

X. Index

Underlined page numbers indicate material from a table or chart.

Abbreviations used in this index:

- MU-CC = Mixed Use Commercial Centers
 MU-NC = Mixed Use Neighborhood Centers
 MU-R/EC = Mixed Use Regional/Employment Centers

- 2020 Future Land Use Map
 in the concept plan review, 19
 in the development plan review, 23
 potential mixed use locations and, 4

A

- Activity centers, types of, 134–35
 ADA compliance, at crossings, 86
 Administrative services in mixed use zones, 28
 Agricultural sales and service in mixed use zones, 27
 Alleys
 building-face-to-building-face distances, 35
 definition of, 135
 dimensional standards for, 94–95
 drainage standards for, 122
 mid-block, in non-residential areas, 37
 as pedestrian walkways, 51
 utility guidelines for, 115
 Alternative compliance
 block lengths, 17, 37
 building orientation, 17
 in the concept plan, 18, 25
 in the development plan, 25
 as incentive, in mixed use zones, 17–18
 parking lot walkways, 50
 passthroughs, 17, 51
 request process and criteria, 25
 site layout, 17
 Amenities, on-site
 adjacent to buildings, 55
 in the concept plan review, 20–21
 in the development plan review, 24
 as focal points, 54
 large format buildings and, 43
 maintenance of, 55
 pedestrian walkways to, 48
 purpose of, 53
 size-appropriate, 54
 standards and guidelines for, 53–54
 types of
 food and flower vendors, 54
 parks, 53, 54
 patios and plazas, 53
 pedestrian amenities, 53–54
 public art, 54

- transit sites, 76–77
 water features, 54
 Americans with Disabilities Act (ADA), 86
 Animal hospitals
 additional standards for, 31
 in mixed use zones, 28
 Apartments in mixed use zones, 27
 Arbors, building facades and, 42
 Arcades
 building facades and, 42
 as on-site amenity, 54
 Architects use of this manual, 8
 Art, public
 large format buildings and, 43
 as on-site amenity, 54
 Automobile circulation. *See* Traffic
 Automotive and equipment services
 additional standards for, 30
 allowed, by zone (table), 27
 repair bays, 59
 Avenues, drainage standards for, 122

B

- Bars in mixed use zones, 27
 Bed and breakfasts in mixed use zones, 27
 Benches. *See* Seating areas
Bicycle Plan (City of Colorado Springs), 90
 Bicycles and bicycling
 circulation standards and guidelines, 47, 48–49
 conflicts with pedestrians, 89
 connectivity standards and guidelines, 47, 48
 in the development plan review, 24
 in hypothetical design, 131–32
 lanes, on six-lane parkways, 93
 lockers for, 90
 open space support of, 19–20
 overpasses for, 48
 parking for
 in the concept plan review, 20
 design of, 64
 in the development plan review, 24
 location of, 64
 minimum requirements for, 64
 off-street parking credit for, 64
 standards for, 90

