



Life Connected.

NEIGHBORHOOD VISION BOOK

November 10, 2020

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PURPOSE AND INTENT

The purpose of these Design Guidelines is to set forth a consistent standard of quality throughout the City of Celina community. In addition, these Design Guidelines are intended to guide the physical development of residential projects and help enforce that the design remains true to the developed vision and character of the City of Celina.

ORGANIZATION OF DESIGN GUIDELINES

These Design Guidelines are intended to address the built and public realm and include sections related to:

- General development layout, access and visibility
- Open space Requirements
- General lot conditions
- Residential screening and fencing

RELATIONSHIP TO OTHER DOCUMENTS

The Design Guidelines are one of several documents providing design guidance and restrictions for Celina and will be the primary document for use by the master developer or developer/builder in undertaking any improvement, alteration, or remodel. Other documents relating to the physical development of Celina include but are not limited to:

- City of Celina Zoning Ordinance
- City of Celina Engineering Standards
- City of Celina Subdivision Ordinance
- City of Celina Celina Downtown Master Plan
- City of Celina Celina Trails Master Plan
- City of Celina Celina Parks Master Plan
- City of Celina Celina Comprehensive Plan
- International Model Construction Codes and Local Amendments

INTERPRETATION

Flexibility in interpretation and innovation is encouraged to create distinct individual Subdivision identities within the common vision for the City of Celina. All deviations from this Vision Book are subject to the approval of the Department of Development Services. Approved waivers/deviations do not set precedent except where provided herein for future Applications.

For purposes of interpretation of these Guidelines, the following provisions apply:

Except as specifically defined herein all words and terms used in this Vision Book shall have their customary dictionary definitions.

- The use of “may” or “should” means permissive, recommended or advised but not mandatory; the use of “shall”, “shall not”, “must,” “will,” “prohibited” or “not allowed” means compliance is mandatory and not voluntary or permissive.
- Where terms or phrases are subject to more than one reasonable interpretation, the more stringent interpretation shall apply.
- Where two or more provisions conflict between what is described in this document, the more specific controls the more general and the more stringent controls the less stringent.
- It is the obligation of the Applicant to request updated copies of the Design Guidelines.

The 8 Characteristics of a Great Neighborhood

1. COMPACT, SAFE, AND WALKABLE



The layout of the community and the design of streets, pathways, trails and open space all contribute to a safe and walkable community. Parks and/or open space shall be located within walking distance of the surrounding homes and at regular walkable intervals within the community.

2. ELEMENTS OF SURPRISE, VARIETY, AND VARIABILITY



Curved streets, an unexpected view, access to natural corridors, diversity in housing density, form and setbacks create elements of surprise within the community. These spaces provide spaces for impromptu events or neighborhood gatherings.

3. NETWORK OF CONNECTED STREETS AND PEDESTRIAN PATHS



Streets shall connect to adjacent developments as well as provide a legible pattern for the residents, thus providing connection to the wider city and an easy sense of direction and safety. Open space shall be connected through sidewalks, trails and natural corridors. This provides connectivity to city services such as parks, schools and adjacent developments that contain commercial uses or differing densities.

4. RECOGNIZABLE IDENTITY AND BOUNDARIES



It is important that projects within a district incorporate elements of that district's identity and vision. It is encouraged that new projects integrate with the surrounding district while maintaining Celina's unique identity. Respecting district boundaries and developing / enhancing these boundaries encourages connectivity to Celina's various districts (including downtown), as well as the City's parks, open space and trail networks.

5. HUMAN SCALE



A crucial aspect of designing spaces in which people want to live and socialize is the scale. Setbacks from streets, density, sizes of walkways, heights of buildings and tree canopy are important in developing a sense of scale that is appropriate to the density of the district and the resident.

6. ENCOURAGE CHANCE MEETINGS AND PERSONAL PRIVACY



Part of the excitement of places is the opportunity to run into a neighbor while walking or taking your children to a park. Chance encounters like these increase when there are multiple small places to meet and where the natural private boundaries of the home are respected. The front yard and public sidewalk provide a transition space and should be treated as elements of the entire system to connect from the private/semi-private zone to the public zone.



7. CONNECTION TO NATURE

Providing opportunities to connect to the natural environment is essential in a successful development. Whether it is adjacency to a natural corridor or the implementation of small parks in a neighborhood, these places are integral to creating healthy environments for all ages.



8. DENSITY DEVELOPMENT

Understanding the impact of density on scale, open space, nature, streets, and walkability is crucial to developing a unified sense of place. Density can be good. When done correctly it provides roof tops, tax base, connectivity, access to nature, quality open spaces, and walkability. An increase in the density permitted (Density Bonus) shall be considered on a case by case basis and at the discretion of the City based on the Future Land Use Plan and Comprehensive Plan. Considerations for “Density Bonuses” should include an increase to the percent of open space and useable open space provided above the required open space percentages. The designs of the open space typologies should incorporate additional features that exceed the mandatory and suggested elements within the open space typologies.

This document focuses on 5 major elements of development that contribute to making a great neighborhood. The icons above are utilized to show which characteristics are impacted the most by the implementation of each element. The 5 elements make up the Table of Contents for this document and are as follows:

1. Design of the neighborhood (layout, location, connectivity, grid)
2. Lot Design (setbacks, encroachments, side and rear yards)
3. Open space (typology, location, size, requirements)
4. Gifts to the street (types, setbacks, locations)
5. Screening (setbacks, location)

GENERAL PROJECT LAYOUT



Developments shall take into consideration the project location and provide connections between adjacent residential or commercial developments and natural features.

1. Provide connections to neighboring residential streets.
2. Provide connections to city parks or schools by integrating neighborhood parks near to these elements to create a connected openspace network.
3. Establish right of ways for future city road planning.
4. Create pedestrian and vehicular connections to the wider Celina Community
 - Sidewalks and trails shall connect to existing sidewalks or trails as identified in the Thoroughfare standards or Trail MasterPlan to create walkable connections.
 - Where future trail or sidewalk conditions are planned and not yet built, the developer shall provide a stub out to these systems for future connections.
 - Pathways shall be provided to adjacent developments through natural corridors and/or other trails or sidewalk systems. These trails or sidewalks shall be stubbed out to the edge of the property for future connections.
 - Where possible; provide pedestrian connections from adjacent retail/commercial.
 - All local streets shall have a minimum 7.5' parkway and a 5' walk unless otherwise noted in the City Engineering Standards.

Legend:	
(A)	Entrance boulevard
(B)	Connection to neighborhood
(C)	Natural trail network
(D)	Open space
(E)	School
(F)	Sports Field / recreation
(G)	Retail

Verrado Buckeye, AZ



THE GRID



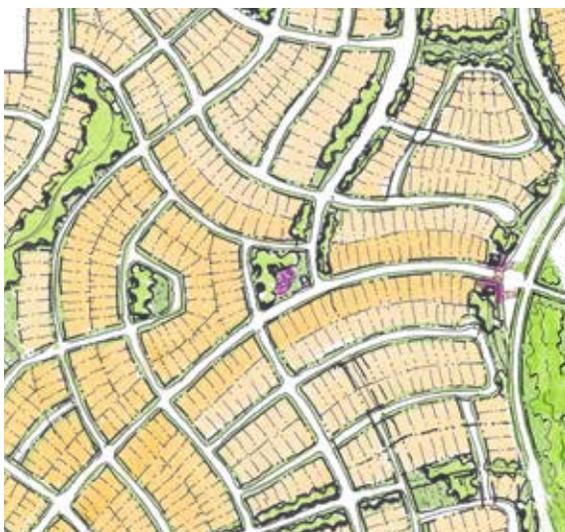
The size and layout of the property, topography and adjacent land uses help to influence the type of grid the development utilizes. Both curvilinear and linear grid types promote walkability and safety while preserving connection to natural corridors and view sheds. For the purposes of this document, block length is the length of the block face between two street intersections. Block break is a break within that length measurement where open green space may be located. Residential street length shall not exceed 1200 linear feet without a change in direction as defined in the Thoroughfare Guidelines. Street length is the total length of the street defined by street type in the Thoroughfare Guidelines.

1. Curvilinear grid

- Streets shall curve to slow traffic, provide enclosed views and enhance the element of surprise in the development and shall relate to the topography or natural elements of the site.
- This grid is the preferred layout method.
- Block length is limited to 600 LF without a break in the building layout or street grid.
- Breaks include block, pocket, or parklet style open space as well as trail corridor connections, alley crossings, or road intersections.

2. Linear Grid

- A linear grid is to be utilized when creating an urban street typology, smaller patio homes, and town home style products; and to generate a higher density development.
- Block length is limited to 600 LF without a break in the building layout or street grid.
- Breaks include block, pocket, or parklet style open space as well as trail corridor connections, alley crossings, or road intersections.



Curvilinear Grid



Linear Grid

design of the neighborhood



CUL-DE-SACS

Cul-de-sacs are special components that shall be used in moderation to respond to topography, create open view corridors, or allow for access to parks and open space

- Cul-de-sac length shall not exceed engineering standards.
- Due to the lack of connectivity, the use of cul-de-sacs shall be limited.
- The terminus of cul-de-sacs shall create view corridors, provide access to trails, or other features.
- U-shape street design shall be used instead of cul-de-sacs when adjacent to arterials and collectors.

Overlooking Open Space



Map data: Google, Maxar Technologies

Responding to Topography



Map data: Google, Maxar Technologies

U-shaped Street



Map data: Google, Maxar Technologies

ALLEYS



- Any lot width less than 60' shall have a rear entry garage.
- Alley widths shall meet the City minimum standards
- There are 3 options for setbacks in the Alley:
 1. Fence setbacks shall be a minimum of 3' from back of pavement.
 2. Fence setbacks may be a minimum of 7' from the back of pavement to allow for planting and utilities within the alley.
 3. Garage setbacks for single family detached houses shall be a minimum of 20' from the back of pavement to allow for parking within the drive accessing the alley.
 4. Garage setbacks for duplexes and townhomes shall be a minimum of 7' from the back of pavement.
- Dead end alleys are permitted and will not exceed 100' in length.



