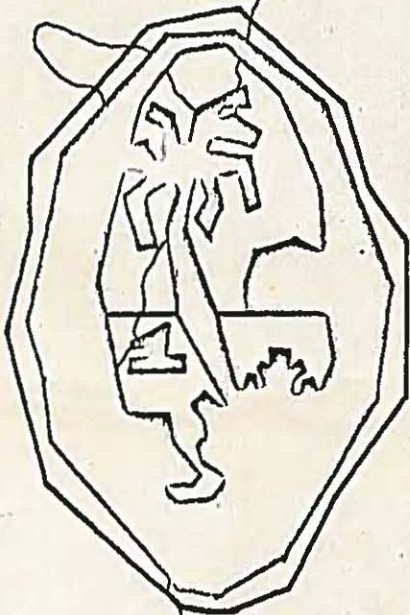


DEVELOPMENT STANDARDS FOR GUAM

DEVELOPMENT STANDARDS FOR

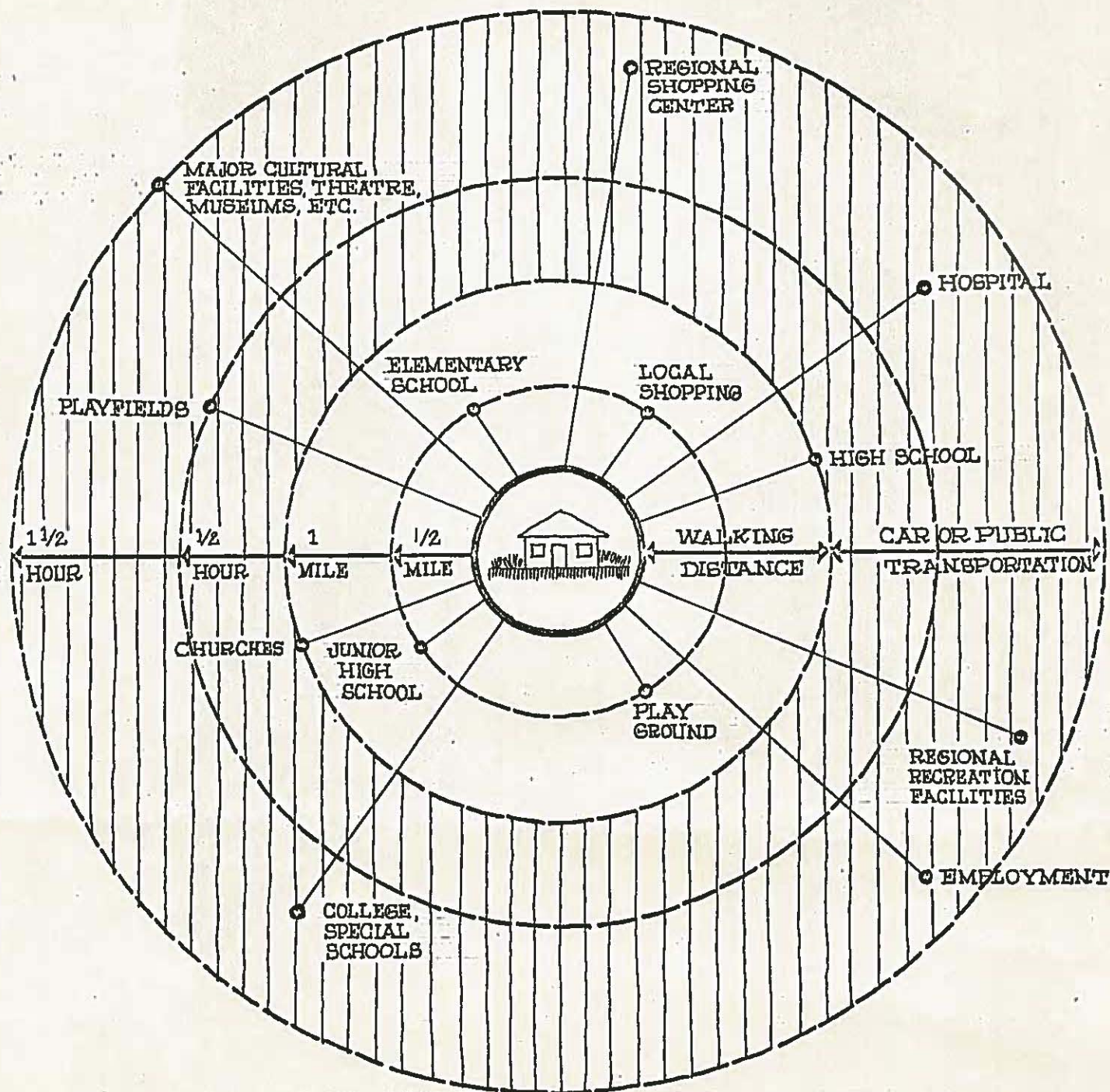
GUAM XXX



THE TERRITORIAL PLANNING COMMISSION
GOVERNMENT OF GUAM

1972

BUREAU OF PLANNING
GOVERNMENT OF GUAM
P.O. BOX 2950
