

**5-3(C)(4) Pedestrian Circulation**

Development shall comply with the pedestrian circulation standards in Subsection 14-16-5-3(D) (Pedestrian Circulation) and the DPM.

**5-3(C)(5) Bicycle Circulation**

5-3(C)(5)(a) New development involving more than 1 lot or sites over 5 acres in size adjacent to existing bikeways shall provide at least 1 access point to the bikeways to allow residents and users of the development to easily and safely access those bikeways. Access location and design shall be coordinated with City Parks and Recreation Department.

5-3(C)(5)(b) Development shall comply with the bicycle circulation standards in Section 14-16-5-3(E)(4) (Bicycle Facilities) and the DPM.

**5-3(D) PEDESTRIAN CIRCULATION**

**5-3(D)(1) Sidewalks in Residential Development**

5-3(D)(1)(a) Perimeter sidewalks shall be provided in accordance with the DPM, except as noted in Subsection (b) below.

5-3(D)(1)(b) In the Los Duranes – CPO-6, a sidewalk at least 4 feet wide shall be provided on at least 1 side of new public residential subdivision streets or on residential private ways that have been dedicated as public right-of-way. A sidewalk on such a street that serves 10 or fewer dwelling units may be accommodated within the minimum required roadway width.

**5-3(D)(2) Sidewalks in Mixed-use and Non-residential Development**

**5-3(D)(2)(a) Applicability**

These standards apply to the following mixed-use and non-residential development, except in the NR-SU and NR-PO zone districts unless specified otherwise in this IDO:

1. Construction of a new building.
2. Expansion of an existing building that increases the existing square footage by 25 percent.

**5-3(D)(2)(b) Sidewalks**

Sidewalks meeting the standards of the DPM shall be provided along the entire frontage of each lot.

**5-3(D)(3) On-site Pedestrian Connections**

All multi-family residential, mixed-use, and non-residential development shall comply with all of the following standards.

**5-3(D)(3)(a) General**

1. For the purposes of this Subsection 14-16-5-3(D)(3), the building's overall footprint will be considered the area for calculation of sidewalk width. A collection of smaller buildings linked by common walls will be considered as 1 building.
2. Where primary pedestrian entrances are located adjacent to a public sidewalk, the width of the public sidewalk may be included in the calculation.
3. Shade trees along required pedestrian walkways are required pursuant to Subsection 14-16-5-6(C)(4)(i) (Required Plant Materials and Site Amenities).

**5-3(D)(3)(b) Network of Pedestrian Walkways**

1. On-site pedestrian walkways that meet the minimum width required by the DPM shall be provided between the pedestrian entrances of each primary building on the site.
2. A 4-foot wide clear path shall be maintained along the pedestrian walkway at all times. Site amenities, other uses of the sidewalk, the overhang of parked cars, and landscaping may not encroach upon the 4-foot wide clear path.
3. On-site pedestrian walkways shall connect to all of the following:
  - a. A sidewalk meeting the standards of the DPM along at least one lot frontage.
  - b. Any abutting City park or trail, Major Public Open Space, or other Civic or Institutional uses, as long as such access is coordinated with and approved by the Parks and Recreation Department or the property owner of the civic or institutional use.
  - c. Any abutting public transit facility.
4. Pedestrian walkways shall be installed along any street-facing façade with a pedestrian entrance of a building containing any of the following development:
  - a. Mixed-use or non-residential development in any Mixed-use zone district.
  - b. Development of uses in the Civic and Institutional or Commercial categories in Table 4-2-1 in any Non-residential zone district.

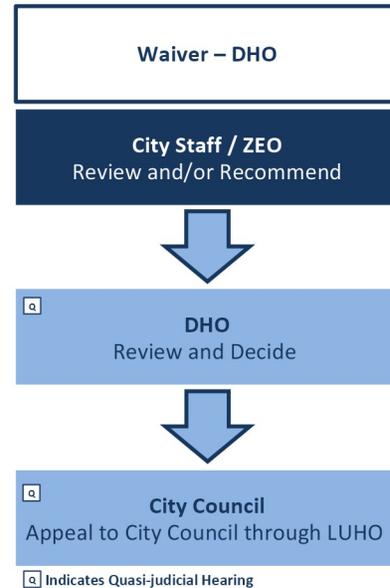
**6-6(P) WAIVER – DHO**

All applicable provisions of Section 14-16-6-4 (General Procedures) apply unless specifically modified by the provisions of this Subsection 14-16-6-6(P).

