

Chapter 135. Planning

ARTICLE 3. LARGE-SCALE DEVELOPMENT

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Generally

135-3.1 Generally

3.1.1 INTENT

These regulations are intended to regulate large parcels or a combination of parcels in a single development on an incremental basis to result in an overall system of walkable streets and blocks, smaller-scaled open spaces, and a mix of uses and building forms within the larger context of an area.

Specifically, these regulations are intended to:

- A.** Create cohesion between disparate developments that share property lines or street frontage.
- B.** Introduce new streets through large development sites to create a system of smaller development parcels.
- C.** Require connectivity between development sites to blur the lines between one development and another and result in a cohesive area.
- D.** Require open spaces based on development size and type that, when combined with other developments, will result in a system of smaller spaces distributed throughout the larger area.
- E.** Create nodes of commercial activity within a development or established from combinations of mixed-use developments on separate parcels.

3.1.2 APPLICABILITY

- A.** The following development sites are required to meet these regulations.
 - 1. 5 Acre Developments. All developments on a single parcel or a combination of parcels that is a total of 5 acres or more, except those designated as an N1, N3, N5, I, or P district.
 - 2. Designated Areas. All developments that fall within one of the Large Scale Development sites designated on the zoning map.
 - 3. The community development director is authorized to require submittal of a Large-Scale Development for developments that do not meet the criteria of A.1 or A.2, when the director determines that a Large-Scale Development plan is necessary to meet the intent of [135-3.1.1](#).
- B.** For the purposes of Large-Scale Developments, the following shall be included:
 - 1. All adjacent and abutting land under similar ownership;
 - 2. All adjacent and abutting parcels that are anticipated to be developed within 10 years of

submittal; and

- 3. All parcels considered to be part of the same development or phases of a development.

3.1.3 ILLUSTRATIONS

[Figure 3.5-A](#) and [Figure 3.5-B](#) illustrate examples of new street, block, and zoning district configurations fulfilling the requirements for a Mixed-Use Large-Scale Development. Illustrations are provided to convey the intent of these regulations and are not required outcomes for the parcels shown.

3.1.4 RELIEF

- A. Exemption.** An exemption from the Large-Scale Development requirements may be applied for as a Type 2 exception if all of the following applies:
 - 1. The proposed development does not include new streets;
 - 2. The proposed development does not require rezoning;
 - 3. The proposed development is consistent with the current comprehensive plan; and
 - 4. Either the proposed development does not abut any other future development or redevelopment sites or the parcel shape limits the ability of introducing a new street.

- B. Exceptions.** Exceptions to specific requirements are listed within each section.

3.1.5 APPROVAL PROCESS

The following outlines the process required, in order of occurrence.

- A. Pre-Application Conference.** A pre-application conference with a conceptual site plan is required for each large-scale development. The conceptual site plan shall illustrate the following:
 - 1. Site survey of all existing utilities, streets, significant trees, and buildings.
 - 2. Conceptual location of proposed streets, blocks, primary street designations, proposed open spaces.
 - 3. Proposed zoning district locations based upon the conceptual street and block locations.
 - 4. Approximate locations of proposed buildings, parking, service locations, and drive entrances as well as the orientation of the buildings (front door locations).
- B. Subdivision Platting.** Based upon the pre-application conference, the requirements of the

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Generally

Illustration shows an option for 3 Mixed-Use Large-Scale Developments in this area. OR another option would be for both developments to occur under a single Large-Scale Development with control of all of the parcels.

Review Note: these development sites fall mostly within the flood hazard zone, so will not be available to develop as shown. Will submit another development site for illustration.

