



Development Permit

Area *Village Centre*

Requirements

Residential Component: Follow Multiple Family Development Permit Area guidelines if the development in the Village Core includes residential units.

Strongly Recommended

Parking Location: Position vehicle parking on the edge of the Village Core to maximize street frontage and pedestrian scale.

Parking Landscaping: Landscape parking areas with indigenous, low-irrigation plants.

Awnings and Canopies: Install continuous awnings or canopies along street frontages for pedestrian weather protection.

Building Design: Ensure new buildings and renovations match the Village Core's scale, mass, and colors.

Material Use: Use natural or natural-looking materials for building exteriors.

Facade Design: Break up building facades along Main Street and provide openings for public views and access to rear lots.

CPTED Principles: Integrate Crime Prevention Through Environmental Design strategies in all building designs, parking lots, and public spaces within the Village Centre.

Exemptions: Development permit not required

Internal Alterations: For internal changes within structures that do not affect parking or landscaping requirements.

The downtown area is considered the central hub of the Village of Fruitvale. It's a place that holds the community together, and there's a continuous push to keep it lively and thriving. The designated Village Centre Development Permit Area is specifically aimed at preserving and improving the area's overall appeal and lively atmosphere.

