

Issue #1: Site Design Impacts on Character and Walkability

Description of Issue

Zoning impacts what our community looks like. Specifically, site design regulations in zoning codes are an important factor in whether our community is walkable, compact, with an interconnected network of streets and a mix of uses or comprised of less intense, separated uses that favor the automobile. Site design refers to the location of buildings and parking on a development site.

We want to ensure that the urban, walkable character of our core neighborhoods is maintained. In addition, there may be some areas of the city that the community would like to see transformed from more auto-oriented to more pedestrian-oriented. In order to maintain urban character and promote transformations the zoning regulations need to change, especially those rules related to site design.



Above: Street trees, wide sidewalks, pedestrian-scaled lighting, and welcoming facades.



Below: Drive-through located in front of building façade, auto-oriented lighting.

What approaches interest you?

Possible Approach	Interested	Not Interested
Limit the number and location of curb cuts across sidewalks for vehicular access, especially when an alley exists, in order to limit pedestrian and vehicle conflicts		
In urban, walkable neighborhoods, require auto-oriented businesses to place gas pumps, garage doors, and drive-throughs to the rear of the building		
Citywide, require auto-oriented businesses to place gas pumps, garage doors, and drive-throughs to the rear or side of the building		
Citywide, position the building close to the sidewalk to create pedestrian-scaled areas		
Citywide, locate parking behind the building, and in limited cases to the side of the building so that pedestrians walk past livelier shops and offices and not parking spaces		

Relationship to the City’s Comprehensive Plan, EnvisionCR

Guiding Principles

- Create a healthy and desirable place to live.
- Connect all parts of the city. Integrate land uses and encourage pedestrian-scaled design.
- Provide efficient urban services.

Goals

- **StrengthenCR Goal 2.** Improve the quality and identify of neighborhoods and key corridors.
- **GrowCR Goal 1.** Encourage mixed-use and infill development.
- **ConnectCR Goal 4.** Improve the function and appearance of our key corridors.