AGANA, GUAM 96910

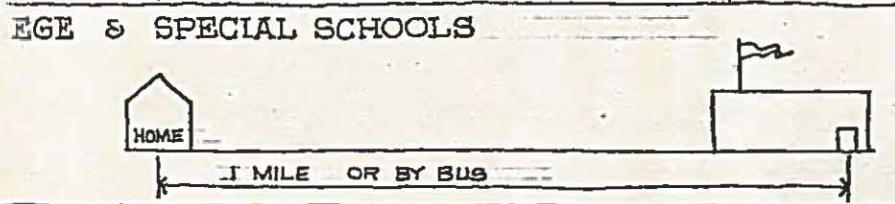
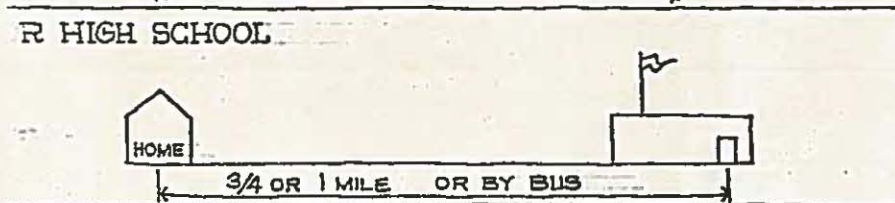
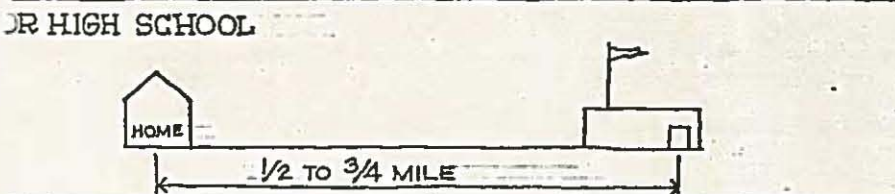
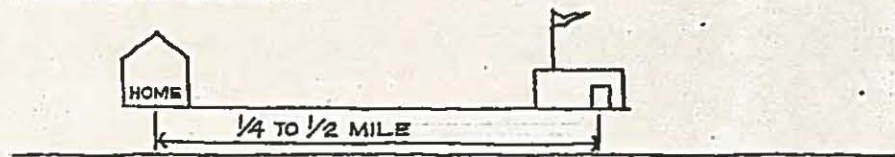
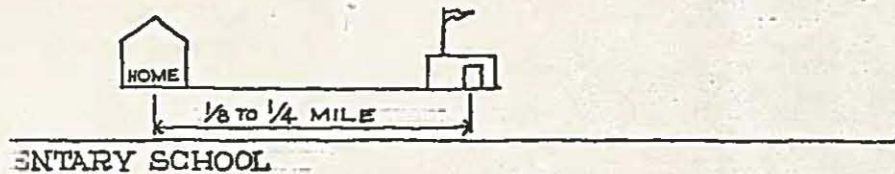


JOURNEY FROM DWELLING
UNIT TO SELECTED
DISTINATIONS.