- paths
 - circulation and connectivity, 47
 - connections to existing, 47
 - on-street in pedestrian areas, 89
 - racks
 - design of, 90
 - inside parking structures, 90
 - lighting, 90
 - location and placement of, 90
 - at transit shelters, 89
 - safety issues, 89
 - standards for
 - circulation, 47
 - connectivity, 47
 - purpose of, 46
 - on streets, in mixed use zones, 89
 - Bioswales, definition of, 135
 - Block structure
 - alternative compliance and, 17, 37
 - description of, 37
 - standards and guidelines for, 36–37, 83
 - in hypothetical design, 127–29
 - large format buildings and, 43
 - mid-block crosswalks, 87
 - parking locations within, 59–60
 - passthroughs and, 37
 - pedestrian-friendly standards, 36–37
 - through-alleys and, 37
 - vehicle connectivity and, 44
 - by zone type, 108, 109
 - Body and fender repair services, 30
 - Broadcasting towers, in mixed use zones, 29
 - Buffers, landscape, 66–67, 74, 139
 - Build-to lines
 - in the concept plan review, 19–20
 - definition of, 135
 - guidelines for, 41
 - for pedestrian-friendly streets, 35, 41
 - by street type and zone (table), 35
 - Building services in mixed use zones, 27
 - Buildings
 - adjacent to outdoor amenities, 55
 - design guidelines for, 41–43
 - entrances to
 - at block corners, 38
 - design standards, 40
 - standards and guidelines for orientation, 37–38
 - pedestrian-friendly, 38
 - walkways to, 48
 - facades
 - definition of, 136
 - design guidelines
 - feature options, 42–43
 - human scale detailing, 42
 - near "surrounding developments", 72
 - pedestrian-friendly, 42
 - texture and relief, 42
 - weather protection, 42
 - windows, 63
 - design standards
 - texture and patterns, 63
 - wall planes modulations, 40
 - on parking structures, 62–63
 - walkways and, 40
 - heights of
 - near dwelling units, 34
 - near "surrounding developments", 71–72
 - by zone (table), 34
 - large format
 - definition of, 137
 - guidelines for, 43
 - layout and location of, in block, 43
 - in MU-CC zones, 13–14
 - public art and, 43
 - in required mix of uses (table), 131
 - smaller-scale "wrap" uses and, 43
 - in multiple building developments
 - alternatives to standards, 40
 - hypothetical design for, 129–31
 - site design standards, 39–40
 - strip development, 40
 - near "surrounding developments", 71–72
 - orientation of, 17, 40–41
 - vertical mixed use
 - additional standards for, 29
 - definition of, 139
 - floor area ratios and, 34
 - as part of residential acreage, 31, 32
 - pedestrian access to, 29
 - residential density and, 34
 - Bulb-outs at crosswalks, 75
 - Bus system. See Transit
 - Business parks, in mixed use zones, 27
- ## C
- C-5 zones, 6
 - C-6 zones, 6
 - Cable facilities, in utility trenches, 114
 - Character
 - architectural compatibility and, 41–42
 - lighting and, 79
 - signage and, 80, 81
 - Charter schools, in mixed use zones, 28
 - Churches, in mixed use zones, 28
 - Citizen use of this manual, 8
 - City Council use of this manual, 8
 - City Planning Commission use of this manual, 8
 - Civic uses
 - parking requirements for, 57
 - types allowed, by zone (table), 28
 - Clock towers, 43
 - Clubs, in mixed use zones, 28
 - Collector streets
 - build-to lines, 35
 - dimensional standards for, 98–99

- drainage standards for, 122
 - medians and, 86
 - pedestrian refuge areas and, 86
 - utility guidelines for, 117
- Colleges and universities, in mixed use zones, [28](#)
- Colorado Springs. *See also* Springs Utilities
 - vacant developable land, 132
- Colorado Springs Utilities Site Design Guidelines*, 110, 114
- Commercial centers
 - definition of, 134
 - aging, redevelopment of, 14
 - in MU-CC zones, 12
 - in MU-NC zones, 11
 - in MU-R/EC zones, 14
 - parking requirements for, [57](#)
 - uses allowed, by zone (table), [27–28](#)
- Communication services, in mixed use zones, [27](#)
- Comprehensive Plan (City of Colorado Springs)
 - in the concept plan review, 19
 - in the development plan review, 23
 - mixed use approach as foundation of, 3–4
- Concept plan
 - alternative compliance and, 18, 25
 - amendments to, 21–22
 - components of
 - lighting plan, 78
 - pedestrian circulation plan, 84
 - storm water drains, 114
 - definition of, 135–36
 - described, 19
 - expiration of, 22
 - extension of, 22
 - instead of preliminary plat, 135–36
 - phasing plan and, 22–23
 - requirements for, 19
 - review criteria for
 - access and circulation systems, 20
 - amenities and landscaping, 20–21
 - mix of uses, 19–20
 - parking, 20
 - signage and lighting, 21
 - transitions to adjacent areas, 21
 - utility infrastructure, 20
 - utilities information required for, 111
- Condominiums, in mixed use zones, [27](#)
- Construction services, in mixed use zones, [27](#)
- Contextual areas
 - definition of, 136
 - description of, 16
 - "Newer/Developing", 16
 - "Older/Established", 16
- Convenience services, in mixed use zones, [27](#)
- Corner buildings, 38
- Couplets, one-way
 - dimensional standards for, 106–7
 - utility guidelines for, 121
- Cross access agreements (parking), 58
- Crossings. *See* Crosswalks

- Crosswalks
 - ADA compliance and, 86
 - delineated, with patterned surface, 86–87
 - guidelines for, 52
 - at mid-block, 87
 - pedestrian-friendly, 46
 - in right-of-way transition areas, 75
 - signalized, 52
 - at uncontrolled intersections, 87
- Cultural services, in mixed use zones, [28](#)
- Curbcut, definition of, 136
- Curbs
 - definition of, 136
 - drainage and, 122–23
 - extension of, 85–86, 122–23
 - height of, 122
 - reinforcement of, at intersections, 75
 - vertical, 122
 - walkways and, 51

