

Summary: This issue sheet outlines the proposed organization and general content of new site and building design standards.

These standards would supplement code provisions that have been addressed in prior issue sheets, including the dimensional standards (building height, density and intensity) summarized in Issue Sheets 1A-C and the generally applicable development standards summarized in Issue Sheet 2A.

The attached memorandum was prepared by Clarion Associates (the code update consultants) in coordination with Reno staff.

Generally applicable site and building design standards are briefly summarized on the first two pages of the memo. Most of these topics have been addressed in prior issue sheets. Some additional details have been identified during the code drafting process.

Issue Sheets 1A-C addressed building height, density and intensity standards for each new zoning district. These standards would change modestly (or not at all) compared to the current code, except for the minimum mixed use district densities/intensities, which would be amended in accordance with Master Plan density/intensity guidelines for the applicable zoning districts.

In drafting code, staff and consultants are working through language that would implement Master Plan policies and the direction provided during the review of prior issue sheets. An important decision point regarding minimum densities and intensities was encountered. Staff requests input from the planning commission and council on this topic.

Under the current code, projects frequently utilize current language providing exceptions to the minimum density and intensity standards for Mixed Use zoning districts. Many of the projects utilizing exceptions are handled at the staff level and do not require special use permit review. These exceptions are:

1. Minimum density / intensity standards may be modified with a phasing plan demonstrating the project would create the desired pedestrian environment as described in the Master Plan (RMC 18.08.301(a)(1)c);
2. Minimum density / intensity standards do not apply to projects greater than one story in height with residential and non-residential uses (RMC 18.08.301(a)(1)e); and
3. Minimum density / intensity standards may be reduced with approval of a special use permit (RMC 18.08.301(a)(15)b).

The new Master Plan includes detailed language about minimum densities and intensities. The Master Plan indicates that lower densities and intensities may be allowed for:

1. Historic preservation;
2. Adaptive re-use of existing buildings; and
3. Transitions in intensity adjacent to less intensive districts.

These new exceptions are considerably less flexible than the current code. The Master Plan language provides no exceptions for minimum density / intensity for new development unless the project is in a transitional area to lower intensity districts. The minimum densities are also increased significantly in some areas, including downtown Reno. Code is being drafted accordingly.

Staff requests that the Planning Commission and Council confirm this is the intent, or direct staff to include one or more of the existing minimum density/intensity exceptions in the draft code (with or without amendments).

A second dimensional standard topic that was not addressed in prior Issue Sheets involves building setback / coverage requirements in residential zoning districts. Staff recommends that setback / coverage standards generally be maintained with the following adjustments:

1. Building coverage standards that currently apply in the SF-4, SF-6 and SF-9 districts (40%) would be expanded to include all of the large lot and single family districts. This is common in land development codes. Maximum coverage of 40% would be applied to the single family and LLR-0.5 districts, with 35% in the LLR-1 district and 25% in the LLR-2.5 district.
2. Residential district setbacks adjacent to alleys would be reduced to provide additional development potential/flexibility on the ground floor of residential lots with alley access. The current alley setbacks are the same as for rear yards without alley access. A lot of existing development was built under earlier and more permissive codes (or not permitted) and is not in conformance with the current alley setbacks.
3. Side setbacks above the ground floor in the large lot, single family, mixed residential, and Powning districts would incrementally increase with increased building height to reduce impacts on adjoining lots. This would help address frequent complaints about residential remodels and rebuilds not being compatible with the scale of existing development on adjoining lots.
4. Front setbacks in the large lot, single family, mixed residential, and Powning districts would also be subject to a height/setback ratio so the maximum allowed building height (typically 35 feet or more) could not extend all the way to the front setback line. This would help address concerns received about impacts of residential development on neighborhood streetscapes.

Some standardization of setbacks is also needed for the consolidated mixed use districts, but those changes are minor.

The bulk of the memo (starting on page 3) is an outline of proposed site and building standard topics. The topics to be addressed are guided by applicable Master Plan Policies, which are listed in conjunction with each topic. A few additional topics are included based on recommendations and input received through the public outreach and issue sheet review process.

The site and building design standard outline is organized around the area of applicability for each development standard. Some standards would apply City-wide. Other standards would apply to all the districts within each Master Plan Structure Plan designation (“General Standards” for each structure plan designation) or are specific for each zoning district (“District Specific Standards”).