- * WALKING DISTANCE IS
MEASURED IN MILES.
- * CAR OR PUBLIC TRANSPORTATION IS MEASURED IN
TIME

MAXIMUM WALKING DISTANCES FOR STUDENTS

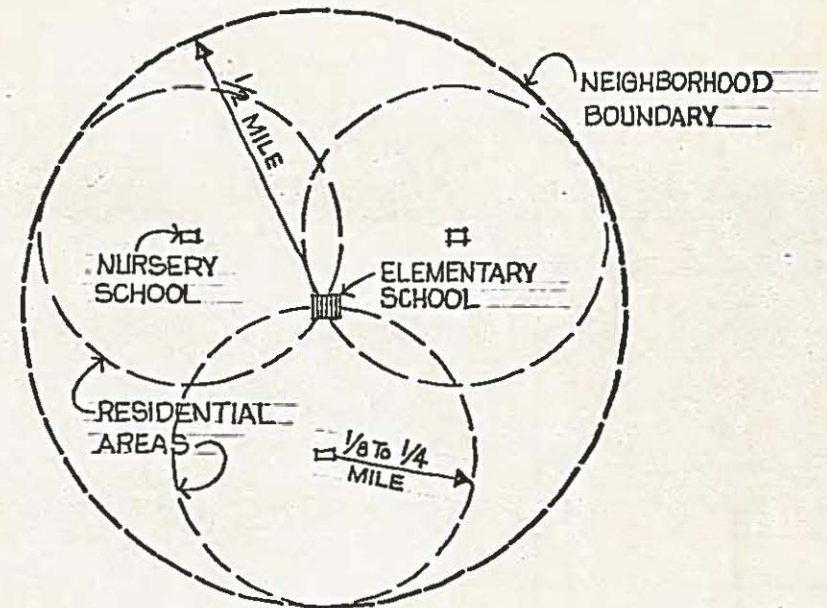
NURSERY SCHOOL



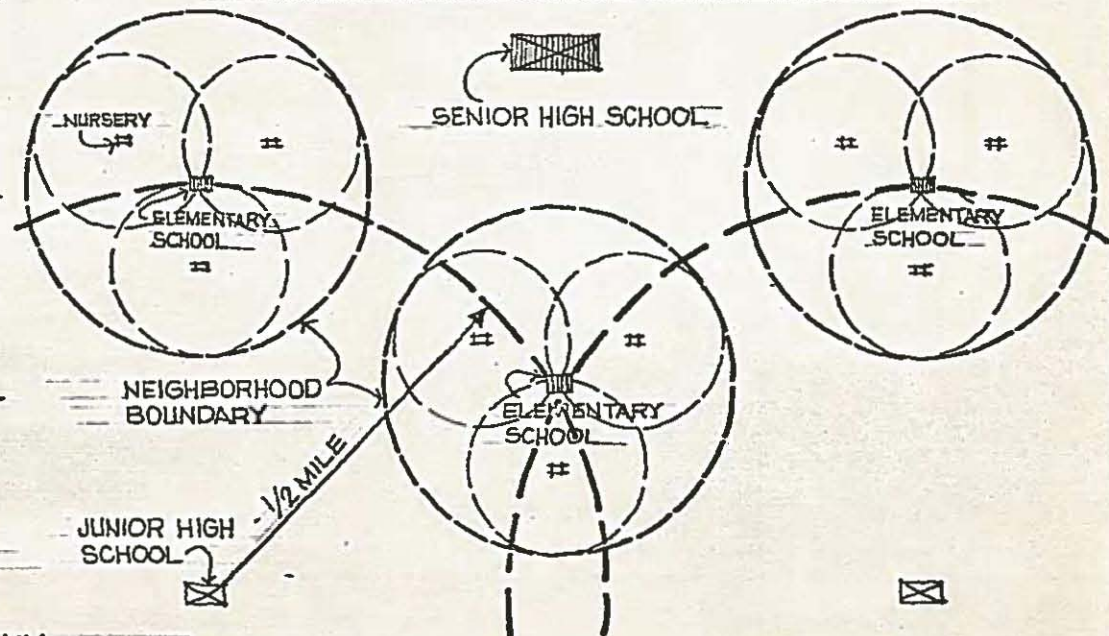
ALL DISTANCES GIVEN ARE CONSIDERED TO BE MAXIMUM

IN HIGH DENSITY, URBAN AREAS MOST SCHOOLS ARE LOCATED WITHIN THE MAXIMUM RECOMMENDED WALKING DISTANCES

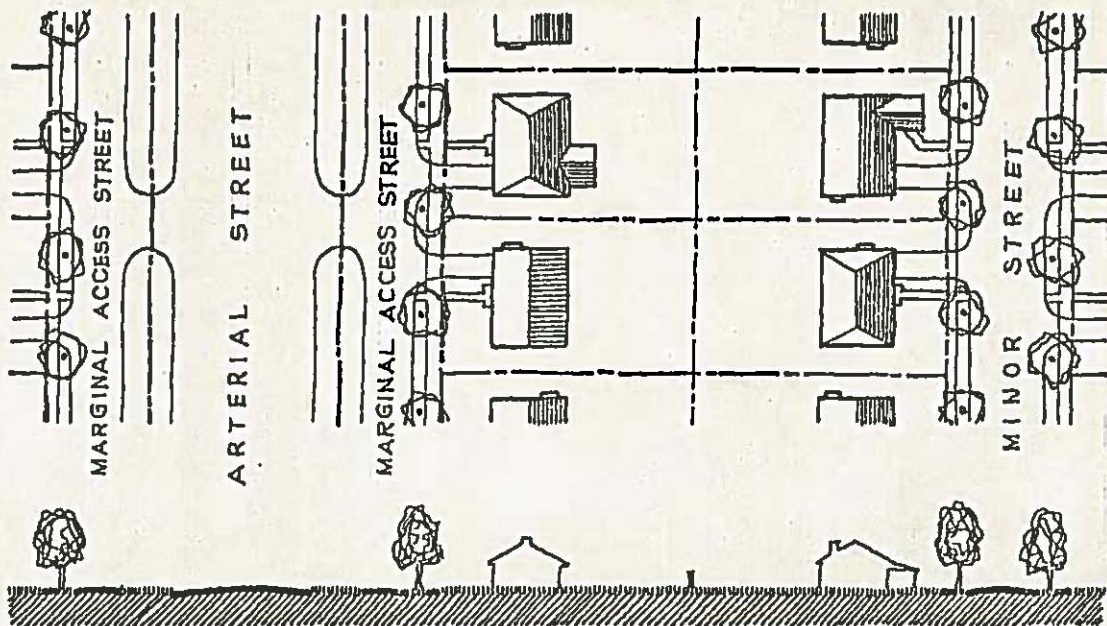
IN LOW DENSITY, RURAL AREAS SCHOOLS ARE LOCATED BEYOND MAXIMUM RECOMMENDED WALKING DISTANCES. THEY MUST HAVE BUS SERVICE.