D

- Day care services, in mixed use zones, [28](#)
- Design guidelines, purpose of, 33
- Design standards
 - alternative compliance to
 - criteria for, 17, 25
 - described, 25
 - features that may be modified, 17–18
 - required procedures for, 25
 - in the development plan review, 24
 - incentives and, 17
 - purpose of, 33
- Developers use of this manual, 8
- Development plan
 - alternative compliance and, 25
 - as concept plan component, 23–24
 - lighting plan and, 78
 - phasing plan and, 24
 - review criteria for, 23–24
- Dimensional standards, by zones (table), [33–35](#)
- Distribution Construction Standards-Electric*, 113
- Dormitories, in mixed use zones, [27](#)
- Drainage
 - flow capacities, 122
 - inlet types, 122
 - special design features and, 122–23
 - standards, by street type, 122
 - storm sewer mains, 123
- Drainage Criteria Manual*, 122
- Drive aisles, enhanced
 - definition of, 136
 - parking areas and, 44, 50
 - as pedestrian-friendly design, 37
 - tree requirements for, 68
- Drive-up facilities
 - definition of, 136
 - excluded in MU-NC zones, 12

- in mixed use zones, [28](#)
- Duplexes in mixed use zones, [27](#)
- Dwelling units
 - accessory, standards for, [29](#), [57](#)
 - building height maximums near, [34](#)

E

- Educational institutions in mixed use zones, [28](#)
- Employment activities, in MU-R/EC zones, 15
- Engineers use of this manual, 8
- Entrances to buildings
 - design standards for, 40
 - standards and guidelines for orientation, 37–38
 - parking structures, 62
- Entry/spine streets
 - build-to lines, [35](#)
 - dimensional standards for, 100–101
 - drainage standards for, 122
 - orientation of buildings toward, 39, 40
 - storage lanes and, 83
 - utility guidelines for, 118
 - zones requiring, 85
- Expressways, build-to lines and, [35](#)
- Exterminating services in mixed use zones, [27](#)

F

- Family care homes in mixed use zones, [27](#)
- Floor area ratio (FAR)
 - administrative relief for, [34](#)
 - calculating, [34](#)
 - definition of, 136
 - vertical mixed use buildings and, [34](#)
- Focal points
 - definition of, 136
 - at "T" intersection terminus, 41
 - transit sites as, 76–77
 - visibility and recognizability of, 54
- Food sales in mixed use zones, [27](#)
- Fountains, as amenities, 43, 54
- Funeral services in mixed use zones, [27](#)
- Furniture, street. *See* Seating areas

G

- General business zones (C-6), 6
- Greenways. *See* Open space

H

- Health care support facilities, in mixed use zones, [27](#)
- Heights of structures
 - buildings
 - near dwelling units, [34](#)
 - near "surrounding developments", 71–72
 - in "Newer/Developing" contextual areas, [35](#)
 - in "Older/Established" contextual areas, [35](#)
 - by zone (table), [34](#)
 - curbs, 122

- parking structures
 - in High Rise Overlay Zones, 63
 - in MU-CC zones, [63](#)
- High Rise Overlay Zones, [34](#), 63
- Hospices in mixed use zones, [27](#)
- Hospitals allowed, by type and zone, [28](#)
- Hotels, in mixed use zones, [28](#)
- Human-scale
 - definition of, 136–37
 - detailing, in facades, 42
- Human services establishments
 - residential zone signage, 81
 - types allowed, by zone (table), [27](#)
- Hypothetical mixed use design
 - bicycle access and circulation, 131–32
 - block structure of, 127–29
 - building placement, 129
 - context and transitions, 130–31
 - mix of uses in, 126–27
 - parking, [126](#), 129
 - pedestrian access and circulation, 131–32
 - preliminary considerations, 124
 - relationship to traditional neighborhoods, 131
 - site data for, 126
 - site layout of, 125
 - street network, 127–29
 - transit, 131

