

Draft

Chapter 23.655

TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT

Sections:

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23.655.010 Purpose. The purpose of the Traditional Neighborhood Development District (TNDD) is to allow the optional development and redevelopment of land consistent with the design principles of traditional neighborhoods. A traditional neighborhood:

- Is compact;
- Is designed for the human scale;
- Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood;
- Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes;
- Incorporates a system of relatively narrow, interconnected streets with sidewalks, bikeways, and transit that offers multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments;
- Retains existing buildings with historical features or architectural features that enhance the visual character of the community;
- Incorporates significant environmental features into the design;
- Is consistent with the comprehensive plan.

23.655.020 Applicability. The Traditional Neighborhood Development District provides an alternative set of standards for new development, redevelopment, or infill development. The minimum size of a Traditional Neighborhood Development District shall not be less than 10 acres.

23.655.030 Definitions. The following definitions apply to only this chapter of the *Wausau Municipal Code*:

- (1) **Accessory Building** — a detached subordinate structure, the use of which is incidental to that of the principal structure and located on the same lot.
- (2) **ADT** — average daily traffic volumes of vehicles on a street.
- (3) **Affordable housing** — housing in which mortgage, amortization, taxes, insurance, and condominium and association fees, if any, constitute no more than 28 percent of gross household income for a household of the size which may occupy the unit. In the case of dwelling units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than 30 percent of gross annual

household income for a household of the size that may occupy the unit.

- (4) **Alley** — a public or private way permanently reserved as a secondary means of access to abutting property.
- (5) **Arterial** — a major street for carrying a large volume of through-traffic in the area, normally controlled by traffic signs and signals.
- (6) **Block** — a unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to the continuity of development.
- (7) **Building Height** — the limit to the vertical extent of a building. The building height may be prescribed as a maximum number of stories or as a dimension from sidewalk grade to the eave. The height limit shall not apply to attics, raised basements, chimneys, machine rooms, or similar structures.
- (8) **Building Scale** — the relationship between the mass of a building and its surroundings, including street width, open space, and mass of surrounding buildings. Mass is determined by the three-dimensional bulk of a structure: height, width, and depth.
- (9) **Building Setback, Front** — the distance from the street right-of-way line to the closest point of the foundation of a building or projection thereof.
- (10) **Collector** — a street designed to carry moderate volumes of traffic from local streets to arterial streets or from arterial to arterial.
- (11) **Common Open Space** — squares, greens, neighborhood parks, city parks, and linear environmental corridors owned and maintained by the city.
- (12) **Curb Radius** — the curved edge of streets at an intersection measured at the outer edge of the street curb or of the parking lane.
- (13) **Lot** — a parcel of land occupied or intended for occupancy by a use permitted in this ordinance, including one main building, together with any accessory buildings, open spaces, and parking spaces required by this ordinance and having its principal frontage upon a street or upon an officially approved place.
- (14) **Lot Line** — the property lines bounding the lot.
- (15) **Lot Width** — the horizontal distance between side lot lines measured at the front setback.
- (16) **Net acre** — an acre of land excluding street rights-of-way and other publicly-dedicated improvements such as parks, open spaces, and stormwater detention and retention facilities.

- (17) **Principal Building** — a building in which the primary use of the lot on which the building is located is conducted.
- (18) **Queuing** — the use of one travel lane on local streets with parking (usually an intermittent parking pattern) on both sides.
- (19) **Secondary Dwelling Unit** — an additional dwelling unit located within the principal dwelling on the lot, in a freestanding building or above a residential garage.
- (20) **Story** — a space in a building between the surface of any floor and the surface of the next floor above, or if there is no such floor above, then the space between such floor and the ceiling or roof above.
- (21) **Street** — a strip of land, including the entire right-of-way, publicly or privately owned, serving as a means of vehicular travel and furnishing access to abutting properties, which may also be used to provide space for sewers, public utilities, shade trees, and sidewalks.
- (21) **Traditional Neighborhood** — a compact, mixed use neighborhood where residential, commercial, and civic buildings are within close proximity to each other.

