

LAND DIVISION DESIGN STANDARDS

Please note: This document is intended to provide a basis for future discussions regarding the Langley Land Division Design Standards. The document has incorporated comments from the Planning Advisory Board meeting on November 12, 2008 and the existing standards from the City of Langley Municipal Code sections on Clustered residential development (CRD), Subdivision Evaluation Criteria, Flexible Lot Standards, and Cottage Housing. The document's format has changed rather significantly from the November 12 meeting; however, the content remains comparable. There have been some additions and alterations to clarify language and reflect design standards such as solar access and low-impact development, but by and large the document has remained similar, except for the format.

The major format changes in the document attempt to address the Planning Advisory Board's comments about how to tailor the design standards to fit different neighborhood contexts. The articulation of four different neighborhood types (see below) based on the geography inherent in the land attempts to distinguish the range of contexts found within the City. The document incorporates these different contexts throughout the document with the lettering VCD, TVD, RVD, and CD and has attempted to identify various standards appropriate for these different contexts. For your information the lettering SP and LP refers to Short Plat and Long Plat.

Please consider these items and think of further changes that could be incorporated. Enjoy!

Different Neighborhood Designs

Village Center Design (VCD)-The Village Center Design is a pedestrian-oriented commercial design typical of downtown Langley. The design primarily features commercial uses with some mixed use housing. Buildings are located next to the sidewalk and parking areas are hidden behind buildings. Park and open space types are typically centralized village squares, usable by the entire village center, and areas of valuable open space such as critical areas are incorporated into the design. The dominant street pattern is grid or modified grid streets with alleys and every street includes sidewalks. Alternative pedestrian routes, such as pedestrian alleys that run perpendicular to streets and break up long blocks, are also incorporated into the design.

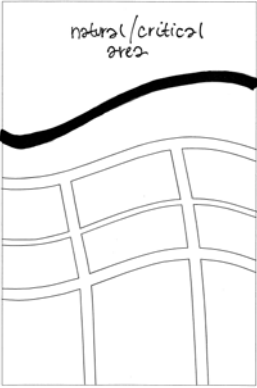
Traditional Village Design (TVD)-Traditional Village Design is a residential design typical of the neighborhoods within the 1890 Plat of Langley. The design features detached, common wall and cottage style residential units with some mixed low-impact commercial uses such as residential-zoned offices and home occupations incorporated. Park and open space types are typically centralized parks, unless areas of valuable open space such as critical and priority natural areas are available to incorporate into the design. The dominant street pattern is a grid or modified grid with alleys. Provisions for pedestrians are made by multiple ingress and egress points to the neighborhood including on street and off-street routes.

Rural Village Design (RVD)-Rural Village Design is a residential design that encourages preservation of open space lands and the rural character of Langley. The design features primarily residential uses with some mixed low-impact commercial uses such as residential-zoned offices and home occupations included. Park and open space types are typically of the open space variety and are incorporated within the design of the neighborhood through the clustering of housing to preserve large undisturbed tracts of land. The dominant street pattern is a grid or modified grid with alleys although areas of looped roads and cul-de-sacs are allowed if necessary to preserve critical or natural areas. Provisions for pedestrians are made by including multiple ingress and egress points to the neighborhood, including on trails through preserved natural areas within the development.


Conservation Design (CD)-Conservation Design is a residential design that encourages the preservation of priority natural areas and habitats, open space, critical areas, and scenic corridors. This design features primarily residential uses, although low impact commercial uses such as residential-zoned offices and home occupations may be included, and these uses must be clustered away from key conservation features. The street pattern is flexible and designed to preserve the largest conservation area possible, although a grid or modified street pattern with alleys is encouraged. Provisions for pedestrians are made by including multiple ingress and egress points to the neighborhood, including on trails created through the preserved conservation areas.