Staff requests feedback from the public, planning commission and city council regarding the organization and content of the site and building design standards as outlined in the attached Clarion memo.

It is important to note that the attached outline should be considered a work-in-process. As code is being drafted, some of the district specific standards that appear for multiple districts may be more appropriate as City-wide standards. Preliminary suggestions for these topics are noted in the memo.

MEMORANDUM

TO: Arlo Stockham, City of Reno
FROM: Matt Goebel and Paul Donegan, Clarion Associates
DATE: July 9, 2019
RE: Reno Land Development Code – Site/Building Design Standards -- General Outline

This memo presents a general outline of the contents of the site and building design standards, which will be an integral part of the second module of the new Reno Land Development Code. This memo covers the major topics to be presented in these sections at a high level. This is intended to help in staff's development of one or more issue papers to be presented to Reno officials and stakeholders. Staff-moderated discussions on those issue papers will help clarify the preferred direction on these general topics and should hopefully result in additional specific suggestions to inform the actual code drafting.

Chapter 18.05, Development and Design Standards, will contain all the quality standards related to development in Reno. Many such standards are currently in Chapter 18.12, the citywide standards, but many other relevant district-specific standards are in the current Chapter 18.08. To the extent possible, the new code will consolidate this material in one new chapter with citywide applicability. Within this chapter, **Article 8: Site and Building Design**, will be a significant focus of the code update project. It will consolidate and update all site and building design standards, dealing with issues such as building massing, location on a site, and building form.

The sections below summarize the proposed contents of Article 8. This memo is based generally on recommendations provided in the Targeted Assessment Report, the staff Issue Paper2A, and additional Clarion review of the current code.

General comments:

- **Master Plan Design Principles.** The list below uses the Design Principles from the Master Plan as a starting point and as an organizing framework. The area-specific Design Principles in the Master Plan call for standards focused on key character area types: Regional Centers, Community and Neighborhood Centers, Corridors, Employment Areas, and Neighborhoods.
- **General Versus District-Specific Standards.** For each of these major character areas in the plan (e.g., Corridor, Neighborhood Center), we have noted standards endorsed by the Master Plan. Because there is overlap in these plan recommendations, we have provided “general” standards for each category and also “district-specific” standards.
- **Separate Projects.** Some recommended standards from the Master Plan are not listed here if they relate to topics that are known to be the subjects of future separate projects (e.g., tree protection, signage).



- **District Applicability.** The memo lists the updated zoning districts that correspond to each of the Master Plan character areas. We have identified these districts based on the draft zoning districts chapter currently under review.
- **Standards in Other Parts of the New Code.** Other standards not listed below will significantly impact the quality of new development. These include:
 - o The rewritten *dimensional standards* that appear in the new zoning districts chapter. These address factors such as density and intensity, building height, and coverage. New features in that material include new residential coverage standards, reduced setbacks from alleys, and increased setbacks for upper floors. (*Whether the current exceptions to density/intensity standards should be carried forward requires further discussion.*)
 - o The general *citywide development standards* that will cover issues such as natural resource protection, parking, landscaping, and lighting.
 - o The new general *residential adjacency* standards that will help ensure new development is physically and operationally compatible with existing adjacent neighborhoods through standards addressing issues such as height step-downs and placement of service areas.
 - o There will be new proposed new *sustainability* design principles woven throughout the new code, based on the Master Plan’s sustainability design principles (e.g., electrical plugs at truck docks to prevent idling, light-colored roofs for big-box buildings, enabling residential home construction to be pre-wired for rooftop solar and EV-ready garages).
- **The outline below is a starting point and will be further refined through the drafting process.** In particular, we expect this list to become shorter as it becomes clear that some of the issues noted below are adequately addressed through general standards elsewhere in the code. For example, a specific provision for parking screening is not necessary here because it will be covered in the citywide parking standards.
- **Current City Design/Development Standards.** The intent of the code update project is to supplement, clarify, and make targeted improvements to current city policy. The standards below supplement, rather than completely replace, current standards. Not all current standards may be listed below but will nevertheless be integrated into the new draft code as applicable. Examples of current standards being carried forward are the building design standards for commercial buildings, city standards for undergrounding utilities, and city dedication requirements for public spaces.

