



**DESIGN STANDARDS** provide direction for the physical development of North Fair Oaks and provide property owners and developers with a clear vision of the type and quality of development the community desires and expects. These include standards for **public realm** improvements that projects might be required to provide (such as street trees, bicycle parking, sidewalks, benches, plazas, and/or stormwater management).

Standards for design of the **private realm** address the design of buildings and private properties.

**Specific design standards include:**

- Buildings must be oriented toward primary streets
- Building facades, roof heights, step-backs, and architectural elements must be varied
- Buildings must use high-quality, durable materials
- Continuous blank walls are prohibited
- Ground-floor parking, garage entries, parking vents, garbage facilities, and mechanical equipment must be screened or placed out of sight
- Projects must provide trees and landscaping, and treat all stormwater using best management practices
- Signage must be limited in size
- Any required utilities (including power lines) must be installed underground

