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Chapter 13A-12 – TRADITIONAL NEIGHBORHOOD DEVELOPMENT OVERLAY ZONE

13A-12-01 Purpose

The Traditional Neighborhood Development Overlay Zone is established to provide a floating zone to be used in appropriate locations within the City in conjunction with underlying residential zones and to provide subdivision design incorporating traditional neighborhood standards. The Traditional Neighborhood Development (TND) Zone represents a departure from typical zoning to the extent that it requires physical design that promotes human scale pedestrian activity (walkability) through the incorporation of specific development guidelines. These guidelines include controlling architectural elements, driveways, walkways, open space, landscaping, street design, and other pedestrian elements.

The overall desired effect of this zone is to provide a quality living environment that encourages contact between neighbors, provides quality housing for families in various states of the life cycle, discourages crime (through natural surveillance design), reduces overall vehicle trips, and improves air quality. Proposed developments with increased land intensity and housing density, but without the above walkable elements, are unacceptable in the overlay zone.

The overlay zone is intended to create efficient usage of land by controlling the intensity of land use, providing sufficient critical mass, and design features to create a walkable neighborhood.

13A-12-02 Procedures

A. All submissions shall be made well in advance of planned construction for proper coordination and feedback and shall be reviewed by the City Development Committee and/or respective architectural review body before submittal to the Planning Commission.

B. Prior to the Planning Commission taking action, plans must be submitted in accordance with the subdivision procedure.

C. The Planning Commission will review all TND proposals.

13A-12-03 Uses Allowed

A. **Location Restrictions.** Traditional neighborhood developments may be located at infill locations where walkable components, e.g., housing choices, convenience commercial, employment, community facilities, transportation linkages, parks or other open spaces, school, and churches, are already present or planned. As a guiding principle, walkable components should be within a 10 minute (or ½ mile) walking distance.

B. **Ancillary Uses.** All permitted and conditional land uses within the TND zone may conduct ancillary uses, as specifically defined within the Definitions section of the Development Code provided such use is not regulated by other sections or is listed as a non-permitted use in the underlying zone district.

C. **Permitted and Conditional Uses.** The Traditional Neighborhood Development (TND) zone is an overlay district, and as such, permitted and conditional uses are governed by the requirements and standards of the specific underlying residential zone. Traditional neighborhood development is a conditional use in these zones, assuming that locational criteria, physical design, and development guidelines for TNDs can be adhered to. The Conditional Use Permit shall also consider potential changes to traffic, parking, pedestrian activity, and other impacts. Except as otherwise stipulated in the TND zone, development proposals shall comply with the requirements of the underlying zone.

13A-12-04 Density

Allowable dwelling units per acre are maximums based upon suitable design and compliance with TND standards and guidelines. Density may be reduced as part of the conditional use depending upon specific development circumstance and acceptable individual site design. The TND zone may not be utilized for properties within an R-1-12 zoning district or larger. The following Density by Zone matrix shall apply to TND Overlay Zone subdivisions of residential property that include 10 or more lots. Subdivisions of residential property less than 10 lots will be required to meet minimum lot frontage and square footage requirements as indicated within this Chapter. A subdivision of four or more lots is required to be considered as a TND subdivision. A subdivision of less than four lots may be reviewed by the Planning Commission as a special exception. However, the layout, design, natural features associated with the property, and neighborhood compatibility will be considered.

Table 13A-12-04: Density by Zone

Zone	Maximum Allowable Units per Acre
R-1-10	5.0 per acre
R-1-9	5.5 per acre
R-1-8	6.0 per acre
R-1-6	7.5 per acre
R-2-10	8.0 per acre
R-2-8	10.0 per acre

13A-12-05 Lot and Building Placement/Design Requirements

The following standards are to be considered as applying specifically to development in the TND zone in addition to general standards elsewhere in this Development Code.

A. **Traditional Neighborhood Development Plan.** Regardless of the size and ownership of individual parcels, a development plan must be submitted showing both existing and reasonable projected development on adjoining properties, determined through consultation with adjoining property owners. The intent is to achieve an overall walkable traditional neighborhood development with appropriate pedestrian connections, cross-easements, common driveways, consistent site standards, etc., even though properties may be individually owned.