REGIONAL CENTER

A) APPLIES TO THE FOLLOWING DISTRICTS

- i) MD-ED: Downtown - Entertainment District
- ii) MD-ID: Downtown - Innovation District
- iii) MD-NW: Downtown - Northwest Quadrant
- iv) MD-PD: Downtown - Powning District
- v) MD-RD: Downtown - Riverwalk District
- vi) MD-UD: Downtown - University District

B) GENERAL STANDARDS

i) Pedestrian Amenities

- (a) Carry forward current requirement for pedestrian amenities in an amount equal to at least one percent of project cost. (current 18.08.301(a)(6)).

ii) Varied Building Heights/Forms (DTRC-ED6, GD4)

- (a) Incorporate varied building heights, forms
- (b) Transitions building massing at district boundaries

iii) Street-Level Interest (DTRC-ED7)

- (a) Pedestrian entrance toward primary street
- (b) Transparent storefronts

iv) Parking (DTRC-ED9, UD5, ID5, RD6)

- (a) Parking generally inside, underground, or behind buildings
- (b) Utilize shared parking where feasible

v) Connectivity (DTRC-ED10, ID6, RD5, NWQ3, PD4)

- (a) Design public spaces to connect with high-intensity areas, esp pedestrian/bicycle connections
- (b) Avoid vacating public streets or rights-of-way without a thorough review of traffic impacts and accommodations to maintain pedestrian/bicycle connectivity through the site, utilities, and services

vi) Streetscape (DTRC-UD7, ID7, RD7, NWQ4)

- (a) Maintain, standardize, and clarify current streetscape standards (there are some inconsistencies in current districts)

vii) Historic Resources (DTRC-UD6)

- (a) Encourage adaptive reuse of historic buildings as part of future development

viii) Shadowing

- (a) Evaluate current prohibition of shadowing on parks. Perhaps need some additional flexibility in downtown and urban mixed-use areas. But do not get rid of the standard altogether. (Taller, skinnier buildings could be OK.)

C) DISTRICT-SPECIFIC STANDARDS

i) MD-ED: Downtown - Entertainment District

- (a) Street-level interest (DTRC-ED7)
 - (a) Concentrate active uses along certain streets listed in Master Plan (e.g., Virginia, Sierra)
- (b) Community amenities (DTRC-ED8)
 - (a) For new construction, require easily accessible community amenities such as pocket parks, gardens, plazas. Provide a range of options that would comply. Allow fee in lieu also.

- (b) Consider encouraging for reuse projects, but mandatory for new development.
- (c) This would be supplemental to the 1% pedestrian amenity requirement under the general standard for all mixed-use districts.
- ii) MD-ID: Downtown - Innovation District**
 - (a) Compatibility (DRTC-ID4)
 - (a) Allow more flexibility in adjacent use types than in other districts
- iii) MD-NW: Downtown - Northwest Quadrant**
 - (a) None
- iv) MD-PD: Downtown - Powning District**
 - (a) District Character (DRRC-PD3)
 - (a) Design Principles for Central Neighborhoods apply. These should be integrated into the new code.
 - (b) After code update, consider additional conservation districts that modify and build on the new standards.
- v) MD-RD: Downtown - Riverwalk District**
 - (a) Truckee River Frontage (DTRC-RD3)
 - (a) Comply with Downtown Riverfront Design Guidelines. These should be integrated into the new code.
 - (b) Ensure Truckee River Esplanade setbacks are easy to find in the code, either here or in the dimensional standards chapter.
- vi) MD-UD: Downtown - University District**
 - (a) Street-level interest
 - (a) Relationship of buildings to street (DTRC-UD4)
 - (i) Establish required build-to line or zone
 - (b) Building Design/Character (UD3)
 - (a) Encourage high-quality durable building materials such as brick
 - (c) Historic Resources (DTRC-UD6)
 - (a) Encourage adaptive reuse as part of future development
 - (d) Circulation and Public Rights-of-Way
 - (a) Support permanent closing or abandonment of public ways within Gateway Precinct

COMMUNITY/ NEIGHBORHOOD CENTER

A) APPLIES TO THE FOLLOWING DISTRICTS

- i) GC: General Commercial
- ii) NC: Neighborhood Center
- iii) PO: Professional Office