TYPICAL NEIGHBORHOOD ORGANIZATION



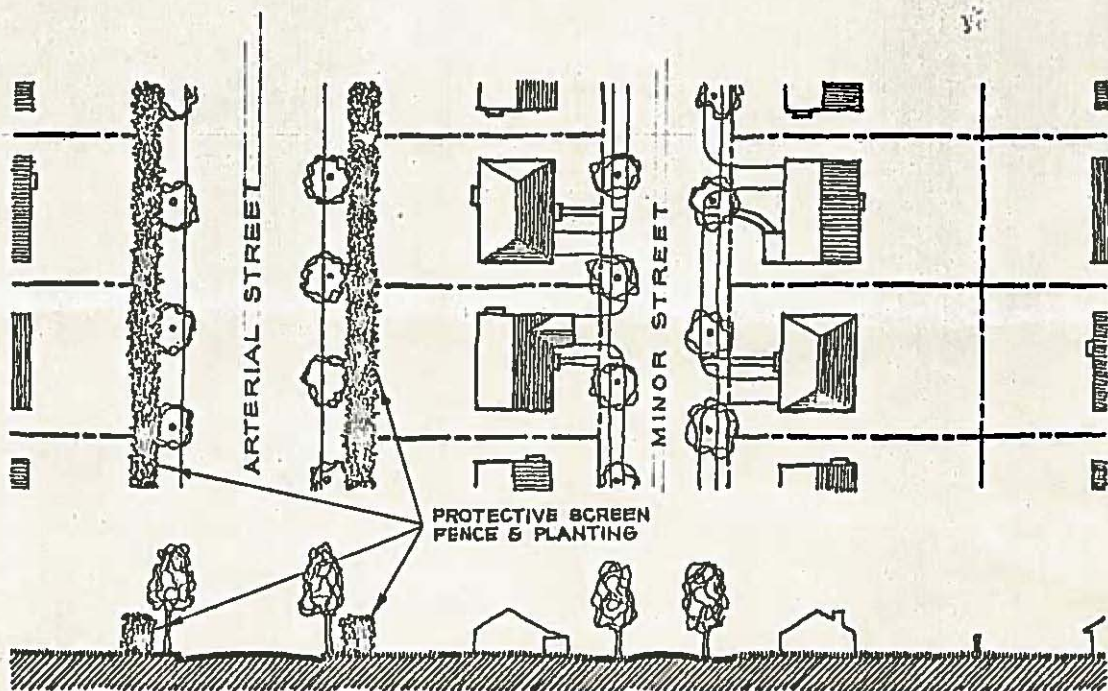
TYPICAL DISTRICT ORGANIZATION



FIGURE

MARGINAL ACCESS STREET

HOUSES FRONT ON ARTERIAL STREET -
ACCESS FROM MARGINAL ACCESS STREET



FIGURE

REVERSE FRONTAGE WITH PROTECTIVE SCREEN EASEMENT

HOUSES FRONT ON MINOR STREET -
ACCESS FROM MINOR STREET ONLY

A. Design Standards

1. Landscaping should be placed around structures and lot perimeter.
2. Open space activities should buffer high rise from adjacent properties and public streets.
3. Majority of open space use should be contained in the side yards to protect the view and emphasize the open character of Guam.
4. Active recreation should be located on comparatively level land.
5. Slopes exceeding 35% and wetlands areas should be designated as conservation and unused except for landscaping purposes.
6. Passive recreation must not have more than 50% of total area in slopes exceeding 25%.
7. No building within 1000 feet of the top of a cliff on the downslope side shall be constructed above the cliff; a cliff is construed as an abrupt change in slope in a 35+ % slope.
8. Buildings ^{located between a view and} further than 1000 feet from the top of a cliff may not interrupt ^{the} view by more than a 10° arc from a point 100 feet back from the cliff edge.
9. Structures within a view area must have side yards not less than 50% of the average lot width.