Alley Street View

Map data: Google, Maxar Technologies



Alley Plan

MEWS STREETS

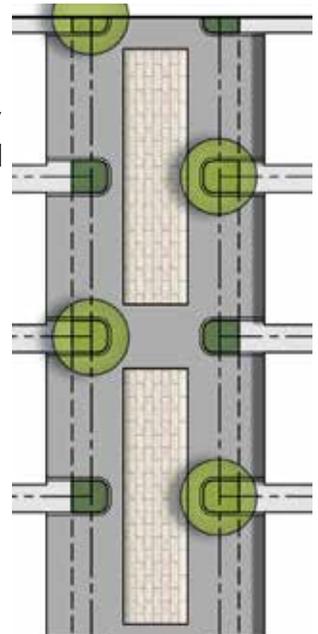


- The mews street pavement shall be a minimum of 24' in width within a 30' right-of-way to allow for fire and other emergency vehicles to access the homes from the alley.
- The mews street shall be striped as a fire lane or indicated as a firelane with enhanced paving on the sides. No parking is permitted within the fire lane.
- The maximum mews street length is 600'.
- Dead-ended mews streets and alleys longer than 100' in length are permitted with fire truck turn around provided.
- Garages shall be set back either a maximum of 20' to allow tandem parking or 3' where no parking, tandem, or parallel parking is allowed.
- No side yard shall be paved.
- There shall be a street name associated with the addressing mews. Wayfinding signs that include address numbers shall be provided at the end of the mews to direct emergency access vehicles to the houses facing the mews.
- Mews streets shall be designed to break up the visual width of the street with planting and enhanced paving.
- Fence setbacks shall be a minimum of 7' from back of pavement.

MEWS COMMON SPACE



- When adjacent to a street, the common area of the mews shall be a minimum of 40' in width measured from back of curb to property line of the houses facing the common space. When located between houses, the mews common space shall be measured from property line to property line of houses facing the common space.
- Sidewalks within the common space shall be a minimum of 6' in width if located at or near the center of the mews or a minimum of 5' if two sidewalks are provided on each side of the common space.
- Sidewalks shall provide connection to the entrance of the house facing the mews open space.
- Where the Mews Common Space follows the design criteria of a linear openspace, neighborhood park, or parklet park, the common space may be counted toward the useable open space calculation when designated as an HOA x lot.



Map data: Google, Maxar Technologies



Mews Street Striping

Map data: Google, Maxar Technologies



Fence set backs

Mews Street Plan

design of the neighborhood

TYPICAL RESIDENTIAL STREET

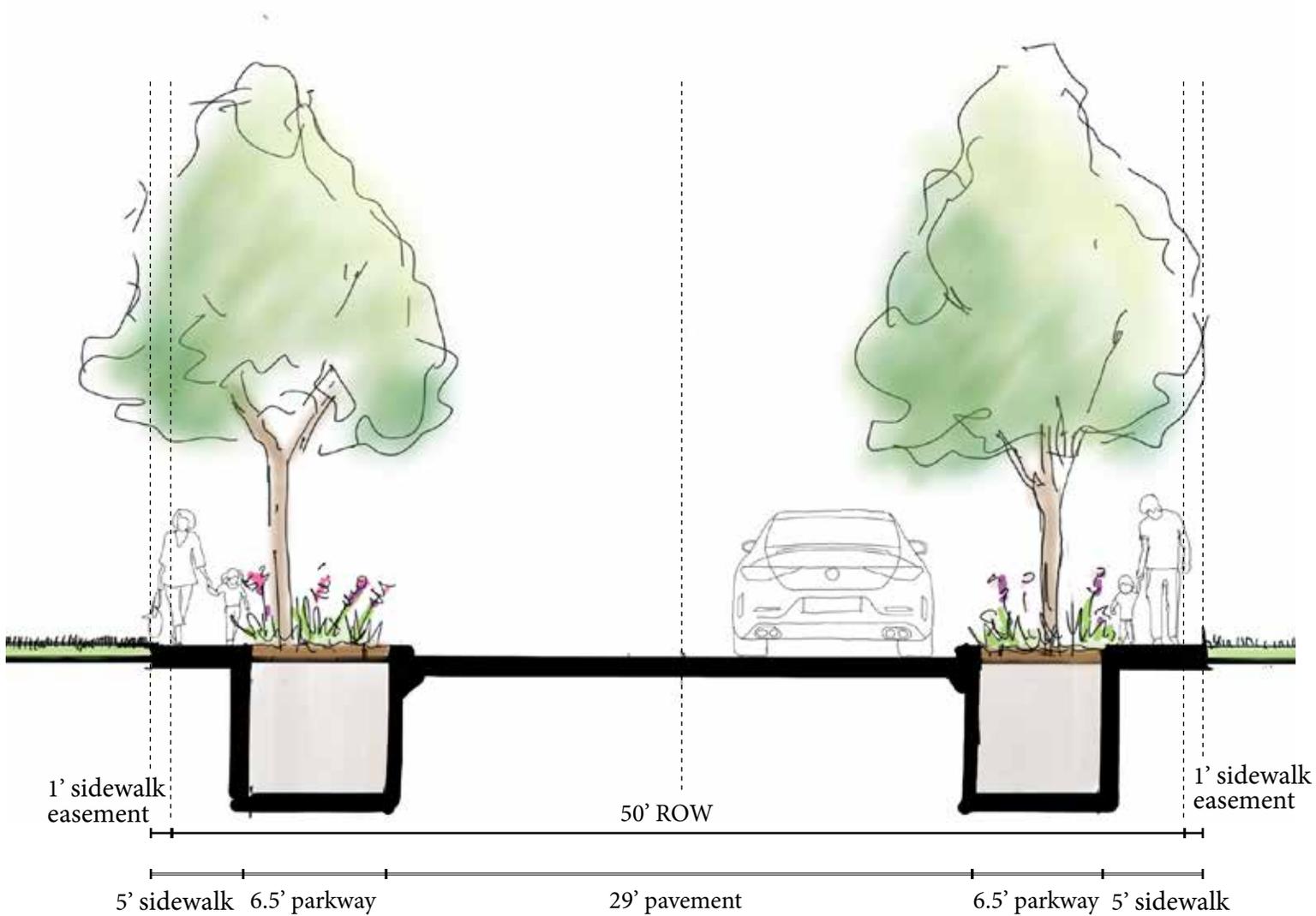
Residential streets help to set the vision for the development and enhance pedestrian connection within and between developments. Well designed residential streets create a comfortable sense of scale through the use of street trees and pavement width, provide essential connections to nature and parks and provide safe routes to schools and parks. Residential streets shall include the following:

- 50' Right of way
- 29' pavement from back of curb to back of curb
- 6.5' parkway
- 5' sidewalk with a 1' easement extending into the front yard of the private lot
- Street trees within the parkway shall be planted 3' from the edge of sidewalk
- One large tree is required per lot and shall be planted within the parkway
- If a lot is 70' wide or wider then 2 street trees shall be required per lot and shall be planted within the parkway
- One large tree shall be provided per 30 linear feet of road along the side yard on corner lots and shall be planted within the parkway of the side street

PLANTING TREES ON THE LOT

Trees are essential to creating a comfortable sense of place and provide shade and scale to the residential development. In addition to the street tree requirements, the following applies:

- 1 small ornamental tree is required in the front yard of every lot
- 1 large tree is required in the back yard of every lot



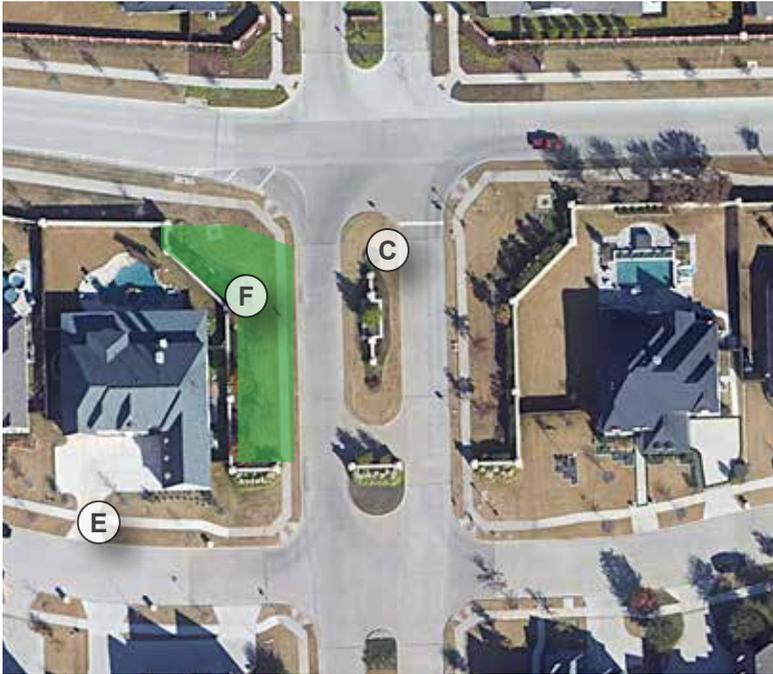
design of the neighborhood

**ENTRY CONDITIONS**

These spaces help define the vision for the project and set the visual connection to the City of Celina. Primary entrances shall be enhanced and scaled appropriately to provide a sense of arrival. These elements include:

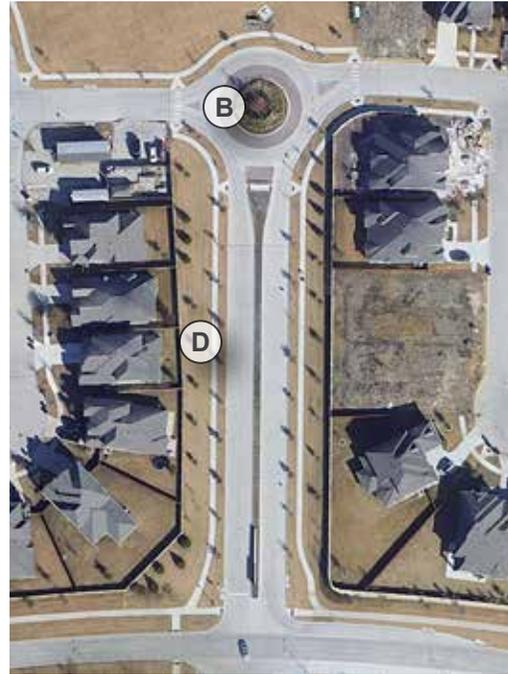
1. Roundabouts at entries
 - Ⓐ Mini roundabouts are encouraged to calm traffic and may be utilized at project entries or other areas of interest in the project.
 - Ⓑ The center of a roundabout shall have enhanced planting and may have a decorative vertical element, such as art or signage, and include Celina branding, located internal to the circle. Decorative walls or other vertical structures may be included in the circle but shall not obscure visibility at the intersection.
2. Divided boulevard entries
 - Ⓒ In order to reduce traffic congestion at entries and provide a nice environment for the development, divided entries with a planted 12' wide minimum median are encouraged.
 - Ⓓ Where divided boulevard entries are not provided or are less than 12' wide, an additional 10' landscape buffer on each side of the entry shall be provided and planted with trees and enhanced planting material.
3. Adjacency of housing
 - Ⓔ No houses shall immediately face the entry street within 150 LF of the intersection with the exterior road.
4. Useable Open Space
 - Ⓕ For houses adjacent to this entry, a 20' minimum landscape buffer shall be provided in the sideyard outside of the fenced area of the lot and shall count toward the useable open space calculation when the following requirements are met:
 - Minimum of 20' wide and minimum 300 SF in size. In order to be counted toward openspace calculations, this space shall be a minimum 20' wide and located outside of the R.O.W., and be designated as an HOA x lot.
 - Provide a pathway connection to the development as well as a current or future connection to a city sidewalk located on the intersecting street.
 - a 5' concrete pedestrian walk is provided with shade trees located at a rate of every one 30' to 40' on center and enhanced landscape is provided at the entries. Trees placement may be designed in straight lines along the walk or may be clustered to reflect a more natural planting design.