B) GENERAL STANDARDS (ALL DISTRICTS)

i) Relationship to Surrounding Neighborhoods

- (a) Building height and massing (CNC-G7)
 - (a) Incorporate varied building heights, forms
 - (b) Transition building massing at district boundaries
- (b) Location of activities: Service functions, outdoor seating (CNC-G8)
 - (a) Locate to minimize impacts on adjacent residential

ii) Outdoor Gathering Spaces (CNC-G5)

- (a) For new construction, require easily accessible outdoor gathering spaces such as pocket parks, gardens, plazas. Provide a range of options that would comply. Allow fee in lieu also. Consider encouraging for reuse projects, but mandatory for new development.

iii) Site Layout

- (a) Compact Centers (CNC – G11)
 - (a) Design new commercial centers as nodes rather than as strip commercial.
- (b) Building Orientation (CNC – G12)
 - (a) Adapt building orientation to individual site conditions, emphasizing pedestrian character and safety.
- (c) Parking location and Screening (CNC – G13)
 - (a) Place surface parking to side or rear of buildings where feasible.
 - (b) Screen parking along street edge (will be a citywide parking design standard)

iv) Circulation and Access

- (a) Pedestrian Realm (CNC – G15)
 - (a) Require detached sidewalks with landscape parkways, street trees, undergrounding utilities, etc. (already general citywide requirements)
- (b) Neighborhood Access (CNC – G16)
 - (a) Provide direct pedestrian/bicycle access to surrounding neighborhoods
 - (b) Avoid walls/fencing that isolates neighborhoods. If they are necessary, incorporate mid-block access points. (NC-2) (integrate into new citywide connectivity standards)
- (c) Transit Stops and Facilities (CNC – G17)
 - (a) Integrate transit stops into overall design of most centers where applicable.

v) Revitalization of Existing Centers

- (a) Utilize façade improvements and other physical enhancements where full redevelopment is not feasible. (CNC-19)
- (b) Encourage adaptive reuse of vacant buildings (CNC-20)
- (c) Incorporate pad-site buildings at street edge to break up existing surface parking areas (CNC-21)

C) DISTRICT-SPECIFIC STANDARDS

i) Professional Office District

- (a) Consider supplemental standards to help ensure residential buildings converted for office use continue to respect established neighborhood character

CORRIDOR

A) APPLIES TO THE FOLLOWING DISTRICTS

- i) MS: Mixed-Use Suburban
- ii) MU: Mixed-Use Urban
- iii) MU-MID: Mixed-Use Midtown
- iv) MU-RES: Mixed-Use Residential

B) GENERAL STANDARDS

i) Mix and Relationship of Uses

- (a) Activity-Generating Uses at Street Level (CUC-5)
 - (i) Encourage street-level spaces to be activity-generating uses such as retail and restaurants. Service-oriented uses at intersections and near existing/planned transit stations.

ii) Circulation and Access

- (a) Complete Streets (CUC-7, NC-1)

