

APPENDIX C

TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT

Section 1.1 - Area Description

The Traditional Neighborhood Development (TND) District is comprised of a mix of residential, office, commercial, and open space to generate an enhanced living environment.

Section 1.2 - Purpose and Intent

The purpose and intent of the TND District is to establish development regulations promoting a compact, pedestrian friendly neighborhood where streets are designed to slow traffic and buildings are designed and oriented to enhance the human interest. Design features include:

- A. Requiring that commercial buildings be near the front property line with parking oriented to rear yards;
- B. Requiring residential porches near the front property line and parking oriented off rear alleys;
- C. Allowing for the mix of commercial and residential uses to generate greater opportunity for pedestrian trips,
- D. Providing key parcels as landmark or public spaces that frame and create a sense on place; and
- E. Requiring that redevelopment in the TND District be constructed where buildings are of traditional architectural styles and compatible in building structure, orientation, height, and other site spatial relationships of this regulation.

Section 1.3 - Minimum Development Size

The minimum size for any designated TND District shall be no less than 40 acres.

Section 1.4 - Master Plan

Prior to development of any TND District a general master plan layout will be reviewed and accepted by the Planning Commission to guide building and street layout. The general plan shall include the following:

- A. Street, alley and trail layout with general design standards.
- B. Designated permanent open areas.
- C. A general land use pattern, specifically designating mixed use areas and those areas restricted only to residential use.

Section 1.5 - Required Open Space

All TND Districts shall include at least five (5) percent of the total area of the designated TND zone as permanent open space with no more than 40 percent of this space devoted to active recreational use. Streets shall not be counted as public open spaces. Street medians of widths greater than ten feet may be counted as dedicated open space. Active recreation space includes

development of leisure-time activities requiring equipment and formal fields. Passive recreational space involves less energetic activities such as walking, sitting, picnicking, and may include board or table games. Public gathering or open space should be provided within a 1/8 mile of all residences.

Section 1.6 - Permitted Uses

Uses within TND Districts shall follow the intent of the presented plan and those listed for the C-6, downtown district and include single family detached, zero lot line single family, duplex, triplex, condominium, apartment, as well as buildings with a combination of commercial and office with upper floor residential. In addition to the C-6 permitted use list, garage apartments shall be allowed on designated lower density zones.

Section 1.7 - Maximum Development Size

No individual commercial business shall exceed 25,000 square feet to provide for a greater mix of smaller scale businesses and avoiding the addition of “Big Box”, large single purpose, retail businesses. Planned development should not include auto oriented uses, such as drive-thru banks and drive-thru restaurants, to foster a neighborhood less dependent on automobile travel. Walk-up service windows are encouraged.

Section 1.8 - Review Procedures

Compliance with the general plan is to be verified by the Planning Commission prior to construction of roads, alleys, and open space. A Planning Commission Site Plan Review is required of all mixed-use and commercial developments. All buildings in the TND District are to be approved according to an appearance standard developed by a Traditional Neighborhood Design Review Board (TNDRB) and a certificate of appropriateness issued by the TNDRB approved prior to issuance of City building permits.

Section 1.9 - Residential Building Standards

- A. Orientation. The front façade and front door of all new residential structures shall be oriented towards the front of the lot so that access is readily determined from the adjoining street(s).
- B. Setbacks. Front yard, covered porches shall be allowed within 7 feet of the front property line and enclosed rooms no closer than 15 feet of the front property lines. Buildings without porches shall be allowed within 15 feet of the front property line. A front yard “build-to line” is required where single family residential structures shall be set no farther than 15 feet of the front property line. A screened porch is declared as not enclosed. A glassed porch is declared an enclosed room.
- C. Attached garages. Residential attached garages on lots with alleys shall have the garage entrance oriented to the alley. Where no alley exists, the attached garage shall not exceed 1/3 of the front of the dwelling and the front wall of the vehicular entrance to the garage, carport, or other vehicular storage area, when oriented to the front yard, shall be constructed no closer to the street than two feet behind the front wall of the principal structure.