I

- Incentives
 - design standards and, 17
 - for mixed use development, 17–18
 - parking, 17, 63
- Industrial use
 - parking requirements for, [57](#)
 - types allowed, by zone (table), [29](#)
- Infill development
 - alternative compliance and, 17–18
 - definition of, 137
- Intermediate business zones (C-5), 6
- Intermodal Transportation Plan, 85
- Intersections
 - curb extensions at, 85–86
 - sight distances at, 86
 - signalized, 47
 - "T," and site layout, 41
 - transit stops and, 89
 - uncontrolled, crosswalks and, 87
- Islands, street, 75
- ITE Trip Generation Manual*, 92

K

- Kennels, in mixed use zones, [28](#)

L

Lakes, as on site amenity, 54
 Land available for development, 132
 Landscape architects use of this manual, 8
Landscape Policy Design Manual, 65, 67
 Landscaping

- buffers and screens
 - standards for, 68–69
 - as transition tool, 71, 74, 139
- in the development plan review, 24
- natural features, 21, 73
- as on-site amenity, 54
- open space and, 20
- standards for parking lots, 65–67
- as transition tool, 73–74
- in utility easements, 114, 115

 Large format buildings, *See under* Buildings
 Light manufacturing zones (M-1), 6
 Lights and lighting

- bicycle racks and, 90
- in the concept plan review, 21
- developer responsibility for, 113
- in the development plan review, 24
- fixtures standards, 78–79
- as on-site amenity, 54
- as part of concept plan, 78
- on public streets, 78–79, 113
- purpose of, 78
- standards for, 78–79, 113–14
- in streetscapes, 78–79
- at transit shelters, 89
- for walkway security, 52

Line Extension Manual, 111, 112, 113
 Linear commercial developments, 40
 Liquor sales

- allowed, by zone (table), 28
- proximity from residences, 30

 Live/work units

- additional standards for, 30
- allowed, by zone (table), 27
- definition of, 137
- parking requirements for, 57
- signage standards for, 30, 81

 Local streets

- build-to lines, 35
- dimensional standards for, 96–97
- drainage standards for, 122
- utility guidelines for, 116

M

M-1 zones, 6
Manual on Uniform Traffic Control Devices, 83
 Manufactured homes, in mixed use zones, 27
 Manufacturing, in mixed use zones, 28
 Medians

- on collector or above roadways, 86
- as transition tool, 75
- with trees, lighting for, 113–14

Meter locations and accounts, 112
 Mini-parks. *See* Parks
 Mix of uses

- in the concept plan review, 19–20
- in a hypothetical design, 126–27
- required in phased development, 31–32
- by zones (table), 31

 Mixed use Commercial Centers (MU-CC), 14

- automobile service and repair in, 30
- block structure of, 108
- description of, 12–14
- dimensional standards for (table), 33–35
- hypothetical design for, 124–31
- large centers (>30 acres)
 - description of, 13–14
 - location of and distance apart, 14
 - required mix of uses (table), 31
- outdoor storage in, 30–31
- parking structure maximum heights, 63
- phased development
 - mix of use requirements, 31–32
 - phasing plan process, 22–23
 - required mix of uses (table), 31
 - signage standards, 80
- small centers (<30 acres)
 - description of, 12
 - location of and distance apart, 14
 - required mix of uses (table), 31
 - uses allowed, by type (table), 27–29

 Mixed use development, *See also more specific terms*

- alternative compliance for, 17–18
- contextual areas and, 16
- definition of, 4–5, 137
- dimensional standards for, 33–35
- history of, in the U.S., 3
- hypothetical design for, 124–31
- incentives, regulatory, 17–18
- location of, along streets, 82
- operational compatibility and, 74
- pedestrian-friendly standards, 36–45
- primary purpose of, 10–11
- required mix of uses (table), 31
- roadway classifications and, 93
- uses allowed, by type and zone, 27–29
- utility guidelines for, 110–21
- zone district descriptions, 10–15

Mixed Use Development Design Manual

- intended users, 8
- organization of, 7
- orientation to contents of, 9
- purpose of, 5–7
- as reference manual, 6–7
- street design and, 44, 45
- transportation design standards and, 82
- uses for, 8

 Mixed use Neighborhood Centers (MU-NC)

