

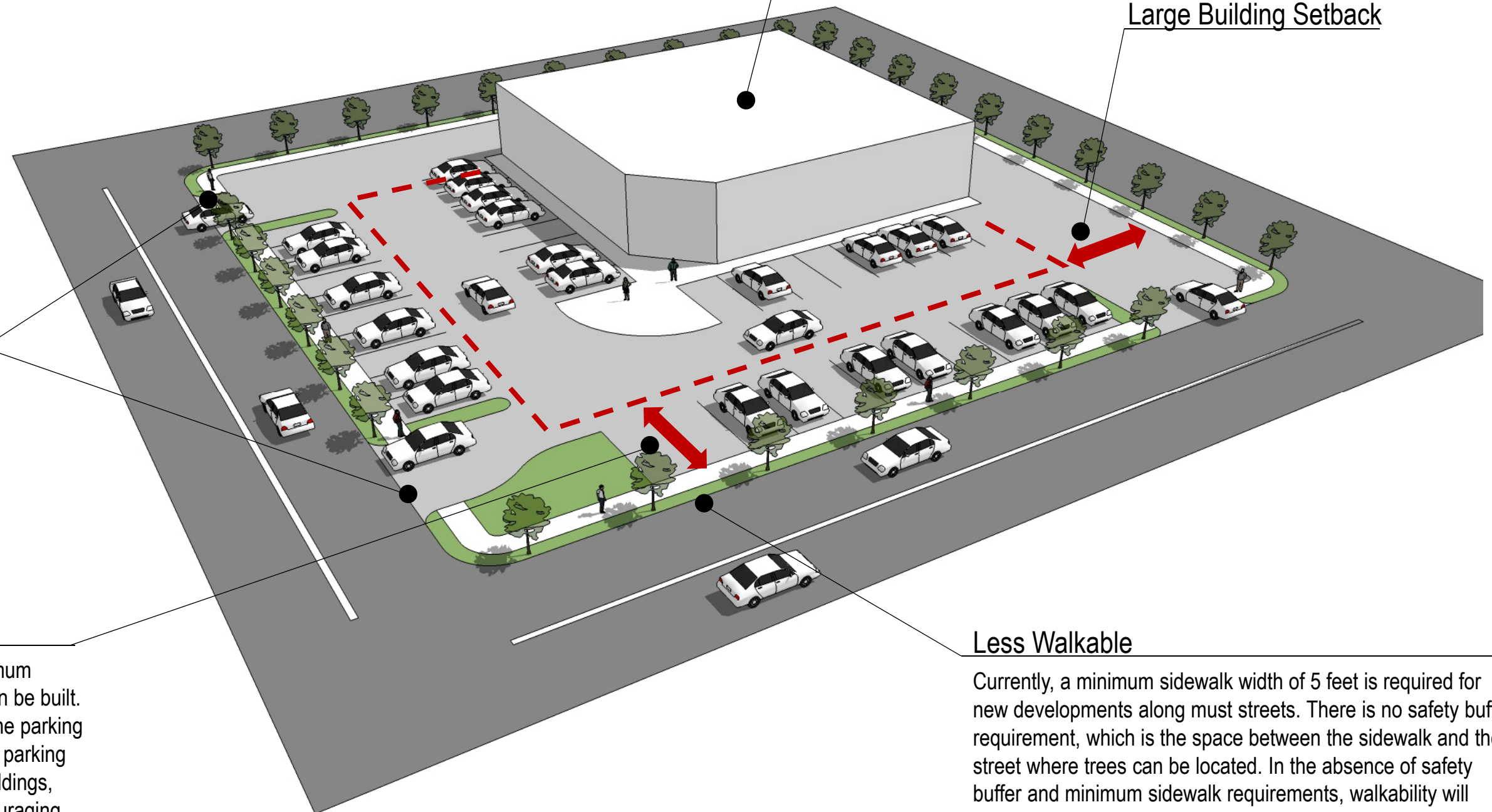
# Auto-centric suburban style development

The current ordinance has a set of rules that apply to new development and redevelopment such as minimum setbacks. This Ordinance has promoted **auto-centric development** by encouraging the use of the car, separating the buildings from people discouraging walkability.

## Less buildable Area

Because of the parking requirements and the minimum building setback, the buildable area of a site is reduced which encourages single uses instead of mixed uses with higher density.

## Large Building Setback



## Sidewalk Interruption

Because of the minimum requirements for curb cuts location and width, the sidewalk along a street or block is frequently obstructed by cars creating unsafe situations for pedestrians.

## Large Building Setback

The current ordinance requires a minimum building setback where no structure can be built. This requirement in combination with the parking requirements encourages to locate the parking area between the sidewalk and the buildings, promoting the use of the car and discouraging walkability.

## Less Walkable

Currently, a minimum sidewalk width of 5 feet is required for new developments along most streets. There is no safety buffer requirement, which is the space between the sidewalk and the street where trees can be located. In the absence of safety buffer and minimum sidewalk requirements, walkability will continue to be discouraged.