23.655.040 Application Procedure and Approval Process. Prior to the issuance of any permits for development within a Traditional Neighborhood Development District: the applicant shall have had an initial conference; a General Implementation Plan and a zoning map amendment to a Traditional Neighborhood Development District shall be approved by the Common Council; and a Specific Implementation Plan shall be approved by the Common Council.

- (1) **Initial conference.** Before submitting a petition for zoning change to establish a Traditional Neighborhood Development District, the applicant shall meet with city staff and the City Plan Commission to discuss the procedure for creating a TNDD, submittal requirements, and design standards.
- (2) **General Implementation Plan.** To establish a Traditional Neighborhood Development District, a General Implementation Plan shall be approved by the Common Council.
 - (A) **General Implementation Plan Process.** Following the initial conference, the applicant shall submit a general implementation plan to the City Planner together with a petition for zoning change to a Traditional Neighborhood Development District.
 - (i) The Plan Commission shall conduct a public hearing to consider the petition for zoning change request and to formulate a recommendation regarding the general implementation plan. The Plan Commission shall recommend that the Common Council either:
 - a. approve the General Implementation Plan and zoning map amendment,

- b. approve the General Implementation Plan and zoning map amendment with modifications, or
 - c. deny the General Implementation Plan and zoning map amendment.
 - (ii) The Common Council shall consider the recommendations of the Plan Commission and shall either:
 - a. approve the General Implementation Plan and zoning map amendment,
 - b. approve the General Implementation Plan and zoning map amendment with modifications, or
 - c. deny the General Implementation Plan and zoning map amendment.
- (B) **General Implementation Plan Submittal Requirements.** The purpose of the general implementation plan is to establish the intent, density, and intensity for a proposed development that will be established in the TNDD. The General Implementation Plan shall include the following:
 - (i) A general location map of suitable scale, but no less than one inch = 200 feet, which shows the location of the property within the community and adjacent parcels including locations of any public streets, railroads, major streams or rivers, and other major features within 1,000 feet of the site.
 - (ii) A site inventory and analysis to identify site assets or resources, and constraints, including but not limited to: floodplains, wetlands, and soils classified as “poorly drained” or “ very poorly drained” with bedrock at or within 42 inches of the surface; utility easements for high-tension electrical transmission lines greater than 69,000 volts; steep slopes greater than 15 percent; and brownfields.
 - (iii) A conceptual site plan, at a scale of no less than one inch = 100 feet, which indicates topography in two-foot contours, or one consisting of a map with proposed features and existing site features and uses that will remain. These features should include building outlines, location of streets, transit stops, drives and parking areas, pedestrian and bicycle paths, service access areas for receiving material and for trash removal, and other impervious surfaces. The location of trees and shrubs that will be planted and the existing vegetation that will remain shall be shown on the site map, along with any other significant natural or man-made site features.
 - (iv) A conceptual stormwater management plan identifying the proposed patterns of major stormwater runoff, locations of stormwater infiltration areas, and other significant stormwater best management practices that will be employed to meet the requirements of Chapter 15.56, Stormwater Management, of the *Wausau Municipal Code*.
 - (v) Identification of the architectural style(s) or the Traditional

Neighborhood Development District and the accompanying site design style(s). The design style of the Traditional Neighborhood Development District shall be conveyed with drawings or computer simulations of typical proposed building elevations (including dimensions of building height and width and facade treatment).