- description of, 11–12
- dimensional standards for (table), 33–35

- location of, 12
- outdoor storage in, 30
- required mix of uses (table), [31](#)
- signage standards, [80](#)
- size limits on individual uses, 31
- uses allowed, by type (table), [27–29](#)
- Mixed use Regional/Employment Centers (MU-R/EC)
 - accessory limited general retail sales, 29
 - automobile service and repair in, 30
 - description of, 14–15
 - dimensional standards for (table), [33–35](#)
 - employment activities, 15
 - location of, 15
 - outdoor storage in, 30–31
 - parking structure heights, [63](#)
 - phased development of, 22–23, 31–32
 - required mix of uses (table), [31](#)
 - signage standards, [80](#)
 - transit system and, 15
 - uses allowed, by type (table), [27–29](#)
- Motels, in mixed use zones, [28](#)
- MU-CC. See Mixed use Commercial Centers
- MU-NC. See Mixed use Neighborhood Centers
- MU-R/EC. See Mixed use Regional/Employment Centers
- MUD. See Mixed use development
- Mullion, definition of, 137
- Multi-family dwellings, in mixed use zones, [27](#)
- Multi-use vs. mixed use development, 5

N

- Neighborhoods. See *also* Mixed Use Neighborhood Centers
 - centers, definition of, 134
 - lighting fixture designs and, 78
 - transitions to, in the concept plan review, 21
- "Newer/Developing" contextual areas
 - floor area ratios and, [35](#)
 - map of, 16
 - maximum building heights for, [35](#)
 - minimum residential density and, [35](#)
- Nursing homes, in mixed use zones, [27](#)

O

- Office complex (OC) zones, 6
- Office uses in mixed use zones, [27](#)
- "Older/Established" contextual areas
 - floor area ratios and, [35](#)
 - map of, 16
 - maximum building heights for, [35](#)
 - minimum residential density and, [35](#)
 - guidelines for compatibility, 71–72
 - standards for operational compatibility, 74
 - on-street parking in, 57
 - parking lot landscaping in, 67
- Open spaces
 - in the concept plan review, 19–21
 - connectivity to, 47

- pedestrian walkways to, 48
- transition tools for, 71, 72–73
- Overpasses, pedestrian and bike, 48

P

- Pad site, definition of, 137–38
- Park and Rides
 - pedestrian walkways to, 48
 - in proximity to mixed use zones, 76
- Parking
 - for bicycles, 64
 - concept plan amendments to, 21–22
 - in the concept plan review, 20
 - demand study, 58
 - in the development plan review, 24
 - drive-up restaurants and, 59
 - enhanced drive aisles and, 44, 50
 - in hypothetical design, [126](#)
 - location and layout of, 59–60
 - lots
 - driveway lengths into, 83–84, [84](#)
 - exceptions for infill, 67
 - landscaping standards for, 65–68
 - lighting for, 79
 - pedestrian provisions, 65–66
 - placement in "surrounding developments", 72
 - redevelopment exceptions, 67
 - screening of, 66–67
 - standards and guidelines for, 59–60
 - tree preservation and, 67
 - minimum requirements for, [57](#)
 - off-site, standards for, 61
 - off-street
 - bicycle parking and, 64
 - credit reductions, 57, 64
 - incentives, 17
 - location and layout of, 59–60
 - maximum amount permitted, 58
 - minimum requirements for, [57](#)
 - parking structure exemption, 58
 - reductions cap, 58
 - repair bays, 59
 - shared, 58
 - standards for, 56–57
 - on-street
 - curb extensions, 85–86
 - diagonal parking, 98–99
 - in "Older/Established" contextual areas, 57
 - standards for, 57
 - repair bays, 59
 - requirements for, by use type (table), [57](#)
 - shared
 - cross access agreements, 58
 - parking demand study, 58
 - when encouraged, 59
 - when required, 58
 - standards and guidelines for, 56–59