Divided boulevard



Map data: Google, Maxar Technologies

Mini round-a-bout



Map data: Google, Maxar Technologies

5. Project Signage

- Project signage shall compliment the project theme while respecting the City of Celina’s vision and incorporate Celina branding.
- The signage should be similar in material and color to the project’s screen walls.
- Text area shall not exceed 45 SF in area and shall not be taller than 2’ in height.
- The sign may be a part of the development’s entry structure, screen wall, or be free standing.
- The maximum height of a free standing entry sign is 16’ as measured from the adjacent side walk. Where grade changes occur, including natural grades and berms, the height of the sign with berms or natural grading may be increased to 20’.
- Architectural elements such as towers, windmills etc. may be taller than the free standing sign and shall be a maximum height of 40’.
- Signs shall not be located within the right of way and shall not obstruct the view triangle at the intersection.



BAD - difference in material



GOOD - consistency in material

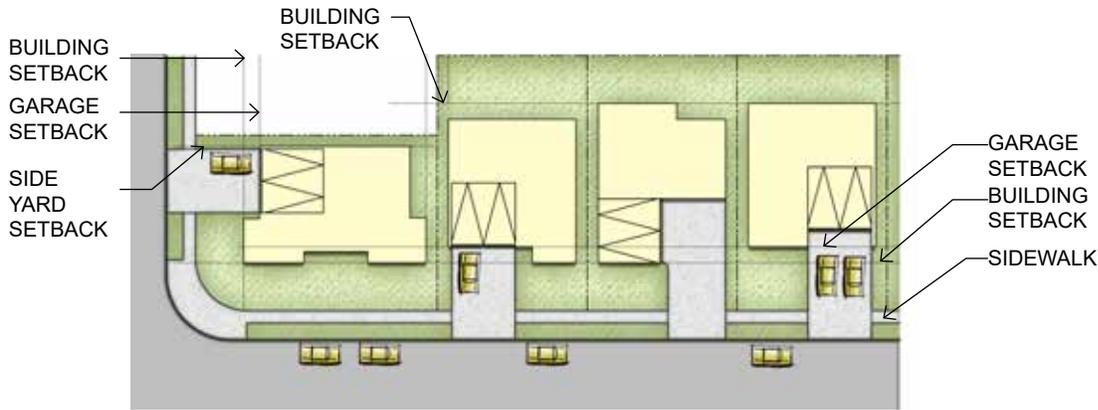
lot design

LOT DESIGN



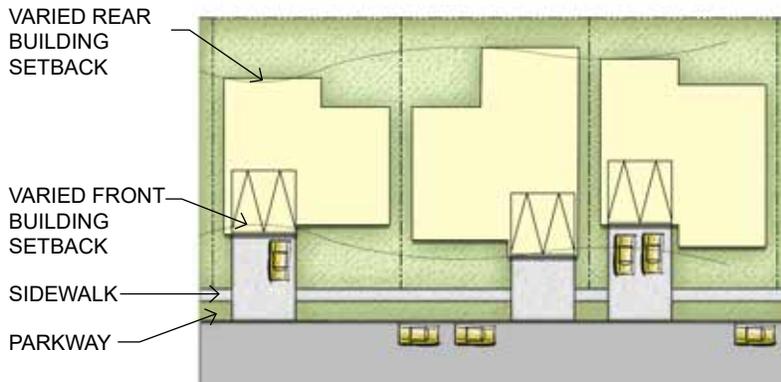
The placement of a house on a lot impacts the safety, function and feeling of the street. In order to encourage friendly environments, the following shall be considered when developing lots.

1. Minimum front yard set backs for single family homes shall following the zoning code unless otherwise stated.
 - Patio homes and/or zero lot line products shall have a minimum front yard setback of 10' and 7' for town homes.
2. Encroachments such as stoops, awnings or balconies above are encouraged (reference Gifts to the Street section of this document for additional information).



Corner Lot & Varied Setback

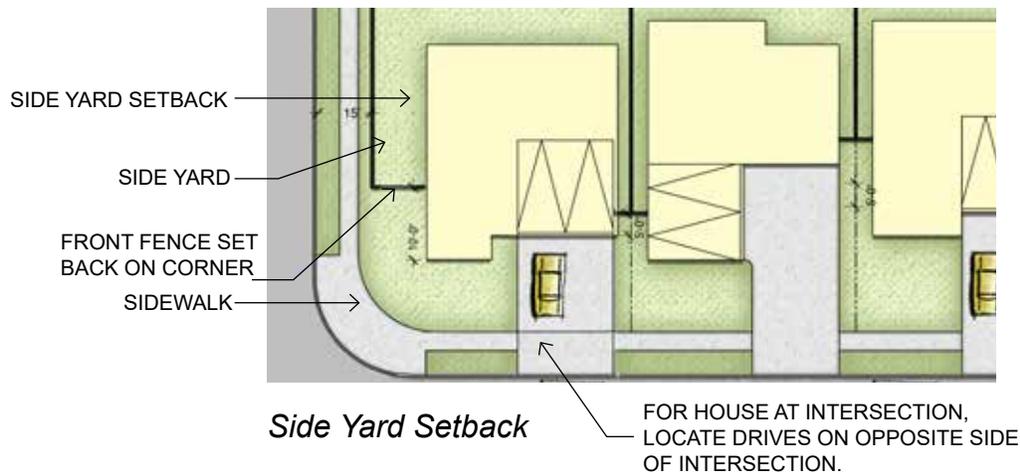
3. Variable setbacks are permitted and encouraged so long as the minimum setbacks are respected and the maximum setback does not exceed more than 1.5 times the minimum set back allowed.



Varied Setback

*Setbacks are measured from lot lines. General setbacks shall comply with zoning ordinance unless otherwise stated above.

4. Side yard set back / design adjacent to streets
 - A 15' side yard set back measured from the back of curb shall be provided on corner lots adjacent to streets.
5. Driveways for corner lots shall be located on the opposite side of the house from the adjacent intersection. Suburban lots shall provide only 1 drive cut.



FENCING

Fencing is intended to provide privacy for residents and to screen unsightly elements.

In general, a development is encouraged to utilize open fencing as much as possible. Open fencing may be fully open to view or it may be architecturally accented with a low cheek wall not to exceed 36" in height. The material of open fencing shall be wrought iron in appearance. Chain link fencing material is not permitted.

Fencing Setbacks

- Fencing that faces the primary street shall be set back from the front facade a minimum of 5'.
- On corner lots, the front fence setback shall be increased to 10'.
- On corner lots, side yard fences shall be set back 15' minimum from the curb on the side street.
- Wood fencing shall be installed with the finish side facing the public street. Posts and hardware shall be on the internal side of the fence and not viewed from the public R.O.W.

Open fencing

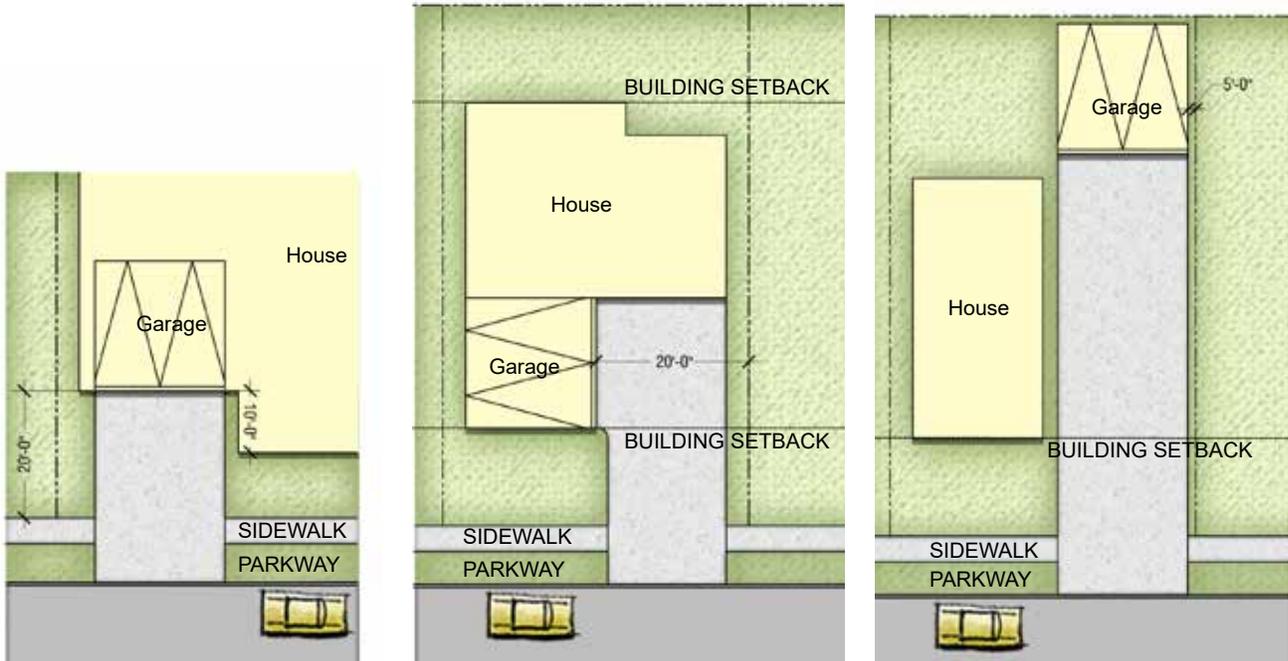
- A minimum 5' tall open fence is required in the side or rear of a lot that is adjacent to an open space, park, utility or natural corridor.