CONTEXT SENSITIVITY:

How to design a site with respect for what is there

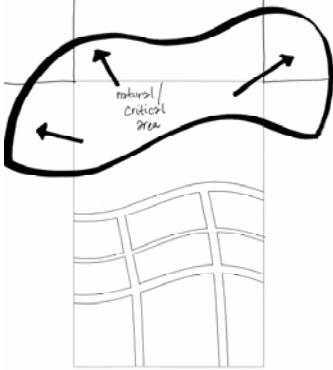
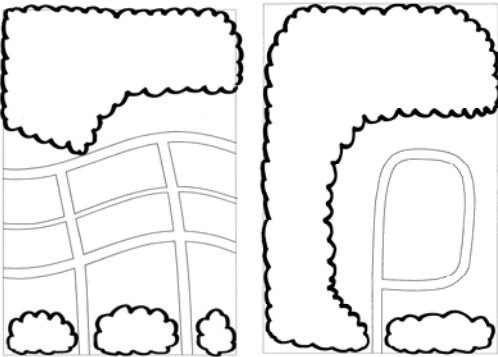
	VCD		TVD		RVD		CD	
	SP	LP	SP	LP	SP	LP	SP	LP
Standard One: Preservation of Existing Natural Character								
A. Critical Area Protection								
<p>1. Land divisions shall protect and preserve all critical areas including floodplains, wetlands, and steep slopes from clearing, grading, filling, and or construction (except as may be approved by the City for essential infrastructure or active or passive recreation amenities). <u>Subdivisions shall also and maintain or create an upland buffer of natural native species vegetation adjacent to wetlands and surface waters, including creeks, streams, springs, and ponds (reference: Chapter 16.20 LMC). From Evaluation Criteria 17.04.135 and 17.08.115 (A)</u></p>								
 <p>The diagram shows a thick, wavy black line at the top, labeled 'natural/critical area'. Below this line is a grid of thin lines representing a street layout. The grid lines are slightly curved to follow the shape of the area above them, illustrating how a site can be designed to preserve critical areas and buffers.</p>								
<p>This example demonstrates how a site can be designed to preserve critical areas and buffers.</p>								
<p><u>a. Land divisions shall ensure the protection of critical areas in perpetuity through ownership and maintenance by a homeowners' association, or donation or sale of land, or a conservation easement on the land, to an accredited land trust or relevant public agency. The appropriate long term owner of critical areas shall be determined by the City of Langley.</u></p>								
<p><u>b. Land divisions shall create a long term (at least 10-year) management plan and funding source for the management of critical areas and their buffers. The management plan should include biological objectives consistent with habitat conservation and critical area protection and should identify:</u></p> <ul style="list-style-type: none"> <u>i) Procedures and personnel for maintaining the conservation areas;</u> <u>ii) Estimated implementation costs and funding sources; and</u> <u>iii) Threats that the project poses for habitat within the conservation areas (e.g., invasive species, intrusion of residents in habitat areas) and measures to substantially reduce those threats.</u> 								
B. Priority Natural Area Preservation								
<p>1. Land divisions shall minimize impacts on large woodlands, especially in areas containing mature trees, significant wildlife habitat, areas of high scientific and cultural open space value as defined in the Parks and Open Space Element of the Langley Comprehensive Plan and those with highly erodible soils with slopes greater than 15 percent. From Evaluation Criteria 17.04.135 and 17.08.115 (D)</p>								

a. <u>Land divisions shall ensure the protection of priority natural areas in perpetuity through the ownership and maintenance of the land by a homeowners' association, or donation or sale of land, or a conservation easement on the land, to an accredited land trust or relevant public agency. The appropriate long term owner of the area shall be determined by the City of Langley.</u>	X	X	X	X	X	X	X	X
C. Ecosystem Restoration								
1. <u>Land divisions shall restore critical areas, priority natural areas, habitat, woodlands and other open space by removing invasive species and replanting the site with native specie vegetation.</u>	X	X	X	X	X	X	X	X
2. <u>Land divisions shall create an ongoing monitoring program to ensure the survival of native specie vegetation and control invasive species on the site.</u>	X	X	X	X	X	X	X	X