- structures
 - bicycle racks and, 90
 - standards for, 62–63
 - heights of, [63](#)
 - incentives for, 63
 - types allowed, by zone (table), [29](#)
 - valet, 61
 - walkways and, 49–50
 - Parks
 - allowed, by zone type (table), [28](#)
 - as on-site amenities, 53–54
 - scale-appropriate, 54
 - as transition tool, 71, 72–73
 - Parks, Recreation & Trails Master Plan*, 48, 51
 - Parkways
 - bicycle lanes and, 93
 - build-to lines, [35](#)
 - dimensional standards for, 102–5
 - drainage standards for, 122
 - in mixed use zones, 93
 - storage lanes and, 83
 - in Traditional Neighborhood Developments, 93
 - as transition tool, 73
 - utility guidelines for, 119–20
 - Passthroughs, pedestrian
 - alternative compliance and, 17, 51
 - block length and, 36–37, 43, 51
 - definition of, 138
 - identifiable, 54
 - Paths
 - bike, 47
 - for pedestrians. *See* Walkways
 - Patios and plazas
 - for large format buildings, 43
 - as an on-site amenities, 53–54
 - pedestrian amenities for, 53, 54
 - size-appropriate, 54
 - surfacing of, 53
 - as transition tool, 72–73
 - Paving
 - of alleys, 115
 - decorative, as amenity, 53, 54
 - PBC zones, 6
 - Pedestrian conflicts with bicyclists, 89
 - Pedestrian friendly design. *See also* Amenities; Passthroughs; Walkways
 - assessing, 91–92
 - build-to lines and, 20, [35](#), 41
 - circulation, 46–51
 - in the concept plan, 20–21, 84
 - connectivity, 5, 47–48, 84–85
 - crosswalks, 52
 - in the development plan, 24
 - entrances to buildings and, 38, 48
 - in hypothetical design, 131–32
 - importance of, 46
 - lighting and, 78
 - main components of, 36
 - overpasses, 48
 - public right-of-ways and, 75
 - ramps at intersections, 86
 - refuge areas, on larger streets, 86
 - street system and, 85–87
 - traffic signals, 83
 - transit linkages, 48, 76
 - vertical mixed use building access, 29
 - Perimeter street system
 - build-to lines, [35](#)
 - definition of, 138
 - Personal services in mixed use zones, [28](#)
 - Pet services in mixed use zones, [28](#)
 - Pharmacies in mixed use zones, [28](#)
 - Phasing plan
 - as concept plan component, 22–23
 - definition of, 138
 - description of, 22–23
 - as development plan component, 24
 - documentation required for, 23
 - mix of uses in, 31–32
 - waiving of, 22
 - Planned business center (PBC) zones, 6
 - Planned unit development (PUD) zones, 7, [80](#)
 - Planners use of this manual, 8
 - Planters, in parking lot landscaping, 66
 - Plats, preliminary, 135–36
 - Plazas. *See* Patios and Plazas
 - Ponds, 54
 - Progression analysis, for signal placement, 83
 - Property owners use of this manual, 8
 - Property rights vesting, 18
 - Public assembly in mixed use zones, [28](#)
 - Public Works Subdivision Design Manual*, 83
 - PUD zones, 7, [80](#)
- ## R
- Recreation facilities in mixed use zones, [28](#)
 - Redevelopment
 - of aging limited-use commercial centers, 14
 - alternative compliance and, 17–18
 - definition of, 138
 - parking lot landscaping and, 67
 - Regional/employment centers, definition of, 134–35
 - Religious institutions in mixed use zones, [28](#)
 - Repair services in mixed use zones, [27](#)
 - Research and development, in mixed use zones, [28](#)
 - Residential areas. *See also* Live/work units; Vertical mixed use buildings
 - build-to lines, [35](#)
 - commercial signage near, 81
 - concept plan amendments, 21
 - lighting and, 78–79, 81
 - parking requirements for, [57](#)
 - as required use type in mixed use zones, [31](#)
 - residential density, [34](#)
 - signage in, 81

- types allowed, by zone (table), [27](#)
- Restaurants
 - drive-up, parking and, [59](#)
 - in mixed use zones, [28](#)
- Retail services
 - accessory limited, in MU-R/EC zones, [29](#)
 - allowed, by zone (table), [28](#)
- Retirement homes in mixed use zones, [27](#)
- Rezoning, [74](#)
- Right-of-ways, transitions along, [75](#)
- Rooflines
 - building design guidelines for, [41](#), [42–43](#)
 - near "surrounding developments", [72](#)
- Rooming houses in mixed use zones, [27](#)