- (vi) A written report that provides general information about the covenants, conservation easements, or agreements which will influence the use and maintenance of the proposed development. The report shall also describe the site conditions and the development objectives.
 - (vii) Any other information deemed necessary by the Plan Commission in order to evaluate the plan.
 - (viii) Five copies of the above information, plus one reduced set no larger than 11 inches by 17 inches, shall be submitted.
- (3) **Specific Implementation Plan.** The purpose of the Specific Implementation Plan is to establish a detailed development proposal. The Specific Implementation Plan can be proposed, reviewed, and acted upon as a whole or in phases.
- (A) **Specific Implementation Plan Process.** Following approval of the General Implementation Plan, the applicant shall submit a Specific Implementation Plan to the Plan Commission.
- (i) The Plan Commission shall determine that the proposed Specific Implementation Plan is in substantial conformance with the approved General Implementation Plan. Upon due consideration, the Plan Commission shall recommend that the Common Council either:
 - a. approve the Specific Implementation Plan as being in substantial conformance with the General Implementation Plan;
 - b. approve the Specific Implementation Plan as being in substantial conformance with the General Implementation Plan with specified modifications; or
 - c. deny the Specific Implementation Plan.
 - (ii) Upon due consideration, the Common Council shall either:
 - a. approve the Specific Implementation Plan as being in substantial conformance with the General Implementation Plan;
 - b. approve the Specific Implementation Plan as being in substantial conformance with the General Implementation Plan with specified modifications; or
 - c. deny the Specific Implementation Plan.
- (B) **Specific Implementation Plan Submittal Requirements.** The applicant shall submit a series of plans, maps, and written materials which include the

following information:

- (i) A general location map of suitable scale which shows the boundaries and dimensions of the property within the context of the city and adjacent parcels, including locations of any public streets, railroads, major streams or rivers, and other major features within 1,000 feet of the site, along with a legal description of the property.
- (ii) A site inventory and analysis to identify site assets or resources, and constraints, including but not limited to floodplains, wetlands, and soils classified as “poorly drained” or “very poorly drained”, soils with bedrock at or within 42 inches of the surface, utility easements for high-tension electrical transmission lines greater than 69,000 volts, slopes greater than 15 percent, and brownfields.
- (iii) A site plan, including proposed topographic contours at one foot intervals, with the following information:
 - a. the location of proposed structures and existing structures that will remain, with height and gross floor area noted;
 - b. the location of street and pedestrian lighting, including lamp intensity and height;
 - c. the location of proposed open space;
 - d. the circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public streets or rights-of-way; transit stops; easements or other reservations of land on the site; the location and dimensions of existing and proposed curb cuts, off-street parking and loading spaces, including service access for receiving and trash removal; sidewalks and other walkways;
 - e. the location of all trees, shrubs, and ground cover (proposed or existing) to remain on the site.
- (iv) A stormwater management plan for the site. The grading plan shall show existing and proposed ground elevations with contours (one-foot contour interval) and spot elevations at significant high points, low points, and transition points. The grading plan shall also note the finished ground floor elevations of all buildings. The plan shall also show the locations of all storm drainage sewers and structures and infiltration or detention/retention structures and all wetlands on the site, using the Federal Manual For Identifying and Delineating Jurisdictional Wetlands, and copies of documents completed in making the wetlands identification.
- (v) Detailed elevations of all proposed commercial buildings and typical elevations of residential buildings. Scaled elevations should identify all signs, building materials, and percentage of ground floor commercial facade in windows; the location, height, and material for screening walls and fences, including outdoor trash storage areas, electrical, mechanical, and gas metering equipment, storage areas for

