufactured home parks and subdivisions shall be designed according to the minimum standards of this Section.
- B. **Manufactured Home Installation and Improvements.**
1. All manufactured homes shall meet the following specifications:
 - a. The average elevation of a manufactured home frame above ground elevation, measured at 90 degrees to the frame, shall not exceed four feet from the top of the foundation pad.
 - b. The wheels, axles, tongue, towing apparatus, and transporting lights shall be removed prior to final installation of the dwelling unit.
 2. Within manufactured home subdivisions, the space between the finished grade of the property on which a manufactured home is located and the exterior edges of the finished floor of the unit must be skirted with rock, brick, vinyl, or concrete masonry construction installed on a concrete footing so there is not a visible gap between the finished floor and the ground. All skirting materials shall be compatible in appearance with the home and shall allow for adequate ventilation and drainage. The skirting must be a continuous, complete, opaque, and rigid surface that lends permanency to the appearance of the unit and totally screens the crawlspace under the unit.
 3. All patio awnings, covered parking, or carports shall be regulated by the International Building Code (where applicable) and the applicable requirements of [Article 3-2, Lot and Yard Standards; Building Height and Disposition](#).
- C. **Vehicular Circulation and Configuration of Internal Streets.**
1. Manufactured home parks and manufactured home subdivisions with more than 20 dwelling units shall be designed with a minimum of two points of vehicular access.
 2. Generally, internal streets shall be interconnected or looped. However, where site constraints required a dead-end, a cul-de-sac turnaround shall be provided with a minimum radius of 60 feet for service and emergency vehicles.
 3. Access to all manufactured home lots (spaces) shall be from interior streets.
- D. **Perimeter Setbacks.** There shall be a minimum setback of 25 feet from any portion of a dwelling unit or accessory structure to any exterior boundary of the manufactured home park or subdivision.
- E. **Pedestrian Circulation.**
1. Sidewalks shall be installed within the development to provide for safe pedestrian access and circulation. Sidewalks shall be concrete and may be adjacent to streets, and / or between internal / external uses / areas. Sidewalks required for any public streets shall meet City street standards.
 2. A pedestrian circulation plan shall be submitted to indicate how the proposed arrangement of sidewalks, trails, and / or pedestrian ways will connect to features of the manufactured home park or subdivision, and to existing sidewalks or pedestrian ways.
- F. **Lighting.** All interior roads and walkways shall be lighted for safe movement of vehicles and pedestrians at night.
- G. **Solid Waste Disposal and Recycling.**

1. The manufactured home park or subdivision shall provide for solid waste collection as follows:
 - a. By contract for curbside collection of solid waste and recyclable materials; or
 - b. In centralized solid waste and recyclable material collection areas designed pursuant to Section 3-5-1-4, *Refuse, Recycling, and Compost Containers*, which shall be provided at a rate of one container of each type for every 10 dwelling units, rounded up.
2. If centralized solid waste and recyclable material collection areas are provided, their location shall be shown upon the site plan of the manufactured home park or subdivision.

H. Storage.

1. Detached storage buildings not exceeding 120 square feet in area are permitted on each manufactured home space. All storage buildings shall be located in the rear one-half of the space. Buildings shall be set back three feet from rear and side property lines.
2. A common storage area for the use of the residents shall also be provided, as follows:
 - a. Minimum Area. 120 square feet per manufactured home space.
 - b. Surfacing. The common storage area shall be paved.
 - c. Enclosure. The common storage area shall be enclosed by a five-foot tall fence.
 - d. Use. Recreational vehicles (not for occupancy in the park), boats, and similar vehicles are to be parked in the common storage area.

I. Accommodation of Occupied Recreational Vehicles.

1. There may be established a separate or optional area for recreational vehicles (RVs) in a manufactured home park. This optional area shall not exceed 10 percent of the land area of the manufactured home park. Occupancy per overnight camper shall not exceed 30 consecutive days. Streets within this optional area shall be designed and constructed to the standards required for public streets.
2. In the area designated for RVs, the following additional minimum design standards shall be met:
 - a. The minimum area designated for each RV space shall be not less than 3,500 square feet, with a minimum width and frontage of 35 feet.
 - b. The minimum depth of each RV space shall be 100 feet.
3. All RVs parked in the optional RV area shall be in good repair. Motorized camper vehicles shall have a valid motor vehicle inspection sticker with a proof of insurance.
4. Nothing in this Subsection shall be construed as prohibiting the parking or storage of a manufactured home owner's unoccupied travel trailer, overnight camper, or motorized camper in the storage area specified in Subsection H., above.

