

Growth Center Community Planning

Urban Design Overlay Districts

This term refers to an overlay ordinance that does NOT change the underlying zoning category, i.e. all permitted uses remain the same, but rather imposes additional requirements relating to concerns such as greenspace, landscape, and architectural features.

The purpose of an Urban Design Overlay District is to provide requirements and/or incentives intended to protect a specific resource or area and encourage development to a desired standard of aesthetic quality.

Urban Design Corridors

This district is defined as an overlay that provides for a superior environment through harmony and compatibility of development over the length of a major transportation corridor

Features of an Urban Design Overlay District or Corridor may include:

Transportation Design elements

Bicycle, Pedestrian, Transit

Provide safe and attractive thoroughfares for those who need or choose to walk or bike

Landscape Buffers

Screen buildings and parking lots

Protect pedestrians

Reduce heat produced by pavement

Building Articulation

Mitigates visual, physical impact of large buildings

Building Materials

Help new construction blend in with surrounding environment

Parking lot improvements

Reduce environmental effects of run-off

Reduce heat generated by pavement

Increase bicycle and pedestrian safety

Lighting

Design, including height

Direction

Signage

Materials

Design, including size

Placement

