

## Article 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 Signs
- 3.6 Radio Frequency Transmission Facilities

### Chapter 3.0 - Design Standards Administration

#### Sections:

- 3.0.100 Purpose
- 3.0.200 Applicability

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

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

- A. Major Project.** Major projects, including developments that require Type II or Type III Site Design Review (Chapter 4.2), Land Division approval (Chapter 4.3), Conditional Use approval (Chapter 4.4), 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)
  - Signs (Chapter 3.5)
  - Radio Frequency Transmission Facilities (Chapter 3.6)
- B. Minor Project.** Minor projects are small developments and land use actions that require only Land Use Review or Type I 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)
- Signs (Chapter 3.5)

C. **Non-Conforming Situations.** See Chapter 5.2 for provisions related to non-conforming uses and developments.