

## CHAPTER 3 SPECIAL DISTRICTS

### **Part 3: Traditional Neighborhood Development (TND)**

#### **Sec. 13-3-8 Traditional Neighborhood Development (TND).**

- (a) **Statutory Authorization.** This Ordinance is adopted pursuant to the authority contained in Sec. 62.23 and 66.1027 of the Wis. Stats.
- (b) **Purpose.** The purpose of this Ordinance is to encourage and permit development and redevelopment of land in Onalaska consistent with the design principles of Traditional Neighborhoods. A Traditional Neighborhood:
  - (1) Is compact.
  - (2) Is designed for the human scale.
  - (3) Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood.
  - (4) Provides a mix of housing styles, types and sizes to accommodate households of all ages, sizes and incomes.
  - (5) Incorporates a system of interconnected streets with sidewalks, bikeways, and transit that offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments.
  - (6) Retains existing buildings with historical features or architectural features that enhance the visual character of the community.
  - (7) Incorporates significant environmental features into the design.
  - (8) Is consistent with the City's Comprehensive Plan.
- (c) **Applicability.** The Traditional Neighborhood Development Ordinance is an alternative set of standards for development within Onalaska for new developments of fifteen (15) acres or more or infill developments of ten (10) acres or more.
- (d) **Fees.**
  - (1) The developer shall pay a Seven Hundred Dollar (\$700.00) fee at the time of filing an application for a Traditional Neighborhood Development.
  - (2) The developer shall pay all other applicable fees including but not limited to storm sewer fees, sanitary sewer fees, park fees, connection fees, and topographic fees unless otherwise waived by the Common Council.
- (e) **Definitions.** See Section 13-1-14

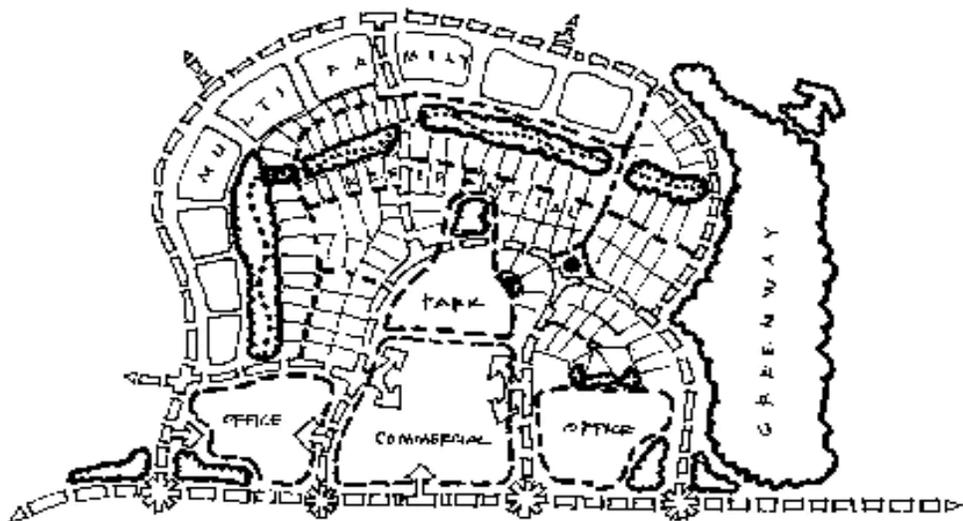
#### **Sec. 13-3-9 Application Procedure and Approval Process**

- (a) **Pre-application Requirements**

- (1) Prior to the issuance of any permits for development within a Traditional Neighborhood Development, the following steps shall be completed according to the procedures outlined in this section:
  - a. The applicant shall have had an initial conference with the Land Use and Development Director and City Engineer.

**Traditional Neighborhood Development  
13-3-9**

- b. A General Implementation Plan and a Zoning Map Amendment to a Traditional Neighborhood Development District shall be approved by the Common Council after review by the Plan Commission.
  - c. A Specific Implementation Plan shall be approved by the Common Council after review by the Plan Commission.
- (b) **Initial Conference.** Before submitting an application for a Traditional Neighborhood Development project, the applicant shall meet with the City Planner, municipal staff and Plan Commission to discuss the procedure for approval of a Traditional Neighborhood Development project including submittal requirements and design standards. The Plan Commission may, at the time of the initial conference, determine if the applicant may submit both the general development plan and final implementation plan for concurrent review.
- (c) **General Implementation Plan.**