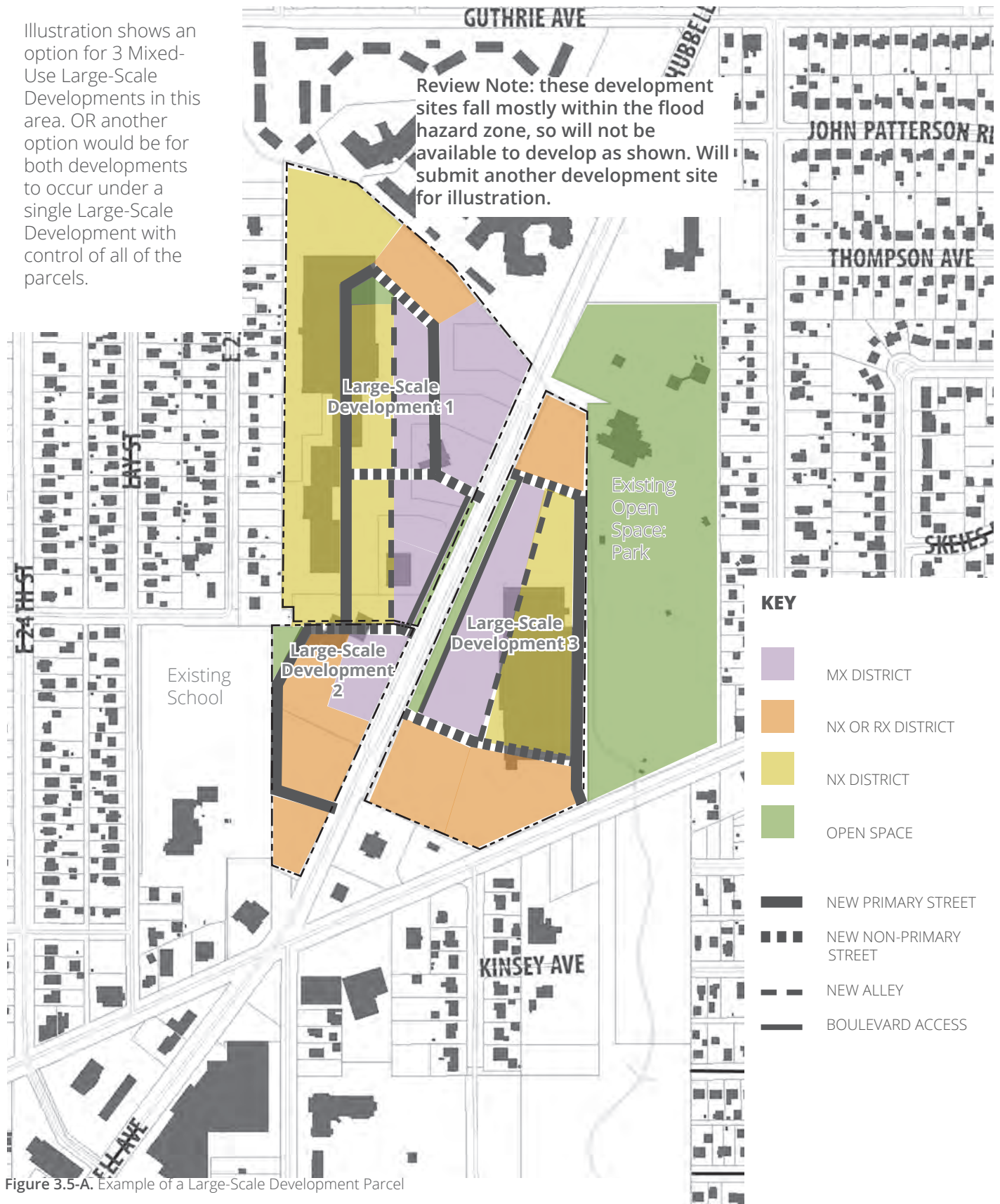


Figure 3.5-A. Example of a Large-Scale Development Parcel

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Generally

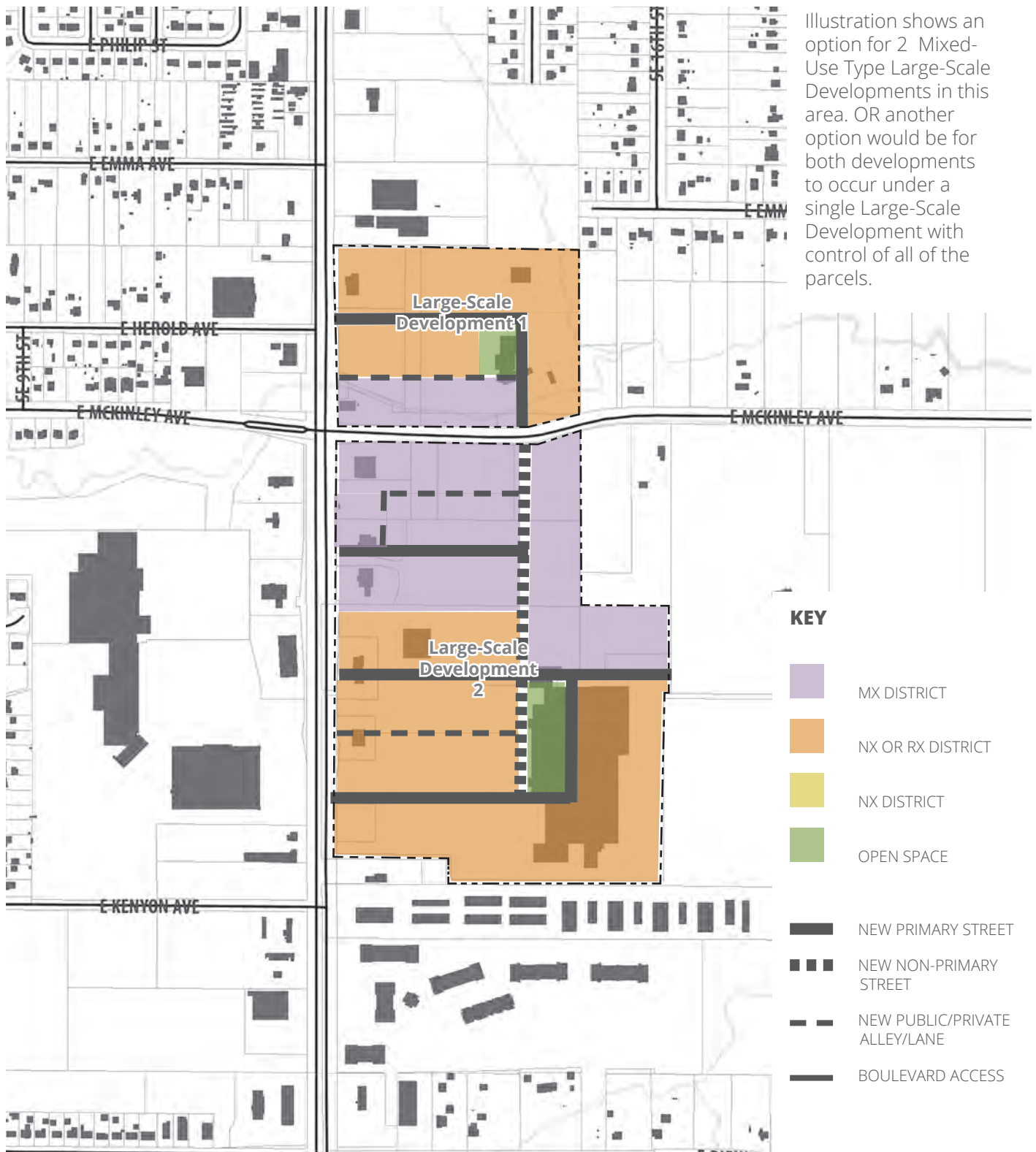


Illustration shows an option for 2 Mixed-Use Type Large-Scale Developments in this area. OR another option would be for both developments to occur under a single Large-Scale Development with control of all of the parcels.

Figure 3.5-B. Example of a Large-Scale Development Parcel

Large-Scale Development regulations, and the general subdivision regulations per Chapter 106, the subdivision platting process is required per Article II of Chapter 106.

required for each parcel to be developed within the Large-Scale Development based upon the zoning district and applicable requirements. Multiple parcels may be submitted together as one site plan.

1. Regulations for anticipated building types shall be considered when setting block depth and width to avoid the need for variances or exceptions.
2. Private streets, where permitted by the city, require private rights-of-way per the city's street typologies defined in the most current city's Transportation Master Plan.¹
3. Streets and blocks shall meet the requirements of [135-3.2](#).
4. Open space shall meet the requirements of [135-3.5](#). Open space shall either be dedicated or an easement/deed restriction established.
5. Subdivision Platting and rezoning shall be reviewed and approved concurrently.
6. Implementation of the conceptual site plan may be phased, submitted as separate subdivision plats; however, the rezoning area shall match the subdivision area.

C. Rezoning. Rezoning of the parcel may be required based upon the type of development and the requirements of this article.

1. Proposed Zoning Districts shall meet the requirements of [135-3.4](#) and any other requirements of Chapters 134 and 135.
2. Primary street designations shall be mapped separately and submitted in the rezoning process for inclusion on the city's Primary Streets Map.
3. Subdivision Platting and rezoning shall be reviewed and approved concurrently.