	VCD		TVD		RVD		CD	
Standard Two: Preservation of Existing Village Character	SP	LP	SP	LP	SP	LP	SP	LP
<p>A. Land divisions shall maintain the character of the <u>primary public roadway that provides access to the site</u> roadways through <u>the establishment of buffer zones</u>, the minimization of disturbance of roadside vegetation, <u>the maintenance of existing screening vegetation</u>, and <u>the establishment of a planting screen consisting of a variety of indigenous native trees, shrubs, and wildflowers</u> where possible. Modified from 17.04.075 Flexible Lot Standards D.4</p>  <p>Subdivisions in certain designs shall preserve vegetation along the roadway to maintain the rural character of the roadway. This example represents how a site could be designed to preserve vegetation along a roadway.</p>					X	X	X	X
1. <u>Land divisions that occur on Scenic Corridors, as specified within the Langley Comprehensive Plan, shall meet this standard and be set back a minimum of 50 feet from the roadway for residential use and 35 feet from the roadway for non-residential use.</u>	X	X	X	X	X	X	X	X
B. Land divisions shall minimize the impact on scenic views and vistas as seen from public roadways <u>and existing viewing places</u> . From Evaluation Criteria 17.04.135 and 17.08.115 (E)	X	X	X	X	X	X	X	X

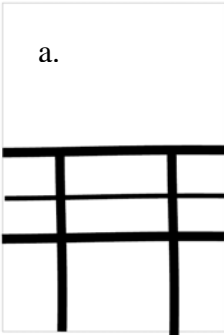
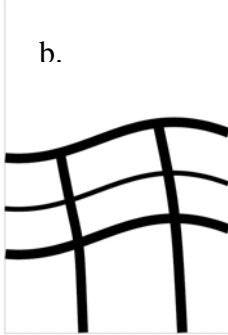
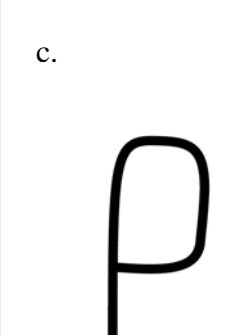
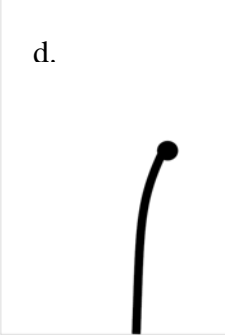
CONNECTIVITY

How to design a site to ensure pedestrian, vehicular, and open space connections inside and beyond the neighborhood

	VCD		TVD		RVD		CD	
Standard One: Design of Parks and Open Space Design	SP	LP	SP	LP	SP	LP	SP	LP
<u>A. Subdivisions shall preserve any priority natural areas or critical areas on the site as open space</u>	X	X	X	X	X	X	X	X
<u>B. Subdivisions above twelve units in size shall provide at least 2,500 square feet of park, community agriculture or open space land per unit, not including critical areas, priority natural areas or critical area buffers.</u>		X		X		X		X
<u>C. Parks and open space provided as part of subdivisions shall abut existing or potential open space land on adjacent parcels where possible, and shall be designed as part of larger contiguous and integrated greenway systems.</u>								
 <p>This example demonstrates how a site can connect priority natural areas, critical areas and open space to adjacent properties.</p>	X	X	X	X	X	X	X	X
<u>D. Parks and open space provided as part of a subdivision shall form a contiguous and concentrated system on the project site.</u>	X	X	X	X	X	X	X	X
<u>1. Parks and open space areas inside the subdivision should be grouped so resource or recreation areas are not divided into numerous small parcels located in various parts of the development.</u>								
 <p>Parks and open space areas in subdivisions shall be grouped to preserve large and contiguous tracts of resource and recreation land. Both these examples demonstrate how a site could be designed to preserve resource or recreation areas. In each example, the design preserves the vegetation along the roadway to preserve the scenic corridor resource and the layout preserves the priority natural or critical area at the rear of the site.</p>	X	X	X	X	X	X	X	X

<u>2. Park and open space features inside a subdivision shall be linked to provide an integrated open space system. Consider pedestrian only trails or walkways along roads as a means to link these areas.</u>	X	X	X	X	X	X	X	X
<u>3. Long thin strips of conservation land shall be avoided, unless the conservation feature is linear or such configuration is necessary to connect with other parks, open space, streams or trails.</u>	X	X	X	X	X	X	X	X

	VCD		TVD		RVD		CD	
Standard Two: Single-Access Roads or Road Systems	SP	LP	SP	LP	SP	LP	SP	LP
<u>A. No road or road system with only one access/ egress shall provide access to more than thirty commercial and residential units. Approval of a subdivision that would exceed this limit shall require a second ingress/ egress route provided by the applicant. This ingress/ egress route must be usable for construction traffic before site development and must be completed to the City’s standards prior to the issuance of occupancy permits.</u>	X	X	X	X	X	X	X	X

