



Suburban neighborhoods are characterized by gently curving streets and significant areas of open space.

Neighborhood Framework

A neighborhood framework is defined by the arrangement of streets and blocks. Existing neighborhoods in the Suburban Overlay District are characterized by internal systems of curvilinear streets with limited connections to adjacent streets and neighborhoods. To improve the suburban overlay district's connectivity and sense of community, mixed-use developments should promote the following:

- A hierarchy of street widths that provides multiple travel options and multiple points of connection to existing streets (dead end streets and cul-de-sacs should be avoided);
- Blocks not longer than 500 feet;
- Buildings with consistent setbacks facing the primary street with limited side yards;
- Minimum street widths to support fire apparatus
- On-street parking that contributes to traffic-calming;
- Parking lots located primarily at the rear of buildings;
- Residential garages should be deemphasized by locating them to the rear of lots as separate ancillary buildings or attached with a minimum setback of two (2) feet from the primary façade of the house;
- Alleys that provide separate access to parking and garages and also accommodate fire apparatus;
- Sense of community identity as either a stand-alone project or as an integral part of an existing neighborhood;
- Pedestrian-friendly sidewalks for convenient access to residences, businesses, shops and restaurants, schools and cultural attractions, and active and passive open space; and
- Adjustments in the framework to preserve the natural environment.