

Traditional Neighborhood Development (TND) Model Ordinance and Design Standards

1. General

Traditional Neighborhood Development (TND) may be promoted and regulated by means of the following regulations. These may be applied as a General Zoning (mixed-use) district available by the normal rezoning process, or as an overlay district. The provisions and design standards are very similar, but an Overlay District is a zoning district which is applied only in conjunction with another zoning district already in force on a particular property or area.. It may grant additional uses, restrict permitted uses, or impose development requirements which differ from those of the underlying district. The underlying district and the overlay district, taken together, will control development, but where zoning provisions are in conflict, the TND provisions and standards shall predominate.

As a "design-based" zoning district, this TND ordinance includes all relevant design standards by which to regulate development. These are included as Appendix 1: Building and Lot Types; Appendix 2: Streets; Appendix 3: Off-Street parking; and Appendix 4: Landscaping and Open Space. These design standards are to be used in conjunction with the permitted uses and building types specified below.

2. Zoning District Boundary Interpretation

2.1 Where district boundaries are showing within a street or alley right-of-way, railroad or utility line right-of-way, recorded easement, or navigable or on-navigable waterway, such boundaries shall be construed to be in the center of the right-of-way, easement, or waterway.

2.2 Where District boundaries are so indicated that they approximately follow lot lines, or town, city, or county borders, such lot lines shall be construed to be said district boundaries, unless otherwise indicated.

2.3 Where district boundaries are so indicated that they are approximately parallel to the center lines of streets, highways, or railroads, or rights-of-way of same, such district boundaries shall be construed as being parallel thereto and at such distance there from as indicated on the zoning map. If no distance is shown, such distance shall be determined by use of the scale shown on the official Zoning Maps.

2.4 Where a district boundary line divides a single lot, each part of the lot shall be used in conformity with the standards established by these regulations for the district in which that part is located.

2.5 If, because of error or omission in the maps, any property within the jurisdiction of this ordinance is not shown as being in a zoning district, such property will be classified as OPS until changed by amendment.

2.6 When a zoning case file contains detailed, verifiable information regarding the boundary, that information will be used as the correct boundary location.

2.7 In instances where none of the above methods are sufficient to resolve the boundary location, the reasonable maintenance of a regular boundary will be used to establish the boundary location.

3. Intent

The Traditional Neighborhood Development District is provided for the development of new neighborhoods and the revitalization or extension of existing neighborhoods, which are structured upon a fine network of interconnecting pedestrian oriented streets and other public spaces. Traditional Neighborhood Developments (TNDs) offer a mixture of housing types and prices, prominently sited civic or community buildings(s), and stores/offices/workplaces to provide a balanced mix of activities. Church and preschool/elementary school facilities are encouraged. A Traditional Neighborhood Development (TND) has a recognizable center and clearly defined edges; optimum size is a quarter mile from center to edge. The TND District can be applied to infill sites in existing urbanized areas with a minimum area of 40 acres, or sites of a similar minimum size that directly abut and extend existing urban development; and to sites of minimum 65 acres in a "greenfield" situation.

4. Permitted Uses

4.1 Uses permitted by right

- bed and breakfast inns
- boarding or rooming houses for up to six roomers
- civic, fraternal, cultural, community, or club facilities
- commercial uses
- congregate housing
- government buildings
- multi-family homes
- single family homes

4.2 Uses permitted with conditions (see section 12 for sample conditions noted numerically. Specific conditions for each use can be adapted from each community's existing zoning ordinance as appropriate).

- cemeteries
- churches
- day care centers (12.3)

- essential services 1 and 2
- neighborhood gasoline stations, excluding major service and repair of motor vehicles (12.5)
- parks (12.6)
- schools
- transit shelters
- stalls or merchandise stands for outdoor sale of goods at street front (encroachment onto sidewalk may be permitted by agreement with planning authority); outdoor storage expressly prohibited.