B. **Parcel Size.** Parcels shall be of sufficient size to assure compliance with building setbacks, landscaping, access, off-street parking requirements, and walkability standards based upon the following minimum standards (side yard setbacks include a minimum and both combined):

Table 13A-12-05(B) – Minimum Parcel Size and Setback Requirements

Zone	Allowable Lot Size	Lot Frontage	Front Yard Setback	Side Yard Setback – between foundation walls	Rear Yard Setbacks – foundation to property line
R-1-10	8,000 sq. ft.	65 ft.	10 ft. to porch 15 ft. to living area 18 ft. to garage (see graphic)	7 ft./14 ft.	20 ft.
R-1-9	7,000 sq. ft.	60 ft.	10 ft. to porch 15 ft. to living area 18 ft. to garage (see graphic)	6 ft./12 ft	20 ft.
R-1-8	6,000 sq. ft.	55 ft.	10 ft. to porch 15 ft. to living area 18 ft. to garage (see graphic)	6 ft./12 ft.	15 ft.
R-1-6	4,500 sq. ft.	50 ft.	10 ft. to porch 15 ft. to living area 18 ft. to garage (see graphic)	5 ft./10 ft.	15 ft.
R-2-10	4,000 sq. ft.	50 ft.	10 ft. to porch 15 ft. to living area 18 ft. to garage (see graphic)	5 ft./10 ft.	15 ft.
R-2-8	3,500 sq. ft.	50 ft.	10 ft. to porch 15 ft. to living area 18 ft. to garage (see graphic)	5 ft./10. ft.	15 ft.

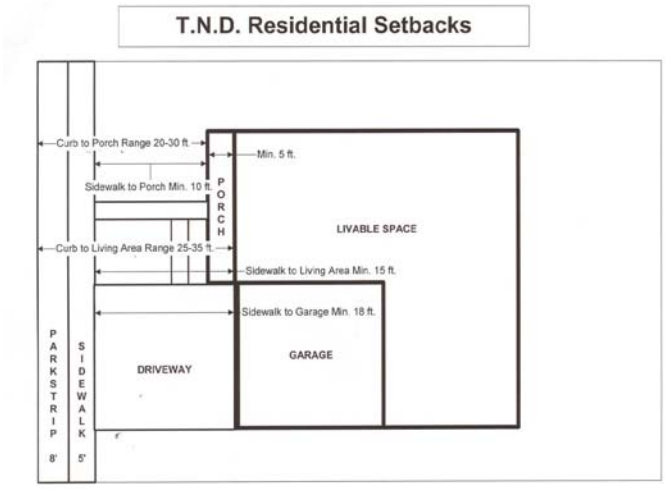
**The side yard setbacks as shown is the minimum for one side and a total for both sides.*

In addition to meeting the minimum lot size, each TND development must also be within the maximum allowed dwelling units per acre. However, lot sizes and lot frontages may be modified by the Planning Commission for town home buildings not exceeding four units or twin homes as long as the maximum density requirement is not exceeded. Lot sizes may be required to be larger than the minimum stated above based upon specific development circumstances and acceptable individual site design.

C. **Housing Types.** A blend of housing types such as single family, twin home, and town homes may be determined by the Planning Commission depending upon the existing adjacent neighborhood, size, scale, and location of the property.

D. **Building Placement**

1. **Setbacks.** Setback regulations shall conform to the requirements of the underlying zone except as may be approved by the Planning Commission based upon the size, scale, design, location, topography, or other natural features associated with the property.



Chapter 12 - Figure 1 – Residential Setbacks

a. Front setbacks shall range between 25 and 35 feet, measured from the inside edge of the curb to the living area. The minimum setback from the inside edge of the sidewalk to the porch shall be 10 feet. Front loaded garages shall be subservient to the dwelling space and shall have a minimum setback of 18 feet measured from the inside edge of the sidewalk. If a third car garage bay is desired, it shall be setback an additional 2 feet from the main garage.

b. Side yard and rear yard setbacks shall be determined based upon subdivision layout and design as indicated in Table 15-12-05(B).

c. Zero lot line or common wall construction for town homes and twin homes may be considered based upon subdivision layout and design.

