

## **30-4-2 TRADITIONAL NEIGHBORHOOD DISTRICT REQUIREMENTS**

### **30-4-2.1 Establishment of a Traditional Neighborhood Development Plan**

(A) Plan Approval and Rezoning: An application to rezone property to the TN1 preparation of a Traditional Neighborhood Development Plan for the project site and its adoption by the Planning Board. The filing of such an application is a pronouncement by the applicant of intent to adhere to a higher standard of design and to place a premium upon the long-term livability and attendant value appreciation of the development. It is also an acknowledgment that the developer will assume the risks inherent in larger up-front costs in order to make fuller utilization of land and to discourage sprawl. The process leading to the zoning map amendment for a TN1 zone includes a pre-submittal meeting, the submission of a complete set of the proposed Traditional Neighborhood Development Plan elements, the technical review of that Plan, the approval by the Planning Board of the Traditional Neighborhood Development Plan, an application for the proposed zoning map amendment, a public hearing on the zoning map amendment, and the adoption of the zoning map amendment.

(B) Pre-submittal Meeting: A pre-submittal meeting shall be held between the Planning Department representatives and the applicant to acquaint staff with the proposed development, provide the applicant with preliminary staff comments, and identify major concerns or the need for additional data.

(C) Neighborhood Meetings: The applicant is encouraged to hold informative plan development and refinement meetings, or a charette, at which residents and property

owners in and near the affected property are invited to participate.

(D) Traditional Neighborhood Development Plan Submission Elements: The proposed Traditional Neighborhood Development Plan shall include the following elements and shall be submitted to the Technical Review Committee in accordance with Appendix 2 Map Standards (A-2-1 Number of Filing and Review Copies to be submitted):

- 1) Topographical map of the project site at two (2) foot intervals;
- 2) List of project-specific land uses;
- 3) List of project-specific site development standards, including standards in, or standards to stand in lieu of those in, Table 30-4-6-6 (Traditional Neighborhood District Dimensional Requirements); Section 30-4-7 (Supplementary Dimensional Requirements); Section 30-4-8 (Accessory Building, Structure, and Use Requirements); Section 30-4-9 (Fences); Section 30-5-4 (Landscaping Requirements); Section 30-5-5 (Sign Requirements); Table 30-6-13-1 (Minimum Public Street Design Standards); Table 30-6-13-4 (Minimum Private Alley Standards for Traditional Neighborhood Districts); and Section 30-6-13.5 (Sidewalks);
- 4) Location of streets and public open spaces;
- 5) Location of residential, commercial, and civic buildings and lots;
- 6) Location and amount of land in flood hazard areas and any other lands not suitable for development;
- 7) General location of any proposed watershed protection measures; and
- 8) Any other information required by the Technical Review Committee to demonstrate conformance with the Traditional Neighborhood District purposes and standards.

(E) Technical Review of the Proposed Traditional Neighborhood Development Plan: The Technical Review Committee shall review the proposed Traditional Neighborhood Development Plan for adherence to the purposes of the Traditional Neighborhood District and consistency with the requirements of all applicable standards in this Ordinance and will forward its conclusions and recommendations to the Planning Board. Meeting minimum or maximum standards and/or guidelines will not be, in and of itself, evidence of adherence to the purposes of the TN1 Traditional Neighborhood District or of good neighborhood planning.

(F) Adoption of the Traditional Neighborhood Development Plan: A public hearing shall be conducted by the Planning Board to review and consider for adoption the proposed Traditional Neighborhood Development Plan.

### **30-4-2.2 Rezoning to TN1 District**

(A) Submission of Rezoning Application: At any time after the submission of a proposed Traditional Neighborhood Development Plan, a rezoning application may be submitted to request designation of a TN1 District. The TN1 Traditional Neighborhood District boundaries need not be coterminous with the boundaries of the Traditional Neighborhood planning area.

(B) Application Contents: A completed application for a zoning map amendment to establish or enlarge a TN1 District shall consist of the following elements:

- 1) A rezoning application prepared in accordance with Section 30-3-12.2 (Procedure); and

- 2) The Traditional Neighborhood Development Plan approved by the Planning Board. That adopted Plan shall be referenced in any ordinance granting zoning to the subject land as a TN1 Traditional Neighborhood District, and thenceforth that adopted Plan shall be a standard to which conformance of development within the zone is measured.

(C) Zoning Commission: Once the completed application has been received, it shall be scheduled for public hearing at the Zoning Commission in accordance with Section 30-3-12.2 (Procedure).