EXAMPLE OF A GENERAL IMPLEMENTATION PLAN GRAPHIC

*Figure 1. Example of a General Implementation Plan Graphic*

- (d) **Implementation Schedule.** The proponents of the Traditional Neighborhood Development Ordinance shall submit a reasonable schedule for the implementation of the development to the satisfaction of the City Plan Commission and Common Council.
- (e) **Application Procedures.** An application for the Traditional Neighborhood Development Ordinance shall not be approved until the following requirements are met:
  - (1) The payment of all fees.
  - (2) The applicant shall file with the Plan Commission a General Development Plan, which shall include the following information:
    - a. A statement describing the general character of the intended development.
    - b. An accurate scale map (1" = 100') of the project area including its relationship to surrounding properties and existing topography and key features within one hundred (100) feet of the project.

**Traditional Neighborhood Development  
13-3-9**

- c. A plan of the proposed project showing at least the following information in sufficient detail to make possible the evaluation of the criteria for approval set forth as follows:
    - 1. The pattern of proposed land use including shape, size, arrangement and density of proposed use areas.
    - 2. The pattern of private streets, traffic circulation, access and parking either on or off the streets.
    - 3. The location, size and character of open space and common areas and the management of the same.
    - 4. A utility feasibility study and the location of all utilities.
    - 5. Appropriate economic analysis of the development and any other plans or data pertinent to evaluation by the City under the criteria established by this Ordinance.
    - 6. General outline of intended organizational structure related to deed restrictions and private provision of common services.
- (f) **Public Hearing.** Prior to approval of the General Development Plan, the City Clerk shall give notice of a public hearing to be held by the Plan Commission and such hearing shall be held for the purpose of explaining the proposed project and providing all citizens with an opportunity to be heard.
- (g) **Approval of General Implementation Plan.** Approval of the General Implementation Plan shall establish the basic right of use for the area in conformity with the plan as approved, but such plan shall be conditioned upon approval of a final implementation plan, and shall not make permissible many of the uses as proposed until a final implementation plan is submitted and approved for all or a portion of the General Development Plan. The Final Implementation Plan may accompany the General Development Plan in cases where a shorter

time frame for review is desired. Preliminary Plat submittals may also be reviewed concurrently with the General Development Plan in order to streamline the review process.

- (h) **Final Implementation Plan Submittal.** A specific and detailed plan for implementation of all or part of a proposed Traditional Neighborhood Development must be submitted to the Plan Commission and shall include the following detailed construction and engineering plans and related detailed documents and schedules:
- (1) An accurate scale map (1" – 100') of the area covered by the plan including the relationship to the total General Development Plan.
  - (2) The pattern of public and private roads, driveways, walkways and parking facilities.
  - (3) Detailed lot layout.
  - (4) The arrangement of any building or buildings and their architectural character.
  - (5) Sanitary sewer and water plans.
  - (6) Grading plan and storm drainage system.
  - (7) The location and treatment of open space areas.
  - (8) General landscape treatment.
  - (9) Proof of financial treatment.
  - (10) Analysis of economic impact upon the community.
  - (11) The location, size and character of all common areas and open spaces and the provisions for maintenance of the same.
  - (12) A development schedule indicating:
    - a. The approximate date when construction of the project can be expected to begin.

### **Traditional Neighborhood Development 13-3-9**

- b. The stages in which the project will be built and the approximate date when construction of each stage can be expected to begin.
  - c. The anticipated rate of development.
  - d. The approximate date when the development of each of the stages will be completed.
  - e. The area and location of common open space that will be provided at each stage.
- (13) Agreements, by-laws, provisions or covenants, which govern the organizational structure, use, maintenance and continued protection of the Traditional Neighborhood Development and any of its common services, common open areas or other facilities.
- (14) Any other plans, documents or schedules requested by the City.
- (i) **Final Implementation Plan Approval.**
- (1) Following a review of the Final Implementation Plan, the Plan Commission shall recommend to the Council that it be approved with modifications, or disapproved.