2. **Building Orientation.** The entrances of all dwellings shall front onto public streets or open space with entrance sidewalks directly accessing the street sidewalk. On a case by case basis, a limited number of dwelling units, attached or unattached, fronting onto a private driveway may be approved as an auto court, as deemed appropriate by the Planning Commission, depending on the size, scale, design, location, topography, or other natural features associated with the property.

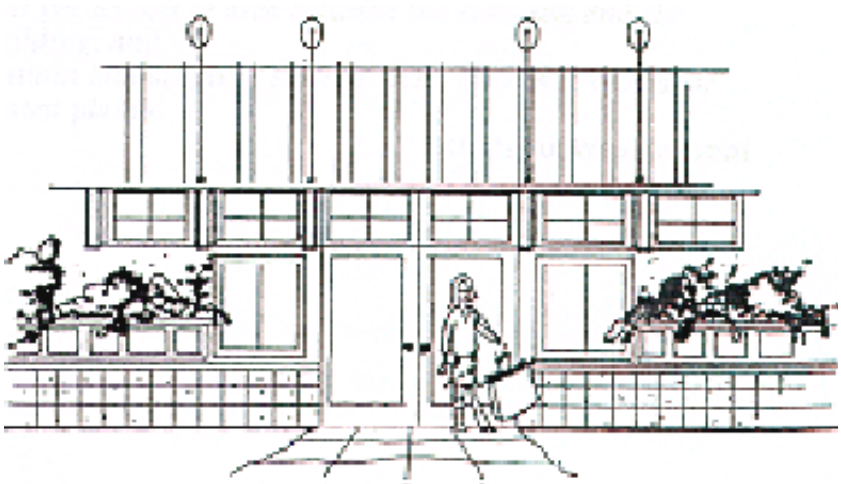
3. **Building Height.** Dwelling structures shall comply with the height requirements of the underlying residential district.

E. **CPTED (Crime Prevention Through Environmental Design).** Where practically possible, CPTED principles shall be used in the design and layout of buildings, streets, accesses, landscaping, and open space areas.

1. Design shall promote natural surveillance, access control, territorial reinforcement, sense of ownership, and maintenance. CPTED landscaping guidelines shall be used including planting shrubs with a maximum height of 2-3 feet at full maturity, and trees with a ground clearance of 8 feet at full maturity above walkways and sidewalks, and 14 feet at full maturity above vehicular travel and parking lanes.

2. In order to encourage public safety through natural surveillance, natural access control and territorial reinforcement, blank walls are not permitted adjacent to streets, pedestrian areas, and open space amenities. Developments shall have street side dwelling elevations with extensive windows with balconies, decks, or landscape terraces being encouraged. Symbolic barriers such as low lying fences/walls and landscaping shall be used to discourage crime and promote safety.

3. Fences or walls, if desired by the applicant, must be reviewed for their effectiveness in protecting private space while not creating isolated uses or dead space void of natural surveillance. Approved fences or walls shall be compatible in color, texture, and design in relationship to building materials. Landscape buffers are preferred over fences and walls where separation is desirable. A visually open look shall be encouraged. Landscape buffers which create 'outdoor rooms' are often more important than a physical separation.



Chapter 12 - Figure 2 – Natural Surveillance

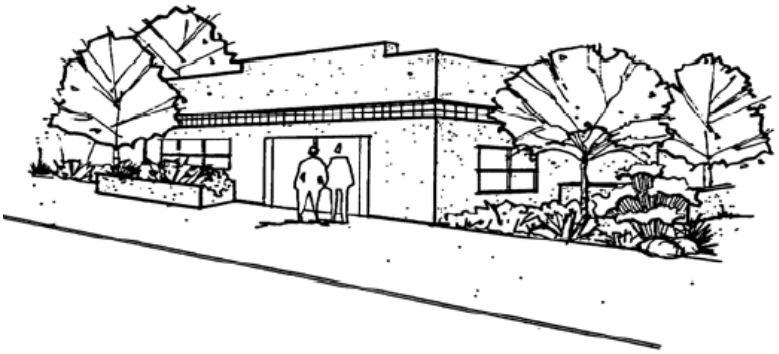
13A-12-06 Architectural Design and Materials

The treatment of buildings, materials, and exterior appurtenances shall create an aesthetically pleasing dwelling and site that is in character with the proportions of other surrounding structures, and yet provides diversity in design. An architectural balance of building materials, colors, design features, and textures which create 'random compatibility' shall be sought. Requirements applicable to all dwellings are stated below:

A. The Planning Commission shall review and approve building elevations and materials for all projects within a TND Overlay Zone, particularly where exposed to pedestrian and/or vehicular traffic.

