

Parkway & Sidewalk Regulations

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Determine if Your Project Triggers Right-of-Way Improvements

- Requirement: §142.0610
- Exemptions: §142.0611
- Standards: §142.0670

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Identify Community Plan

- Find your community in the Planning Department list, or;
- Search by address on the Planning Department site using its map tool (use "More info" link on address search result to access community plan)

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Review Mobility Element of the Community Plan

1. Find the "Street Classification" figure with a future-oriented title (prefaced with "Future," "Proposed," "Buildout," etc.)
2. Identify the frontage street of interest
3. Determine the future classification of the street
4. If not identified in the figure, the roadway will be classified as a local street

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Review the Street Design Manual

1. Find the section that corresponds to your street classification (I.e.: Collector, Major Street)
2. Identify parkway options for the street classification (I.e.: Two Lane Collector, Figures 5-3, 5-4)
3. Review parkway configurations in applicable figures. (I.e.: Figures 5-3, 5-4), Applicable figures and specifications depend on existing conditions (street trees, utilities, stormwater BMPs, separation from adjacent traffic volume/speed)

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Determine if Your Parcel Has Superseding Requirements

- Search by address using ZAPP to find out if your parcel is in a Community Plan Implementation Overlay Zone (CPIOZ).

If so, supplemental CPIOZ regulations can supersede standard development regulations

- If your project is proposing to use Complete Communities Housing Solutions (CCHS) regulations, the CCHS sidewalk requirements supersede those of standard and CPIOZ regulations.

If you need further assistance, please schedule a virtual appointment or apply for a preliminary review

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The Project is Subject to Additional Sidewalk or Parkway Requirements in the Climate Action Plan if:

- The development has 3+ total dwelling units on premises
- It's a non-residential development adding more than 1,000 sq. ft.
- It's a non-residential development resulting in 5,000+ sq. ft. gross floor area (excluding unoccupied spaces)
- The primary use is a parking facility