4.3 Permitted Accessory Uses (for conditions see section 12 and note to 4.2 above)

- accessory dwelling (12.1)
- day care home (small) (12.2)
- drive-through windows, excluding those associated with restaurants (12.4)
- home occupations
- marinas accessory to residential uses
- accessory uses permitted in all districts

5. Permitted Building and Lot Types

- apartment
- attached house
- civic building
- detached house
- storefront / mixed use up to 6,000 SF of first floor area; this may be increased up to 65,000 SF of first floor area within 2000 feet of a transit stop, freeway interchange, or the intersection of two major thoroughfares. (To be classified as mixed-use, a building must have at least two occupiable stories, and at least 50% of the habitable area of the building shall be in residential use. The remainder shall be in commercial use).
- workplace up to 6,000 SF of first floor area; this maybe increased up to 65,000 SF of first floor area within 2000 feet of a transit stop, freeway interchange, or the intersection of two major thoroughfares.

6. TND Development Provisions

6.1 Minimum Development Size: generally 40 acres as an overlay in an area that can be categorized as infill or as an extension of the existing urban pattern; and 65 acres on a greenfield site. (These figures may be varied up or down according to specifics of site and program).

To allow for the gradual accretion of a TND, which may include the participation of several property owners over an extended period of time, a partial TND of less than the minimum number of acres may be considered for approval, so long as the project shows an integrated design for at least the minimum size and the potential to become a TND of at least 40 or 65 acres as noted above.

6.2 Maximum Development Size: 200 acres Tracts larger than 200 acres shall be developed as multiple Traditional Neighborhood Developments, each individually subject to all provisions.

6.3 A master plan in compliance with Traditional Neighborhood Development standards shall be provided with any application to reclassify property to a TND district. The master plan shall include a topographic survey and shall show the location and hierarchy of streets and public open spaces, location of residential, commercial, and civic building lots, street sections and/or plans. It shall also include a master sign program, an outline of any additional regulatory intentions, phasing, and any other information, including building elevations, which may be required to evaluate the interior pedestrian environment and conditions at project edges.

6.4 Every building lot shall have frontage upon a public street.

6.5 Densities are determined by compliance with the design standards contained in the appendices. Density on greenfield sites correlates to open space provision; density in urbanized areas is a function of permitted building and lot types.

7. TNDs on Greenfield Sites

The number of housing units which may be built on a greenfield varies according to the amount of open space preserved. In this example, a base density of 2.5 dwelling units per acre, calculated across the entire project, is permitted with the preservation of 15% open space. This may vary according to underlying zoning provisions or other local specifics. It should be regarded as the minimum practicable base density for a successful TND. Many successful examples will have higher density figures.

Dwellings are expected to be clustered; projects may include a mixture of the building and lot types permitted in the district, from town homes and apartments to large lot single family houses. An incentive is provided to encourage more than the minimum amount of open space to be preserved. For each 1% of open space exceeding the required 15%, the number of units in the project may be increased by 1 %. For example:

Project Area	Density	Percent	Maximum	Minimum	Minimum
	DU/A	Open Space	Dwelling Units	Lot Size	Lot Width
100 Acres	2.5	15%	250	N/A	N/A
100	N/A	25%	275	N/A	N/A

Acres					
100 Acres	N/A	35%	300	N/A	N/A
100 Acres	N/A	45%	325	N/A	N/A
100 Acres	N/A	55%	350	N/A	N/A
100 Acres	N/A	15%	375	N/A	N/A

7.1 Open Space is defined as any area which is not divided into private or civic building lots, streets, rights of way, parking, or easements. Urban Open Space assumes one or more of the forms detailed in the Appendix 4, and may contain recreation equipment and amenities as indicated. Rural Open Space is site specific in its designation. Golf courses and other neighborhood and outdoor recreational uses which are designed and sited to preserve rural appearance (see paragraph 7.2 below,) will be construed, in whole or in part, to be rural open space.