4. Proposed open space shall be zoned with the P1 designation.
5. Implementation of the conceptual site plan may be phased, i.e. submitted as separate rezonings; however, the rezoning area shall match the subdivision area.

D. Time Limit. If no construction has occurred within 5 years of the subdivision approval, the plat shall be considered void and the rezoning shall be reversed.

E. Site Plan Review. After approval of both the subdivision plat and the rezoning, site plan review is

¹ Need to figure out a way to address street type without the master plan adopted. .

135-3.2 Streets and Blocks

3.2.1 BLOCKS AND ACCESS

Each development shall contribute to an interconnected system of streets and blocks through the following requirements.

A. Maximum Block Size. Streets shall be located to result in the following block requirements.

1. For MX and DX districts, maximum block face length shall be no more than 400 feet in length.
2. For all other districts, maximum block face length shall be no more than 600 feet.
3. The maximum perimeter of any block shall be 1,600 feet.²
4. Blocks may be split at the development boundary between the submitted development and an abutting site.
 - a. The function of the full block shall be considered to allow completion on the abutting site.
 - b. The partial block shall meet and the full block shall be able to meet the requirements of this section, [135-3.2](#).
 - c. Blocks shall be located on the site to allow full completion, so that rears of parcels do not front a street.
5. Streets shall connect and continue existing streets from adjoining areas.
6. Type 1 design exceptions for block size and street location may be applied for per XXX and under the following conditions:
 - a. The inclusion of a CX district requires a deeper block to allow parking on the interior.
 - b. Natural constraints, such as waterways, slopes, or other natural features, exist precluding the location of a new street.
 - c. Abutting development conditions affect the develop-ability of the applicable site.
 - d. Study of the extension of the system of streets and blocks illustrates an adjustment to the requirements of the site.