- J. **Buffers.** A 40 percent opacity bufferyard shall be installed around manufactured home parks and / or subdivisions. The bufferyard shall have a minimum width of 10 feet, and the rear and side setbacks shall include a masonry wall, six feet in height, set back at least 10 feet from the property lines of the parcel proposed for development.

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Sec. 4-1-3-5 Cluster Development

- A. **Generally.** In general, the layout of residential cluster neighborhoods shall promote the character of the zone in which they are located, and be designed to protect significant natural, historic, or archaeological resources on the parcel proposed for development, as applicable.
- B. **Design Approach.** The approach to designing a cluster residential neighborhood shall follow a four-step process which emphasizes the protection of natural resources and meaningful open space:

1. First, a site fingerprint must be developed according to the standards in [Article 4-4, Natural and Archaeological Resources](#).
2. Second, building sites shall be located to (in descending order of priority):
 - a. Minimize the impacts of clearing and grading on riparian areas, steep slopes, wetlands, and woodlands;
 - b. Protect buildings and sites of historic or archaeological significance or incorporate them through adaptive reuse, unless such treatment is inappropriate for protecting the resource;
 - c. Minimize the visual impact of the cluster subdivision on the landscape;
 - d. Provide contiguity of common open space, resource protection areas, and, if present, agricultural lands (on-site and, where possible, off-site);
 - e. Preserve the open sky backdrop above any ridgelines; and
 - f. Provide open space and scenic views for the principal buildings in the cluster residential neighborhood.
3. Third, the road system shall be designed to allow safe and efficient movement through the subdivision, and to abutting property, where appropriate. The road system should avoid impacts to natural resources, and should be designed to enhance views of significant vistas.
4. Fourth, lot lines and lot areas shall be established to provide for the most appropriate conservation of the open space areas of the development.

C. Design Standards.

1. Cluster residential neighborhoods shall have a defined conservation objective or combination of objectives based on either:
 - a. Protecting priority resources identified on the site fingerprint (*e.g.*, forest stewardship, water quality preservation and enhancement, etc.); or
 - b. Providing a large common open space amenity (*e.g.*, community gardens).
2. Designated resource protection areas shall be interconnected with other open space areas, greenways, and trail systems (if provided) within the parcel proposed for development and on abutting lands where such integration is practical and does not materially compromise the resource value of the resource protection areas.
3. Generally, open spaces shall be integrated into the development design to bring significant open space to the maximum number of properties, as well as visibility from public rights-of-way within the proposed development. However, physical or visual access to open spaces may be limited if such limitations would materially enhance natural resource management.
4. Streams and watercourses shall be buffered by common open spaces that extend at least 50 feet from the ordinary high water mark of the stream or watercourse. In these areas, landscaping shall be designed to enhance the filtering of surface and subsurface water flows. Trails may provide access along the greenway unless such location would be contrary to resource management objectives.

D. Lot Standards.

1. Dwelling units shall be set back from the perimeter of the parcel proposed for development at least the following distances, which are based on the number of lots in the cluster residential subdivision:
 - a. 1 to 4 lots: as required for individual lots
 - b. 5 to 20 lots: 75 ft.
 - c. 20 or more lots: 100 ft.
2. All lots shall be accessed from an interior road or shared driveway.
3. Lots shall, where appropriate, be adjacent to or around one or more of the following:
 - a. Central green or square;
 - b. Physical amenity such as a meadow, stand of trees, stream, or other water body; or
 - c. An existing or restored natural feature.

Sec. 4-1-3-6 Mixed-Housing Neighborhood

- A. **Generally.** In general, the layout of mixed-housing neighborhoods shall promote the character of the zone in which they are located, and provide cohesive, connected neighborhoods with a variety of housing types.
- B. **Site Layout.**
1. Different housing types within a mixed-housing neighborhood shall be integrated together, as opposed to located within separate, disconnected pods. (See Figure 4-1-3-6A, *Illustrative Integration of Housing Types*.)