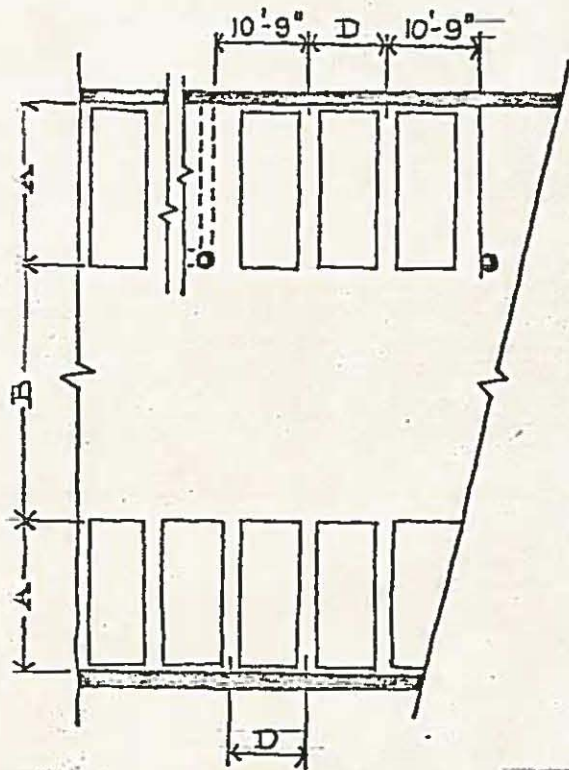
B. Performance Standards

1. General neighborhood standards shall be applied as indicated in the following table or a normal pro rata proportion based upon the table. Unless otherwise stated, numbers are in square feet per DU.

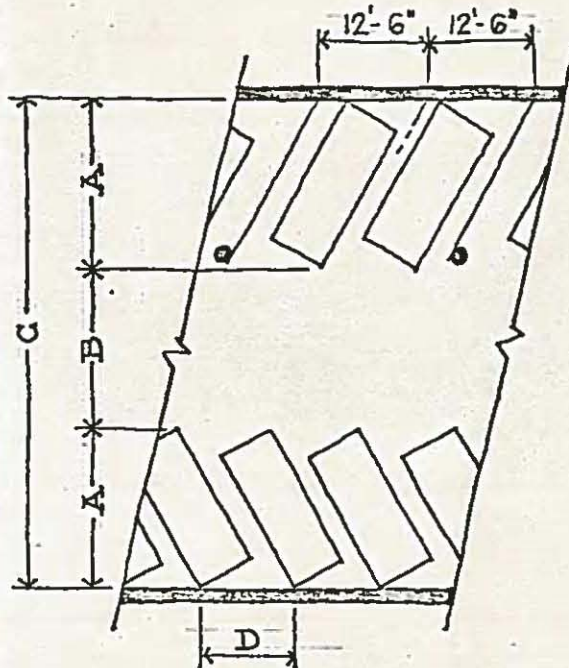
Dwelling Type	Number of Families			
	0-275	276-550	551-825	826-1100
Single Family				
Land Area	7500	7500	7500	7500
Playfield	400	250	200	175
Park	200	150	125	100
Duplex				
Land Area	5000	5000	5000	5000
Playfield	400	250	200	175
Park	200	150	125	100
Townhouse				
Land Area	2500	2500	2500	2500
Playfield	400	250	200	175
Park	200	150	125	100
Multi-Family				
Playfield	400	250	200	175
Park	250	225	200	175
Land Area				
2 story	1500	1500	1500	1500
3 story	1000	1000	1000	1000
6 story	600	600	600	600
9 story	525	525	525	525
13 story	475	475	475	475