B. Access Points. An access point is a new street connecting to an existing street or a new street on an abutting site.

² Recommend expanding this to 1800 feet with the MX district block face separate requirement.

1. A minimum of two access points shall be provided for each development.
2. A minimum of one access point is required per every 1,600 feet of the perimeter of the Large-Scale Development. A type 1 design exception may be applied for a reduction in the number of access points on the perimeter.
3. Temporary dead end streets or stub streets are permitted at an abutting property boundary to allow for future connection.

C. Block and Lot Configuration. The shape of blocks and lots shall be generally rectangular in order to accommodate typically rectilinear buildings, but may vary due to natural features or site constraints.

1. Blocks shall typically be two lots deep with the exception of blocks containing open space.
2. Double frontage lots shall be avoided; the rear of lots shall not front streets. Refer to [135-3.3](#) for primary street designation and frontage requirements for lots.
3. Blocks shall be fronted with lots or buildings on at least two faces, preferably on the longest street faces.
4. All lots shall have full width frontage along a street unless otherwise specified in building type requirements.
5. Flag lots are prohibited.
6. The configuration of the blocks shall consider alley inclusion required per [135-3.2.3](#).
7. Blocks may include existing lots within an existing district.
8. Lots and blocks shall be oriented for maximum feasible energy efficiency, depending on the building type. For example, block orientation along an east-west longitudinal axis will encourage development of long buildings oriented along an east-west axis, with smaller east and west facing facades, able to take advantage of passive solar technology.

3.2.2 STREETS

A. Cul-de-Sacs and Dead End Streets. Cul-de-sac and dead end streets require a type 1 design exception and are permitted only when necessitated by natural features or site constraints, including but not limited to rail corridors, waterways, or highways. If allowed, pedestrian connections through the cul-de-sac may be required.

B. Open Space. Where practicable, open space and school lots, existing and new, shall be fronted with streets to provide more visibility and access..

C. Base Street Requirements. The base street type³ is illustrated in [Figure 3.5-C](#). The community development director and the city engineer may require additional street right-of-way or configuration based on existing context and circulation needs. The base street defines the minimum components of any new full street on the interior of the development and includes the following:

1. On-Street Parking. On-street parallel parking shall be provided on both sides of all new streets through MX, RX, CX, and EX districts.

Back-in, angled parking is acceptable in lieu of parallel parking. In N or NX district, on-street parking on one side of the street is permitted, though both sides is encouraged.

2. Streetscape. The minimum dimension required for streetscapes along non-residential ground stories is 16 feet, with a clear sidewalk width of at least 8 feet and an 8-foot furnishings zone. Along residential ground stories, the minimum is 13 feet with a clear sidewalk of at least 5 feet and a 8-foot landscape zone (parkway). See [135-5.6](#) in landscape for streetscape requirements.
3. Reduced Minimum Pavement. When only one lane of on-street parking is approved as a type 1 design exception, the minimum pavement width is 28 feet and the minimum right-of-way width is 54 feet.