Reference fencing in the City of Celina Zoning ordinance for additional requirements.

lot design

6. Garage setbacks

- For front loaded garages a minimum setback of 20' shall be maintained between the garage door and a public right-of-way.
- Front loaded garages shall not comprise more than 50% of the front building elevation.
- Front loaded garages may extend up to a maximum of 8' beyond the front facade according to the general garage placement requirements of the zoning ordinance.
- All garage doors shall be set back an additional 4" from the facade of the building.
- J-swing garages shall have a minimum of 20' from the door face of the garage to the side property line for maneuvering and tandem parking. The side of the garage adjacent to the street may align with the building set back.
- Detached, front loaded garages placed at the back of the lot with drive access from the primary addressing street are encouraged.
- Detached garages at the back of lot shall have a minimum side yard setback of 5'. Driveways that access a garage at the back of the lot shall have a maximum pavement width of 12'. Additional paved area for parking 2 cars in front of the garage is permitted. Paved wheel strips with planting or gravel between and pervious pavers are encouraged to reduce impervious surfaces in the development.



Garage Door Diagram

"J" Drive Diagram

Garage in Back Diagram

- Garages loaded from a side street may align with building set back on side street as long as a minimum setback of 20' is maintained between the garage door and public R.O.W. or a J-Swing garage entry is utilized.
- For Rear loaded garage set backs refer to the Alleys section of this document.

Side loaded J-Swing



Map data: Google, Maxar Technologies

Side Loaded 20'



Map data: Google, Maxar Technologies

7. Varying lot sizes are encouraged and where applicable lot widths should vary along street frontage.
8. All lots that are located directly across a street from a park/open space shall face or side onto the park/open space, where feasible.



open space



PURPOSE

To create usable and practical open space for the neighborhoods and communities of Celina.

Category 1: These requirements do not apply to developments in which the majority of lots are 1 acre or more in size.

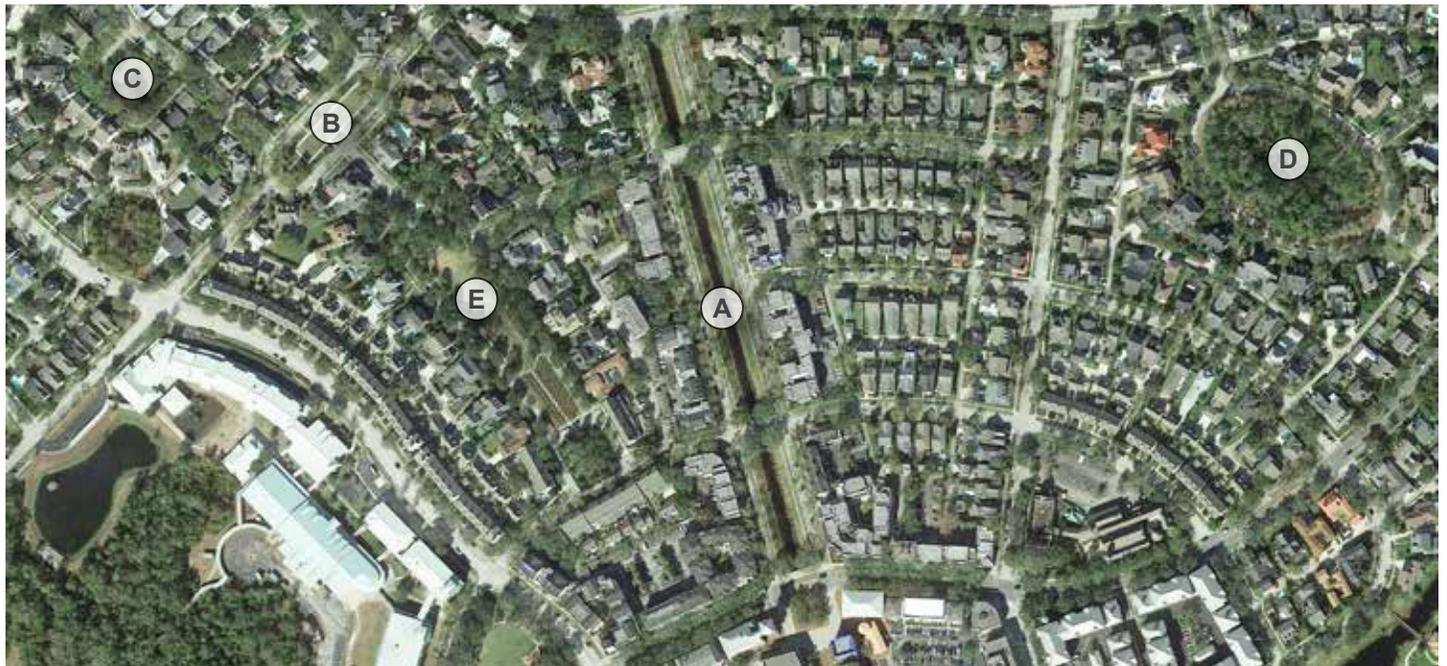
Category 2: Developments in which over 85% of the lots range from 1/4 acre in size to 1 acre in size are subject to a 10% openspace requirement, 100% of which is required to be useable openspace.

Category 3: All other residential developments are subject to 20% open space with a minimum of 50% of that open space being “usable open space”. Areas of “non-usable open space” may be allowed to be counted as a portion of the “usable open space” if the area is sufficiently amenitized, per Director approval. Increases to the provided useable open space allocation may earn a “Density Bonus” per the approval of the Planning and Zoning Commission.

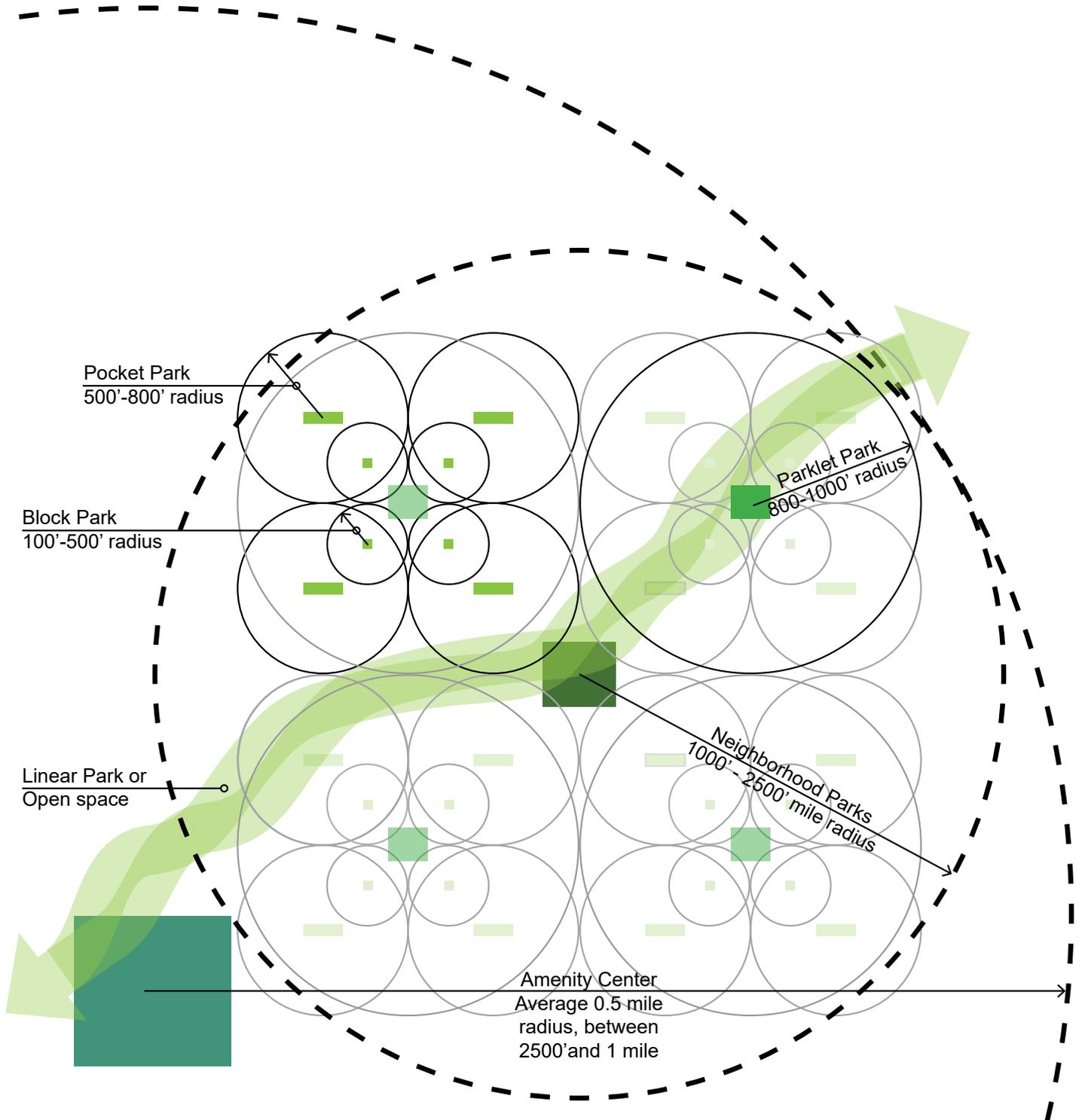
The type, size, and location of open spaces within the community are just as important as the amount of cumulative open space. Quality open space should provide the opportunity for neighbors to interact in small block size groups to neighborhood gatherings. Each space should have a unique quality and be located within reasonable walking distance of the designated capture group it serves as well as connected to the community’s system of pathways. Openspace shall be measured from the back of right of way and designated as an HOA x lot. Open Space dedication requirements are described in the Celina Subdivision Ordinance.

Legend:	
(A)	Linear Designed Park
(B)	Parklet Park
(C)	Block Park
(D)	Neighborhood Park
(E)	Park Connections

Celebration



OPENSOURCE TYPOLOGY DIAGRAM

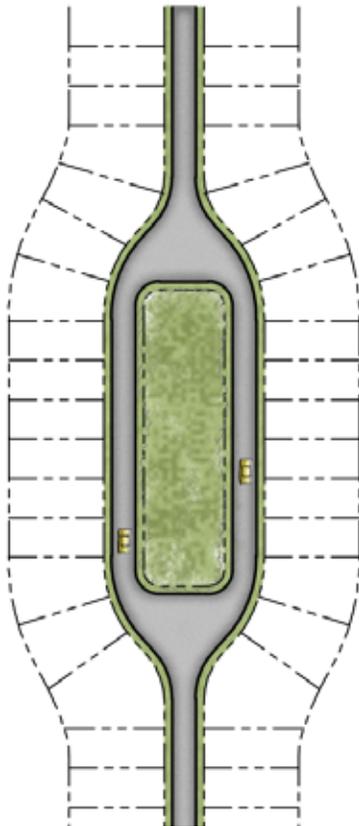


Not To Scale

* Circulation and capture zones shall not cross major thoroughfares.

open space

Detached “left-over” areas of space that do not fall into one of the following categories and/or do not provide connection from one point to another shall not be considered in the open space calculation. Minimum size of open space is defined by the open space type.



