

ARTICLE 8. SITE STANDARDS

DIVISION I. DESIGN STANDARDS

SUBDIVISION 1. INTRODUCTION TO DESIGN STANDARDS

Sec. 8.010. Purpose and Intent.

The purpose and intent of the design standards is to:

- A. Protect property values, enhance community appearance, and preserve neighborhood character.
- B. Enable developers to create more attractive, efficient, sociable, and pedestrian-friendly living, shopping, and working environments.
- C. Increase beauty and quality of life by improving the character of building exteriors and surroundings.
- D. Increase public infrastructure efficiency through mixed uses and efficient densities.

Sec. 8.0120. Applicability.

- A. The design standards are provided as a tool to be used by developers and property owners intending to improve or modify their property. These standards reflect ~~both required and optional~~ standards of design that the City ~~would like to see implemented for~~ **will use to guide and evaluate development proposals.** ~~developments within the City.~~ All proposed development will be reviewed in accordance with these regulations and in conjunction with **all applicable sections of this UDO.**
 - 1. ~~Article 2, including modifications allowed upon approval of a preliminary development plan as provided in Section 2.370;~~
 - 2. ~~Article 5, which contains land use and lot dimension regulations for each zoning district;~~
 - 3. ~~The standards for parking, signage, and landscaping contained in Divisions II and III of this article and Article 9 of this chapter; and~~
 - 4. ~~The standards in the Design and Construction Manual.~~
- B. ~~The design standards are to apply to all districts within the City, with the exception of the AG Agricultural District, RDR Rural Density Residential District, RLL Residential large lot and R-1 Single Family Residential District or special uses that are specifically exempt in Division III of Article 6.~~

Sec. 8.020. Purpose.

~~This division describes the specific design requirements and alternatives that should guide development in the City. The purpose of the following design standards is to:~~

- A. ~~Protect property values, enhance community appearance, and preserve neighborhood character.~~

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- ~~B. — Enable developers to create more attractive, efficient, sociable, and pedestrian-friendly living, shopping, and working environments.~~
 - ~~C. — Overcome the traffic problems, the nuisance factors, and the non-elastic characteristics that are inherent in single-use zoning districts.~~
 - ~~D. — Increase beauty and quality of community life by improving the character of building exteriors and surroundings.~~
 - ~~E. — Increase public infrastructure efficiency through mixed uses and efficient densities.~~
 - ~~F. — Increase beauty and quality of employees' working and leisure-time experiences by improving the pedestrian environment and exterior building character in office, commercial, and industrial districts.~~