

Walkable Residential Neighborhoods

Recent studies have shown that Americans feel increasingly disconnected from their communities, and the consequences of this disconnection are far-reaching. Some cities have attempted to address this issue by encouraging denser housing developments that are pedestrian-friendly and designed for active use. The

Walkable Residential Neighborhood (WRN) (§55-208 to §55-215) designation will bring this concept to suburban parts of Omaha, offering homeowners a safer, more appealing outdoor environment that encourages physical activity and social interaction.

The WRN will be voluntarily initiated by developers. It sets out site development standards that are modeled after old style, pedestrian-oriented neighborhoods such as Benson and Dundee. While the current zoning codes tend to separate uses, the WRN encourages a mix of uses so that people can walk from their homes to shops, libraries and other civic amenities. The intent is to stimulate new residential development patterns in Omaha that contain a mix of housing types like Leytham at 168th and State streets.

The WRN is intended as a separate zoning option—it is not an overlay. It carries several criteria that developers must meet regarding the set-back of units from the public right-of way, the width of lots and the height of buildings. Projects will be approved on the basis of meeting these quantitative guidelines as well as the overall quality of the site plan.

Leytham





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