- trash and recyclable materials, and rooftop equipment.
 - (vi) A utilities plan showing underground and above ground lines and structures for sanitary sewers, electricity, gas, telecommunications, etc.
 - (vii) A written report which completely describes the proposal and indicates covenants or agreements that will influence the use and maintenance of the proposed development. The report shall also describe the analysis of site conditions and the development objectives.
 - (viii) Phasing plans, where applicable.
 - (ix) Any other information deemed necessary by the Plan Commission in order to evaluate the plans.
 - (x) Five copies of the above information shall be submitted, plus one reduced set no larger than 11 inches by 17 inches.
- (4) **Amendments to the Specific Implementation Plan.** Minor changes to the Specific Implementation Plan approved by the Common Council may be reviewed by the Plan Commission and recommended for approval by the Common Council without holding a public hearing if the Plan Commission finds that the proposed change is not a significant deviation from the previously approved plan.
- (5) **Subdivision of Land.** If the proposed Traditional Neighborhood Development District involves the subdivision of land as defined in Title 21, *Wausau Municipal Code*, the applicant shall submit all required land division documents in accordance with the requirements of Title 21 and Chapter 236 of the Wisconsin Statutes. If there is a conflict between the design standards of Title 21 and the design standards of this chapter, the provisions of this chapter shall apply.
- (6) **Ownership and Maintenance of Public Space.** Provision shall be made for the ownership and maintenance of streets, squares, parks, open space, and other public spaces in a Traditional Neighborhood Development District by dedication to the City.
- (7) **Recording of Documents.** The following documents need to be filed by the applicant in the County Register of Deeds Office within 10 days after approval of the document by the Common Council: a certified copy of the zoning ordinance amendment designating a tract of land as a Traditional Neighborhood Development District; the General Implementation Plan; and the Specific Implementation Plan.

23.655.050 Design Standards

- (1) **Neighborhood Uses.** In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses. A Traditional Neighborhood Development District should consist of all of the following use categories including, a mix of residential uses, a mixed use area, and open space, as provided below:
- (A) **A mix of residential uses** of the following types can occur anywhere in the

Traditional Neighborhood Development District. For infill development, the mix of residential uses may be satisfied by existing residential uses adjacent to the Traditional Neighborhood Development District:

- (i) Single family detached dwellings, including manufactured homes;
- (ii) Single family attached dwellings, including duplexes, townhouses, row houses;
- (iii) Multifamily dwellings, including senior housing;
- (iv) Secondary dwelling units (“granny flats”);
- (v) “Special needs” housing, such as community living arrangements and assisted living facilities.

(B) **Mixed use area**, of commercial uses, residential uses, civic or institutional uses, and open space uses as identified below. All residents should be within approximately 1/4 mile or a 5-minute walk from existing or proposed commercial, civic, and open space areas. Individual businesses should not exceed 6,000 square feet in floor area.

(i) The following types of commercial uses are permitted in a TNDD mixed use area:

- a. Food services (neighborhood grocery stores; butcher shops; bakeries; restaurants, not including drive-throughs; cafes; coffee shops; neighborhood bars or pubs);
- b. Retail uses (florists or nurseries; hardware stores; stationery stores; book stores; studios and shops of artists and artisans);
- c. Services (day care centers; music, dance or exercise studios; offices, including professional and medical offices; barber; hair salon; dry cleaning);
- d. Accommodations (bed and breakfast establishments, small hotels or inns).

(ii) The following types of residential uses are permitted in a TNDD mixed use area:

- a. Single family attached dwellings, including duplexes, townhouses, row houses;
- b. Multifamily dwellings, including senior housing;
- c. Residential units located on upper floors above commercial uses or to the rear of storefronts;
- d. “Live/work” units that combine a residence and the resident’s workplace;
- e. “Special needs” housing, such as community living arrangements and assisted living facilities.

(iii) The following types of civic or institutional uses are permitted in a TNDD mixed use area:

- a. Municipal offices, fire stations, libraries, museums, community meeting facilities, and post offices;
 - b. Transit shelters;
 - c. Places of worship;
 - d. Educational facilities.
- (iv) The following types of open space uses are permitted in a TNDD mixed use area:
 - a. Central square;
 - b. Neighborhood park;
 - c. Playground.
- (C) **Open space** uses identified below should be incorporated in the Traditional Neighborhood Development District as appropriate. Large outdoor recreation areas should be located at the periphery of neighborhoods rather than in central locations.
 - (i) Environmental corridors;
 - (ii) Protected natural areas;
 - (iii) Community parks;
 - (iv) Streams, ponds, and other water bodies;
 - (v) Stormwater detention/retention facilities.
- (2) **Development Units.** The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:
 - (A) In areas devoted to mixed residential uses:
 - (i) The number of single family attached and detached units permitted should be at least 5 dwelling units per net acre;
 - (ii) The number of multifamily units should be at least 22 dwelling units per net acre;
 - (iii) Secondary dwelling units are permitted in addition to the number of dwelling units authorized under this section; however, the total number of secondary dwelling units should not be more than 10 percent of the total number of single family attached and detached units.
 - (iv) For each affordable housing unit provided under this section, one additional dwelling unit will be permitted, up to a maximum 15 percent increase in the total number of dwelling units.
 - (B) In mixed use areas:
 - (i) The number of single family and multifamily dwelling units permitted shall be calculated the same as above plus an additional number of units not to exceed 10 percent of the amount permitted above.

