

CHAPTER 3 — Community Design Standards

Chapters:

- 3.0 Design Standards Administration
- 3.1 Access and Circulation
- 3.2 Landscaping, Street Trees, Fences and Walls
- 3.3 Parking and Loading
- 3.4 Public Facilities
- 3.5 Surface Water Management
- 3.6 Other Site Design Standards
- 3.7 Sensitive Lands
- 3.8 Signs

Chapter 3.0 - Design Standards Administration

Sections:

3.0.100 Design Standards - Purpose

3.0.200 Design Standards - Applicability

3.0.100 Design Standards - Purpose

The following provisions describe how the Community Design Standards (Chapter 3) are intended to be applied and the relationship between Chapter 3 and the supplemental design standards for specific land uses and building types contained in Chapter 2.

3.0.200 Design Standards - Applicability

The standards in Chapter 3 are applied based on whether a project is classified as a *Major Project* or a *Minor Project*. In addition, each chapter of Chapter 3 contains “applicability directions.” In general, the chapters are applied as follows:

- A. Major Project.** Major projects, including developments that require Site Design Review (Chapter 4.2), Land Division approval (Chapter 4.3), Master Planned Development (Chapter 4.5), and amendments to the Comprehensive Plan or Zoning Map (Chapter 4.7), must conform to the applicable sections of:
- Access and Circulation (Chapter 3.1)
 - Landscaping, Street Trees, Fences and Walls (Chapter 3.2)
 - Parking and Loading (Chapter 3.3)
 - Public Facilities (Chapter 3.4)
 - Surface Water Management (Chapter 3.5)
 - Signs (Chapter 3.6)
 - Sensitive Lands (Chapter 3.8)
- B. Minor Project.** Minor projects are small developments and land use actions that require only Land Use Review or Conditional Use approval (no site design review). The following chapters generally apply; however, individual sections will not apply to some projects.
- Access and Circulation (Chapter 3.1)
 - Landscaping, Street Trees, Fences and Walls (Chapter 3.2)
 - Parking and Loading (Chapter 3.3)
 - Surface Water Management (Chapter 3.5)
 - Signs (Chapter 3.6)
 - Sensitive Lands (Chapter 3.8)
- C. Non-Conforming Situations.** See Chapter 5.3 for provisions related to non-conforming uses and developments.