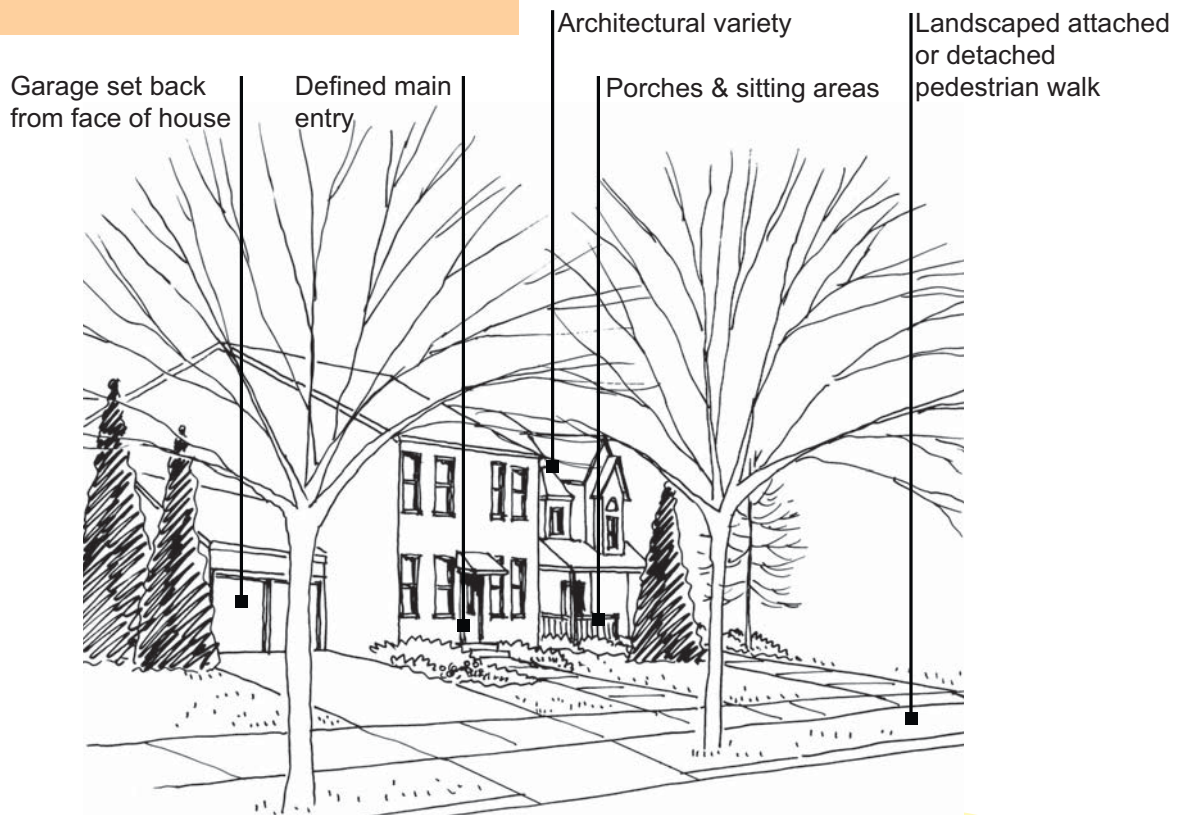


Single Family Residential

Individual housing units that are located on separate lots.



Design Principles

- Vary similar models along a street by using variations in materials or architectural details and varied building elevations.
- Create a “front yard community” through the use of defined entries, sitting areas or porches, and garages located towards the rear or sides of houses.
- Allow for flexibility in setbacks to provide variation in the orientation and distance of houses to the street.
- Provide landscaped pedestrian walks and sidewalks of an adequate width (i.e., comfortable for two people side-by-side), and connect walks to parks, open space, and other neighborhoods.
- Residential street widths should be at a scale that creates intimacy and encourages pedestrian activity.
- Use corner lots to create an attractive public face to both streets.
- Tree lawns (landscape strips between the sidewalk and street), if used, should be of sufficient width for effective and efficient irrigation.

WHY ARE THESE PRINCIPLES IMPORTANT?

- Variety in architectural styles and design create a more attractive street that avoids a “cookie-cutter” appearance.
- Streets that are dominated by garages are uninviting and create a sterile environment.
- Detached walks and tree lawns can result in a safer environment for pedestrians and children playing.
- Neighborhood streets that are too wide encourage speeding.
- Providing windows that face the street so residents can watch the street and enhance neighborhood security.