- (ii) All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this section; however, the total number of dwelling units shall not be increased by more than 10 dwelling units or 10 percent, whichever is greater.
 - (iii) The total ground floor area of nonresidential development uses, including off-street parking areas, shall not exceed 25 percent of the Traditional Neighborhood Development District.
- (3) **Open Space.** At least 10 percent of the gross acreage of the Traditional Neighborhood Development District must be open space. Open space may include undevelopable areas, such as steep slopes and wetlands, and stormwater detention and retention basins. At least 25 percent of the open space must be common open space dedicated to the public for parkland. Fifty percent of the lots within the areas devoted to mixed residential uses shall be within 1/4 mile or a 5-minute walk of common open space.
- (4) **Stormwater Management.** The design and development of the Traditional Neighborhood Development District should minimize off-site stormwater runoff, promote on-site filtration, and minimize the discharge of pollutants to ground and surface water. Natural topography and existing land cover should be maintained/protected to the maximum extent practicable. New development and redevelopment shall comply with Chapter 15.56, Stormwater Management, of the *Wausau Municipal Code*.
- (5) **Lot and Block Standards.**
 - (A) **Block and lot size diversity.** Street layouts should provide for perimeter blocks that are generally in the range of 200-400 feet deep by 400-800 feet long. A variety of lot sizes should be provided to facilitate housing diversity and choice and meet the projected requirements of people with different housing needs.
 - (B) **Lot widths.** Lot widths should create a relatively symmetrical street cross section that reinforces the public space of the street as a simple, unified public space.
 - (C) **Building Setback, Front - Mixed Use Area.** Structures in the mixed use area have no minimum setback. Commercial and civic or institutional buildings should abut the sidewalks in the mixed use area.
 - (D) **Building Setback, Front - Areas of Mixed Residential Uses.** Single family detached residences shall have a building setback in the front of 10 feet. Single family attached residences and multifamily residences shall have a setback in the front of 10 feet.
 - (E) **Building Setback, Rear - Areas of Mixed Residential Use.** The principal building on lots devoted to single family detached residences shall be set

back no less than 30 feet from the rear lot line.

- (F) **Side Setbacks.** Provision for zero lot-line single family dwellings should be made, provided that a reciprocal access easement is recorded for both lots and townhouses or other attached dwellings, provided that all dwellings have pedestrian access to the rear yard through means other than the principal structure.
- (6) **Circulation Standards.** The circulation system shall allow for different modes of transportation. The circulation system shall provide functional and visual links within the residential areas, mixed use area, and open space of the Traditional Neighborhood Development District and shall be connected to existing and proposed external development. The circulation system shall provide adequate traffic capacity, provide connected pedestrian and bicycle routes (especially off-street bicycle or multi-use paths or bicycle lanes on the streets), control through traffic, limit lot access to streets of lower traffic volumes, and promote safe and efficient mobility through the Traditional Neighborhood Development District.
- (A) **Pedestrian Circulation.** Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the Traditional Neighborhood Development District. Where feasible, any existing pedestrian routes through the site should be preserved and enhanced. All streets, except for alleys, shall be bordered by sidewalks on both sides in accordance with the specifications listed in Table 1. The following provisions also apply:
 - (i) Sidewalks in residential areas. Clear and well-lighted sidewalks, 3 to 5 feet in width, depending on projected pedestrian traffic, shall connect all dwelling entrances to the adjacent public sidewalk.
 - (ii) Sidewalks in mixed use areas. Clear and well-lighted walkways shall connect building entrances to the adjacent public sidewalk and to associated parking areas. Such walkways shall be a minimum of 5 feet in width.
 - (iii) Disabled Accessibility. Sidewalks shall comply with the applicable requirements of the Americans with Disabilities Act.
 - (iv) Crosswalks. Intersections of sidewalks with streets shall be designed with clearly defined edges. Crosswalks shall be well lit and clearly marked with contrasting paving materials at the edges or with striping.
 - (B) **Bicycle Circulation.** Bicycle circulation shall be accommodated on streets and/or on dedicated bicycle paths. Where feasible, any existing bicycle routes through the site should be preserved and enhanced. Facilities for bicycle travel may include off-street bicycle paths (generally shared with pedestrians and other non-motorized users) and separate, striped, 4-foot bicycle lanes on streets. If a bicycle lane is combined with a lane for parking, the combined width should be 14 feet.

