

Comprehensive Policy Plan
"Living Spaces"

Policy Letter 211: Compatibility Standards

BACKGROUND:

Compatibility Standards are not meant to describe how our neighbor acts or behaves, but rather are rules or standards for designing and maintaining safe and quality neighborhoods. When you introduce design standards into the zoning ordinance you are introducing the concept of Compatibility Standards. Compatibility Standards are set on a density level, with guidelines as to space use, set backs, landscaping, style, scale, traffic generation, and visual impacts. As mentioned before, style and scale in neighborhoods should be maintained in new construction or remodeling as integration of businesses and multi-dwelling homes are planned into residential areas.

POLICY STATEMENT:

The City of Fargo should establish Compatibility Standards that are responsive to the character of the existing neighborhood and provide owners and developers with the criteria for design standards and performance zoning.

CONCLUSION:

As the community plans for integrating multi-dwelling homes into existing neighborhoods, Compatibility Standards should be established to promote a better quality of life. Compatibility Standards allow the marketplace to decide how to meet the specified standards that the community sets. Compatibility Standards provide the basis for compromise and flexible criteria for development while attempting to protect the interest of all parties involved.