2. Off-street parking is computed at two spaces per DU and may not satisfy open space requirements

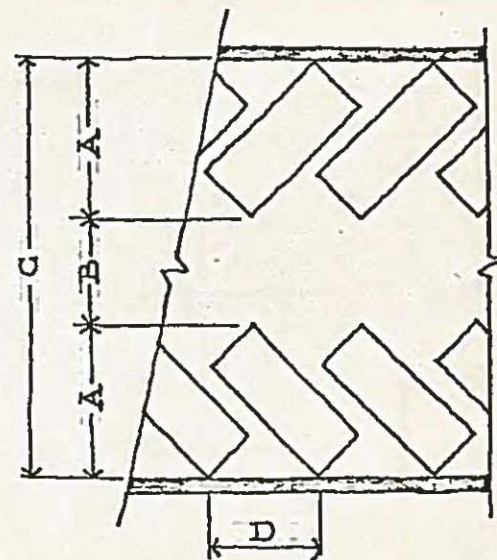
90° PARKING



60° PARKING



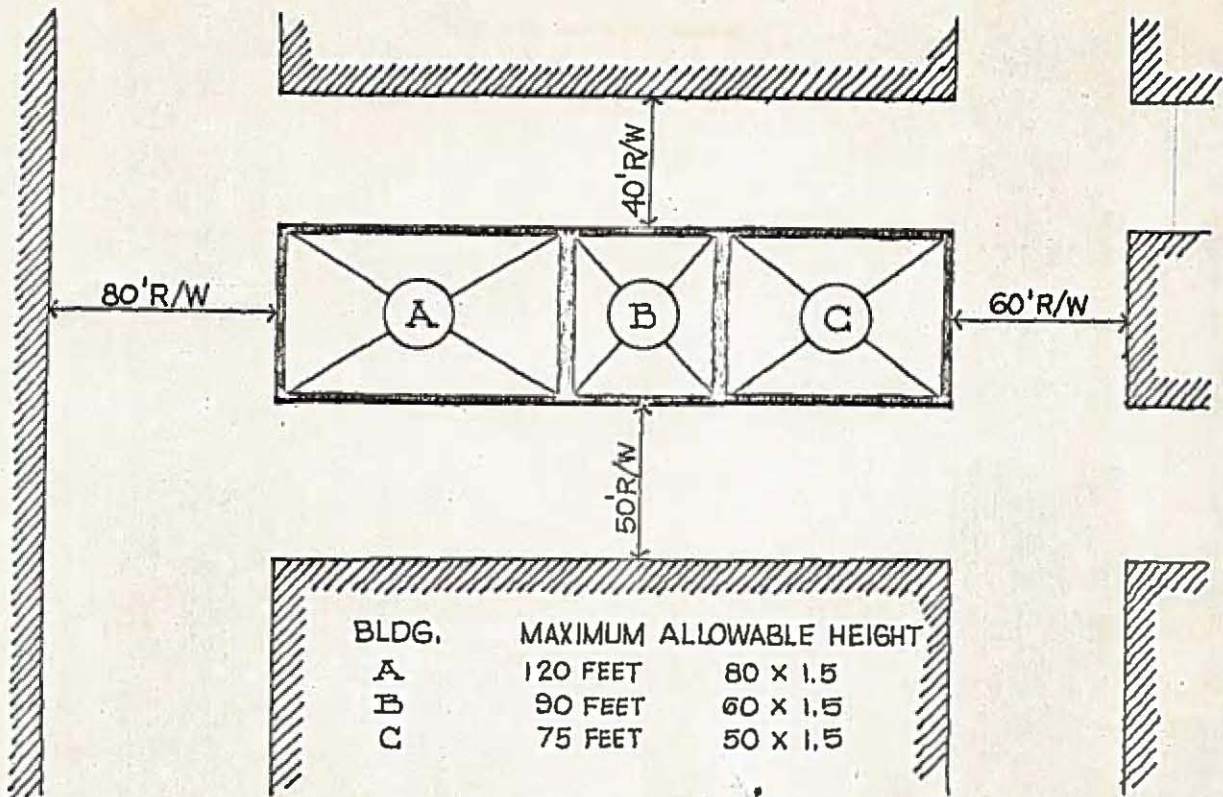
45° PARKING