### **30-4-2.3 Conformance to the Adopted Development Plan**

Once a Traditional Neighborhood Development Plan has been adopted, and the area has been rezoned to the TN1 District, minor changes in the location, siting, or use of buildings or deviations from the Dimensional Standards shown in Table 30-4-6-6 (Traditional Neighborhood District Dimensional Standards) or shown in the Plan may be authorized by the Technical Review Committee if required by engineering or other circumstances not foreseen at the time of Plan adoption. It is to be expected that certain housing types and land uses will sell or be filled faster than others. This normal and usual occurrence shall not justify the removal of housing types and land use types from the neighborhood mix, but it may justify adjustments of the percentages of the neighborhood devoted to various uses.

### **30-4-2.4 Phased Development**

Development occurring in phases shall meet the following requirements:

(A) Numbering: All phases shall be shown on the adopted Traditional Neighborhood Development Plan and numbered in the expected order of development. Changes to the order of development may be approved by the Technical Review Committee.

(B) Final Plat Prerequisites: No final plat for a phase of a Traditional Neighborhood Development shall be approved unless:

- 1) All common facilities included in previous phases have been started; and

- 2) There is no violation of the Traditional Neighborhood Development Plan in any previous phase.

### 30-4-2.5 Design Guidelines for TN1 Districts

#### (A) Traditional Neighborhood Development Architectural Standards:

- 1) The use of architectural standards is not a requirement of this section. However, their use is not only permitted but also endorsed as a means to heighten sense of place, character, appearance, and property value.
- 2) If the developer desires such standards, they may be submitted at any stage in the development process for review and approval by the Technical Review Committee as being consistent with the Traditional Neighborhood Development Plan.
- 3) A developer may chose to include approved architectural standards as part of the Traditional Neighborhood Development Plan.
- 4) Approved architectural standards, if any, shall be enumerated in restrictive covenants recorded prior to the first building permit, and enforced by the owners' association.
- 5) If architectural standards are employed, all architectural plans for new buildings, expansions, and remodelings, shall be reviewed by a Town Architect retained by the developer for conformance with the architectural standards and the Traditional Neighborhood Development Plan.

#### (B) General Design Guidelines in the TN1 Traditional Neighborhood District:

##### 1) Compatibility of Design:

- a) Buildings within a block face must reflect a continuity of building scale at the building line.
- b) A consistent building line should be maintained at the setback line along the street. However, projections of porches, bay windows, stoops, and other minor building masses into the street setback are encouraged in order to create an interesting block character. Large street setbacks to accommodate parking lots in front of a building are prohibited.
- c) In areas of mixed residential types, the height and massing of a building shall be no more than twice the height and massing of structures adjacent to or across the street from the building.
- d) A commercial or mixed-use building must integrate its appearance with the area and shall not exceed twice the height and massing of adjacent buildings

##### 2) Human Scale Design: Human scale design typically reflects the elements

listed below.

- a) Buildings that avoid long, monotonous, uninterrupted walls or roof planes. Blank, windowless walls are generally not allowed along street frontages. Where solid walls are required by building codes, the wall should be articulated by the provision of blank window openings trimmed with frames, sills, lintels, or if the building is occupied by a commercial use, by using recessed or projecting display window cases;
- b) Commercial structures that incorporate awnings or arcades, which may project over the sidewalk into the street right-of-way with city approval;
- c) Ground floor retail, service, restaurant, and other commercial uses with display windows on a minimum of fifty percent (50%) of the first floor front to provide views into the interior of buildings;
- d) Entrances and storefronts facing the street;
- e) Doors, windows, balconies, porches, and roof decks with visibility of the street and other public spaces to encourage social interaction;
- f) Porches generally as a significant element of the house design, located on the front or side of the dwelling; and
- g) Rear vehicle access from an alley as a preference. However, if a garage is oriented toward the street, it must be located a minimum of twenty (20) feet behind the front façade of the principal structure. Freestanding garages and carport structures for multiple dwelling unit buildings must be designed to be integral with the building design or sited so as to avoid long and monotonous rows of garage doors and long monotonous building walls.

(C) Guidelines for the Provision of Traditional Neighborhood Open Space: The purpose of this subsection is to provide and emphasize safe and inviting traditional neighborhood open spaces such as squares, parks, and greenways, and to integrate them into the neighborhood pattern for the active and passive enjoyment of neighborhood residents. Traditional neighborhood open space should be incorporated as a fundamental element of the Plan. Traditional neighborhood open space should be planned and improved to be highly accessible and usable by persons living or working nearby. Except for areas designated as preserves, it should be cleared of underbrush and debris and may contain one or more of the following or similar improvements: landscaping, walks, benches, seating areas, fountains, ponds, ball fields and playground equipment. Significant stands of trees, streamside areas, and other valuable topographic features should be preserved within the open space areas.