- (C) **Public Transit Access.** Where public transit service is available or planned, convenient access to transit stops should be provided. Where transit shelters are provided, they should be placed in highly visible locations that promote security through surveillance and they should be well-lighted.

- (D) **Motor Vehicle Circulation.** Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features such as “queuing streets”, curb extensions, traffic circles, and medians may be used to encourage slow traffic speeds.
 - (i) Street Hierarchy. Each street within a Traditional Neighborhood Development District shall be classified according to the following (arterial streets should not bisect a Traditional Neighborhood Development District):
 - a. **Collector.** This street provides access to commercial or mixed-use buildings, but it is also part of the city’s major street network. On-street parking, whether diagonal or parallel, helps to slow traffic. Additional parking is provided in lots to the side or rear of buildings.

 - b. **Subcollector.** This street provides primary access to individual residential properties and connects streets of lower and higher function. Design speed is 25 mph.

 - c. **Local Street.** This street provides primary access to individual residential properties. Traffic volumes are relatively low, with a design speed of 20 mph.

 - d. **Alley.** These streets provide secondary access to residential properties where street frontages are narrow, where the street is designed with a narrow width to provide limited on-street parking, or where alley access development is desired to increase residential densities. Alleys may also provide delivery access or alternate parking access to commercial properties.

Table 1: Attributes of Streets in a Traditional Neighborhood Development District

	Collector	Subcollector	Local Street	Alley
Average Daily Trips	750 or more	750-1500	Less than 250	Not applicable
Right-of-Way	76-88 feet	48-72 feet	35-50 feet	12-16 feet

Auto travel lanes	Two or three 12-foot lanes	Two 10-foot lanes	Two 10-foot lanes, or one 14-foot (queuing) lane	Two 8-foot lanes for two-way traffic, or one 12-foot lane for one-way traffic
Bicycle lanes	Two 6-foot lanes combined with parking lanes	4-foot lanes with no parking, or 6-foot lanes combined with parking lanes	None	None
Parking	Both sides, 8 feet	None, one, or both sides, 8 feet	None or one side, 8 feet	None (access to individual drives & garages outside right-of-way)
Curb and gutter	Required	Required	Not required	
Planting strips	Minimum 6 feet	Minimum 6 feet	Minimum 6 feet	None
Sidewalks	Both sides, 5-foot minimum	Both sides, 3-5 feet	Both sides, 3-5 feet	None

- (ii) Street Layout. The Traditional Neighborhood Development District should maintain the existing street grid, where present, and restore any disrupted street grid, where feasible. In addition:
- a. Intersections shall be at right angles whenever possible, but in no case less than 75 degrees. Low volume streets may form three-way intersections creating an inherent right-of-way assignment (the through-street receives precedence) which significantly reduces accidents without the use of traffic controls.
 - b. Corner radii. The roadway edge at street intersections shall be rounded by a tangential arc with a maximum radius of 15 feet for local streets and 20 feet for intersections involving collector or arterial streets. The intersection of a local street and an alley shall be rounded by a tangential arc with a maximum radius of 10 feet.
 - c. Curb cuts for driveways to individual residential lots shall be prohibited along arterial streets. Curb cuts shall be limited to intersections with other streets or access drives to parking areas for commercial, civic, or multifamily residential uses. Clear sight triangles shall be maintained at intersections, as specified below, unless controlled by traffic signal devices:

