

1996 Comprehensive Plan

Policy L-1.3.5 Traditional Neighborhood Development (TND): The Traditional Neighborhood Development Future Land Use category is intended to provide for flexibility in design that will create vibrant walkable, accessible, and distinctive neighborhoods with densities and intensities that can support transit-oriented development and multimodal transportation alternatives to conserve energy. This category allows a broad range of design alternatives from traditional neighborhood design to a mix of conventional subdivision design centered around town centers and public squares. The intent of the category is to allow compact development with varying residential types, lot sizes, and lot dimensions with supporting neighborhood and general commercial uses, civic uses, and public uses. The Traditional Neighborhood Development Future Land Use Category is based upon the six principles of Smart Development utilizing Transect-based planning principles to ensure internal and external compatibility. The primary goal of the category is to support creation of places people desire to live and visit.

- (A) **Location Criteria:** TND areas delineated on the Future Land Use Map are areas with existing approved master plan communities with controlling urban codes or areas that are planned to develop into Traditional Neighborhood Developments in the next planning horizon. TND Future Land Use Category has been mapped where full use of urban services can be achieved to conserve energy. New designations of TND on the Future Land Use Map must have a minimum of forty (40) acres of developable land and urban services available to the development site.

Uses allowed: A full range of residential uses are allowed. The range of uses includes single family, single family attached, multi-family, live/work units, accessory and guest units. Neighborhood and general commercial uses are allowed including neighborhood services and neighborhood retail. Civic and public uses are allowed that support and promote a sense of place for the TND development. TND developments shall incorporate three types of land uses. The percentages cited are flexible and different percentages may be approved as part of the development approval process. The first use is a mixed use center consisting of public, civic, commercial, and multifamily uses. The center typically comprises ten percent (10%) of the project. The second use is residential neighborhoods or series of neighborhoods consisting of single family and multifamily residential. The residential neighborhoods typically comprise seventy to eighty percent (70%- 80 %) of the development. The third land use that must be included is public and civic uses such as parks, open space, plaza, or public square and a greenbelt. This land use type typically results in ten to twenty percent (10%-20%). For new development projects on existing TND parcels of less than five (5) acres as of June 13, 2014, the

requirement for a mixture of uses may be waived by conditional use approval. Requests for single use projects (residential, commercial, civic, public, etc.) on these parcels are conditional uses to be reviewed as major developments subject to public hearings before the Planning Commission and Board of County Commissioners.

- (B) **Density allowed:** Maximum of ten (10) dwelling units per acre.
- (C) **Intensity allowed:** A maximum FAR of 0.85 (85%), and a maximum ISR of 0.85 (85%).
- (D) **Special Considerations:** The following elements of smart development must be utilized in design of TND developments:
1. Efficient use of land resources with protection of environmentally significant areas.
 2. Full use of urban services.
 3. Mixed-use buildings, mixed-use neighborhoods, and walkable commercial and civic/public areas.
 4. Transportation options and alternatives for multimodal streets, transit, bike, and pedestrian connectivity, and transit-oriented development patterns.
 5. Detailed, human-scale design including pedestrian friendly streetscapes in residential and commercial areas.
 6. Implementing TND master plans supported by urban codes.
- (E)

1996 LAND DEVELOPMENT CODE

d. Traditional Neighborhood Development Projects:

(i) Primary Uses and Use Mix Allowed within this District: Any Plan for a Traditional Neighborhood Development Project must be based upon a mix of the following primary uses and complies with the related use criteria. Residential uses shall not exceed 80 percent of the entire project.

aa. Public Use:

- (1) Each Plan must provide for a minimum of five percent of the neighborhood area or three acres (whichever is greater) to be designated for Public use.
- (2) Each Plan must contain at least one public square, close to the geographic center of the Plan.

bb. Civic Use:

- (1) Each Plan must provide for a minimum of two percent and a maximum of 15 of the project area to be designated for Civic uses.
- (2) Each plan should designate Civic uses within or adjacent to squares and parks or on a lot terminating a street vista.
- (3) Each plan should designate Off-street parking to the side or rear of buildings and may provide for parking to be shared with other adjacent uses. Shared parking shall be permitted subject to approval of the Planning Commission at a duly noticed public hearing.
- (4) The maximum FAR is 1.0 for civic uses.

cc. Workplace:

- (1) These uses shall only be allowed if they are of a neighborhood scale and neighborhood character.
- (2) There shall be no outdoor storage, bulk storage, or storage of hazardous materials allowed.
- (3) Such uses shall create no off-site impacts with regard to noise, particulate matter, vibration, odor, fumes, glare and fire hazard.
- (4) Each Plan must provide for a minimum of one percent and may allow up to a maximum of 25 percent of the project area to be designated in Workplace uses.
- (5) Each Plan should provide for off-street parking which is to the side or rear of the buildings.

dd. Commercial Center:

- (1) Each Plan must provide for a minimum of two percent, or one acre, and may provide up to a maximum of 20 percent of the project area in Commercial Center Uses.
- (2) Each Plan must designate at least 25 percent of the building area for residential uses, unless the site is less than two acres.
- (3) Each Plan must include front streets with parallel parking and with sidewalks which are a minimum of ten feet wide.
- (4) Each Plan should provide for off-street parking to the side or rear of the buildings and may provide for parking to be shared with other uses. A shared parking plan shall be subject to approval of the Planning Commission at a duly noticed public hearing.
- (5) A Plan may provide for limited lodging facilities as a part of this use category. Limited lodging is a bed and breakfast type lodging facility housed within one primary structure which is residential in exterior character.
- (6) Heights may not exceed four stories above ground level.

(7) Entertainment and recreational uses, without outdoor broadcasting or music, are allowed.

ee. Small Apartment Buildings and Townhouses:

(1) Each Plan may designate up to a maximum of 80 percent of the entire Project area for Small Apartment Buildings and Townhouses uses.

(2) Buildings in areas designated for these uses may have limited office and retail uses, cafes, limited lodging and artisanal uses on the ground floor. All building areas above the ground floor must be designated for residential use.

(3) These uses require front streets with parallel parking and sidewalks a minimum of six (6') feet wide.

(4) These uses require all off-street parking to be located behind the buildings except for on-street parallel parking.

(5) Building heights are limited to three stories above ground level for townhouses and/or four stories above ground level for small apartments.

(6) Outbuildings of no greater than 800 square feet in size are allowed. If a different size is specified in the applicable Neighborhood Plan, that size will control.

ff. Single Houses:

(1) Each Plan can designate up to 80 percent of the Neighborhood area as single houses.

(2) Home occupation uses which comply with the provisions of this Code are allowable if located on the ground floor.

(3) Single houses and lots must face roads with a minimum of six foot wide sidewalks on at least one side of the road and optional parallel parking.

(4) All off-street parking related to single houses is to the side or rear of the building. Where access is through the front, garages or carports are located a minimum of 20 feet behind the building facade.

(5) Outbuildings of no greater than 800 square feet in size are allowed. If a different size is specified in the applicable Neighborhood Plan, that size will control. (ii) Workforce/Affordable Housing Density

Bonus: Affordable housing density bonuses are applicable to this land use designation based on the criteria detailed in Section 2.04, if developed as a standard subdivision. If developed to the Traditional Neighborhood standards, the affordable housing bonus system is applicable at the discretion of the developer.