



There are a number of site design characteristics that can enhance the success of small communities. In most cases these characteristics are already apparent in the “original town” portions of the community. The Site Design Checklists below are divided into recommendations for residential properties and commercial properties.

## Residential Properties

- Encourage developers to front public open space with public streets rather than putting the parkland behind a row of homes. This results in the open space being truly public and the value enhancement of being near the open space spreads further into the development.
- Get the garages off the front. At a minimum, the garage should be sixteen feet behind the front building line. This allows for the cars to be parked between the houses rather than out in front of them. At best the garage should be off an alley in the rear.
- Consider allowing houses to be placed closer to the street, resulting in a larger rear yard, and encourage garage door placement behind the front façade of the house.
- Encourage combined or shared driveways to reduce the amount of pavement required for each house.
- Site home fronting on collector streets. Access can be from side streets or from alleyways in the rear. This presents a better face to the area where people get their first impression of your community, your streets. It also supports using the streets as amenities.

## Commercial Properties

- Encourage placement of commercial buildings close to the street, similar to the location of buildings in the original downtown. This creates a far more interesting streetscape, provides a pedestrian friendly atmosphere and contributes to a sense of place.
- Allow on street parking for customer convenience and added protection for pedestrians from vehicular traffic.
- Support or require off street parking to occur along the side or in the rear reducing the impact of parked cars. Break up the parking into smaller lots.
- Provide pedestrian connections from neighborhoods to commercial areas and enhance these connections with landscaping and other pedestrian amenities.
- Encourage wide sidewalks in front of retail to facilitate pedestrian use, and allow for sidewalk cafes, sales, etc.
- Provide for commercial development in smaller blocks. Where larger sites are necessary, bisect the site with a public street. Smaller block patterns allow for easier redevelopment of the site after the “big box” leaves.
- Provide civic space within commercial areas for special events or community gatherings. These should not be located in parking lots.