- (i) Design streets with multiple travel modes in mind (continue current general citywide street design standards)
 - (b) Access Management (CUC-8)
 - (i) Concentrate access points along corridors to minimize conflicts between difft modes of travel.
 - (ii) Avoid vacating public streets or rights-of-way without a thorough review of traffic impacts and accommodations to maintain pedestrian/bicycle connectivity through the site, utilities, and services (make a new general citywide standard)
 - (c) Pedestrian/Bicycle Connectivity (CUC-10, SC-8, SC-10)
 - (i) Provide direct pedestrian/bicycle access to surrounding neighborhoods; support creation of continuous network for pedestrian/bicycle travel (make a new general citywide standard)
 - iii) Site Layout and Development Pattern**
 - (a) Building Orientation (UC-12, SC-6, NC-5)
 - (i) Organize buildings to bring buildings to corridor frontage and create an inviting pedestrian space
 - (b) Walls and Fencing (NC-2)
 - (i) Avoid walls/fencing that isolates neighborhoods. If they are necessary, incorporate mid-block access points.
 - iv) Building Massing and Form**
 - (a) Height and Massing (UC-15, SC-12)
 - (i) Incorporate varied building heights, forms
 - (ii) Ensure massing is appropriate to surrounding context and sensitive to nearby uses in terms of shadowing, views, and historic context
 - (iii) Step down building height and mass along residential district boundaries (UC-17, NC-8)
 - (iv) Where possible in larger projects, encourage placement of smaller-scale residential along backside of corridor development to provide gradual transitions in use and scale (UC-17, SC-14)
 - (b) Relationship to BRT Stations (UC-11, SC-13)
 - (i) Concentrate higher intensity uses adjacent to existing or planned BRT stations
 - (c) Parking Structures (UC-16)
 - (i) Design to be compatible with scale and architectural character of buildings they serve
 - v) Character and Identity**
 - (a) Adaptive Reuse and Historic Character (UC-18, UC-19, SC-16, NC-7)
 - (i) Promote reuse and integration of historic buildings into new development
 - (b) Street-Level Interest (UC-20, SC-11)
 - (i) Require high level of detail at street level, especially along corridor frontage
- C) DISTRICT-SPECIFIC STANDARDS**
- i) Mixed-Use Urban**
 - (a) Community Amenities (CUC-4)
 - (i) For new construction, require easily accessible community amenities such as pocket parks, gardens, plazas. Provide a range of options that would comply. Allow fee in lieu also. Consider encouraging for reuse projects, but mandatory for new development.
 - (ii) This would be supplemental to the 1% pedestrian amenity requirement under the general standard for all mixed-use districts.
 - (b) Parking Location (UC-13)

- (i) Provide parking to side or rear of lot, with limited exceptions (e.g., adaptive reuse)
- ii) Mixed-Use Suburban**
 - (a) Parking Design (SC-7)
 - (i) Design parking to minimize glare, provide shade, support long-term conversion of parking to high intensity uses (likely new citywide standards)
- iii) Neighborhood Corridor**
 - (a) None
- iv) Greenway Corridor**
 - (a) Tailor development to protect natural features, maximize and frame views, maintain pedestrian and bicycle access (GC-1, GC-2, GC-3) (make this a general citywide standard)
 - (b) Truckee River: Maintain 50-foot setback on either side of river (GC-4)
 - (c) Public Spaces (GC-5)
 - (i) Incorporate active and passive public spaces as part of future development along greenway corridors
 - (ii) (may be unnecessary with citywide dedication requirements)

EMPLOYMENT AREA

A) APPLIES TO THE FOLLOWING DISTRICTS

- i) I: Industrial
- ii) IC: Industrial Commercial
- iii) MA: Mixed-Use Airport
- iv) ME: Mixed Employment

B) GENERAL STANDARDS

- i) [*General note: many if not most of these general standards for employment areas will be addressed by new general citywide standards.*]
- ii) Site Layout and Development Pattern**
 - (a) Natural Features (DGEA-G1)
 - (a) Design site to protect natural features. Cluster buildings to minimize loss of natural features and open space.
 - (b) Building Orientation (DPEA-G2)
 - (a) Organize buildings to frame streets and other public areas
 - (c) Parking, Loading, and Storage (DPEA-G3)
 - (a) Place surface parking to side or rear of buildings where feasible
 - (b) Screen parking along street edge (may be unnecessary following drafting of general citywide parking design standards)
- iii) Circulation and Access**
 - (a) Complete Streets (DPEA-G4)
 - (a) Design streets with multiple travel modes in mind (may be unnecessary if overlap with general citywide street design standards)
 - (b) Residential Compatibility (ILA-3, ATA-5)
 - (a) Concentrate taller buildings away from residential properties
 - (b) Mitigate noise, other impacts (may be unnecessary with new residential adjacency standards)
 - (c) Pedestrian/Bicycle Connectivity (DPEA-G5, DPEA-G8, ATA-9)
 - (a) Provide on-site pedestrian and bicycle circulation from parking areas and transit stops to building entrances

- (b) Provide direct pedestrian/bicycle access to surrounding neighborhoods; support creation of continuous network for pedestrian/bicycle travel
- (d) Transit Stops and Facilities (DPEA-G6)
 - (a) Integrate transit stops into overall design where concentrations of activity exist or are planned
- iv) Building Design and Character**
 - (a) Parking Structures (DPEA-G12)
 - (a) Design to be compatible with scale and architectural character of buildings they serve