S

- Safety issues
 - buildings adjacent to outdoor amenities, [55](#)
 - lighting in mixed use zones, [78](#)
 - pedestrian/bicyclists conflicts, [89](#)
 - walkway security, [52](#)
- Schools in mixed use zones, [28](#)
- Screens, landscape
 - for parking lots, [66–67](#)
 - as transition tool, [66–67](#), [74](#), [139](#)
- Seating areas
 - as building facade option, [42](#)
 - near walkways, [51](#)
 - as on-site amenities, [53](#), [54](#)
- Service Standards Manual* (Springs Utilities), [111](#), [112](#)
- Sexually oriented businesses, in mixed use zones, [28](#)
- Sidewalks. *See* Walkways and sidewalks
- Signage
 - illuminated, near residential areas, [81](#)
 - lighting for, [78–79](#)
 - on live/work units, [30](#)
 - project identity and, [80](#), [81](#)
 - standards for, [80](#), [80–81](#)
 - to trail systems, [90](#)
 - types allowed, by zone (table), [80](#)
 - unified, in the concept plan review, [21](#)
- Single family houses in mixed use zones, [27](#)
- Site development
 - in the development plan review, [24](#)
 - transition tools for, [71](#)
- Site layout
 - alternative compliance and, [17](#)
 - guidelines for, [40–41](#)
 - near "surrounding developments", [72](#)
 - orientation of buildings, [40–41](#)
- Social service centers, in mixed use zones, [28](#)
- Special Districts, in mixed use zones, [18](#)
- Special use zones (SU)
 - conformance to mixed use standards, [7](#)
 - signage standards, [80](#)
- Spine streets. *See* Entry/spine streets
- Springs Utilities, [110](#), [111–21](#)
- Storage lanes, [83](#)
- Storage, outdoor, in mixed use zones, [30–31](#)
- Storm water
 - drains, in utility easements, [114](#)
 - mains, siting of, [123](#)
 - ponds, [54](#)
- Street system design. *See also* Crosswalks; Intersections
 - alleys
 - dimensional standards for, [94–95](#)
 - utility guidelines for, [115](#)
 - block structure and, [44](#)
 - build-to lines, by type, [35](#)
 - circulation standards for, [44–45](#)
 - collector streets
 - build-to lines, [35](#)
 - dimensional standards for, [98–99](#)
 - drainage standards for, [122](#)
 - medians and, [86](#)
 - pedestrian refuge areas and, [86](#)
 - utility guidelines for, [117](#)
 - connection standards for, [44](#)
 - couplets, one-way
 - dimensional standards for, [106–7](#)
 - utility guidelines for, [121](#)
 - cross access easements, [44](#)
 - drive aisles, enhanced, [44](#)
 - entry/spine streets
 - build-to lines, [35](#)
 - dimensional standards for, [100–101](#)
 - in multiple building developments, [39](#)
 - storage lanes and, [83](#)
 - utility guidelines for, [118](#)
 - hypothetical, [127–29](#)
 - internal street system, definition of, [137](#)
 - islands, [75](#)
 - local streets
 - build-to lines, [35](#)
 - dimensional standards for, [96–97](#)
 - drainage standards for, [122](#)
 - utility guidelines for, [116](#)
 - medians and islands, [75](#)
 - parkways
 - bicycle lanes and, [93](#)
 - build-to lines, [35](#)
 - dimensional standards for, [102–5](#)
 - drainage standards for, [102–5](#)
 - storage lanes and, [83](#)
 - in Traditional Neighborhood Developments, [93](#)
 - as transition tool, [73](#)
 - utility guidelines for, [119](#), [120](#)
 - perimeter street system, definition of, [138](#)
 - purpose of, [43–44](#)
 - right-of-way transition areas, [75](#)
 - standards for, [44–45](#), [82–93](#)
- Streetscape design
 - guidelines for, [40–41](#)
 - lighting for, [78–79](#)
 - standards for, [40](#)

- as transition tool, 71, 73
- Strip commercial developments, 40
- SU zones, 7, [80](#)
- Subdivision Policy and Public Works Design Manual*
 - alternative transportation modes and, 88, 89
 - pedestrian standards and, 86
 - sidewalks and, 51–52
 - street crossings and, 52
 - traffic studies and, 91
 - transportation design standards and, 82
 - urban trails and roadway crossings, 90
 - vehicle access guidelines, 44, 45
- Surplus sales in mixed use zones, [28](#)