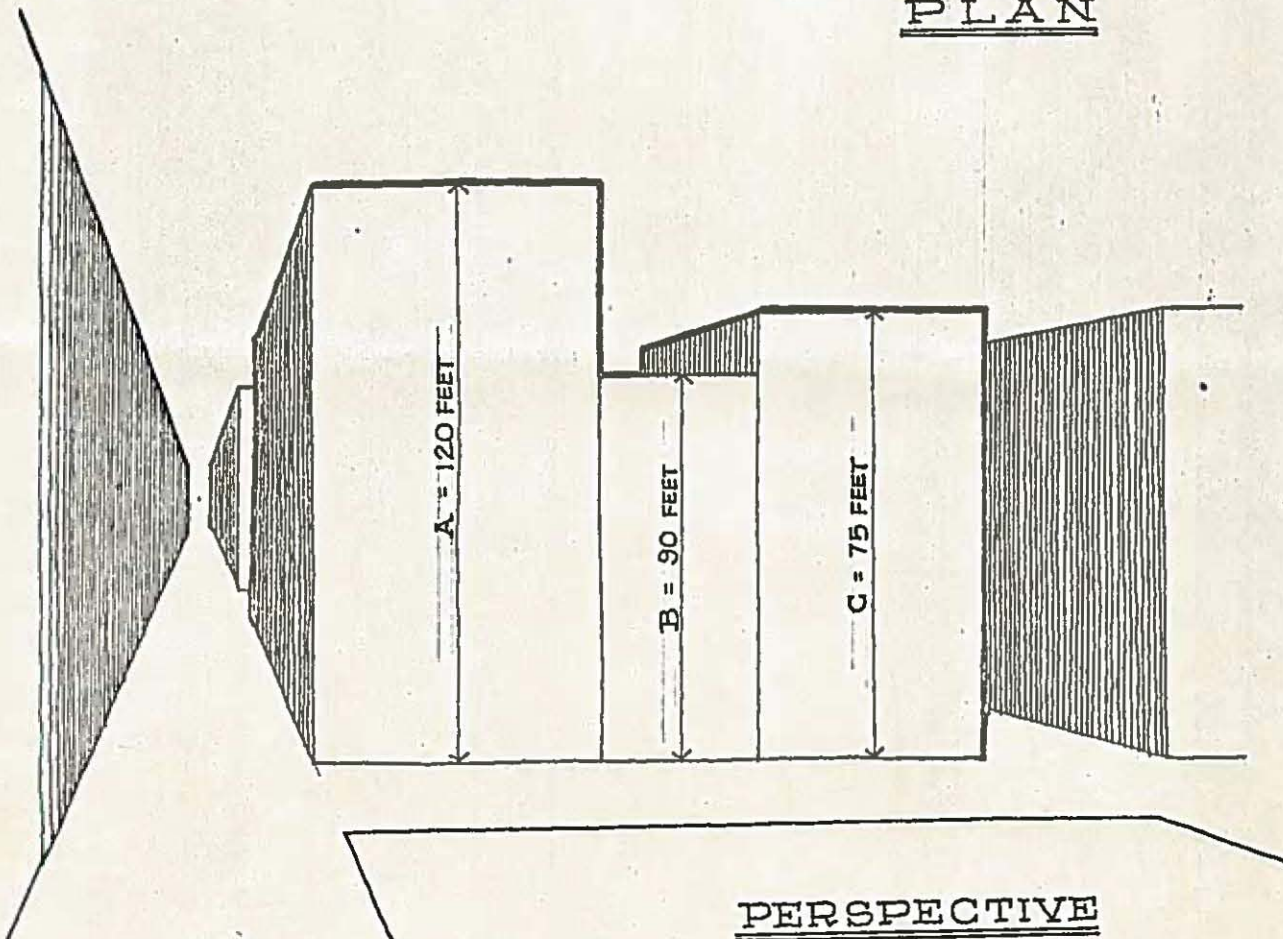
STALL DEPTH PERPENDICULAR TO AISLE
 AISLE WIDTH
 UNIT PARKING DEPTH
 STALL WIDTH PARALLEL TO AISLE

	45°	60°	90°
(A)	17'-6"	19'-0"	18'-0"
(B)	12'-8"	18'-0"	29'-0"
(C)	47'-8"	56'-0"	65'-0"
(D)	12'-8"	10'-6"	9'-0"