	VCD		TVD		RVD		CD	
Standard Three: Block, Lot and Street Design	SP	LP	SP	LP	SP	LP	SP	LP
<u>A. Block Design</u>								
<u>1. Subdivisions shall be composed primarily of a grid, modified grid or hybrid road system. Subdivisions that are developed solely with dead end or single access loop roads are not allowed, except in instances where existing conditions such as developed neighboring parcels or the presence of critical areas preclude a different road design.</u>								
<div style="display: flex; justify-content: space-around;"> <div style="text-align: center;">a. </div> <div style="text-align: center;">b. </div> <div style="text-align: center;">c. </div> <div style="text-align: center;">d. </div> </div> <p><u>(a.) Grid or (b.) modified grid streets are required for subdivisions, unless existing conditions such as critical or developed areas preclude the use of the design. (c.) Dead end roads or (d.) single-access loops are typically not allowed. A hybrid systems, or a combinations of the above road layouts are allowed, as long as the system remains primarily a grid or modified grid system.</u></p>	X	X	X	X	X	X	X	X
<u>2. Roads inside a subdivision shall connect to existing off-site roads that abut the property, where possible or make provision for future vehicular connection with neighboring undeveloped parcels. No vehicular connections are required in areas where critical areas, open space, or existing development precludes future connections.</u>	X	X	X	X	X	X	X	X
<u>a. When a subdivision is developed adjacent to a neighboring grid or modified grid, the subdivision shall incorporate the existing road connections and grid into the design of the subdivision.</u>	X	X	X	X	X	X	X	X

<p><u>b. When a proposed subdivision is smaller than the neighboring road system, the project shall be designed to continue or connect to the street grid.</u></p>	x	x	x	x	x	x	x	x	
<p><u>c. When a loop road or cul-de-sac is used, the layout shall be designed to allow for at least one future vehicular connections with a neighboring parcel unless precluded by natural areas or existing development.</u></p> <div data-bbox="77 394 574 726"> <p>The diagram consists of two parts, labeled 'a.' and 'b.'. Part 'a.' shows a road that loops back to connect to a vertical street line. Two black arrows point to the right from the top and bottom of the loop. Part 'b.' shows a road that ends in a cul-de-sac, with a black arrow pointing to the right from the end of the road.</p> </div> <p><u>Sites shall be designed to connect to adjacent parcels where possible. These examples demonstrate potential connection methods for a.) loop roads and b.) cul-de-sac.</u></p>	x	x	x	x	x	x	x	x	
<p><u>d. Appropriate designs for future connections between on site and off-site roads include half street road improvements or the creation of a temporary road stub to be used when neighboring properties are developed.</u></p>	x	x	x	x	x	x	x	x	
<p><u>B. Lot Design</u></p>									
<p><u>1. Lots lines shall be oriented so side lot lines are oriented perpendicular or radial to the street.</u></p>	x	x	x	x	x	x	x	x	
<p><u>2. No double fronted lots are permitted.</u></p> <div data-bbox="77 1192 295 1524"> <p>The diagram shows a grid of lots. A central lot is highlighted with a thick black border, indicating it is a double-fronted lot that faces two different streets.</p> </div> <p><u>Double fronted lots, or lots that face two different streets, are not permitted in the City of Langley. This example demonstrates the layout of a double fronted lot.</u></p>	x	x	x	x	x	x	x	x	

	VCD		TVD		RVD		CD	
Standard Four: Design of Pedestrian Space	SP	LP	SP	LP	SP	LP	SP	LP
A. External Connections								