B. Basic building materials for all residential uses shall be predominantly brick, stone, or masonry. Limited amounts of stucco and composite or wood siding may be considered if the quality of the design merits such consideration (no vinyl or aluminum siding allowed).

C. Buildings shall be designed to relate to grade conditions with a minimum of grading and exposed foundation walls, creating easy pedestrian access from sidewalks, parking areas, etc.



Chapter 12 - Figure 3 - Encouraged

Chapter 12 - Figure 4 – Discouraged

13A-12-07 Open Space

As a tradeoff for increased density and building mass, usable open space shall be required within the TND, including but not limited to: commons, pocket parks, plazas, courtyards, landscape features, water fountains and features, greenbelts, and trail connections. Usable open space shall comprise no less that 15 % of the project. The design of the open space provided shall be determined by the Planning Commission based upon the size, scale, topography, and market niche of the proposed development. Design shall encourage comfortable and safe pedestrian use including landscaping, seating areas, and lighting, as appropriate.

Areas of environmental concern or interest may be required to be preserved in accordance with the Sensitive Area Overlay Zone, e.g., drainages, steep slopes, trail systems, and water features, etc. Unless otherwise specified through special agreement or understanding with the City, all open space areas shall be maintained by property owners or homeowner associations.

13A-12-08 Landscaping

Yards, open space, and other common areas may be required to be landscaped by the developer. Guidelines for required landscaping are established to improve and then maintain site qualities while minimizing alternation, removal, or degradation of approved and installed landscaping. Landscaping shall follow CPTED principles and the Water Efficient Landscaping section of this Code.

A. When landscaping is required, no plans for any building, structure, or other improvements shall be approved unless a satisfactory landscape and streetscape plan has also been submitted and approved.

B. Landscaping in accordance with the approved plans must be installed within 30 days following the occupancy of the site or as otherwise approved by the City as seasonal conditions may suggest.

C. The land area not occupied by buildings, structures, hard surfacing, vehicular driveways, or pedestrian walkways shall be kept clear of weeds or landscaped.

D. The developer shall submit a guarantee for such landscape improvements to ensure that installations are completed as submitted and approved. Such guarantee for landscape improvements shall be the same as required by the City for street improvements.

E. **Plant Materials.** The developer shall install the following:

1. **On-Site Trees.** Approximately 60 percent shall be median size trees in a combination of deciduous trees with a caliper from 2 to 3 inches measured 6 inches above grade and evergreen trees with a height from 5 to 8 feet. Approximately 40 percent shall be small size trees and shrubs in a combination of deciduous trees with a caliper of 1 ½ to 2 inches measured 6 inches above grade and evergreen trees with a minimum height of 4 feet. Where possible, a 50/50 mix of deciduous and evergreen trees and shrubs shall be used for on-site landscaping.

2. **Street Trees.** A minimum 2 inch caliper street trees as measured 6 inches above grade shall be installed by the developer/builder located between the curb and sidewalk along all rights-of-way. In order to facilitate the planting of street trees, an 8 foot parkstrip and 5 foot sidewalk is the

standard requirement. The species type, location, and spacing of trees shall be shown on the approved landscape plan and be in compliance with designated streets within the City's Streetscape Plan. For streets not specified in the Streetscape Plan, the following trees may be used as part of an approved landscape plan, depending upon space requirements as recommended by the Planning Division:

Table 13A-12-08(E)(2) – Approved Street Tree Specie Types

Common Name	Specific Species
Bur Oak	Quercus macrocarpa
Eastern Redbud	Cercis Canadensis
Flowering Pear	Pyrus calleryana 'Redspire'
	Pyrus calleryana 'Aristocrat'
Hedge Maple	Acer campestre
Little Leaf Linden	Tilia cordata 'Greenspire'
	Tilia cordata 'Rancho'
London Plane	Platanus acerifolia 'Bloodgood'
Norway Maple	Acer platanoides 'Cleveland'
	Acer platanoides 'Columnare'
	Acer platanoides 'Emerald Queen'
	Acer platanoides 'Schwedleri'
	Acer platanoides 'Deborah'(Improved Schwedleri)
Red Maple	Acer rubrum 'October Glory'
	Acer rubrum "Red Sunset'
Red Oak	Quercus rubrum
Redmond Linden	Tilia euchlora 'Redmond'
Sycamore Maple	Acer pseudoplatanus

For planted medians and accent trees both on-site and at intersections, the following trees may be used:

Table 13A-12-08(E)(2) – Approved Planted Median Tree and Accent Street Tree Specie Types

Common Name	Specific Species
Bechtel Crab	Malus ioensis 'Klehms Improved'
Crimson King Maple	Acer platanoides 'Crimson King'
	Acer platanoides 'Royal Red'
Eastern Redbud	Cercis canadensis
Flowering Pear	Pyrus calleryana "Redspire'
	Pyrus calleryana 'Aristocrat'
Kwansan Cherry	Prunus serrulata 'Kwanzan'
Washington Hawthorn	Crataegus phaenopyrum

3. **Installation.** It shall be the responsibility of the developer/builder to grade, place topsoil, seed, sod, install sprinkler irrigation systems, and properly plant trees, shrubs, and other approved plant materials.

4. **Maintenance.** It shall be the responsibility of the developer, property owner, and/or property association to properly maintain landscaped areas including watering, mowing, pruning, fertilizing, and the removal and replacement of dead plant materials in a timely manner.

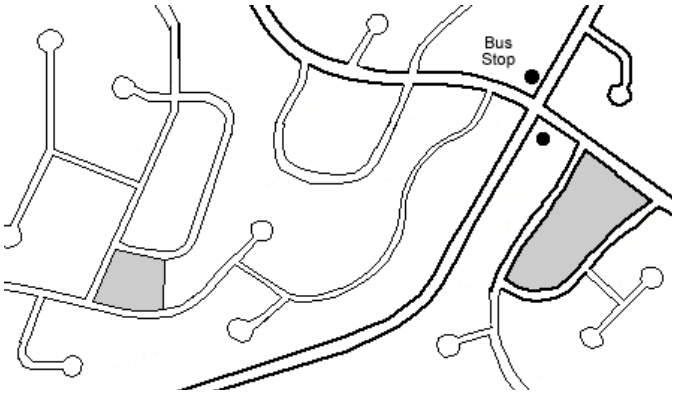
13A-12-09 Outdoor Lighting

The lighting of streets, pedestrian areas, parking lots, and open space is required. Exterior wall mounted floodlights must be directed downward to avoid light spill on adjacent property. Indirect lighting, bollard lighting, and landscape lighting is encouraged.

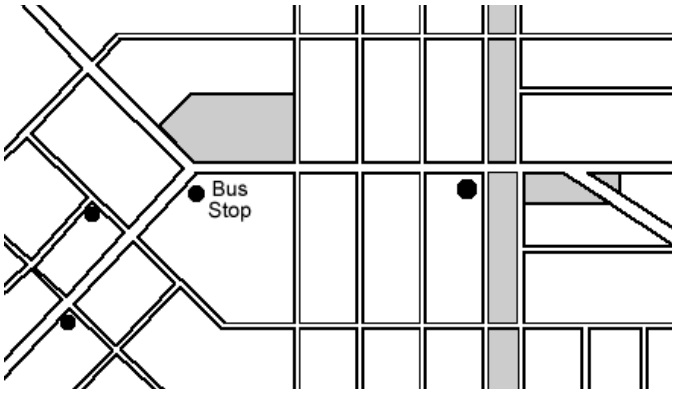
The amount and type of lighting will be evaluated on how adequately it meets its intended purpose. Design and location of standards and fixtures shall be specified on the site development drawings. Intensities shall be controlled so that safety lighting is provided while neighboring areas are protected from glare or excessive direct light. Street light design fixtures shall be installed as required by the street lighting policy.