7.2 Determination of rural open space(s) to be preserved will be based on a site specific analysis to identify scenic vistas and features of the natural and built landscape of the town and its environs. These are considered rural heritage features, examples of which are:

- groves of mature trees hedgerows rock outcroppings
- cultivated fields ponds woods
- pastures bridges fence lines
- rolling hills farm buildings curves in rural road

In greenfield site TND development, at least 75% of the open space counted toward the basic open space requirement and density incentive shall be set aside to maintain public views of rural heritage features. Up to 25% may be placed within the project and detailed as urban open space as defined in Appendix 4.

7.3 Open space preservation shall be irrevocable. A metes and bounds description of the space to be preserved and limits on use shall be recorded on the subdivision plat, in homeowner covenants, and on individual deeds when open space lands are not held entirely in common. Alternative means of permanent open space preservation may include acceptance by a land conservation trust or a unit of government. Private management alternatives which ensure the open space preservation required by this section will also be permitted. Restrictive covenants shall limit uses to the continuation of certain agricultural activities (pasture, land, crop cultivation) or recreation uses that preserve the view from public streets of rural heritage features to be preserved. Upon verification by the planning authority that restriction of development has been established by a permanent and irrevocable instrument, a letter so nothing

shall be simultaneously issued to the property owner(s) and to the relevant Tax Administrator.

8. TNDs in Urbanized Areas

8.1 New streets, urban spaces and parks must connect to existing streets and spaces in adjacent developments. Only in extreme circumstances, or due to special urban design considerations, will this connectivity be waived in a small proportion of instances.

8.2 Along existing streets, new buildings shall respect the general spacing of structures, building mass and scale, and street frontage relationships of existing buildings.

8.3 New buildings which exceed the scale and volume of existing buildings may demonstrate compatibility by varying the massing of buildings to reduce perceived scale and volume. Design techniques to reduce the visual perception of size and integrate larger buildings with preexisting smaller buildings should be used at all such instances. These include, but are not limited to the following:

- Building silhouette: pitch and scale of roof lines
- Building scale: height, massing and plan configuration
- Articulation of facade: proportion of facade elements, doorways, projections and insets; window scale and pattern; creation of strong shadow lines as decorative elements
- Unified setbacks from property line
- Use of landscaping to unify buildings and define urban space
- Use of compatible materials

8.4 On new streets, allowable building and lot types will establish the development pattern.

8.5 All developments shall provide a minimum of 10% of the site area as public open space in accordance with the design standards set out in Appendix 4.

8.6 Residential densities shall be compatible with particular site conditions. Densities are a function of design compliance with the appropriate Building Type Regulations and not prescribed by mathematical formulae. Higher densities may be permitted as a negotiable bonus for substantially increased areas of public open space over and above the minimum requirement.

9. TND Design Provisions

9.1 Neighborhood Form

9.1.1 The illustrations of Traditional Neighborhood Street Types in Appendix 2 show the general arrangement and distribution of buildings and streetscape elements.

9.1.2 The area of the TND shall be divided into blocks, streets, lots, and open space.

9.1.3 Similar land uses shall generally front across each street. Dissimilar categories shall generally abut at rear lot lines. Corner lots which front on streets of dissimilar use shall generally observe the setback established on each fronting street.

9.2 Streets

9.2.1 Public streets shall provide access to all tracts and lots.

9.2.2 Streets and alleys shall, wherever practicable, terminate at other streets within the neighborhood and connect to existing and projected streets outside the development. Cul-de-sac shall not exceed 250 feet in length, and must be accessed from a street providing internal or external connectivity. They shall be permanently terminated by a vehicular turnaround, and are permitted where topography makes a street connection impracticable. In most instances, a "close" or "eyebrow" is preferred to a cul-de-sac. Vehicular turnarounds of various configurations are acceptable so long as emergency access is adequately provided.

9.2.3 The average perimeter of all blocks within the TND should not exceed 1,350 feet. No block face should have a length greater than 500 feet without a dedicated alley or pathway providing through access.

9.2.4 A continuous network of rear alleys is recommended for most lots in a TND; rear alleys must provide vehicular access to lots less than 60 feet in width.