³ will be updated with streets master plan

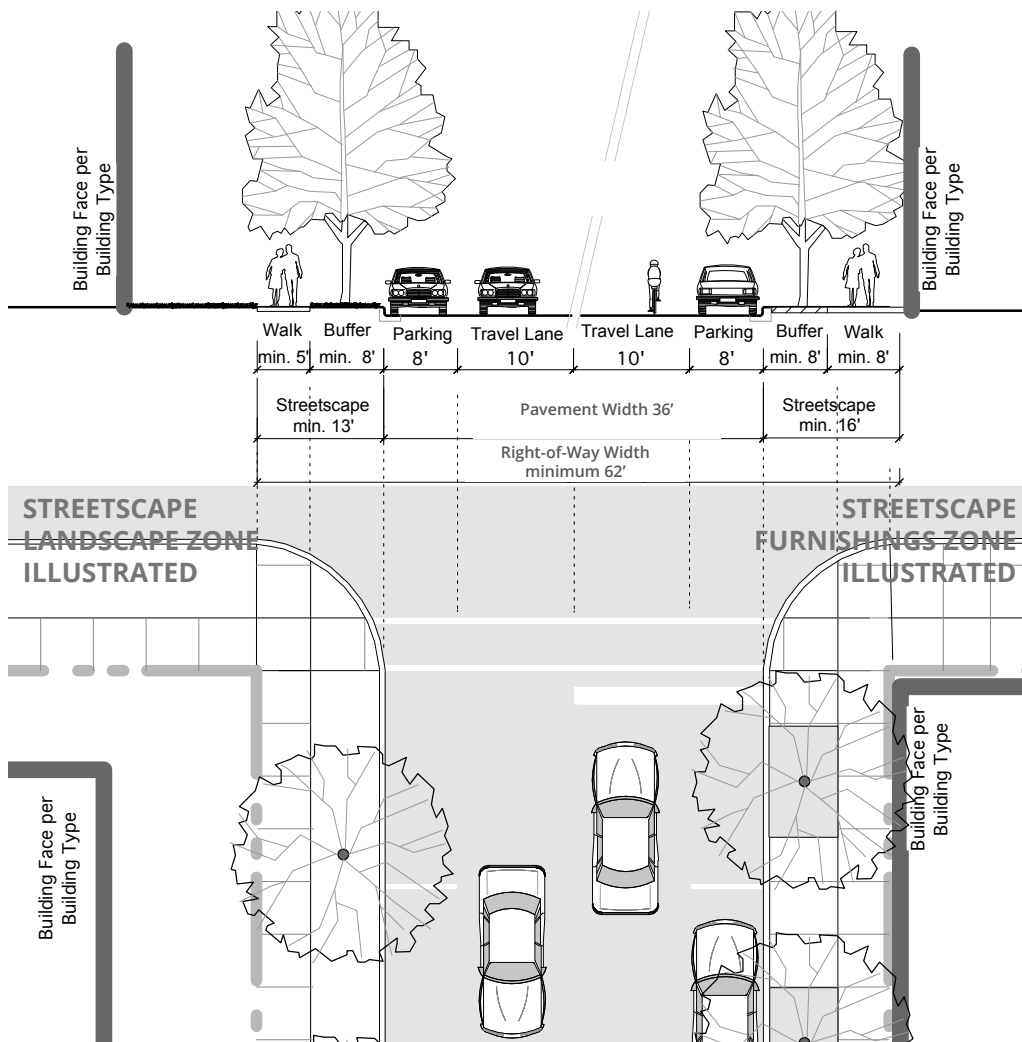


Figure 3.5-C. Base Street Diagram

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Streets and Blocks

4. A type 2 design exception may be approved for other street configurations.

D. Bicycle Accommodations. New streets with the development shall accommodate bicycle access per the city's most recent Bicycle Master Plan.⁴

3.2.3 ALLEYS OR LANES

Alleys or lanes (see Figure XX⁵) shall be provided through all blocks to provide vehicular access to all lots, except as follows:

- A.** Lots zoned with N and EX districts are not required to provide alleys or lanes.
- B.** MX and RX districts occupying less than a block face are not required to provide access via an alley or lane.
- C.** Parking drives and parking structure drives may serve as alleys/lanes if the drive is continuous through the block with at least 2 access points and serves all lots on the block.
- D.** Exception. A type 1 design exception may be approved per block with one of the following conditions:
 1. A single point of access is all that is required and a non-primary street is available for access.
 2. Natural or existing constraints limit the block depth and no more than 2 vehicular access points are required for the lots on the block.

3.2.4 VIEWS

Views down streets shall be considered when laying out streets and locating open space, parking, and buildings.

A. Rears of Buildings. The location of open space and streets shall not create views of the rear of buildings or parking behind buildings.

- B. Street Terminii.** When a street terminates at a parcel, the parcel shall be occupied by one of the following:
1. Open Space. If the parcel is open space, any open space type shall be utilized and a vertical element shall terminate the view. Acceptable vertical elements include, but are not limited to, a stand or group of trees, a sculpture, a gazebo or other public structure, or a fountain.
 2. Building. If the parcel is not utilized as an open space, the facade of a building, whether fronting a primary street or not, shall terminate the

view. The building shall incorporate one of the following treatments to terminate the view: a tower, a bay, or a courtyard.

3. Parking. In no case, shall a parking structure or a surface parking lot terminate a vista.

⁴ Need to revisit this per comment.

⁵ Insert basic alley/lane section drawing.

135-3.3 Primary Street Designation

The orientation and location of buildings on lots is determined by the primary street designation. Some building type requirements are specific to the primary street frontage.

3.3.1 PRIMARY STREET REQUIREMENT

A minimum of 50 percent⁶ of a combination of the new streets in the development and existing streets fronting the development shall be designated and treated as primary streets. A type 1 design exception may be applied for up to a 20 percent reduction in the minimum requirement for streets treated as primary.