**6-6(P)(1) Applicability**

This Subsection 14-16-6-6(P) applies to any application for a deviation from standards in Sections 14-16-5-3 (Access and Connectivity), 14-16-5-4 (Subdivision of Land), or 14-16-5-5 (Parking and Loading) beyond the thresholds established by Table 6-4-1, except the following:

- 6-6(P)(1)(a) Standards in Subsection 14-16-5-5(F)(2)(a)3, which require a Permit – Carport for carports in any front or side setback pursuant to Subsection 14-16-6-6(G).
- 6-6(P)(1)(b) Standards related to front yard parking in Subsection 14-16-5-5(F)(1)(a)6, Subsection 14-16-5-5(F)(2)(a)2, or Table 5-5-6, which require a Variance – ZHE pursuant to Subsection 14-16-6-6(O).



**6-6(P)(2) Procedure**

- 6-6(P)(2)(a) City staff and commenting agencies pursuant to Subsection 14-16-6-4(I) shall review the application and forward any comments and a recommendation to the DHO.
- 6-6(P)(2)(b) The DHO shall conduct a public hearing and make a decision on the application.
- 6-6(P)(2)(c) A Waiver – DHO may not be granted until after any necessary Conditional Use Approvals are obtained pursuant to Subsection 14-16-6-6(A).
- 6-6(P)(2)(d) Any Waivers granted that are associated with a subdivision shall be placed on the final plat and on a separately recorded document.
- 6-6(P)(2)(e) Any Waivers granted that are associated with a Site Plan shall be noted on the approved Site Plan.

**6-6(P)(3) Review and Decision Criteria**

**6-6(P)(3)(a) General**

An application for a Waiver – DHO shall be approved if it complies with all of the following criteria.

1. Any of the following criteria applies.
  - a. There are pre-existing obstructions that cannot be easily or economically relocated or should not be altered, such as grades, fills, water courses, natural topographic features, man-made obstructions, or utility lines.

- b. The area or site has been recognized as having historical, archeological, and/or architectural significance by the City, State, or federal government, and a Waiver is needed and appropriate to maintain such historical, archeological, and/or architectural significance.
  - c. The established neighborhood character or landscaping on the site would be damaged to a degree that outweighs the public interest in the City's normal technical standards in that location.
  - d. Varying from the normal requirements and standards will encourage flexibility, economy, effective use of open space, or ingenuity in design of a subdivision, in accordance with accepted principles of site planning.
2. The Waiver will not be materially contrary to the public safety, health, or welfare.
3. The Waiver does not cause significant material adverse impacts on surrounding properties.
4. The Waiver will not hinder future planning, public right-of-way acquisition, or the financing or building of public infrastructure improvements.
5. The Waiver will not conflict significantly with the goals and provisions of any City, County, or AMAFCA adopted plan or policy, this IDO, or any other City code or ordinance.
6. The Waiver will not allow, encourage, or make possible undesired development in the 100-year Floodplain.
7. The Waiver will not materially undermine the intent and purpose of this IDO, the applicable zone district, or any applicable Overlay Zone.
8. The Waiver does not allow a lot or type of development that does not meet the applicable Development Standards for the zone district where the lot is located, unless a deviation to such standards is within the thresholds established by Subsection 14-16-6-4(N) (Deviations) and is granted by the DHO as part of this approval.
9. The Waiver approved is the minimum necessary to provide redress without being inconsistent with the provisions of this Subsection 14-16-6-6(P).
10. If the request is a for a Waiver to IDO sidewalk requirements, the area is of low-intensity land use to an extent that the normal installation of sidewalks will not contribute to the public welfare, and the absence of a sidewalk will not create a gap in an existing sidewalk system extended to 1 or more sides of the subject property.