Example A - move open space to center of development



Example B - cluster open space on ends of blocks to create greener streets and areas for block, pocket, or parklet open space

North Las Vegas



Map data: Google, Maxar Technologies

BAD - isolated from development

Celebration, FL



Map data: Google, Maxar Technologies

GOOD - integrated into development

OPEN SPACE TYPES

BLOCK PARK - END CAP

Size: 350 SF minimum

Capture Radius: Central to and walkable for the surrounding 5-10 houses.

of Users: 5 - 10

Minimum Size Requirements: 15' width at entry point, area shall be contiguous and calculation may include area that is less than 15' wide but contiguous with the block park space.

Mandatory Elements:

- Seating - may be stationary or movable.
- Shade - may be trees or built structure.
- Pathways - may be material other than concrete, asphalt or pavers, shall be accessible, shall connect to adjacent walks, and shall be a minimum of 5' wide.

Additional Elements:

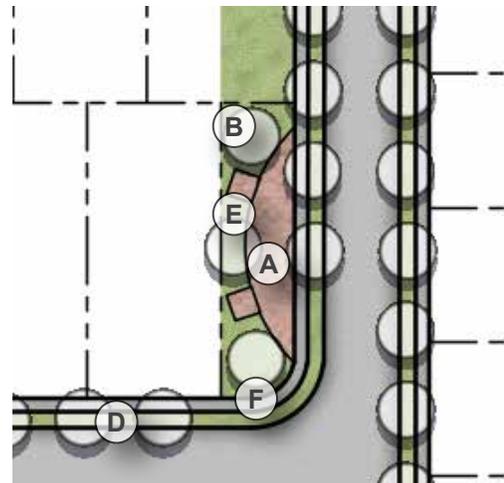
- Community garden plots.
- Community mail boxes - mail box locations shall be shown on the submitted lighting location plan.



Legend:	
(A)	Seating Area
(B)	Canopy Trees
(C)	Pathway
(D)	Parkway Trees
(E)	Lawn
(F)	Neighborhood Sidewalk



Example A



Example A Enlargement

open space

BLOCK PARK - MID BLOCK

- Where street length exceeds 600', a mid-block park may be created to serve as a block park.
- Mid-block park depth shall align with the building set back line.
- For lots adjacent to mid-block parks, lot width shall be increased to accommodate for park adjacency.
- Mid-block park shall include area for community mail boxes
- Shade - may be trees or built structure.

Mandatory Elements:

- Seating - may be stationary or movable.
- Shade - may be trees or built structure.
- Pathways - may be material other than concrete, asphalt or pavers, shall be accessible, shall connect to adjacent walks, and shall be a minimum of 5' wide.

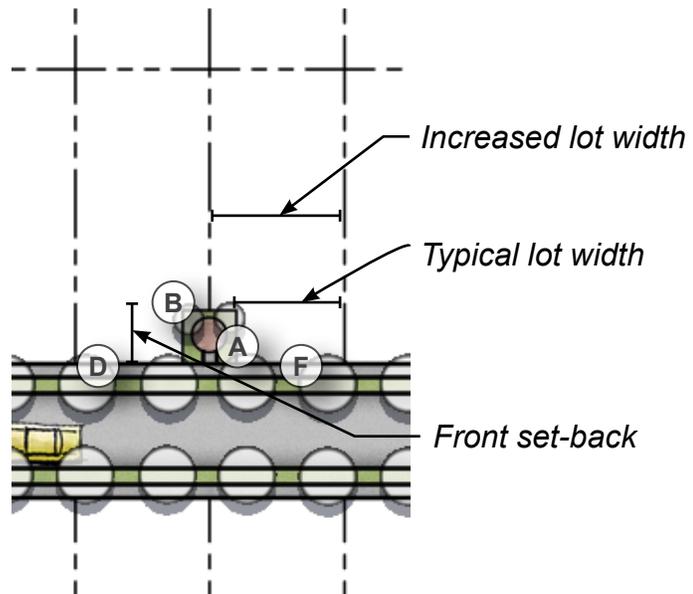
Additional Elements:

- Community garden plots.
- Community mail boxes - mail box locations shall be shown on the submitted lighting location plan.

Legend:	
(A)	Seating Area
(B)	Canopy Trees
(C)	Pathway
(D)	Parkway Trees
(E)	Lawn
(F)	Neighborhood Sidewalk



Example B



Example B Enlargement

OPEN SPACE TYPES

POCKET PARK

Size: 0.1 - 0.25 Acres

Capture Radius: Walkable for the surrounding 25 houses. May be a lot leave out or trail head to a larger system. May be a plaza for more dense urban products.

of Users: 10 - 25

Minimum Size Requirements: 2,500 SF min., 20' width at entry point, area must be contiguous and calculation may include area that is less than 20' width but contiguous with the pocket park space. Mid-block pocket parks may be created on blocks greater than 600' in length.

Mandatory Elements:

- Seating - may be stationary or movable and should include a focal point such as a fire pit or planting group.
- Shade - may be trees or built structure.

Additional Elements:

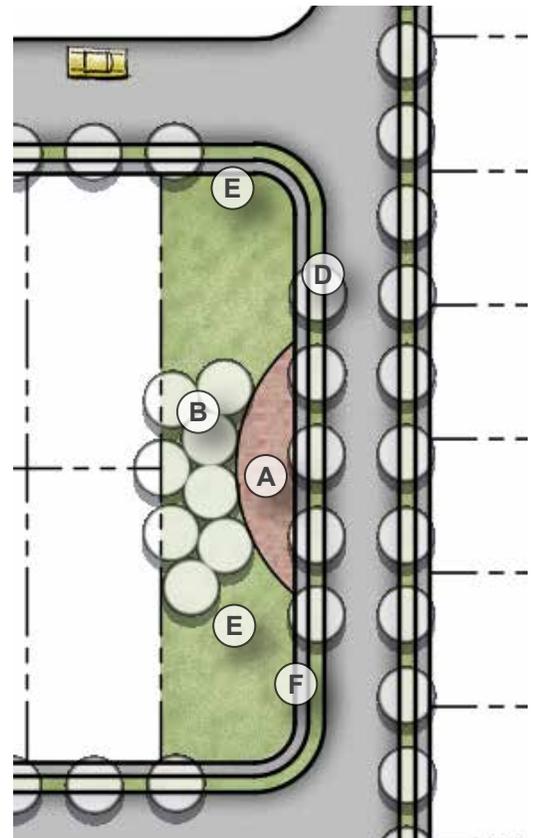
- Pathways - If provided, may be material other than concrete, asphalt and/or pavers, such as decomposed granite. Shall be accessible, shall connect to adjacent walks, and shall be a minimum of 5' wide.
- Tot lot for young children.
- Community gardens.
- Community mailbox -- mail box locations shall be shown on the submitted lighting location plan.
- Outdoor quality games such as bocce ball, corn hole, chess, connect 4, etc.



Legend:	
(A)	Seating Area
(B)	Canopy Trees
(C)	Pathway
(D)	Parkway Trees
(E)	Lawn
(F)	Neighborhood Sidewalk



Example A

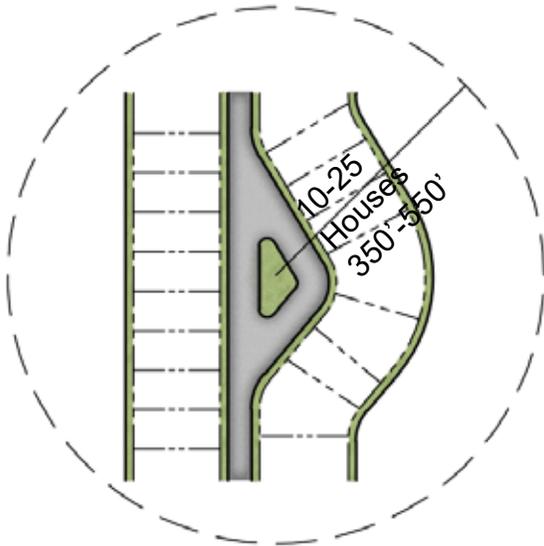


Example A enlargement

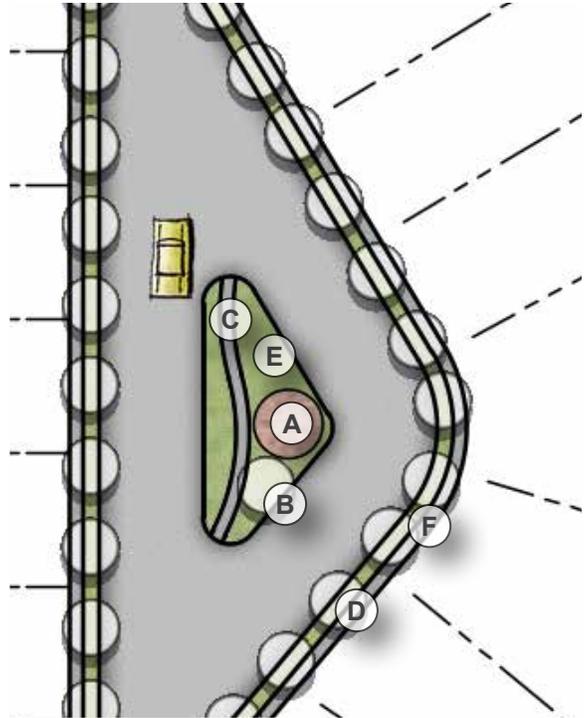
open space

POCKET PARK

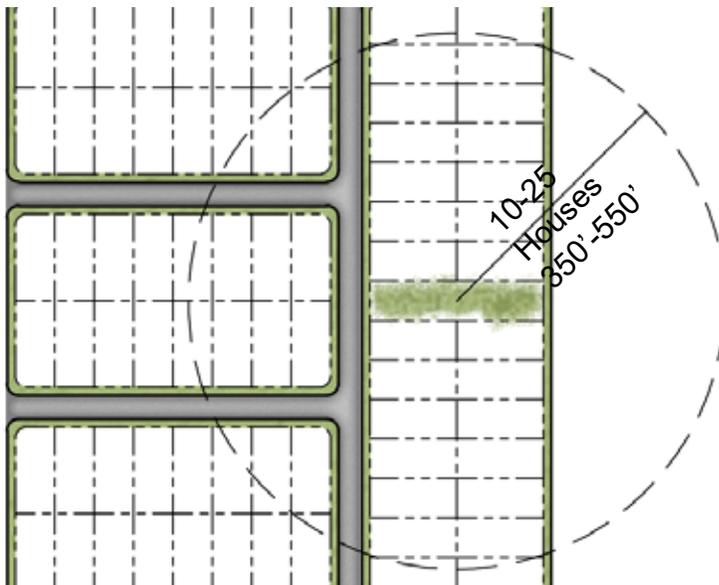
Legend:	
(A)	Seating Area
(B)	Canopy Trees
(C)	Pathway
(D)	Parkway Trees
(E)	Lawn
(F)	Neighborhood Sidewalk



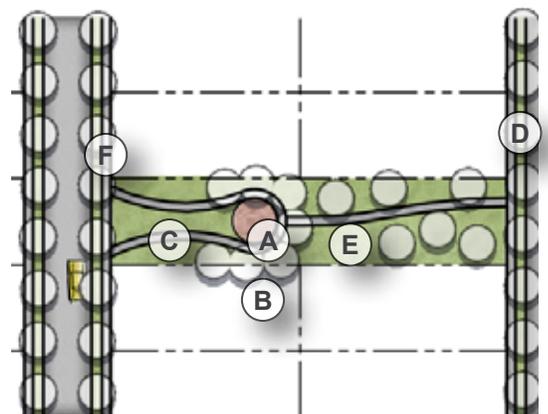
Example B



Example B enlargement



Example C



Example C enlargement

OPEN SPACE TYPES

PARKLET PARK

Size: 0.25 - 1.0 Acres

Capture Radius: Walkable for less than a 5 minute walk

of Users: 25 - 50

Minimum Size Requirements: 10,000 SF Min., 50' at entry point, area shall be contiguous, and calculation may include area that is less than 50' wide but contiguous with the parklet park space.