- D. Porches. Front yard residential porches are to be encouraged to generate a greater sense of neighborhood. Porches are to be of sufficient size to create a functional, sitting space and be a minimum of 6 feet in depth and be at least 40 percent of the width of the front of the house.
- E. Building Materials. Building materials are to be those common in traditional neighborhoods. Vertical, corrugated metal siding is specifically prohibited in the TND District. Specific design standards are to be adopted by a Traditional Neighborhood Design Review Board Design and elements of the design standards are to identify acceptable materials for: shutters, siding, roofing, windows, trim, soffit, gutters, downspouts, columns, railings, and chimneys.
- F. Fencing. Front yard fences shall be limited to 3.5 feet in height and be of wrought iron, simulated wrought iron or picket in design. All other provisions of Section 12.15 shall apply.
- G. Alley access. If an existing lot is adjacent to an open and used public alley, vehicular access shall be oriented to the alley. A space wider than 20' is required to accommodate most perpendicular parking off of the alley. Accessory garages are required to be 5' from the alley.
- H. Roof pitch. Minimum roof pitch for new principal structures shall be a minimum of 4:12 ratio or greater. Open porches and dormers are excluded from this requirement.
- I. Parking. Where alleys are present, parking is to be oriented to the alley. Where alleys are not provided, front yard driveways are allowed.
- J. Landscaping. Front lawn landscaping develops neighborhood character. Planting beds should be located at the building foundation and/or in isolated locations in the front and side yards that are visible from the public way. Street trees 30' on center, planting beds and shrubs are recommended to enhance the semi-public space.
- K. Accessory structures. See Section 12.2
- L. Height: Residential buildings adjoining the Traditional Neighborhood commercial square shall be considered as commercial buildings with the commercial height limitations. All other residential buildings are to be limited to a height of 35'.

Section 1.10 - Commercial Building Standards

- A. Orientation. The building fronts of all new commercial structures shall be oriented towards the primary street frontage of the lot.
- B. Setbacks. The build to line for commercial property shall be the front property line. Side and rear building setbacks shall be established by the Planning Commission during the Site Plan Review procedure.

- C. Height. Commercial buildings within 300' of a Traditional Neighborhood commercial square are allowed a building height of 45'. When a parking garage is provided with the commercial buildings on the Traditional Neighborhood commercial square, the building height may be 55'. All other commercial buildings shall have a building height of 35 feet.
- D. Alley Access. Commercial development should be designed to incorporate alleys and where present, parking shall be oriented to the alley.
- E. Parking. On-street, parallel parking is permissible in front of commercial buildings. Angled or perpendicular parking is discouraged, except for unusual and approved circumstances. On-site parking in front of commercial buildings is discouraged. For all other onsite parking requirements, see Article Thirteen.
- F. Store Fronts. The first floor of commercial buildings shall not have less than 60 percent window coverage.
- G. Signs. Freestanding or pole signs are prohibited in the TND District. Ground mounted signs shall be limited to 16 square feet in size and non-illuminated. All other provisions of Section 14.25 shall apply.
- H. Screening Requirements. See Article 15.

Section 1.11 - Variance Requests

Variance requests are to be directed to the Board of Adjustment, Section 19.1.

Section 1.12 - Street Design Standards

- A. Residential.
 - 1. One-way streets with no on-street parking shall have a minimum paving surface width of 12 feet.
 - 2. One-way streets with on-street, parallel parking shall have a minimum paving surface width of 20 feet.
 - 3. Two-way streets with no on-street parking shall have a minimum paving surface width of 20 feet.
 - 4. Two-way streets with on-street, parallel parking on both sides shall have a minimum paving surface width of 27 feet.
- B. Commercial and Mixed Use.
 - 1. One-way streets with no on-street parking shall have a minimum paving surface width of 15 feet.
 - 2. One-way streets with on-street, parallel parking shall have a minimum paving surface width of 22 feet.

3. Two-way streets with no on-street parking shall have a minimum paving surface width of 24 feet.
 4. Two-way streets with on-street, parallel parking on both sides shall have a minimum paving surface width of 32 feet.
- C. Traffic Calming. A traffic calming structure should be included every six hundred feet on all TND roadways. Acceptable structures include traffic circles, chicanes, intermittent medians, and short length streets. The use of speed humps is discouraged.
- D. Sidewalks. Sidewalks shall be installed on both sides of all streets, constructed to adopted ADA standards.
- E. Street Trees and Landscaping. Street trees, 30' on center, are required on all streets to provide pavement shading and improve TND District aesthetics. All parking areas with over 10 parking spaces shall have parking lot shading with no less than 1 shade tree per six parking spaces.

Section 1.13 – Definitions

Build-to line: The line that establishes the maximum distance allowed from the front lot line to the front building wall of the principal structure. Some allowance is expected as the goal for staggering building fronts within close distance of the front lot line increases human interest, aesthetic appeal, and property values.

Street Paving Width: The measurement of paving width shall be measured curb face to curb face.