C) DISTRICT-SPECIFIC STANDARDS

i) I and IC Districts

- (a) Residential Compatibility (ILA-3)
 - (a) Concentrate taller buildings away from residential properties
 - (b) Mitigate noise, other impacts (may be unnecessary with new residential adjacency standards)
- (b) Airport Compatibility (ILA-4, ILA-5)
 - (a) Require review of proposed development by airport authority
 - (b) Restrict development in airport encroachment zones that posts risks to flight safety or building occupants due to reflectivity or lighting
- (c) Varied Design (ILA-7)
 - (a) Require horizontal and vertical building articulation (continue citywide standards for industrial areas) (now this is required for industrial for front-facing façade only; four-sided design is required for commercial)
- (d) Parking location and Screening (IA-6)
 - (a) Place surface parking to side or rear of buildings where feasible.
 - (b) Screen parking along street edge (may be unnecessary following drafting of general citywide parking design standards)

ii) Mixed-Employment

- (a) Site-Specific Considerations (IA-3)
 - (a) Individual campus and facility master plans provide specific guidance for certain areas.
- (b) Varied Building Heights/Forms (IA-8)
 - (a) Incorporate varied building heights, forms
 - (b) Transitions building massing at district boundaries

iii) Mixed-Use Airport

- (a) Development Pattern (ATA-4, ATA-5)
 - (a) Organize uses so that aviation-related uses are closest to airfield, and so that intensive uses generally do not compromise adjacent uses.

NEIGHBORHOOD

A) APPLIES TO THE FOLLOWING DISTRICTS

- i) LLR2.5: Large-Lot Residential (2.5 acres)
- ii) LLR1: Large-Lot Residential (1 acre)
- iii) LLR.5: Large-Lot Residential (0.5 acres)
- iv) SF3: Single-Family Residential
- v) SF5: Single-Family Residential
- vi) SF8: Single-Family Residential

- vii) SF14: Single-Family Residential
- viii) MF14: Multi-Family Residential
- ix) MF21: Multi-Family Residential
- x) MF30: Multi-Family Residential

B) GENERAL STANDARDS

i) Site Layout and Development Pattern

- (a) Relationship to Roadways (N-G1, N-G2)
 - (a) Orient buildings and lots to minimize impact of streets on neighborhood character and safety.
 - (b) Cluster buildings away from freeways with at least 30 foot setback.
- (b) Varied Streetscape Character (N-G3, N-G4)
 - (a) Vary home designs (façade treatment, housing type, garage orientation, setbacks)
- (c) Minimize Front Parking (N-G5)
 - (a) Continue to disallow parking in front of primary structure unless in driveway.
- (d) Multi-Family Building Orientation (N-G7)
 - (a) Orient primary entrance and façade toward primary streets.
- (e) Streetscape (N-G8)
 - (a) Continue to enforce city current standards to improve streetscape character, including landscaped parkways, underground utilities, detached sidewalks, LID features, other street amenities. Incorporate where possible.

ii) Circulation and Access

- (a) Street and Block Patterns (N-G9, N-ON3)
 - (a) Design new neighborhoods to create interconnected local streets with short walkable blocks. Discourage cul-de-sacs, other dead-ends, unless warranted by topography or other site conditions and alternative pedestrian connections are provided. (make citywide general standards)
 - (b) Existing street grid and lot patterns should be preserved to maximum extent feasible (N-CN1, N-CN2)
- (d) Complete Streets (N-G11)
 - (i) Design streets with multiple travel modes in mind (continue current citywide street design standards)
- (e) Pedestrian/Bicycle Connectivity (N-G12, N-FN10, N-FN11)
 - (i) Provide on-site pedestrian and bicycle circulation from parking area, sidewalks, and transit stops to building entrances
 - (ii) Provide direct pedestrian/bicycle access to surrounding neighborhoods from adjacent nonresidential; support creation of continuous network for pedestrian/bicycle travel
 - (iii) Minimize use of walls and other barriers that hinder pedestrian/bicycle connectivity (N-G13)
 - (iv) Where applicable, provide connections to public lands and open spaces at urban/rural interface (N-FN9)
- (f) Access
 - (i) Continue to require secondary street access in hillside neighborhoods

iii) Community Amenities and Services

- (a) Outdoor Gathering Spaces (N-G14, N-G15, N-G17)

- (a) For large new projects, require easily accessible outdoor gathering spaces such as pocket parks, gardens, pools. Provide a range of options that would comply. Allow fee in lieu also.
- (b) Continue to use existing dedication requirements to incorporate greenways and other open space into design of new neighborhoods.

vii) **Community Character and Design**

[Note: Generally, standards should focus on site design, building placement, orientation, bulk, etc more than architectural style.]