Mandatory Elements:

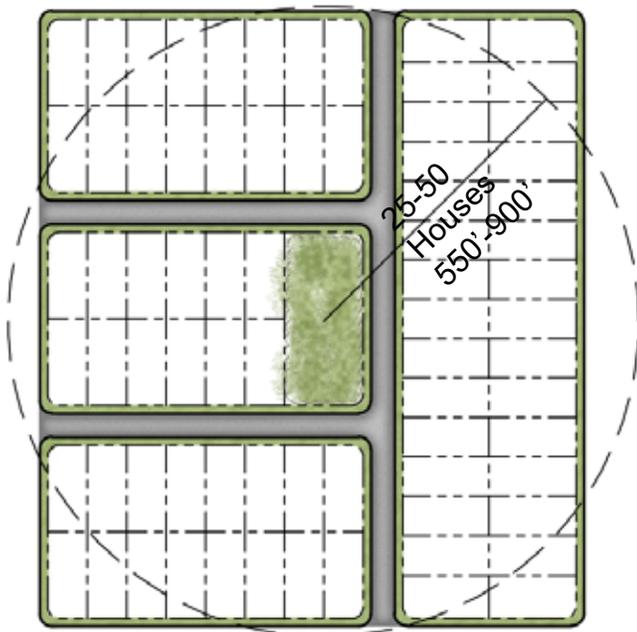
- Seating - may be stationary or movable.
- Shade - may be trees or built structure.
- Pathways - may be material other than concrete, asphalt or pavers, shall be accessible, shall connect to adjacent walks, and shall be a minimum of 5' wide.
- Turf area for neighborhood events.

Additional Elements:

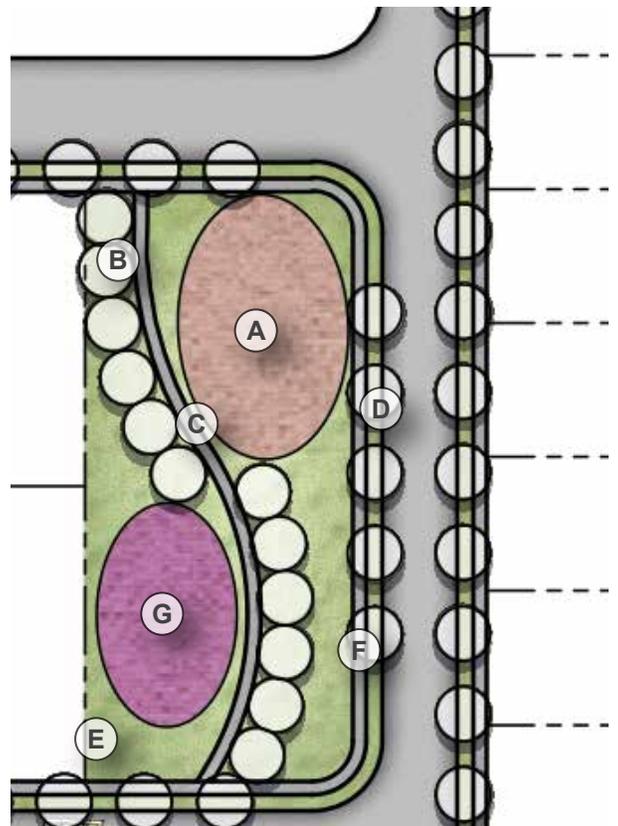
- At least 1 Play area or tot lot shall be provided for every 100 homes and shall be protected from adjacent streets by planting, low wall, or fencing not to exceed 36" in height.
- Community gardens.
- Community mailbox - mail box locations shall be shown on the submitted lighting location plan.
- Outdoor quality games such as bocce ball, corn hole, chess, connect 4, etc.



Legend:	
(A)	Seating Area
(B)	Canopy Trees
(C)	Pathway
(D)	Parkway Trees
(E)	Lawn
(F)	Neighborhood Sidewalk
(G)	Play



Example A

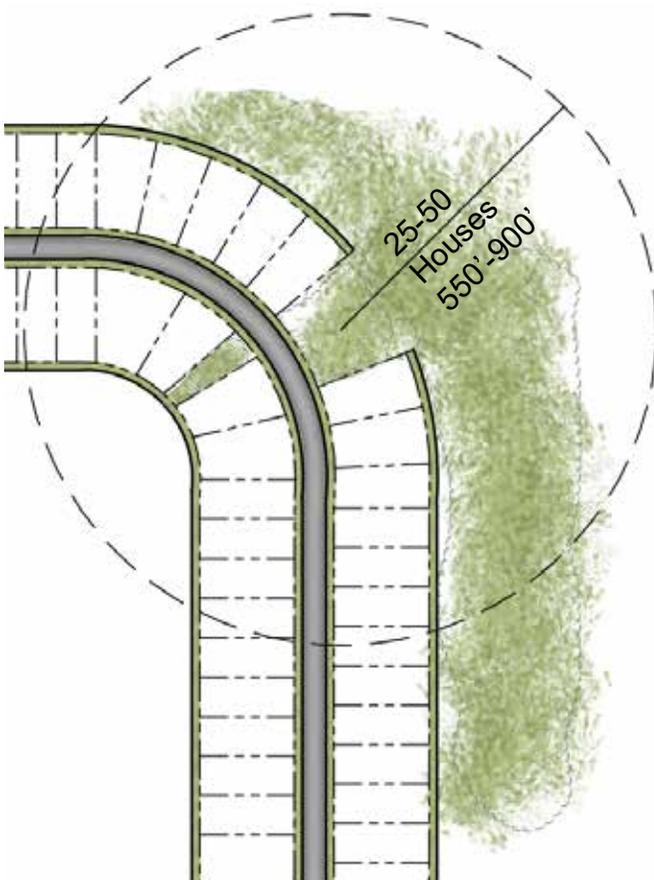


Example A enlargement

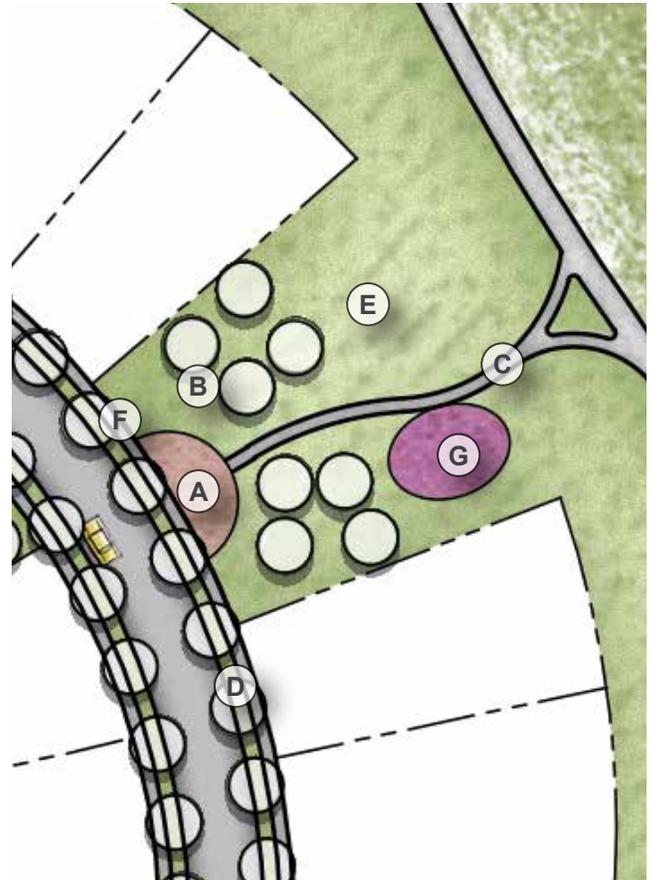
open space

PARKLET PARK

Legend:	
(A)	Seating Area
(B)	Canopy Trees
(C)	Pathway
(D)	Parkway Trees
(E)	Lawn
(F)	Neighborhood Sidewalk
(G)	Play



Example B



Example B enlargement

OPEN SPACE TYPES

NEIGHBORHOOD PARK



Size: 0.5 - 2.0 Acres

Capture Radius: Centrally located within a 1/4 mile to 1/2 mile distance. Provide multiple neighborhood parks for larger developments. Where applicable, neighborhood parks shall connect to city parks, schools, and/or natural corridors and these elements shall be designed to function well together and form the same space. Neighborhood Park may be surrounded by streets on all sides.

of Users: 50 - 100

Minimum Size Requirements: 20,000 SF

Mandatory Elements:

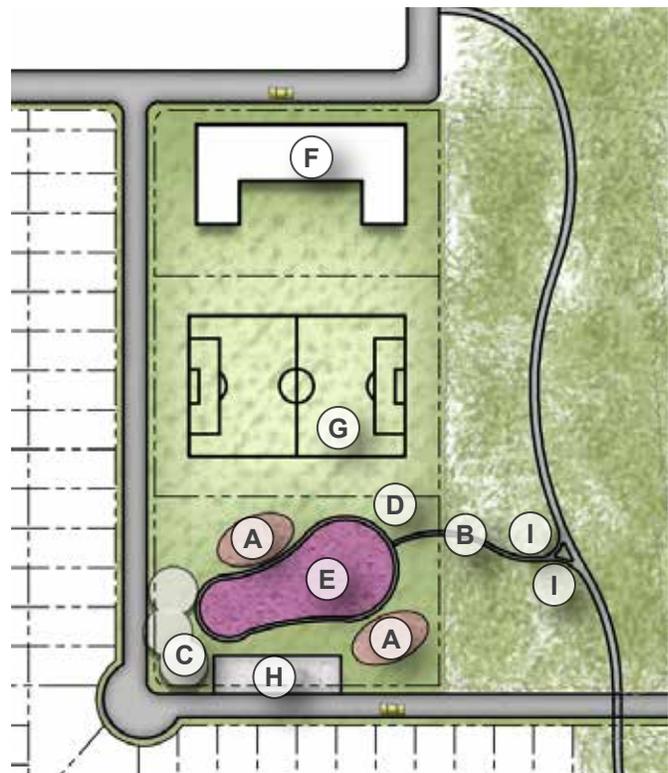
- Parking - on-street parking is preferred in order to preserve open space land, off-street is permitted.
- City of Celina trail gateway signage shall be provided where neighborhood parks connect to hike and bike trails.
- Seating - shall have multiple seating areas and options. May include picnic tables, benches and movable seating.
- Shade - required through trees and shade structures.
- Playground - shall include multiple age groups and shall provide opportunities for all inclusive play. The play ground equipment shall have a minimum of 30% shade coverage of the primary equipment measured at noon on June 21. Shade coverage may be provided in the form of shade structure, canopy, or adjacent trees. Metal slides are prohibited.
- Play area - protected from adjacent streets by planting, low wall or fencing not to exceed 36" in height.
- Pathways - shall be provided throughout the park, shall connect park elements, shall connect to a neighborhood system of sidewalks or trails, shall be concrete, shall be accessible, and shall be a minimum of 5' wide.

Additional Elements:

- Picnic areas.
- Additional play areas or fields.
- Swimming pool or splash pad.
- Fountain.
- Gazebo.

Legend:

- (A) Seating Area
- (B) Pathway
- (C) Canopy Trees
- (D) Lawn
- (E) Play
- (F) School
- (G) City Park
- (H) Parking
- (I) Trail gateway sign



Example A (Preferred)

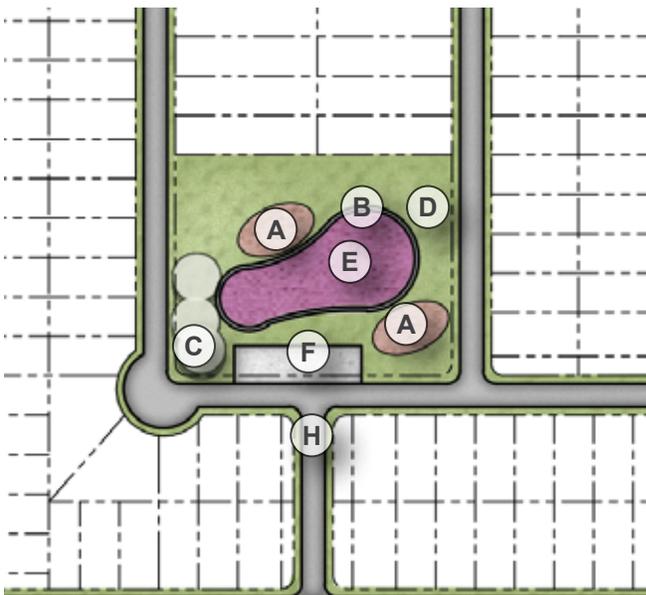
open space

NEIGHBORHOOD PARK



Legend:	
(A)	Seating Area
(B)	Pathway
(C)	Canopy Trees
(D)	Lawn
(E)	Play
(F)	Parking
(G)	City Park
(H)	Primary Street
(I)	Trail gateway sign

Example B (Adjacent to city park)



- Centrally located and embedded into the community
- Located at terminus of primary or entry streets where possible

Example C (Embedded in development)

OPEN SPACE TYPES

AMENITY CENTER



Size: 0.25 Acres +

Capture Radius: Centrally located within a 1/2 mile radius. Where applicable, the amenity center shall be connected to city parks, schools and/or natural corridors through a neighborhood system of sidewalks or trails. An amenity center space shall be provided for developments with over 100 homes less than 1 acre in size. For larger communities, of 300 homes or more, a pool or splash pad and a commercial grade playground shall also be provided. An amenity center shall generally be included as part of the 1st Phase of development, unless otherwise adjusted by an associated development agreement or PD.



of Users: Varies per programming

Minimum Size Requirements: 20,000 SF

Mandatory Elements:

- Parking - number of spaces to be determined by amenity center program, on-street and off-street parking is permitted and both may count toward required number of spaces.
- Seating - shall have multiple seating areas and options. May include picnic tables, benches and movable seating.
- Building may be open air or conditioned space.
- Shade - required through trees and/or shade structures.
- Playground - shall include multiple age groups and shall provide opportunities for all inclusive play. The playground equipment shall have a minimum of 30% shade coverage of the primary equipment measured at noon on June 21. Shade coverage may be provided in the form of shade structure, canopy, or adjacent trees. Metal slides are prohibited.
- Play area - protected from adjacent streets by planting, low wall, or open fencing not to exceed 36" in height
- Pathways - shall be provided to connect a neighborhood system of sidewalks or trails. Shall be 5' minimum, concrete, and must be accessible.

Additional Elements:

- Picnic areas.
- Additional play areas or fields.
- Swimming pool or splash pad.
- Fountain.
- Gazebo.
- Community Gardens.
- Outdoor quality games such as bocce ball, corn hole, chess, connect 4, etc.
- Hammocks.
- Art.
- Commercial Grade Fitness Equipment.

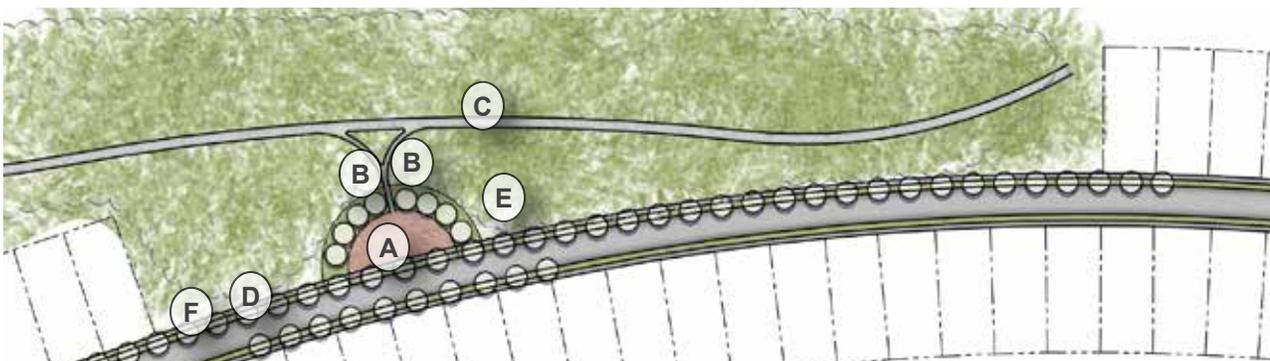
OPEN SPACE TYPES

LINEAR PARK



1. **Natural corridors:** Natural corridors that are not integrated into the development shall not be included in the usable open space calculations. In order to be included in the useable open space calculation the, following requirements shall apply:
 - Limit the number of houses that back to the corridor.
 - For lots or streets adjacent to floodplain and creeks, a minimum of 100’ or 10% of street length, whichever is greater, shall be single loaded with houses facing the floodplain or creek.
 - A trail head connecting to a community or City of Celina trail system, overlook, pocket park, parklet or neighborhood park must be provided to encourage access to the corridor and increase value to homes facing the corridor. Trail head specification shall follow City of Celina specifications.
 - Floodplain and steep slope areas, such as erosion setbacks, may be counted for up to 50% of the total land designated in this type, provided the design meets the following criteria:
 - 10% of the floodplain and/or steep slope area must be physically usable and provide a minimum 10’ accessible trail that connects to a City of Celina trail system if one is currently or future planned for the area.
 - The 10% area includes a 10’ wide swath on either side of the 10’ trail that is to be maintained for visibility and safety.
 - The 10% area includes preservation of natural zones that create view sheds and natural experiences within close proximity to the trail.
 - Additional improvements to the floodplain and steep slopes area are encouraged and may gain additional density credit per the discretion of the Department Development Services.
 - Trail may run parallel to adjacent lots or R.O.W.
 - The 10’ trail may intersect with a 10’ sidewalk located in the R.O.W.
 - Where additional amenities are included, this park type may overlap or be included as an additional park typology.
 - Trail widths may be larger in the Master Trails Plan. If a trail is defined as a spine trail in the in the Trails Masterplan, the entire width of the trail shall be 12’.

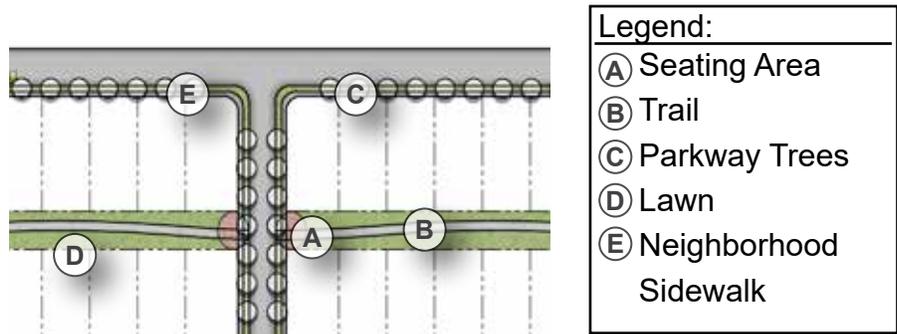
Legend:	
(A)	Seating Area
(B)	Trail gateway sign
(C)	Trail
(D)	Parkway Trees
(E)	Lawn
(F)	Neighborhood Sidewalk



LINEAR PARK



- 2. Utility corridor:** Includes gas, electric, rail and other corridors that are linear in form but restrictive in design elements. These corridors shall be enhanced to the degree that the utility company permits and may be counted toward the open space calculation, provided they are integrated into the development and not treated as “left-over” space. If these spaces are amenitized they may count up to 10% of the useable open space allocation.
- Provide access to the corridor via road crossings, cul-de-sacs, and peek-a-boos.
 - A minimum 10’ wide concrete trail shall be provided internal to the corridor. The edge of walk shall be at least 5’ away from the back of adjacent property lines.
 - Trail shall meander through the corridor to reduce monotony and increase areas of interest.
 - Enhanced planting areas shall be provided along the trail corridor as permitted by the utility company.
 - Where enhanced planting areas are not permitted, an additional 10’ landscape easement shall be provided on each side of the easement and shall include shade trees at a rate of 1 tree for every 40 linear feet of walk. Trees may be clustered in natural formations, staggered on either side of the walk, or spaced evenly along the walk.
 - Trail heads with accent planting and signage shall be located at street intersections or corridor entry points.
 - Access to the trail shall be permitted from adjacent properties.
 - The rear of the lots adjacent to the utility corridor shall have open fencing.



