

7.3.908: STREETScape:

The streetscape of the TND is a critical component of vitality and livability of the neighborhoods. The "streetscape" is defined as that area that lies between the street curb and the facade of the adjacent buildings. The combination of the adjacent land use with the public and semipublic spaces of the streetscape is what makes the street a dynamic and inviting space to the pedestrian.

A. Streetscape Design Standards: The following design standards are required of a TND:

1. Building scale and height along streets shall be relative to the TND roadway type, where the smaller structures shall be located along narrower streets and taller structures along wider streets.

2. Either a build-to line or build-to zone shall be designated on the TND development plan. Where a build-to zone is designated, each building's primary facade (not including porch) shall be set on the build-to line. Where a build-to zone is designated, each building's primary facade (not including porch) may vary within the build-to zone. Build-to lines and zones shall be designated within the ranges specified in the table below. The build-to line or zone for secondary frontages which do not include the front door, may be reduced and shall be established through analysis of sight distance and drainage, but in no case shall be less than five feet (5'). Build-to zones or lines shall fall within the following distances from the property line:

Single-family/two-family*	10 - 15'
Townhomes*	0 - 10'
Multi-family*	0 - 15'
Live/work	0 - 10'
Office	0 - 10'
Neighborhood commercial	0 - 10'
Civic	n/a
Parking lots with street frontage**	8' min.

Notes:

* Residential: At the outside edge of a TND, the build-to line may be up to 25 feet.

** Measured from the adjacent building facade(s), in a direction away from the public right of way.

3. Sidewalks shall have two (2) access ramps per corner.

4. Sidewalks are to be a minimum of five feet (5') in width. Sidewalk design widths shall be based on street type.

5. Tree lawns, a minimum of six feet (6') in width, shall be provided along all streets. Tree lawn design widths shall be based on street type.

6. Street trees shall be planted along all streets at a maximum distance of thirty feet (30') on center.

7. Street trees at intersections shall not be planted closer than twenty five feet (25') to the corner.

8. Unenclosed cantilevered balconies with a minimum of ten feet (10') of clearance above grade shall be permitted to extend up to six feet (6') over the sidewalk.

B. Landscape Design Standards: The Landscape Code 1 and policy manual of the City of Colorado Springs will apply within a TND. The exceptions listed below supersede the Landscape Code requirements:

1. Coverage Requirements 2 : Live ground plane coverage requirements shall apply to the tree lawn area as well as the build-to zone within the landscape setback.

Residential	80 percent
Neighborhood center	50 percent
Mixed use	50 percent

Live ground plane coverage in neighborhood centers and mixed use areas may go as low as twenty five percent (25%) if the hardscape elements consist of a variety of high quality, detailed elements such as colored/patterned concrete, brick/concrete pavers, and stone.

a. Landscape Setbacks: Landscape setbacks for building frontages shall correspond to the build-to lines per this section. Landscape setbacks where parking fronts the street shall include an additional minimum eight feet (8') from the build-to line.

b. Tree Requirements: Tree requirements are based on street type. All streets (except alleys) shall have a street tree requirement.

Lane	30' oc 2" caliper
TND street	30' oc 2" caliper
Neighborhood street	30' oc 2" caliper
Main street	30' oc* 3" caliper
Avenue	30' oc* 3" caliper
Boulevard	30' oc* 3" caliper
Parkway	30' oc* 3" caliper

oc = on center

*Final spacing to be species dependent

These trees shall be located within the tree lawn.

Multi-family and nonresidential uses will be required to meet tree quantity criteria, street trees included, based on street type 3 :

Avenue: Minor arterial

Boulevard: Minor arterial

Parkway: Expressway/principal arterial

2. Landscape Buffers And Screens ⁴ : This section shall only apply if the site design does not achieve compatibility between different uses.

3. Street Trees In Parkways (Tree Lawns) ⁵ : Street trees in parkways (tree lawns) shall correspond to the requirements in subsection B1b, "Tree Requirements", of this section. (Ord. 12-69)

Notes

¹ 1. See article 4, part 3 of this chapter.

² 1. See subsection 7.4.317B of this chapter.

³ 2. See subsection 7.4.320D of this chapter.

⁴ 3. See section 7.4.323 of this chapter.

⁵ 4. See section 7.4.324 of this chapter.