

**17.06.020 – Standards and guidelines – All zoning districts**

**1. Natural features and open space:**

**Intent:** To preserve natural features on the site and provide open space for people to use.

**Standards:**

1. Comply with the provisions Chapter 8.30 of the St. Charles Municipal Code, “Tree Preservation on Private Property”.

**Guidelines:**

1. Design drainage facilities to promote the use and preservation of natural watercourses and patterns of drainage.
2. Preserve unique natural resources occurring on the site.
3. Avoid unnecessary alterations to existing topography.
4. Provide common space, plazas, seating areas & site furnishings to offer opportunities for pedestrians to meet, rest, and engage in other social activities.
5. The use of energy efficient features such as green roofs is encouraged.

**2. Site Layout**

**Intent:** To build a convenient, comfortable and sustainable built environment.

**Guidelines:**

1. Locate building facades and outdoor pedestrian spaces along streets and at corners, and locate parking and vehicle access in less prominent locations.
2. Design buildings and site improvements to relate to a pedestrian scale.
3. Retail development should be configured so that it can accommodate a variety of uses over time.
4. Integrate all elements of site design including architecture, signs, parking, access drives, pedestrian facilities, landscaping, and stormwater facilities, and relate the design of these elements to existing development on surrounding properties.



Buildings near the street should maintain facades and entrances oriented toward the street as well as to the interior parking lot.

**3. Landscaping and Screening**

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Intent: Enhance developed areas with landscaping and screen service areas.

### **Standards:**

1. Comply with the provisions of Chapter 17.26, Landscaping and Screening.

### **Guidelines:**

1. Minimize the visual impact of the development on adjacent sites and roadways.
2. Create an environment of landscaped streets, blocks and connecting walkways.

### **4. Parking and loading**

**Intent:** Provide adequate and safe parking and loading without creating an environment where parking is the most prominent feature.

### **Standards:**

1. Standard: Comply with the provisions of Chapter 17.24, Parking and Loading.

### **Guidelines:**

1. Provide pedestrian walkways and islands for the main circulation route(s) to the building entrance within parking lots having more than 40 parking spaces. These walkways should be clearly delineated with pavers, bituminous brick pattern stamping or painted striping.
2. The use of previous paving materials and designs is encouraged.

### **5. Traffic and circulation systems**

Intent: Provide adequate vehicular circulation and pedestrian connections.

### **Guidelines:**

1. Design access and circulation systems to form a network of streets, alleys, and private access roads, and provide traffic calming designs where necessary.
2. Minimize onsite and offsite vehicular congestion while providing safety for pedestrians, bicycles and vehicles.
3. Provide adequate and safe vehicular and pedestrian access to the site and to uses and facilities within the site.
4. Limit the number and control the spacing of curb cuts onto public streets, while allowing for necessary site access and circulation.
5. Share driveways and provide cross-access between adjoining parking areas and circulation drives to reduce the number of turns onto and off of the principal roadways and to minimize conflict points. Adjoining commercial and office sites that are higher traffic generators are particularly encouraged to provide cross-access for circulation between sites and to minimize curb cuts.
6. Make entryways clearly visible through the use of curbing, signage and/or pavement markings.
7. Provide pedestrian connections between adjoining sites and to building entrances.
8. Design and landscape pedestrian ways with attractive paving materials, shade trees, street furniture, scenic views and other amenities to facilitate and encourage walking between uses.
9. Incorporate transit vehicle access and provide attractive and convenient waiting areas and shelters to facilitate the use of public transportation.



Public plazas help to minimize the effect of large parking areas and distinguish the path to building entrances

#### **6. Special Access Requirements for Main Street and Randall Road**

**Intent:** Provide for safe access to and from arterial streets.

**Standard:**

1. Outlots that are within a larger development shall such as a shopping center or mixed-use development shall not have individual driveway access directly to Main Street or Randall Road. Circulation within these larger sites shall be via an internal road system that allows access between parking areas and buildings so that vehicles are not required to use Main Street or Randall Road for internal circulation.

#### **7. Utilities and Emergency Access**

**Intent:** Make sure utility and emergency access needs are met while creating a pleasant environment for people.

**Standards:**

1. Provide adequate access and facilities for emergency vehicles and services as provided in the St. Charles Municipal Code, including but not limited to Chapter 15.28 "Fire Prevention", Section 15.28.050 (Subsections 503, 506, and 508), and Section 15.28.080 (Paragraphs A-G).
2. Provide adequate access, easements and facilities for water, wastewater, and stormwater management services as provided in the St. Charles Municipal Code, including but not limited to Title 16 "Subdivisions and Land Improvements", Sections 16.12.190, 16.12.210, 16.20.020, 16.20.030, and in the Stormwater Management Ordinance, Section 18.04.010.
3. Provide adequate access, easements and facilities for electric utility services as provided in the St. Charles Municipal Code, including but not limited to Title 13 "Electricity", Section 13.08.100.

**Guideline:**

1. Minimize undue impacts on existing or planned municipal services, utilities and infrastructure.

#### **8. Site and building illumination**

**Intent:** Provide illumination for convenience and safety, but do not allow light to intrude on adjoining sites, streets, or the sky.

**Standard:**

1. Comply with the provisions of Section 17.22.020, Site Lighting.

**Guideline:**

1. The design and color of site and architectural lighting should be consistent with the architectural style of the building.