

Comprehensive Policy Plan
"Living Spaces"

Policy Letter 212: Integration and Standards

BACKGROUND:

New residential development in Fargo should integrate a variety of housing types and an appropriate mix of residential and commercial uses to form neighborhoods that take the activity and residential preference patterns of various categories of households into account. Design criteria, compatibility standards, requirements for pedestrian linkages of schools and parks, focal points, how commercial use blends into living spaces, berm and landscaping, configurations of sidewalks and parking, and performance standards are all factors in this process of integration in new residential development.

The types of mixes of land uses permitted in a residential neighborhood should be based on meeting performance standards for development, as opposed to land use development being limited based on application of existing ridged zoning regulations. A process for residential land use development based on meeting performance standards is critical in encouraging quality neighborhood design and strengthening the role the City plays in promoting community character and identity.

POLICY STATEMENT:

The City of Fargo should consider adopting a process in zoning where design and performance standards set the criteria for authorized uses in a zoning district, and allows those authorized uses, if the standards are met.

CONCLUSION:

The conditional use approach to residential land use development is meant to ease the restrictive and prescriptive language of current zoning regulations and to encourage residential development that allows for community dynamics, rather than segregated, separately zoned sites. Performance standards providing specific criteria as to space use, set backs, landscaping, style, scale, traffic generation, and visual impacts are needed for each zoning district. By setting realistic standards, innovative design techniques can be applied to residential development that will benefit the developer, integrate well into the feeling or atmosphere of the neighborhood, and contribute to the quality of the community's neighborhoods. A strong enforcement system should be identified through an appropriate program to ensure the performance standards are followed.

* See also Policy 211