3.3.2 PRIMARY STREET CONSIDERATIONS

- A. Building Frontage.** Primary streets shall be designated so that building lots front at least one primary street, except for up to 20 percent of the lots may front a non-primary street.
- B. Double-Frontage Lots.** At least 2 sides of double-frontage lots shall be designated as primary street.
- C. Driveways and Alleys/Lanes.** Driveways and alleys/lanes to lots shall not be located off a primary street, except when the parcel is fronted by more than two primary streets and/or there is no other alternative access.
- D. Major and Minor Streets.** When the development abuts a major or minor street⁷ as defined in [135-7.2.22](#), one of the following layouts shall be utilized to create slower, more accessible, and more walkable streets for fronting commercial or mixed-use buildings than the major street would provide:
1. Perpendicular. New primary streets shall be located generally perpendicular to existing major streets.
 2. Frontage Street. A new primary street shall be provided essentially parallel to the major street with a landscape buffer island separating the streets of at least 10 feet.

⁶ Explanation of 50%: Two opposing block faces should be primary. On a square block, 50% would be primary. On a typical rectilinear block more than 50% of the block will likely be primary, since the longest face usually is primary, providing front door access to the most buildings.

⁷ Replace this language once the TMP is adopted.

135-3.4 Zoning Districts

Large-Scale Developments shall be rezoned to include a mix of multiple districts upon the new street, block, and lot layout. The mix of new districts is determined by the type of Large-Scale Development and the type of Large-Scale Development is set by the existing zoning designation on the parcel prior to rezoning.

3.4.1 COMPREHENSIVE PLAN

Zoning districts applied to any Large-Scale Development shall be consistent with the city's most recent comprehensive plan.

3.4.2 DETERMINATION OF TYPE

- A. Existing Zoning Designation.** The type of Large-Scale Development applied to the site is determined by the existing zoning designation on the parcel. Refer to [Table 3.5-1](#) for the types.
- B. Multiple Designations.** Where multiple existing zoning designations exist within the limits of the Large-Scale Development, one of the following shall be met:
1. For all sites up to 30 acres, one of the development types allowed on the site may be utilized for the entire development.
 2. Multiple development types allowed on the site may be utilized for the development with a clear delineation on the conceptual site plan where each applies. All requirements shall be met for each type.
- C. Exception.** A Type 2 exception may be requested for a Large-Scale Development type with a different mix of zoning designations not represented in [135-3.4](#).

3.4.3 GENERAL REQUIREMENTS FOR NEW ZONING DISTRICTS**A. Location of MX Districts.**

1. DX, MX, and CX districts shall be located within 500 feet of any major or minor⁸ streets and not abutting any N district.
2. DX, MX, and CX districts should be clustered into areas of at least 10,000 square feet of net lot area or located linearly along an existing corridor.
3. DX, MX, and CX districts areas shall be uninterrupted and continuous. Permitted office

⁸ streets master plan will help designate these; defined in 135-8 definitions.

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Zoning Districts

districts may be located between shopping and residential areas.

to 10,000 square feet and for any maximum requirement up to 10,000 square feet.

B. General Layout of Districts.

1. The same districts shall generally face each other across streets, including existing districts. Similar districts within the same district category (MX, RX, N, NX) may be located adjacent or across the street with approval of the community development director.
2. More intense buildings and uses located on blocks with less intense buildings and uses shall be located on block ends.
3. Changes in districts shall generally occur at a rear lot line, at an alley, or at corner parcels.
4. N districts shall not be located along major streets as defined in [135-7.2.22](#).
5. A type 1 design exception may be requested for changes to the general layout of districts.

C. Minimum District Mix Requirements.

1. Each Large-Scale Development Type has minimum required amounts for certain districts.
2. Type 1 design exceptions may be applied for a reduction in any minimum requirement up

3.4.4 MIXED-USE LARGE-SCALE DEVELOPMENTS

Mixed-use Large-Scale Developments are required on applicable parcels (per [135-3.1.2](#)) with an MX or CX zoning designation on the zoning map. Refer to [Table 3.5-1](#) for the allowed zoning districts available for use in the Large-Scale Development.

A. MX1 District. A minimum of 40,000 square feet of area shall be zoned MX1 when the existing zoning is MX1. Refer to [135-3.4.3](#) for location and layout.

B. MX2 District. A minimum of 40,000 square feet of area shall be zoned MX2 when the existing zoning is MX2. Refer to [135-3.4.3](#) for location and layout.

C. MX3 District. When at least 120,000 square feet of MX1 district area is designated, a maximum of 40,000 square feet of MX3 district is permitted. Refer to [135-3.4.3](#) for location and layout.

D. CX District. When at least 120,000 square feet of MX district is designated, a maximum of 80,000 square feet of CX is permitted. A type 1 design exception may be requested for an additional component of CX on sites over 40 acres.