Figure 4-1-3-6A
Illustrative Integration of Housing Types

ALLOWED

Housing types are mixed at a fine grain along local residential streets



NOT ALLOWED

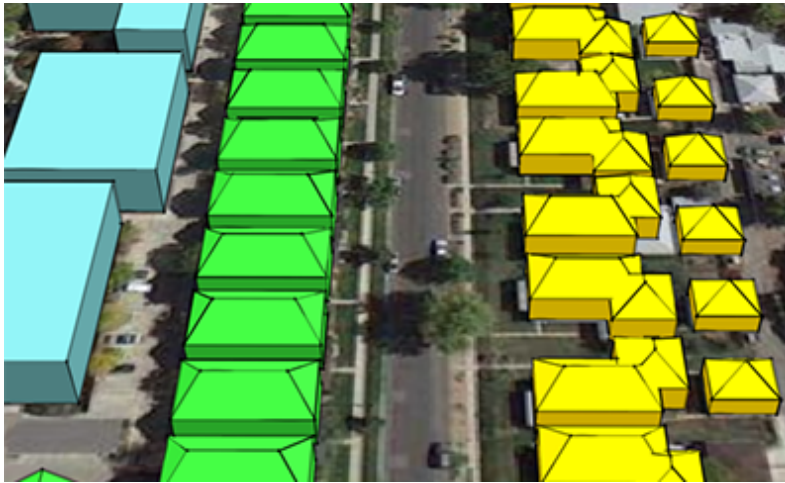
Housing types are developed in single-use pods which are separated across a collector street and walled off from each other.



2. In locations where mixed-housing neighborhoods are located across a local residential street from existing housing, the housing types that front on the street shall be comparable to the existing housing types across the street in terms of housing type, frontage type, and method of access. (See Figure 4-1-3-6A, *Illustrative Edge Compatibility*.)

Figure 4-1-3-6B
Illustrative Edge Compatibility

In the illustration below, the yellow houses on the right-hand side are existing homes that are across a local residential street from a mixed-use neighborhood. The edge of the mixed-housing neighborhood, shown as green houses, is developed with a comparable single-family detached housing type, with the same type of access (from the alley). The blue multifamily buildings are screened from the existing residents by the green houses.



3. Individual housing types (e.g., townhomes or multifamily) may have their own outdoor recreation and leisure areas. However, the mixed-housing neighborhood shall also provide common open spaces and outdoor recreation and leisure areas for the benefit and use of all residents of the neighborhood.
- C. **Access.** Generally, all lots shall be accessed from an interior street, alley, parking court, or shared driveway. However, if a perimeter street is also a local residential street, lots shall front on the perimeter street and may take access from it if the lots across the street also take access from the street.

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Sec. 4-1-3-7 Traditional Neighborhood Development

- A. **Generally.** In general, the layout of traditional neighborhood developments (TNDs" shall promote the character of the zone in which they are located, and provide cohesive, connected neighborhoods with a variety of housing types.
- B. **Pattern Book Required.** Pattern books are required for TND development. (See Section 6-3-6-11, *Pattern Books*.)
- C. **Special Requirements for Nonresidential and Mixed-Use Buildings in Traditional Neighborhood Developments.**
 1. *Generally.* TNDs are residential or predominately residential developments that are designed and scaled for pedestrian use, with continuous sidewalks, tree-lined streets, pedestrian-scaled amenities, and a neighborhood center for commercial and / or civic activity. Parking areas and garages are not dominant visual features along the public rights-of-way.
 2. *Site Planning Requirements.* The applicant for a site plan or plat for a TND shall apply and indicate the location of the following subdistricts on the site plan or plat:
 - a. Neighborhood Center, which is the most intensively developed part of the TND, and which may include mixed-uses as provided in Division 2-1-3, *Use/Zone Matrices*.
 - b. Neighborhood Residential, which is less intensively developed than the neighborhood center, and which is used for residential and recreational purposes.

- c. Edge Residential, which is used exclusively for single-family detached, open space, and / or outdoor recreation development types. This subdistrict is optional depending on the type and density of the abutting residential development.

3. *Nonresidential Development Standards.* The standards that are applicable to nonresidential and mixed-use development in the neighborhood center subdistrict of a TND are as provided in Section 3-2-3-3, *Nonresidential and Mixed-Use Lots in Traditional Neighborhood Developments*; and Section 3-2-3-4, *Nonresidential and Mixed-Use Lot and Building Standards in Traditional Neighborhood Developments*, except that the minimum landscape surface ratio (LSR) of the entire Neighborhood Center subdistrict shall be 10 percent, which shall be counted within the open space ratio (OSR) calculation for the overall parcel proposed for development as a TND neighborhood type.

