



**DESIGN STANDARDS** provide direction for the physical development of North Fair Oaks and provide property owners and developers with a clear vision of the type and quality of development the community desires and expects. These include standards for **public realm** improvements that projects might be required to provide (such as street trees, bicycle parking, sidewalks, benches, plazas, and/or stormwater management).

Standards for design of the **private realm** address the design of buildings and private properties.

**Private realm design standards include:**

- Buildings must promote community health, including features that preserve air and water quality, lighting controls, and landscaping
- Buildings must be shaped to be visually pleasing and fit into the neighborhood's existing material and color scheme
- Buildings must be constructed with high-quality, durable exterior materials
- Building entrances must face the street