<u>intersection of:</u>	<u>minimum clear sight distance:</u>
local street and collector	120 feet
collector and collector	130 feet
collector and arterial	50 feet

- d. The orientation of street should enhance the visual impact of common open spaces and prominent buildings, create lots that facilitate passive solar design, and minimize street gradients. All streets shall terminate at other streets or at public land, except local streets may terminate in stub streets when such streets act as connections to future phases of the development. Local streets may terminate other than at other streets or public land when there is a connection to the pedestrian and bicycle path network at the terminus.

(iii) Parking requirements. Parking areas for shared or community use should be encouraged. In addition:

- a. In the mixed use area, any parking lot shall be located at the rear or side of a building. If located at the side, screening shall be provided as specified under, “Landscaping and Screening Standards”.
- b. A parking lot or garage may not be adjacent to or opposite a street intersection;
- c. In the mixed use area, a commercial use must provide one parking space for every 500 square feet of gross building area;
- d. Parking lots or garages must provide not less than one bicycle parking space for every 10 motor vehicle parking spaces;
- e. Adjacent on-street parking may apply toward the minimum parking requirements;
- f. In the mixed residential areas, parking may be provided on-site. One off-street parking space with unrestricted ingress and egress shall be provided for each secondary dwelling unit;
- g. Multifamily uses must provide one parking space for every dwelling unit and 0.5 parking space for each additional bedroom.

- (iv) Service access. Access for service vehicles should provide a direct route to service and loading dock areas, while avoiding movement through parking areas.
 - (v) Paving. Reduction of impervious surfaces through the use of interlocking pavers is strongly encouraged for areas such as remote parking lots and parking areas for periodic uses.
- (7) **Architectural Standards**. A variety of architectural features and building materials is encouraged to give each building or group of buildings a distinct character.
- (A) **Guidelines for Existing Structures**
- (i) Existing structures, if determined by the Landmarks Commission to be historically or architecturally significant, shall be protected from demolition or from encroachment by incompatible structures or landscape development.
 - (ii) The U.S. Secretary of the Interior’s Standards for Rehabilitation of Historic Properties shall be used as the criteria for renovating historic or architecturally significant structures.
- (B) **Guidelines for New Structures**
- (i) Height. New structures within a Traditional Neighborhood Development District shall be no more than 3 stories for single family residential or 5 stories for commercial, multifamily residential, or mixed use.
 - (ii) Entries and Facades.
 - a. The architectural features, materials, and the articulation of a facade of a building shall be continued on all sides visible from a public street.
 - b. The front facade of the principal building on any lot in a Traditional Neighborhood Development District shall face onto a public street.
 - c. The front facade shall not be oriented to face directly toward a parking lot.
 - d. Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements shall define the front entrance to all residences.
 - e. For commercial buildings, a minimum of 50 percent of the front facade on the ground floor shall be transparent, consisting of window or door openings allowing views into and out of the interior.