13A-12-10 Streets and Pedestrian Ways

A. **Streets.** All access within a TND shall have connectivity with existing and future street patterns. A grid street pattern or modified grid pattern is required where practically possible. Cul-de-sac streets will not be approved unless it can be demonstrated that no other practical way exists to provide connectivity. In order to uphold and enhance TND principles, private streets are highly discouraged and gated communities are prohibited.



Chapter 12 - Figure 5 – Disconnected Street System - Discouraged



Chapter 12 - Figure 6 – Connected Modified Grid System - Encouraged

B. **Widths.** Street widths shall be determined during site plan review as may be recommended by the City Transportation Engineer and approved by the Planning Commission. A minimum 50 foot right of way is required. Streets shall be designed to meet the level of travel and service while incorporating principles of traffic calming and pedestrian compatibility, e.g., tree lined streets with pedestrian ways and linkages, decreasing the need for pavement width by spreading traffic through a grid, or modified street hierarchy system.

C. **Sidewalks, Walkways, and Parkstrips.** The design of pedestrian ways may include a solitary meandering pathway or trail or other possible designs as may be approved by the Planning Commission. Choice of appropriate pedestrian access will be made based upon the scale and type of the TND project being proposed. In order to facilitate the planting of street trees, a 7 foot parkstrip and 5 foot sidewalk is the standard requirement. Reduced parkstrip and sidewalk width may be approved based upon size, scale, and nature of the project and the type of existing improvements on adjacent properties. However, a 10 foot cross-section (5 foot parkstrip, 5 foot sidewalk) is the minimum and may necessitate tree planting behind the sidewalk.

D. **Pedestrian Connections.** Crosswalks shall be incorporated within the project, at intersections, within parking lots, or other needed pedestrian connections as approved by the Transportation Engineer. Crosswalks shall be so configured to be a design feature of the development, e.g., heavy painted lines, pavers, edges, and other methods of emphasizing pedestrian use. Bulb-outs and other pedestrian designs may be used to shorten walking distances across open pavement. Medians may be used in appropriate areas to encourage walking and to act as a refuge for crossing pedestrians.

13A-12-11 Other Forms of Transportation

All forms of transportation shall be considered within and without the TND with the intent to improve convenience and reduce vehicles trips. All forms of transportation should be encouraged including bus, bicycle, and pedestrian. Access connections may be required when deemed essential to provide circulation or access to churches, schools, playgrounds, shopping centers, transportation, and other community facilities. This is subject to review and recommendation by City staff including Parks & Recreation, Planning, and Police Departments, and the City Transportation Engineer.

13A-12-12 Environmental Concerns

A. Building, landscape, and solar design should be adjusted, where possible, to be compatible with the local climate. Such design should include, but may not be limited to, window placement, building recesses, overhangs, trellises, awnings, porches, and landscape placement planned in such a way to enhance livability and reduce energy costs.

B. The use of lighter colored building materials for roof tops and fence/walls, and extensive deciduous and evergreen tree cover shall be incorporated into developments in order to reduce the urban heat island effect. Where possible, streets, driveways, parking areas, etc., should use concrete or other materials that absorb less sunlight. Parking area landscaping shall be provided at the ratio of at least one tree per six parking stalls.

C. Where possible, drought resistant ground covers, shrubs, and trees shall be incorporated into the landscape to reduce water usage and storm runoff. Extensive areas of grass or other high water use plants are discouraged. Compliance with the Water Efficient Landscaping Ordinance is required.

D. When alleys, extended private driveways, or other private access means are utilized to access back loaded properties or subservient garages are used, permeable pavement surfaces shall be required.

13A-12-13 Special Requirements Applicable to the TND Overlay District

A. **Required Design Elements.** The following TND design elements shall be required:

1. Depending on the size and scale of the project, a mix of housing types shall be employed, e.g., single family detached, twin homes, town homes, etc.

2. Where practical, the same land uses and housing types shall front each other or shall front open space.

3. Roofs with a 5/12 pitch or greater.

4. Dwelling and garage gables facing streets and alleys.

5. Covered and open front porches comprising at least 50 percent of the front elevation (not including the garage), in no case being less than 15 feet in length.

6. Entry (porch) sidewalks that connect directly to street sidewalks.

B. **Strongly Encouraged Design Elements.** The following TND design elements are strongly encouraged:

1. The number of bedrooms per dwelling unit and other housing design options may be varied to assist in providing suitable housing for a market range of household incomes, family sizes, and life cycles.