[Note: The code update project involves overall changing of the massing criteria to increase development potential on the ground floor through setback reductions and tightening up floor area on upper floors through stepback requirements. Specific standards vary by district and are included in the draft Chapter 18.02, Zoning Districts.]

- (a) Varied Building Design, Housing Types (N-G21, N-G22, N-G23, N-CN5, N-ON1)
 - (a) Require variation in home design to avoid identical buildings
 - (b) Avoid abrupt changes in residential densities
 - (c) Require mix of housing types in new neighborhoods
- (b) Building Design
 - (a) Orient buildings consistent with existing structures (N-CN6)
 - (b) To extent feasible, new development should be designed to fit in with surrounding buildings, incorporating similar heights, lot coverages, and widths in its design (N-NC7)
 - (c) Require articulation to minimize blocky and blank building forms (N-NC7)
 - (d) Establish height/setback standards for infill within and adjacent to single-family zones. This would reduce building envelopes for above-ground floor construction in single-family districts and would help minimize concerns about large homes looming over older homes in established neighborhoods. This primarily focuses on side yards and could be relaxed with consent of the neighbor. (N-CN8)
 - (e) Require a building stepback so 35-foot heights could not extend all the way to the 10-foot front setback in single-family districts. This would be a prominent new design standard for single-family districts. A less stringent height/setback may also be appropriate for side yards in the mixed residential districts. (N-CN8)
 - (f) Match garage/parking location to existing patterns. (N-CN10)
 - (g) The definition of “infill” should be reconsidered. Generally, new standards for infill/redevelopment for central neighborhoods will be based on existing district-specific standards for the Wells Avenue Neighborhood Planning Area and the West University Neighborhood Planning Area. Examples of standards from these areas to carry forward more broadly include standards for architectural variety, alley homes, and garage design.
 - (h) Renovations and additions should include features (finishes, massing, roof forms, etc.) that complement original dwelling (N-CN4)
- (c) Hazard Mitigation (N-FN12-16)
 - (a) In the short-term as part of the current project, consider codifying WUI standards currently being applied by fire officials (based on state requirements). Continue requiring identification of the wildland-urban interface (WUI) on tentative maps.

- (b) As part of a future project, identify areas in coordination with fire officials within which a heightened level of protective standards apply. Such areas may not necessarily correspond to the districts established in the Master Plan’s structure plan.
 - (i) In identified hazard areas, require identification and maintenance of defensible space
 - (ii) Utilize fire-resistant vegetation and landscaping materials

C) DISTRICT-SPECIFIC STANDARDS

i) Central Neighborhood

- (a) Multi-family: Design smaller-scale multi-family buildings to appear as or complement single-family homes through stepbacks, articulation, variations in massing, etc. (N-CN9)

ii) Outer Neighborhood

- (a) Transitions to County/Open Space (N-ON4)
 - (a) Promote site designs sensitive to and with appropriate transitions to unincorporated county and open space.
- (b) Cluster Development (N-ON5)
 - (a) Cluster homes on site to preserve open space, view corridors, etc.

iii) Foothill Neighborhood

- (a) Cluster Development (N-FN1)
 - (a) Cluster homes on site to preserve open space, view corridors, etc.
- (b) Site Design to Protect Natural Features (N-FN2, N-FN-3, N-FN-4)
 - (a) Require grading to fit site rather than requiring extensive modifications, cut-and-fill slopes, retaining walls, etc.
 - (b) Minimize impacts on viewsheds. (N-FN5)
 - (c) Preserve and incorporate existing drainages. (N-FN6)
 - (d) Identify and incorporate wildlife corridors into neighborhood design. (N-FN7)
 - (e) (All will be covered by citywide grading or other natural resource protection standards)
- (c) Transitions to County/Open Space (N-FN8)
 - (a) Promote site designs sensitive to and with appropriate transitions to unincorporated county and open space.