- f. New structures on opposite sides of the same street should follow similar design guidelines. This provision shall not apply to buildings bordering civic uses.
- (C) **Guidelines for garages and secondary dwelling units.** Garages and secondary dwelling units may be placed on a single family detached residential lot within the principal building or an accessory building provided that the secondary dwelling unit shall not exceed 800 square feet.
- (D) **Guidelines for exterior signage.** A comprehensive sign program is required for the entire Traditional Neighborhood Development District which establishes a uniform sign theme. Signs shall share a common style (e.g., size, shape, material). In the mixed use area, all signs shall be wall signs or cantilever signs. Cantilever signs shall be mounted perpendicular to the building face and shall not exceed 8 square feet.
- (E) **Guidelines for lighting.**
- (i) Street lighting shall be provided along all streets. Generally more, smaller lights, as opposed to fewer, high-intensity lights, should be used. Street lights shall be installed on both sides of the street at intervals of no greater than 75 feet. Street lighting design shall meet the minimum standards developed by the Illumination Engineering Society.
 - (ii) Exterior lighting shall be directed downward in order to reduce glare onto adjacent properties.
- (8) **Landscaping and Screening Standards.** Overall composition and location of landscaping shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas are preferred to smaller, disconnected areas. Where screening is required by this ordinance, it shall be at least 3 feet in height, unless otherwise specified. Required screening shall be at least 50 percent opaque throughout the year. Required screening shall be satisfied by one or some combination of: a decorative fence not less than 50 percent opaque behind a continuous landscaped area; a masonry wall; or a hedge.
- (A) Street trees. A minimum of one deciduous canopy tree per 40 feet of street frontage, or fraction thereof, shall be required. Trees can be clustered and do not need to be evenly spaced. Trees should preferably be located between the sidewalk and the curb, within the landscaped area of a boulevard, or in tree wells installed in pavement or concrete. If placement of street trees within the right-of-way will interfere with utility lines, trees may be planted within the front yard setback adjacent to the sidewalk.
- (B) Parking area landscaping and screening.
- (i) All parking and loading areas fronting public streets or sidewalks,

and all parking and loading areas abutting residential districts or uses, shall provide:

- a. A landscaped area at least 5 feet wide along the public street or sidewalk.
 - b. Screening at least 3 feet in height and not less than 50 percent opaque.
 - c. One tree for each 25 linear feet of parking lot frontage.
- (ii) Parking area interior landscaping. The corners of parking lots, “islands”, and all other areas not used for parking or vehicular circulation shall be landscaped. Vegetation can include turf grass, native grasses, or other perennial flowering plants, vines, shrubs or trees. Such spaces may include architectural features such as benches, kiosks, or bicycle parking.
- (iii) In large parking lots containing more than 200 spaces, an additional landscaped area of at least 300 square feet shall be provided for each 25 spaces or fraction thereof, containing one canopy tree. The remainder shall be covered with turf grass, native grasses or other perennial flowering plants, vines or shrubs.

(C) Installation and Maintenance of Landscaping Materials.

- (i) All landscape materials shall be installed to current industry standards.
- (ii) Maintenance and replacement of landscape materials shall be the responsibility of the property owner. Landscape maintenance should incorporate environmentally sound management practices, including the use of water- and energy-efficient irrigation systems such as drip irrigation, and pruning primarily for plant health and public safety, replacing dead materials annually.

(D) Materials. All plant materials must meet the minimum standards set by the American National Standards Institute in ANSI Z60.1 American Standard for Nursery Stock. Landscape species shall be indigenous or proven adaptable to the climate but shall not be invasive species. Plant materials shall comply with the following standards:

- (i) Minimum plant size shall be as specified, as follows (for the purpose of determining tree trunk size, the diameter shall be measured 6 inches above ground level):

Plant Type	Minimum Size
Evergreen tree	6 feet in height
Deciduous canopy tree	22 inches caliper at dbh*
Small deciduous tree	12 inches caliper at dbh*

Evergreen or deciduous shrubs 18 - 24 inches in height

*dbh = diameter at breast height

- (ii) Landscape materials shall be tolerant of specific site conditions, including but not limited to heat, drought, and salt.
- (iii) Existing healthy plant material may be utilized to satisfy landscaping requirements, provided it meets the minimum plant size specified above.
- (iv) Landscape materials that are used for screening shall be of a size that allows growth to the desired height and opacity within 2 years.

Note: this ordinance is patterned after, *A Model Ordinance For A Traditional Neighborhood Development*, prepared by Brian Ohm, et. al., UW-Extension, April, 2001.

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