9.2.5 Utilities shall run along alleys wherever possible.

9.2.6 TND streets shall be organized according to a hierarchy based on function, size, capacity, and design speed; streets and rights-of-way are therefore expected to differ in dimension. The proposed hierarchy of streets shall be indicated on the submitted sketch plan. Each street type in a TND shall be separately detailed. Street types illustrated in Appendix 2 represent the array of elements that are combined to meet the purposes of TND neighborhood streets: building placement line, optional utility allocation, sidewalk, planting strip, curb and gutter, optional parallel parking, and travel lane(s). Alternative methods of assembling the required street elements will be considered to allow neighborhood street designs that are most appropriate to setting and use.

9.2.7 To prevent the buildup of vehicular speed, disperse traffic flow, and create a sense of visual enclosure, long uninterrupted segments of straight streets should be avoided. Methods of achieving this objective include: (1) a street can be interrupted by intersections designed to calm the speed and disperse the flow of traffic (see Appendix 2); (2) the vista along a street can be terminated with a significant feature (a building, park, natural feature, public monument, a specifically designed building facade or buildings sited to provide a visual "gateway" to an ensuing space; (3) perceived street length by a noticeable street curve where the outside edge of the curve is bounded by a building or other vertical elements that hug the curve and deflect the view; (4) other traffic calming configurations are acceptable so long as emergency access is adequately provided.

9.3 Buildings and Lots

9.3.1 All lots shall share a frontage line with a street or square; lots fronting a square shall be provided rear alley access.

9.3.2 Consistent build-to lines shall be established along all streets and public space frontages; build-to lines determine the width and ratio of enclosure for each public street or space. A minimum percentage build-out at the build-to line shall be established on the plan along all streets and public square frontages.

9.3.3 Building and lot types shall comply with the standards illustrated in the Appendix 1.

9.3.4 Large-scale, single use facilities (conference spaces, theaters, athletic facilities, for example) shall generally occur behind or above smaller scale uses of pedestrian orientation. Such facilities may exceed maximum first floor area standards if so sited.

10. Open Space

10.1 Open Space is defined as any area which is not divided into private or civic building lots, streets, rights-of-way, parking, or easements. Design of urban open space shall comply with the standards illustrated in Appendix 4. Rural open space is site specific in its designation. Paragraph 7.2 describes the site analysis required to identify qualifying rural open space.

11. Parking and Landscaping

11.1 Off-street parking layouts and landscaping of parking lots shall comply with the standards illustrated in Appendix 3. On-street parking around the street edges of any particular block shall count towards the parking requirements for the uses located within that block

12. Conditions for Permitted Uses

(Sample conditions are noted below: this is not a full list. They are included here for specific guidance. A full list would be generated with reference to each community's own zoning ordinance and amended where necessary to reinforce TND provisions.)

12.1 Accessory Dwelling

12.1.1 An accessory dwelling may be attached, within, or separate from the principal dwelling.

12.1.2 The principal use of the lot shall be a detached or attached dwelling, built to the standards of the North Carolina Housing Code.

12.1.3 No more than one accessory dwelling shall be permitted on a single deeded lot in conjunction with the principal dwelling unit.

12.1.4 The accessory dwelling shall be owned by the same person as the principal dwelling.

12.1.5 The accessory dwelling shall not be served by a driveway separate from that serving the principal dwelling unless the accessory dwelling is accessed from a rear alley and the principal dwelling is accessed from a street.

12.1.6 A detached accessory dwelling shall be housed in a building not exceeding 650 square feet of first floor area (maximum footprint); the structure may be dwelling only or may combine dwelling with garage, workshop, studio, or similar use.

12.1.7 A detached accessory dwelling shall be located in the established rear yard and meet the standards for the applicable building and lot type, Appendix 4.

12.1.8 An accessory dwelling must be registered with the Planning Director at the time a certificate of occupancy is obtained.

12.2 Day Care Centers and Small Day Care Homes

12.2.1 Child Day Care Center

A center must meet a permitted building and lot type standards set out in Appendix 1.

Play space must be provided in accordance with the regulations of the Georgia Department of Human Resources.

