## 1. Introduction - Principles of Plan

- 1.0 Introduction
- 1.1 Principals of the Plan
- 1.2 Environment
- 1.3 Transportation
- 1.4 Development Patterns
- 1.5 Compliance with Growth Management Plan

## 2. LEGAL DESCRIPTION OF SITE AND OWNERSHIP

### 3. REGULATORY PLAN

- 3.1 Context Plan
- 3.2 Regulatory Plan
- 3.3 Existing Buildings to Remain
- 3.4 Compatible Land Use with Surrounding Neighborhoods
- 3.5 Connections to Existing Streets in Surrounding Neighborhood
- 3.6 Environmental Framework/Open Space System
- 3.7 Transportation Framework- Major Streets
- 3.8 Transportation Framework- Recreational Bikeways
- 3.9 Transit Routes
- 3.10 Village Center Core
- 3.11 Village Center General
- 3.12 Campus District Overlay
- 3.13 Neighborhood Centers
- 3.14 Neighborhood General
- 3.15 Park Edge Overlay
- 3.16 Civic Sites
- 3.17 Land Use Program Summary
- 3.18 General Notes

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# 4. Environmental/ Open Space Development Standards

- 4.0 Introduction
- 4.1 Open Space Responsibilities
- 4.2 Comprehensive Parks & Recreation Master Plan
- 4.3 Village Green and Harbor
- 4.4 Neighborhood Parks
- 4.5 Resource-Based Parks
- 4.6 Activity-Based Parks
- 4.7 Landscaping & Vegetation Protection
- 4.8 Protecting Trees & Native Plant Communities
- 4.9 Improving Environmental Quality
- 4.10 Promoting Water Conservation
- 4.11 Providing a Haven for Wildlife
- 4.12 Protecting Endangered & Threatened Plant Species & Habitats
- 4.13 Buffers and Visual Screening
- 4.14 Native Landscape
- 4.15 Lake Connection

### 5. Transportation Standards

- 5.0 Introduction
- 5.1 Local Streets
- 5.2 On-Street Parking
- 5.3 Sidewalks
- 5.4 Street Lighting
- 5.5 Street Furnishings
- 5.6 Traffic Calming
- 5.7 Street Trees
- 5.8 Median Planting
- 5.9 Boulevard Locations/ Standards
- 5.10 Village Center Street Locations/ Standards
- 5.11 Residential Street Locations/ Standards
- 5.12 Alley Standards
- 5.13 Street Pavement Section Design Standards
- 5.14 Trip Generation
- 5.15 Transit Analysis



# 6. VILLAGE CENTER CORE DEVELOPMENT STANDARDS

- 6.1 Key Elements
- 6.2 Illustrative Village Center Program
- 6.3 Development Block
- 6.4 Development Standards
- 6.5 Architectural Standards
- 6.6 Landscape Standards
- 6.7 Permitted Uses
- 6.8 Prohibited Uses
- 6.9 Parking

### 7. VILLAGE CENTER GENERAL DEVELOPMENT STANDARDS

- 7.1 Key Elements
- 7.2 Development Block
- 7.3 Development Standards
- 7.4 Architectural Standards
- 7.5 Landscape Standards
- 7.6 Permitted Uses
- 7.7 Prohibited Uses
- 7.8 Parking

# 8. NEIGHBORHOOD CENTER DEVELOPMENT STANDARDS

- 8.1 Key Elements
- 8.2 Development Standards:
- 8.3 Architectural Standards
- 8.4 Landscape Standards
- 8.5 Permitted Uses
- 8.6 Prohibited Uses
- 8.7 Parking

### 9. NEIGHBORHOOD GENERAL DEVELOPMENT STANDARDS

- 9.1 Key Elements
- 9.2 Development Block
- 9.3 Development Standards
- 9.4 Architectural Standards
- 9.5 Landscape Standards
- 9.6 Permitted Uses
- 9.7 Prohibited Uses
- 9.8 Parking



## 10. CAMPUS DISTRICT OVERLAY DEVELOPMENT STANDARDS

- 10.1 Key Elements
- 10.2 Development Standards
- 10.3 Architectural Standards
- 10.4 Landscape Standards
- 10.5 Permitted Uses
- 10.6 Prohibited Uses
- 10.7 Parking

### 11. Infrastructure and Stormwater Management Plan

- 11.1 Stormwater Master Plan
- 11.2 Utilities

## 12. REGULATORY PROCESSES

- 12.1 Application of Regulations
- 12.2 Neighborhood Plan and Design Guideline Approval
- 12.3 Subdivision Plots
- 12.4 Individual Sites: Site Design and Building Review Process
- 12.5 Impact Fees
- 12.6 Building Permit Fees
- 12.7 Concurrency
- 12.8 Default Districts
- 12.9 Plan Amendment Process
- 12.10 Community Association

Exhibit 12-A: Platting Process

Exhibit 12-B: Changes

#### 13. **DEFINITIONS**

### 14. APPENDIX A. VILLAGE CENTER GUIDELINES

Village Center Character

**Building Placement** 

Orientation to the Street

Placement of Entrances

**Building Expression** 

**Parking Locations** 

Parking and Service Access

Service Location



## 15. APPENDIX B. OFFICE BUILDING GUIDELINES

Office Building Character

**Building Placement** 

Orientation to the Street

Placement of Main Entrances

**Building Expression** 

**Parking Locations** 

Parking & Service Access

Service Location

# 16. APPENDIX C. CIVIC BUILDING GUIDELINES

**Elementary School** 

Proposed Middle School Relocation

**Building Expression** 

# 17. APPENDIX D. ATTACHED HOUSING GUIDELINES

**Building Placement** 

Orientation to the Street

Placement of Main Entrances

**Building Expression** 

**Secondary Structures** 

Mixing Project Types

Parking

Corner Conditions

Trash, Waste & Recycling Containers

**Swimming Pools** 

Attached Housing (AH-1) Example

Attached Housing (AH-2) Example

Attached Housing (AH-3) Example

Attached Housing (AH-4) Example



# 18. APPENDIX E. DETACHED HOUSING GUIDELINES

**Building Placement** 

Orientation to the Street

Driveways

Garage Doors

**Accessory Units** 

Trash, Waste & Recycling Containers

**Swimming Pools** 

Detached Housing (DH-1) Example

Detached Housing (DH-2) Example

Detached Housing (DH-3) Example

### 19. APPENDIX F. GENERAL ARCHITECTURAL STANDARDS

Roof

Windows and Doors

Walls

**Details** 

### 20. APPENDIX G. GENERAL LANDSCAPING STANDARDS

Landscape and Vegetation Standards

Conceptual Plant Palette

Planting Details