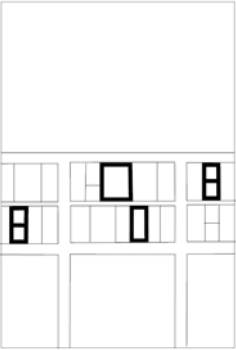
1. <u>Land divisions shall maximize pedestrian ingress and egress points access onto the project site. This may be accommodated through the provision of on-site walkways, trails, paths or sidewalks. (see the city Land Development Standards for appropriateness of sidewalks) which</u> <u>These walkways, trails, paths or sidewalks shall originate at the property's boundary and connect with neighboring parks, open spaces and public access points (see the city Land Development Standards for appropriateness of sidewalks). Modified language from Section 17.04.075 Flexible Lot Standards E.2</u>	X	X	X	X	X	X	X	X
<u>a. Short plats shall provide at least two pedestrian ingress and egress points and shall connect to neighboring streets, and critical, natural and open space areas.</u>	X		X		X		X	
<u>b. Long plats shall provide at least one pedestrian ingress and egress to every side of the development not constrained by the existing development. These pedestrian paths shall connect to neighboring streets, transit routes, parks and critical, natural and open space areas.</u>		X		X		X		X
<u>2. Land divisions shall be designed to accommodate future mass transit ridership.</u>		X		X		X		X
<u>a. Subdivisions shall contain an area for at least one bus stop. The bus stop shall be designed into the neighborhood open space and pedestrian system.</u>		X		X		X		X
<u>B. Internal Connections</u>								
1. <u>Land divisions shall include a pedestrian circulation system designed to assure that pedestrians can walk safely and easily on the site between properties, public facilities, and activities or special features within the neighborhood open space system. All roadside footpaths should connect with off road trails, which, in turn, should link with existing or potential open space on adjoining parcels, where applicable. From Evaluation Criteria 17.04.135 (H). Please note: This sentence has been moved to number 2b. Internal connections</u>	X	X	X	X	X	X	X	X
2. <u>The internal pedestrian circulation system through shall include appropriately scaled walkways, paths, trails or sidewalks (see the city Land Development Standards for appropriateness of sidewalks). Modified language from Section 17.04.075 Flexible Lot Standards E.3</u>	X	X	X	X	X	X	X	X
<u>3. Where a block exceeds 600 square feet in length, a midblock pedestrian only walkway shall be provided.</u>	X	X	X	X	X	X	X	X
2. All roadside footpaths should connect with off road trails, which, in turn, should link with existing or potential open space on adjoining parcels, where applicable. From the second part of Evaluation Criteria 17.04.135 (H)								

	VCD		TVD		RVD		CD	
Standard Five: Design to Promote Community Interaction	SP	LP	SP	LP	SP	LP	SP	LP
<u>A. Building footprints and the accompanying principle entries and front facades shall be oriented to the street or a designated common area to promote community interaction.</u>	X	X	X	X	X	X	X	X
<u>B. Subdivisions shall incorporate design features such as benches, front porches, clustered mailboxes and common houses to promote the neighborhood interaction.</u>	X	X	X	X	X	X	X	X
<u>1. The subdivision shall have at least one group of mailboxes</u>	X	X	X	X	X	X	X	X
<u>2. The subdivision shall contain benches near designated open space areas or groups of mailboxes</u>						X		X
<u>3. The subdivision shall have a common building or designated neighborhood gathering area to encourage community interaction</u>						X		X

DIVERSITY

How to design the site to ensure diverse uses and a diverse population

	VCD		TVD		RVD		CD	
	SP	LP	SP	LP	SP	LP	SP	LP
Standard One: Design for Diverse Uses								
<u>A. The subdivision shall encourage a mixture of housing and commercial uses, but commercial use is primary</u>	X	X						
<u>B. The subdivision shall encourage a mixture of housing, residential zoned offices and home occupations, but residential use is the primary use</u>			X	X	X	X	X	X

	VCD		TVD		RVD		CD	
	SP	LP	SP	LP	SP	LP	SP	LP
Standard Two: Design for Diverse Housing Types and Lot Sizes								
<u>A. Subdivisions shall include a mixture of housing types including accessory dwelling units, cottages, and common wall construction</u>			X	X	X	X	X	X
<u>B. Subdivisions shall include a variety of lot sizes</u>								
			X	X	X	X	X	X
<u>All new subdivisions shall feature a mixture of lot sizes to encourage a diverse population of residents. This example demonstrates how a variety of lot sizes could be incorporated within a subdivision.</u>								