E. Minimum Required District Mix.

TABLE 3.5-1. TYPES OF LARGE-SCALE DEVELOPMENTS

Type	Existing Zoning District	Allowed Zoning Districts																		Refer to Section		
		DX2	DXR	MX1	MX2	MX3	CX	RX1	RX2	EX	N1a	N1b	N2	N3a	N3b	N3c	N4	N5	NX1		NX2	P1
Mixed-Use Development	MX1, MX3, CX			R		L	L	P								P		P	P	P	R	135-3.4.4
	MX2				R	L			P									P	P	P	R	
Office Park	EX, RX1, RX2			L				L		R									L	L	R	135-3.4.5
	RX1			L				R										L	P	P	R	
Mixed Residential	RX2			L					R*									L	P	P	R	135-3.4.6
	N, NX, A			L							P	P				P	P	P	P	R		
Neighborhood	N, NX, A			L							P	P				P	P	P	P	R	135-3.4.7	
	DX2	R	P			L			P										P	P		R
Downtown Neighborhood	DXR	P	R			L			P										P	P	R	135-3.4.4

R = Required per specific development type requirements in [135-3.4](#).
 P = Allowed or permitted per specific development type requirements in [135-3.4](#).
 L = Allowed but limited per specific development type requirements in [135-3.4](#).

1. Minimum Number of Districts. At least 2 districts are required for all development sites.
2. Minimum Required Residential Mix. With more than 3 gross acres of residential districts, at least 2 residential districts (RX, N, or NX) shall be designated.

F. Other Districts. Other districts are allowed per [Table 3.5-1](#).

G. P Districts. P districts shall be designated for open space as required in [135-3.5](#).

3.4.5 OFFICE PARK LARGE-SCALE DEVELOPMENTS⁹

Office Park Large-Scale Developments are required on applicable parcels (per [135-3.1.2](#)) with an EX zoning designation on the zoning map and permitted on parcels with an RX zoning designation on the zoning map. Refer to [Table 3.5-1](#) for the allowed zoning districts available for use in the Large-Scale Development.

- A. EX District.** A minimum of 120,000 square feet of area shall be zoned EX. Refer to [135-3.4.3](#) for location and layout.
- B. MX1 Districts.** The MX1 district, allowed per [Table 3.5-1](#), is limited to a node at one street intersection of no more than 40,000 square feet of area or 10 percent of the total net land area, whichever is greater. Refer to [135-3.4.3](#) for location and layout.
- C. Other Limited Districts.** Other districts allowed per [Table 3.5-1](#) are limited to less than 50 percent of the total land area.
- D. P Districts.** P districts shall be designated for open space as required in [135-3.5](#).

3.4.6 MIXED RESIDENTIAL LARGE-SCALE DEVELOPMENTS

Mixed Residential Large-Scale Developments are required on applicable parcels (per [135-3.1.2](#)) with an RX zoning designation on the zoning map. Refer to [Table 3.5-1](#) for the allowed zoning districts available for use in the Large-Scale Development.

- A. RX1 District.** A minimum of 80,000 square feet of area shall be zoned RX1 when the existing zoning is RX1. Refer to [135-3.4.3](#) for location and layout.
- B. RX2 District.** A minimum of 80,000 square feet of area shall be zoned RX2 when the existing zoning is RX2. Refer to [135-3.4.3](#) for location and layout.

⁹ Note that more than one district is not required for this type.

C. MX1 District. The MX1 district, allowed per [Table 3.5-1](#), is limited to a node at one street intersection of no more than 40,000 square feet of area or 10 percent of the total net land area, whichever is greater. Refer to [135-3.4.3](#) for location and layout.

D. N and NX Districts. N and NX districts are allowed per [Table 3.5-1](#). N districts are permitted only on developments over 15 acres in size.

E. P Districts. P districts shall be designated for open space as required in [135-3.5](#).

F. Minimum Required Residential Mix. With more than 5 gross acres of residential districts, at least 2 residential districts (RX, N, or NX) shall be designated and at least 2 building types shall be used.

3.4.7 NEIGHBORHOOD LARGE-SCALE DEVELOPMENTS

Neighborhood Large-Scale Developments are required on applicable parcels (per [135-3.1.2](#)) with an N, NX, or A zoning designation on the zoning map. Refer to [Table 3.5-1](#) for the allowed zoning districts available for use in the Large-Scale Development.

A. MX1 District. MX1 is allowed per [Table 3.5-1](#). Refer to [135-3.4.3](#) for location and layout.

1. For developments 40 acres or larger, a minimum of 20,000 square feet and a maximum of 40,000 square feet of MX1 shall be designated at an intersection [designated as a “mixed-use node” per PlanDSM.]¹⁰
2. For developments less than 40 acres, MX1 is limited to a single node at one street intersection of no more than 20,000 square feet of area or 10 percent of the total net land area, whichever is greater.