NOTE: WHERE 45° AND 60° PARKING IS NECESSARY, ONE WAY TRAFFIC SHOULD BE PLANNED



PLAN



PERSPECTIVE

Lot Width	300							350							400							450							500							550							600							Depth of Lot By Feet																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
	650	700	750	800	850	900	950	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	2400	2500	2600	2700	2800	2900	3000	3100	3200	3300	3400	3500	3600	3700	3800	3900	4000	4100	4200	4300	4400	4500	4600	4700	4800	4900	5000	5100	5200	5300	5400	5500	5600	5700	5800	5900	6000	6100	6200	6300	6400	6500	6600	6700	6800	6900	7000	7100	7200	7300	7400	7500	7600	7700	7800	7900	8000	8100	8200	8300	8400	8500	8600	8700	8800	8900	9000	9100	9200	9300	9400	9500	9600	9700	9800	9900	10000	10100	10200	10300	10400	10500	10600	10700	10800	10900	11000	11100	11200	11300	11400	11500	11600	11700	11800	11900	12000	12100	12200	12300	12400	12500	12600	12700	12800	12900	13000	13100	13200	13300	13400	13500	13600	13700	13800	13900	14000	14100	14200	14300	14400	14500	14600	14700	14800	14900	15000	15100	15200	15300	15400	15500	15600	15700	15800	15900	16000	16100	16200	16300	16400	16500	16600	16700	16800	16900	17000	17100	17200	17300	17400	17500	17600	17700	17800	17900	18000	18100	18200	18300	18400	18500	18600	18700	18800	18900	19000	19100	19200	19300	19400	19500	19600	19700	19800	19900	20000	20100	20200	20300	20400	20500	20600	20700	20800	20900	21000	21100	21200	21300	21400	21500	21600	21700	21800	21900	22000	22100	22200	22300	22400	22500	22600	22700	22800	22900	23000	23100	23200	23300	23400	23500	23600	23700	23800	23900	24000	24100	24200	24300	24400	24500	24600	24700	24800	24900	25000	25100	25200	25300	25400	25500	25600	25700	25800	25900	26000	26100	26200	26300	26400	26500	26600	26700	26800	26900	27000	27100	27200	27300	27400	27500	27600	27700	27800	27900	28000	28100	28200	28300	28400	28500	28600	28700	28800	28900	29000	29100	29200	29300	29400	29500	29600	29700	29800	29900	30000	30100	30200	30300	30400	30500	30600	30700	30800	30900	31000	31100	31200	31300	31400	31500	31600	31700	31800	31900	32000	32100	32200	32300	32400	32500	32600	32700	32800	32900	33000	33100	33200	33300	33400	33500	33600	33700	33800	33900	34000	34100	34200	34300	34400	34500	34600	34700	34800	34900	35000	35100	35200	35300	35400	35500	35600	35700	35800	35900	36000	36100	36200	36300	36400	36500	36600	36700	36800	36900	37000	37100	37200	37300	37400	37500	37600	37700	37800	37900	38000	38100	38200	38300	38400	38500	38600	38700	38800	38900	39000	39100	39200	39300	39400	39500	39600	39700	39800	39900	40000	40100	40200	40300	40400	40500	40600	40700	40800	40900	41000	41100	41200	41300	41400	41500	41600	41700	41800	41900	42000	42100	42200	42300	42400	42500	42600	42700	42800	42900	43000	43100	43200	43300	43400	43500	43600	43700	43800	43900	44000	44100	44200	44300	44400	44500	44600	44700	44800	44900	45000	45100	45200	45300	45400	45500	45600	45700	45800	45900	46000	46100	46200	46300	46400	46500	46600	46700	46800	46900	47000	47100	47200	47300	47400	47500	47600	47700	47800	47900	48000	48100	48200	48300	48400	48500	48600	48700	48800	48900	49000	49100	49200	49300	49400	49500	49600	49700	49800	49900	50000	50100	50200	50300	50400	50500	50600	50700	50800	50900	51000	51100	51200	51300	51400	51500	51600	51700	51800	51900	52000	52100	52200	52300	52400	52500	52600	52700	52800	52900	53000	53100	53200	53300	53400	53500	53600	53700	53800	53900	54000	54100	54200	54300	54400	54500	54600	54700	54800	54900	55000	55100	55200	55300	55400	55500	55600	55700	55800	55900	56000	56100	56200	56300	56400	56500	56600	56700	56800	56900	57000	57100	57200	57300	57400	57500	57600	57700	57800	57900	58000	58100	58200	58300	58400	58500	58600	58700	58800	58900	59000	59100	59200	59300	59400	59500	59600	59700	59800	59900	60000	60100	60200	60300	60400	60500	60600	60700	60800	60900	61000	61100	61200	61300	61400	61500	61600	61700	61800	61900	62000	62100	62200	62300	62400	62500	62600	62700	62800	62900	63000	63100	63200	63300	63400	63500	63600	63700	63800	63900	64000	64100	64200	64300	64400	64500	64600	64700	64800	64900	65000	65100	65200	65300	65400	65500	65600	65700	65800	65900	66000	66100	66200	66300	66400	66500	66600	66700	66800	66900	67000	67100	67200	67300	67400	67500	67600	67700	67800	67900	68000	68100	68200	68300	68400	68500	68600	68700	68800	68900	69000	69100	69200	69300	69400	69500	69600	69700	69800	69900	70000	70100	70200	70300	70400	70500	70600	70700	70800	70900	71000	71100	71200	71300	71400	71500	71600	71700	71800	71900	72000	72100	72200	72300	72400	72500	72600	72700	72800	72900	73000	73100	73200	73300	73400	73500	73600	73700	73800	73900	74000	74100	74200	74300	74400	74500	74600	74700	74800	74900	75000	75100	75200	75300	75400	75500	75600	75700	75800	75900	76000	76100	76200	76300	76400	76500	76600	76700	76800	76900	77000	77100	77200	77300	77400	77500	77600	77700	77800	77900	78000	78100	78200	78300	78400	78500	78600	78700	78800	78900	79000	79100	79200	79300	79400	79500	79600	79700	79800	79900	80000	80100	80200	80300	80400	80500	80600	80700	80800	80900	81000	81100	81200	81300	81400	81500	81600	81700	81800	81900	82000	82100	82200	82300	82400	82500	82600	82700	82800	82900	83000	83100	83200	83300	83400	83500	83600	83700	83800	83900	84000	84100	84200	84300	84400	84500	84600	84700	84800	84900	85000	85100	85200	853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Lot Area by '000 sq. ft.

2 Floor Structure: o/o Buildable Area
Floor Area Ratio6 Floor Structure: o/o Buildable Area
Floor Area Ratio