2. Two-story dwellings.

3. House dormers and/or shutters and other window treatments.

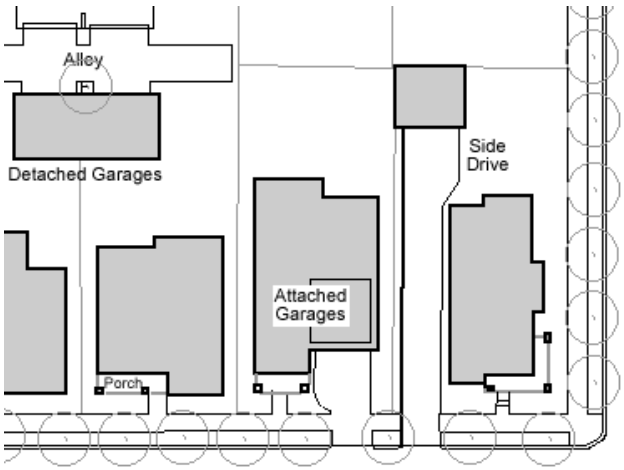
4. Street side balconies/decks.

5. Subservient garages, e.g., back loaded detached with alley access, front loaded detached, attached (see graphic illustration), side entry attached, or a combination of the above.

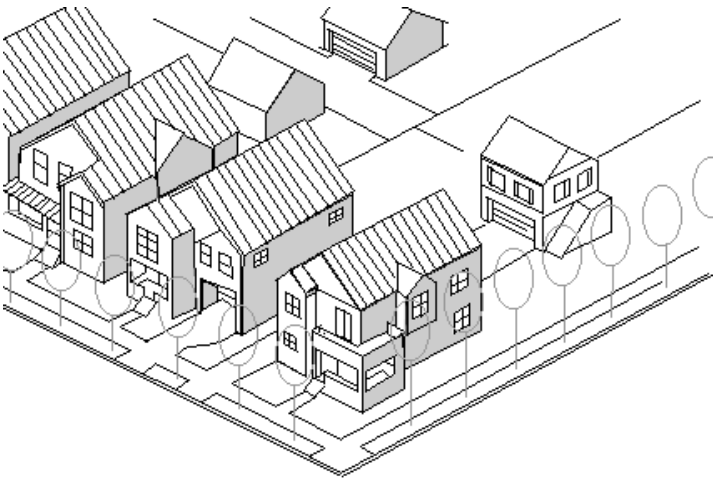
6. Wrap around porches, particularly on corner lots.

7. Streets which de-emphasize the need and speed of automobiles.

8. Other pedestrian oriented design.



Chapter 12 - Figure 7 – Single Family Residential – Plan View



Chapter 12 - Figure 8 – Single Family Residential - Elevations

13A-12-14 Utilities in TND Developments

All utility lines shall be underground in designated easements. No pipe, conduit, cable, line for water, gas, sewage, drainage, steam, electricity, or any other energy or service shall be installed or maintained upon any lot (outside of any building) above the surface of the ground except for hoses, movable pipes used for irrigation or other purpose during construction.

A. Transformers shall be grouped with other utility meters where possible and screened with vegetation or other appropriate method. Placement of transformers in front setback locations, particularly on corners, is to be avoided.

B. Each contractor and owner/developer shall be responsible to know the location of all underground utilities. Protection of such utilities shall also be their responsibility. Prior to construction, contact must be made with Blue Stakes to identify underground utility lines.

C. Actual tree spacing during site plan review may be adjusted as necessary to match existing streetscape or to adopt to unique on-site conditions that would justify such, e.g., topography, street lights, power lines and poles, and other utilities. In some cases, street trees may need to be relocated in order to accommodate on-site conditions. Parkstrips on arterial and collector streets should accommodate street trees, street lights, and other needed utilities. Street trees should be placed such that the street lighting system functions properly and achieves the desired result.

13A-12-15 General Maintenance of TND Developments

An overall maintenance schedule shall be implemented by property owners and/or property associations in maintaining all common buildings, common open spaces, courtyards, landscaping, fences, walls, drives, etc.