B. N and NX Districts. N and NX districts are allowed per [Table 3.5-1](#).

1. Unless the existing zoning is NX, NX districts are limited to no more than 30 percent of the total net land area.

C. Minimum Required Residential Mix.

1. For all developments, at least 2 residential districts (N or NX) shall be designated with each

¹⁰ Revisit these 2 regs: The 40 acre size assures a quarter mile distance to some sort of commercial, like a corner store, but may not result in the neighborhood nodes being in the location on PlanDSM. OR, as shown, tie them to the neighborhood MU nodes, but what if the development does not touch one? Would it be okay to not have any commercial within some of these really large greenfield areas?

Open Space Requirements

district constituting at least 20% of the land area.

2. For developments over 24 acres, at least 3 residential districts (N or NX) shall be designated with each district constituting at least 20% of the land area. At least one of the 3 districts shall be an NX district.

D. P Districts. P districts shall be designated for open space as required in [135-3.5](#).

3.4.8 DOWNTOWN NEIGHBORHOOD LARGE-SCALE DEVELOPMENTS

Downtown Neighborhood Large-Scale Developments are required on applicable parcels (per [135-3.1.2](#)) with a DX2 or DXR zoning designation on the zoning map. Refer to [Table 3.5-1](#) for the allowed zoning districts available for use in the Large-Scale Development.

A. DX2 District. A minimum of 40,000 square feet of area or 30 percent of the total net area, whichever is greater, shall be zoned DX2 when the existing zoning is DX2. Refer to [135-3.4.3](#) for location and layout.

B. DXR District. A minimum of 40,000 square feet of area shall be zoned DXR when the existing zoning is DXR. Refer to [135-3.4.3](#) for location and layout.

C. MX3 District. When at least 120,000 square feet of DX2 and/or MX2 district area is designated, a maximum of 40,000 square feet of MX3 district is permitted. Refer to [135-3.4.3](#) for location and layout.

D. Other Districts. Other districts are allowed per [Table 3.5-1](#).

E. P Districts. P districts shall be designated for open space as required in [135-3.5](#).

F. Minimum Required Residential Mix.

1. For all developments, at least 2 residential districts (RX, N, or NX) shall be designated with each district constituting at least 20% of the land area.
2. For developments over 24 acres¹¹, at least 3 residential districts (RX, N, or NX) shall be designated with each district constituting at least 20% of the land area.

¹¹ 24 acres is approximately 6 blocks, which could accommodate different districts such as 2 blocks of one district, 4 of another, and block ends down the central corridor being a third district.

135-3.5 Open Space Requirements¹²

All large-scale developments are required to provide public or private open space based upon the following requirements.

3.5.1 REQUIRED AMOUNT

One type of open space is required within 1/4 of a mile of each principal entrance for each residential unit.

3.5.2 NATURAL FEATURES

Where significant tree canopy or natural feature exist on the site, the open space shall be located in order to preserve the maximum amount of the existing trees or natural feature.

3.5.3 TYPES OF OPEN SPACE

The following types of open space are permitted. With the exception of the parklet, no more than one of each type is permitted per every 40 acres of development site:

A. Plaza. A plaza is a generally hardscaped area (minimum 60 percent coverage), minimum 1/8 acre in size, with either street, pedestrian, or river right-of-way or building frontage on all sides and at least one side the equivalent of 25 percent of the perimeter fronting a primary street. A single plaza may not fulfill the minimum open space requirements; if a plaza is utilized to meet the distance requirement, another open space shall be incorporated in another location on the site.

B. Square. A square is a combination of hardscape and landscape (approximately 50% and 50% respectively), minimum 1/4 acre in size, and surrounded by street frontage on all sides.

C. Parklet.¹³ A parklet is a generally landscaped space (minimum 70 percent), minimum 1/2 acre with street right-of-way on at least 50 percent of the perimeter.

D. Green.¹⁴ A green is a larger, generally landscaped space, a minimum of 1 acre in size, with at least 25 percent of the perimeter on street right-of-way.

E. Natural Area. A natural area is a large area, minimum 2 acres in size, defined to conserve a natural feature, such as a wetland or woodland. At least 25 percent of the perimeter shall be on a street right-of-way.

¹² Not sure about the comment regarding a disconnect between landscape and open space? Should discuss.

¹³ Comment re: another name for "park" to avoid confusion with a city park. Renamed park to green and reduced the size. Changed name of green to parklet. Out of names!

3.5.4 EXISTING OPEN SPACE

Existing usable natural area or open space, more than 1/4 of an acre and meeting one of the types defined above, may fulfill the requirements if the distance requirement is met.

3.5.5 P1 DISTRICT DESIGNATION

The open space shall be zoned with the P1 zoning district.

3.5.6 TRAILS

Refer to any city open space and/or trail plans, and any existing trails surrounding the site, to provide connections through and within the site for continuous trails.

3.5.7 STORMWATER

Stormwater accommodations required per XXX may be incorporated into open space, if the stormwater facility is designed as a landscape feature without fencing to allow access and use of the space by residents.

135-3. LARGE-SCALE DEVELOPMENT

Open Space Requirements

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