OPEN SPACE TYPES

LINEAR PARK



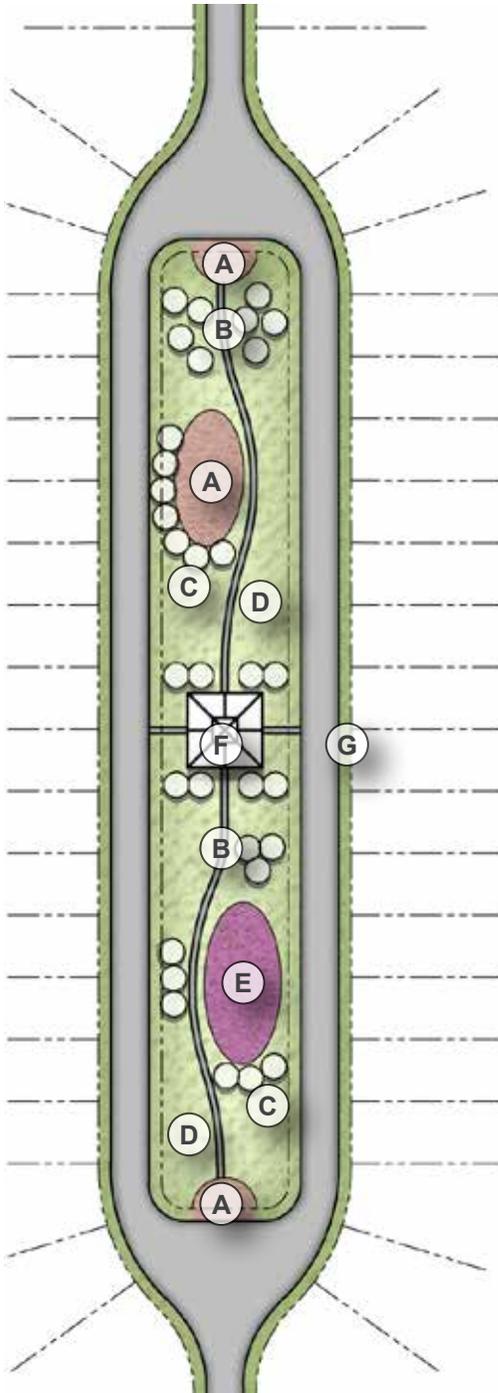
3. Designed linear park: These parks are specifically designed to be integrated into the community and connect to the City of Celina trails system.

- Limit the number of houses that back to this corridor.
- Where possible, houses front facade shall face on to the park.

Celebration, FL



Map data: Google, Maxar Technologies



Legend:	
(A)	Seating Area
(B)	Pathway
(C)	Canopy Trees
(D)	Lawn
(E)	Play
(F)	Shade
(G)	Neighborhood Sidewalk

Mandatory Elements:

- Parking - on-street parking is preferred in order to preserve open space land, off-street is permitted.
- Seating - shall have multiple seating areas and options. May include picnic tables, benches and movable seating.
- Shade - required through trees and shade structures.
- Playground - shall include multiple age groups and shall provide opportunities for all inclusive play. The play ground equipment shall have a minimum of 30% shade coverage of the primary equipment measured at noon on June 21. Shade coverage may be provided in the form of shade structure, canopy, or adjacent trees. Metal slides are prohibited.
- Play area to be protected from adjacent streets by planting or low wall, open fencing not to exceed 36" in height.
- Pathways - shall be provided throughout the park, connect park elements and connect to a neighborhood system of sidewalks or trails. Shall be concrete and must be accessible.

Additional Elements:

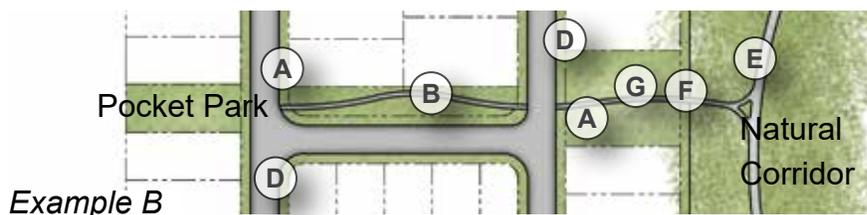
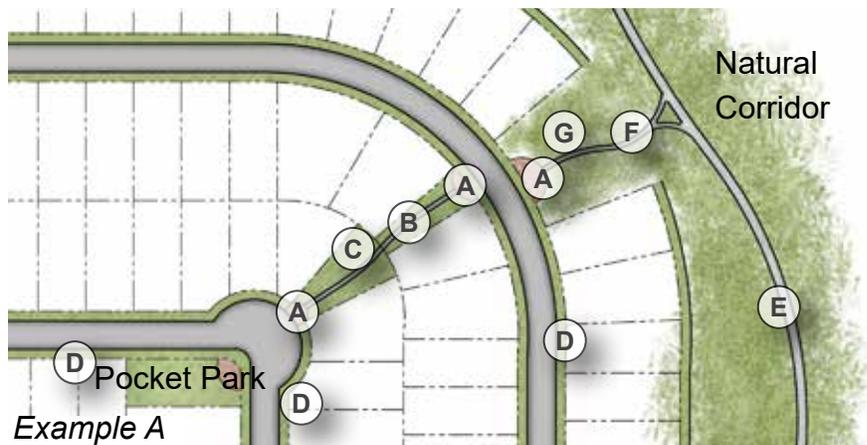
- Picnic areas
- Additional play areas or fields
- Fountain
- Gazebo



LINEAR PARK

4. Trail connectors: These elements are intended to provide safe connection between open space elements, parks and trails, and may be counted as open space if the following is provided:

- Safe and well lit environment.
- Minimum 20' wide corridor.
- Minimum 6' wide sidewalk may meander through the space but shall not be closer than 5' to an adjacent property line.
- Where spine trails are identified on the Trails Master Plan, the trail shall follow the specifications of the Trail Master Plan and shall be a minimum of 12' in width.
- Internal access connection walks shall be provided and shall be 6' minimum in width when connecting a trail to a 5' - 6' wide neighborhood walk. When connection to a spine trail, this connecting trail shall be increased to 8' in width.
- Where future trails are not yet built, connecting trails shall be stubbed out to meet future trail build-out.
- Multi-use trails shall follow recommendations of the Trails Master Plan and shall be no less than 10' in width.
- The area outside of the side walk shall contain 50% enhanced planting other than sod or ground cover. Native grasses and/ or wildflower seeding count toward this calculation.
- Trees or shade along the trail shall be provided to create 50% shade coverage for the walkway.
- Signage at entry - That corresponds with the overall project signage in material and design intent shall follow City of Celina standards and include the following language
 - Identification of trail safety markers as provided by the City of Celina
 - Identification of trail destination or intersection point
 - Identification of trail entrance
 - City of Celina trail gateway signage shall be provided where neighborhood parks connect to hike and bike trails.



Legend:	
(A)	Trail entry
(B)	6' walk
(C)	Planting
(D)	Neighborhood Sidewalk
(E)	12' spine trail
(F)	8' walk
(G)	Trail gateway sign

OPEN SPACE TYPES

DETENTION POND



A detention or retention pond area may count toward open space calculations if they are designed to be used during non-flood events. The useable area of the detention open space shall be located outside of the flooding zone in areas that provide viewing to the pond area. Areas with a 6:1 slope or less may be counted as useable open space if they contain the following:

- (A) Seating with shade.
- (B) Enhanced planting.
- (C) Lighting in the non-flooding zones.
- (D) Coordinated street tree planting with adjacent streets.
- (E) Pathway that provides access to elements in the flooding zone if applicable. Pathway shall be concrete and a minimum of 5' in width.
- (F) Flooding zone may be designed to provide practice fields and neighborhood events in non-flood times.
- (G) Additional improvements may gain a "Density Bonus" per the discretion of the Department of Development Services.



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SCREENING

In order to mitigate the adjacency of perimeter collector and arterial roadways, the following conditions shall be met:

1. All perimeters of residential subdivisions, including alleys, adjacent to a ROW that is 60' or wider shall provide an HOA landscape buffer with quality landscaping and plantings along with a 6' masonry wall, also owned and maintained by the HOA. The width of landscape buffers, along with associated landscaping and sidewalks, shall be as detailed in the zoning ordinance or subdivision ordinance.
2. Decorative metal fencing (with masonry columns and associated landscaping) may be provided in lieu of the masonry wall along open spaces, floodplains, cul-de-sacs, and U-shaped streets.
3. In lieu of decorative metal fencing outlined in #2 above, berms with associated landscaping and trees may be installed, with slopes appropriate for maintenance and vegetation.
4. Where collectors or arterials are adjacent to floodplains or large expanses of open space, no perimeter screening device is required.
5. Wood fencing is allowed along neighborhood streets within the development, with the smooth side facing out, and with enhanced fencing (cedar, board-on-board with decorative cap) on corner lots and side yard returns between homes.

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GIFTS TO THE STREET



Gifts to the street are those elements that help to create an environment that encourages neighborhood interaction. These elements may count toward the 4 elements required in the architectural section of the Zoning Ordinance 14.04.107 and include but are not limited to:

1. Front porches

- May encroach into the front setback up to 10’ provided there is a minimum 5’ of front yard space from the back of side walk to the front facing facade of the porch.
- May be up to 2’-6” above the elevation of the front yard.
- Minimum front porch size is 60 SF and shall met the standards set forth in the Subdivision Regulations.
- Minimum front porch depth is 5’.



2. Front stoops

- May encroach into the front setback up to 5’.
- For town homes and patio homes, this distance may be reduced to 3’ from the back of sidewalk to the first riser of the stoop .
- May be up to 2’-6” above the surrounding elevation.
- May be inset into the building or covered with an architectural feature or awning.



3. Architectural accents on the front facade

- Refer to Section 14.04.107 of the Zoning Ordinance

4. Front gardens

- The incorporation of enhanced plant material elevates the pedestrian experience along the street. These are highly encouraged to be provided at both the foundation of the home and at the edge of the sidewalk where possible.

5. Elevated front yards

- Steps from street are encouraged where topography permits.

6. Front yard fences

- May be viewed as gifts to the street, reference Fencing section in this document.



Architectural accents



Front Gardens



Front yard fence



Elevated front yard