Outdoor play space must be enclosed on all sides by building, and/or permitted types of walls or fences. It may not include driveways, parking areas, or land

otherwise unsuitable for children's play space. Play space may not be located in an established front yard.

12.2.2 Adult Day Care Center

A center must meet a permitted building and lot type standards set out in Appendix 1.

There is no limit on the daily hours of operation, but the facility must not serve any client on a continuous 24-hour basis.

12.2.3 Child Day Care Home (small)

The day care operation must be located within the residential dwelling unit occupied by the operator of the service. Preschool instruction and daytime care is limited to 6 children not related to the operator.

The home shall meet the following standards:

Play space must be provided in accordance with the regulations of the Georgia Department of Human Resources.

Outdoor play space must be enclosed on all sides by building, and/or permitted types of walls or fences. It may not include driveways, parking areas, or land otherwise unsuitable for children's play space. Play space may not be located in an established front yard.

Chain link or similar fencing material shall be planted on the exterior side with evergreen shrubs, minimum 3 feet in height and 6 feet on center at installation, or be obscured by a comparable fencing treatment.

A day care home must be clearly incidental to the residential use of the dwelling and must not change the essential residential character of the dwelling; all building and lot standards for residential dwellings shall be maintained.

There are no specific limitations on the hours of operation of a day care home, but no outdoor play shall be permitted after sunset.

12.2.4 Adult Day Care Home (small)

An adult day care home must be located within the residential dwelling unit occupied by the operator of the service. Care is limited to no more than 6 adults who do not reside in the dwelling.

An adult day care home shall meet the following standards:

A day care home must be clearly incidental to the residential use of the dwelling and must not change the essential residential character of the dwelling; all building and lot standards for residential dwellings shall be maintained.

There are no specific limitations on the hours of operation of an adult day care home, but it shall not serve any client on a continuous 24-hour basis.

12.3 Drive-through Windows as an Accessory Use

12.3.1 Drive-through service windows, stacking lanes and circulation are prohibited in the established front setback of the principal building, or in an established side yard that abuts a street.

12.3.2 Drive through service windows, stacking lanes and circulation are treated as components of on-site parking for the purposes of screening as set out in Appendix 3.

12.3.3 The length of on-site stacking lane(s), taken together, shall be a minimum of 200 feet if the window access is provided directly from a major or minor thoroughfare; a minimum of 100 feet if window access is provided directly from a street of lesser capacity.

12.3.4 The drive-through lane(s) must be distinctly marked by special striping, pavement markings, or traffic islands. A separate circulation drive must be provided for passage around, and escape from the outermost drive-through service lane.

12.3.5 Screening is not required for walk-up service accessories such as depositories or ATMs.

12.4 Neighborhood Gasoline Stations

12.4.1 Neighborhood gasoline stations, by definition, permit retail sale of gasoline and convenience products, and the minor service and repair of motor vehicles; they have no more than two gasoline service islands.

12.4.2 Buildings shall meet the requirements of Appendix 1, Building and Lot Types.

12.4.3 Gasoline pumps, canopies and associated service areas are prohibited in any yard abutting a street. (Points 2 & 3 above mean that the main building of the gas station should be towards the front of the lot to hold the street edge, with the canopies to the rear and/or side).

12.5 Parks (including greenways)

12.5.1 Buildings constructed in association with a park or greenway shall meet one of the building types permitted in the zoning district.

12.5.2 Permanent parking lots associated with parks and greenways shall meet the standards of Appendix 3, Off-Street Parking.

12.5.3 Dust-free, pervious surface areas are encouraged for overflow or event parking; such areas, if maintained in a natural condition, need not conform with Appendix 3.

12.5.4 Service areas shall be separated by an opaque screen from view from any street and from abutting properties

12.5.5 Outdoor lighting associated with active outdoor recreation shall not shine directly into yards associated with a residential use nor into the windows of a residential structure.

12.5.6 Hours of operation of outdoor recreation will be no earlier than 6:00 a.m. and no later than 11:00 p.m. for uses located in or abutting a residential district.