SUSTAINABILITY

How to design the site to be sustainable for the long-term

	VCD		TVD		RVD		CD	
	SP	LP	SP	LP	SP	LP	SP	LP
Standard One: Low-Impact Development								
<u>A. Subdivisions shall utilize low-impact development measures except where local conditions do not permit.</u>	X	X	X	X	X	X	X	X
<u>1. Subdivisions shall preserve areas of permeable, native soils and enhance disturbed soils to store and infiltrate storm flows.</u>	X	X	X	X	X	X	X	X
<u>2. Subdivisions shall retain and incorporate topographic site features to slow, store and infiltrate stormwater.</u>	X	X	X	X	X	X	X	X

<u>3. Subdivisions shall retain and incorporate natural drainage features and patterns.</u>	X	X	X	X	X	X	X	X
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	VCD		TVD		RVD		CD	
Standard Two: Native Landscaping	SP	LP	SP	LP	SP	LP	SP	LP
A. <u>Subdivisions shall landscape common areas, cul-de-sac islands, and both sides of new streets with native specie shade trees and flowering shrubs with high wildlife conservation value. From Evaluation Criteria 17.04.135 and 17.08.115 (F)</u>	X	X	X	X	X	X	X	X

	VCD		TVD		RVD		CD	
Standard Three: Promotion of Community Agriculture	SP	LP	SP	LP	SP	LP	SP	LP
<u>A. Subdivisions larger than twelve lots in size shall provide areas for community agriculture as part of the open space system. All other subdivisions are encouraged to provide areas for community agriculture.</u>	X	X	X	X	X	X	X	X
<u>1. Where areas are devoted to community agriculture within a subdivision, adequate solar access must be maintained to ensure that the area receives sunlight.</u>	X	X	X	X	X	X	X	X
<u>B. Subdivisions shall establish CC&Rs or other forms of deed restrictions that do not prohibit areas for growing produce, including greenhouses, on any portion or area of residential rear yards, side yards, balconies, patios or rooftops. Greenhouses, but not gardens, may be prohibited in front yard areas that face the street.</u>	X	X	X	X	X	X	X	X

	VCD		TVD		RVD		CD	
Standard Four: Solar Access	SP	LP	SP	LP	SP	LP	SP	LP
<u>A. Subdivisions shall be designed for solar access, except where a conservation feature may limit access to the sun</u>	X	X	X	X	X	X	X	X
<u>1. Roofs in subdivisions shall face south and generally run west to east.</u>	X	X	X	X	X	X	X	X
<u>2. Streets shall generally run north to south or west to east.</u>	X	X	X	X	X	X	X	X
<u>a. When streets run north and south, lots and homes should run west to east. Lots and homes on such streets shall generally be spaced with a sideyard setback to ensure that each lot and home has solar access.</u>	X	X	X	X	X	X	X	X
<u>b. When streets run west and east, lots and homes may either run west to east or north to south.</u>	X	X	X	X	X	X	X	X
<u>(1). When a home runs west to east on the south side of a block that runs west to east, a rear yard setback shall be utilized to ensure that the backing properties receive solar access.</u>	X	X	X	X	X	X	X	X
<u>(2). When a home runs north to south on a block that runs west to east, the home should incorporate a west to east running roof element to ensure that the home has future access to passive and active solar. Lots running north to south on a west to east lot should generally be narrow to discourage western heating.</u>	X	X	X	X	X	X	X	X

	VCD		TVD		RVD		CD	
Standard Five: Design for Dark Skies	SP	LP	SP	LP	SP	LP	SP	LP
<u>A. Street, common area, and façade lighting shall be pedestrian scaled, shielded and directed downward, dark sky compliant, and consistent with City of Langley lighting standards</u>	x	x	x	x	x	x	x	x
<u>1. Subdivisions shall stipulate in a continued adherence to City of Langley lighting standards through Codes, Covenants and Restrictions or other binding documents that ensure continued adherence to these standards.</u>	x	x	x	x	x	x	x	x

	VCD		TVD		RVD		CD	
Standard Six: Alternative Wastewater Treatment Systems	SP	LP	SP	LP	SP	LP	SP	LP
<u>A. Subdivisions may incorporate on-site biological waste treatment facilities or grey water recycling when such facilities are consistent with the City of Langley wastewater treatment regulations.</u>	x	x	x	x	x	x	x	x