D. Arrangement of TND Subdistricts.

1. TNDs shall include a neighborhood center and a neighborhood residential subdistrict. TNDs may also include an edge residential subdistrict at the developer's option, depending on the type and density of the abutting residential development.
2. The boundaries of development areas shall be shown on the TND master plan.
3. Development areas shall be arranged as follows:
 - a. Neighborhood residential areas shall surround neighborhood center subdistricts, except in locations where:
 1. Unique topographical or other natural resource constraints exist which create a conflict with [Article 4-4, Natural and Archaeological Resources](#); or
 2. The neighborhood center subdistrict abuts an arterial or collector street at the boundary of the parcel proposed for development.
 - b. Neighborhood residential subdistricts shall be arranged so that the edge of the neighborhood center subdistrict is not more than a one-quarter mile walk from any lot in the neighborhood residential subdistrict.
 - c. Edge residential subdistricts, if used, shall abut neighborhood residential subdistricts but not neighborhood center subdistricts.
4. Residential lots within each development area shall meet the applicable requirements of [Division 3-2-2, Housing Palette](#), unless modified using [Division 3-2-4, Alternative Development Standards](#).

E. General Design Principles. TNDs shall be designed according to the following principles:

1. The TND shall provide a distinct physical settlement, but shall not be walled off from the rest of the City.
2. Buildings shall front on and align with streets.
3. Civic buildings, such as places of public assembly, shall be sited and designed as landmarks.
4. The neighborhood center subdistrict shall be oriented towards a principal green, plaza, or public square, which shall be oriented for solar access in winter months.
5. Generally, the density of housing shall decrease as distance from the neighborhood center subdistrict increases. However, housing types within a TND may be mixed on individual street segments.
6. In locations where TNDs are located across a local residential street from existing housing, the housing types that front on the street shall be comparable to the existing housing types across the street in terms of housing type, frontage type, and method of access. (See, e.g., Figure 4-1-3-6B, *Illustrative Edge Compatibility*.)

F. Street Network Design Principles.

1. Streets and blocks shall be organized in a generally rectilinear or radial pattern. However, a strict grid is not required, and street layout shall take into account the following, in descending order of priority:
 - a. The design and location of streets shall minimize the alteration of natural resources and significant natural features of the site;
 - b. Streets, alleys, sidewalks, and trails shall provide multiple travel routes within and through the TND; and

- c. Street orientations shall provide views of prominent natural vistas and of TND landmarks.
2. Streets shall be organized in a hierarchical manner to provide for a balanced mix of pedestrian and automobile travel routes.
3. Squares, greens, parks, plazas, and landscape areas shall be included in the block patterns of the neighborhood center and neighborhood residential subdistricts, providing focal points and areas for activity, recreation, and views.
4. Street rights-of-way shall provide for parallel parking in the neighborhood center and neighborhood residential subdistricts.
5. Alleys shall provide service access in the neighborhood center and neighborhood residential subdistricts. Alleys are optional in the edge residential subdistrict.

G. Block Length.

1. Street segments in the neighborhood center subdistrict shall not be longer than 500 feet, unless buildings provide pedestrian access from the front sidewalk to rear parking areas or parking structures at intervals of not more than 300 feet.
2. Street segments in the neighborhood residential and edge residential subdistricts shall not be longer than 650 feet, and shall generally be shorter than 500 feet. This requirement does not apply where:
 - a. The street segment traverses common open spaces that are wider than 650 feet; or
 - b. The view along the segment is interrupted by a significant curve, jog, or offset in the street, provided that the curve, jog, or offset is situated not more than 650 feet from the intersections that define the street segment.

H. Cul-de-sacs.

1. Cul-de-sacs may be used only in the edge residential subdistrict, and only where necessary due to site constraints that cannot be addressed using loop streets or mews arrangements.
2. Cul-de-sacs shall not be longer than 350 feet, measured along the centerline of the street from the point of intersection to the middle of the cul-de-sac.

I. Access and Parking.

1. On-street parking shall be provided in the neighborhood center and neighborhood residential subdistricts. On-street parking is optional in the edge residential subdistrict.
2. Off-street parking for residential development shall be accessed by an alley or parking court in the neighborhood center and neighborhood residential subdistricts.
3. Off-street parking for nonresidential and mixed-use buildings in the neighborhood center and neighborhood residential subdistricts shall be located behind principal buildings, and shall be accessed:
 - a. From streets that define the border of the neighborhood center subdistrict;
 - b. From a mid-block connection to a street within the neighborhood center subdistrict; or
 - c. From an alley.

Effective on: 7/1/2014