T

- "T" intersections, 41
- Teen clubs in mixed use zones, [28](#)
- Telecommunications facilities, in utility trenches, 114
- Terminals, bus. *See* Transit
- TND. *See* Traditional Neighborhood Developments
- Towers, broadcasting, in mixed use zones, [28](#)
- Townhouses in mixed use zones, [27](#)
- Traditional Neighborhood Developments (TND). *See also* "Older/Established" contextual areas
 - parkways in, 93
 - traffic impact on, 82
 - transition to, hypothetical, 131
- Traffic. *See also* Street system design; Transportation
 - in the concept plan review, 20, 21
 - in the development plan review, 24
 - impact analysis, 91
 - signals
 - at crosswalks, 52
 - in mixed use zones, 82–83
 - for public safety, 48
 - studies
 - criteria for, 91–93
 - local trip calculations, 92
 - pedestrian assessments, 85, 91–92
 - traffic impact analysis criteria, 91
- Trail systems. *See also* Bike paths
 - multi-use, on parkways, 93
 - pedestrian walkways to, 48
- Transit
 - in the concept plan review, 20
 - definition of, 138
 - description of, 76
 - in the development plan review, 24
 - in MU-R/EC zones, 15
 - Park and Ride lots, 76
 - pedestrian linkages, 76
 - structures
 - allowed, by zone type, [29](#)
 - bus pullout lanes at, 89
 - pedestrian walkways to, 48
 - standards for, 89
 - transit facilities
 - as amenities, 76–77
 - multimodal transit centers, 90
 - shelters, 76
 - stations, 76
 - stops, locations of, 89
- Transitions between land uses
 - standards for buffers and screens, 68–69
 - community-serving uses as, 73
 - in the concept plan review, 21
 - definition of, 138
 - in the development plan review, 24
 - to green/open space, 72–73
 - methods and tools for, 70–71
 - need for, 70
 - standards and guidelines for, 70–75
 - to "surrounding development", 71–72
 - types of, 138–39
- Transportation. *See also* Parking; Traffic; Transit
 - access and connectivity, 44–45, 82–85
 - alternate modes of, 87–90
 - bicycles, 88–90
 - pedestrian environment, 85–87
 - roadway classifications, 93
 - storage lanes, 83
 - traffic studies, 90–93
- Trees
 - in parking lots, 65, 66, 67
 - street trees, 68
- Trip generation studies, 92–93

U

- Underpasses, pedestrian and bicycle, 48
- Uses in mixed use zones. *See also specific use types*
 - additional standards for, 29–32
 - hypothetical example of, [126](#)
 - required mix of (table), [31](#)
 - by use type and zone (table), [27–29](#)
- Utilities Addressing Plan (UAP), 111
- Utilities Design Cad File (UDCF), 111
- Utility infrastructure
 - access to, 112–13
 - cable & telecommunications, 114
 - in the concept plan review, 20, 21
 - design guidelines for
 - alleys, 115
 - collector streets, 117
 - couplets, one-way, 121
 - entry/spine streets, 118
 - local streets, 116
 - parkways-4 lanes, 119
 - parkways-6 lanes, 120
 - easements, 113
 - fire service and hydrant lines, 111
 - guidelines for, 110–21
 - landscaping, 114
 - mains, 111
 - meter and metering, 111–12

- non-potable water for landscaping, 111
- Springs Utilities, 110
- street lighting, 113–14
- supply information required, 111
- wastewater hydraulics, 111

V

- Vertical mixed use buildings
 - definition of, 139
 - floor area ratios and, [34](#)
 - as part of residential acreage, [31](#), 32
 - pedestrian access to, 29
 - residential density and, [34](#)

- Vesting
 - definition of, 139
 - of property rights as incentive, 18

- Veterinary services
 - additional standards for, 31
 - in mixed use zones, [28](#)

W

- Walking. *See* Pedestrian activities

- Walkways and sidewalks. *See also* Passthroughs
 - as amenity areas, 51
 - circulation of, 47, 75
 - connectivity standards for, 47–48, 84–85
 - definition of, 139
 - design standards and guidelines, 51
 - in front of building facades, 40
 - lighting for, 52
 - parking areas and, 61, 65–66
 - perimeter connections, 47, 48
 - protected, 54
 - security guidelines, 52
 - signalized intersections and, 47
 - width of, 51, 85

- Water features, as amenity, 54

- Water supply
 - mains, supply guidelines and, 111
 - non-potable, for landscaping, 111
 - private main agreements, 111

- Web site, Springs Utilities, 110

- Wheel stops in parking lots, 66

- Windows
 - design compatibility with surrounding area, 42
 - in parking structures, 63
 - transparent, as facade feature, 43

- Wrapped use
 - definition of, 139
 - large format buildings and, 43

Y

- Youth homes, in mixed use zones, [27](#)

Z

- Zone districts, *See also the names of specific zones*
 - allowing limited mixed use, 6–7
 - definition of, 137
 - dimensional standards for (table), [33–35](#)
 - floor area ratios for, [34](#)
 - land uses allowed (table), [27–29](#)
 - lighting types allowed (table), [80](#)
 - maximum and minimum sizes of, [34](#)
 - maximum building heights for, [34](#)
 - mixed use, 10–15
 - regulatory incentives, 17–18
 - residential density, [34](#)