- (2) Upon receipt of the Plan Commission's recommendation, the Council may approve the plan and authorize the development to proceed accordingly, or disapprove the plan and send it back to the Plan Commission for further negotiation with the developer.
- (3) In the event of approval, the Final Implementation Plan for the development, as well as all other commitments and contractual agreements with the City, offered or required, with regard to project value, character and other factors pertinent to an assurance that the proposed development will be carried out as presented in the official submittal plans, shall be filed in the City Clerk's office by the developer within a reasonable period of time as determined by the Common Council. Provided homeowner such filing shall be accomplished prior to the issuance of any building permit.
- (4) The developer shall also record in the office of the Register of Deeds for La Crosse County a document identifying the lands which are part of the Traditional Neighborhood Development, which document shall also set forth all conditions which run with the land. Said conditions shall not lapse or be waived as the result of any subsequent change in tenancy or ownership of any or all of said lands. Such conditions shall be deemed to be part of the building permit issued for any use or structure within the Traditional Neighborhood Development.
- (5) Any subsequent change or addition to the Final Implementation Plan or uses shall first be submitted for approval to the City Attorney and Plan Commission and, if in the opinion of the Plan Commission, such change constitutes a substantial alteration of the original plan, the developer shall be required to pay the fee required under Section 13-3-9(e) and repeat the process set forth in Section 13-3-9(a) through (i)(4) above.
- (6) If, after approval of the Final Implementation Plan, any portion or stage of the proposed development as established under this Chapter is not developed or constructed as provided in the Final Implementation Plan, then the Land Use and Development Director or Building Inspector, with the approval of the City Attorney, may stop further construction of the development by posting appropriate notices at two (2) locations on the site and providing the developer with written notice by certified mail within two (2) working days of the work stoppage. Construction shall be halted until such time as the

**Traditional Neighborhood Development  
13-3-9**

- (7) Developer has made the necessary corrections to comply with the Final Implementation Plan as approved.
- (j) **Subdivision of Land.** If the Traditional Neighborhood Development involves the subdivision of land as defined in the City's Subdivision Ordinance, the applicant shall submit all required land division

documents in accordance with the requirements of the Subdivision Ordinance and Chapter 236 of the Wis. Stats. If there is a conflict between the design standards of the Subdivision Ordinance and the design guidelines of this Ordinance, the provisions of this Ordinance shall apply.

- (k) **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 by dedication to the City.
- (l) **Recording of Documents.** The following documents need to be filed by the applicant in the La Crosse County Register of Deeds office within ten (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; the Final Implementation Plan; and such other documents as the City determines should be recorded.

### **Sec. 13-3-10 Traditional Neighborhood Development Design Standards.**

- (a) **Neighborhood Uses.** In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses. A Traditional Neighborhood Development should consist of a mix of residential uses, a mixed-use area, and open space as provided below:
  - (1) **A Mix of Residential Uses** of the following types can occur anywhere in the Traditional Neighborhood Development. For infill development, the mix of residential uses may be satisfied by existing residential uses adjacent to the Traditional Neighborhood Development.
    - a. Single-family detached dwellings, including manufactured homes;
    - b. Single-family attached dwellings, including duplexes, townhouses, row houses;
    - c. Multi-family dwellings, including senior housing;
    - d. Secondary dwelling units (“granny flats”);
    - e. “Special needs” housing, such as community living arrangements and assisted living facilities;
    - f. Day care facilities
  - (2) **Mixed Use Area**, of commercial, residential, civic or institutional, and open space uses as identified below. All residents should be within approximately one-quarter (¼) mile from existing or proposed commercial, civic, and open space areas. Individual businesses should not exceed six thousand (6,000) sf. in size. Conditional Uses are preferred for mixed-use areas in order to stabilize compatibility in land uses.
    - a. **Commercial Uses.**
      - 1. Food Services (neighborhood grocery stores; butcher shops; bakeries; restaurants, not including drive-

through; cafes; coffee shops; neighborhood bars or pubs).

2. Retail Uses (florists or nurseries; hardware stores; stationery stores; book stores; studios and shops of artists and artisans).

### **Traditional Neighborhood Development 13-3-10**

3. Services (day care centers, music, dance or exercise studios, offices including professional and medical offices, barber or hair salon, dry cleaning).
4. Accommodations (bed and breakfast establishments, small hotels or inns).

**b. Residential Uses.**

1. Single-family attached dwellings, including duplexes, townhouses, row houses.
2. Multi-family dwellings, including senior housing.
3. Residential units located on upper floors above commercial uses or to the rear of storefronts.
4. "Live/work" units that combine a residence and the resident's workplace.
5. "Special needs" housing, such as community living arrangements and assisted living facilities.
6. Civic or institutional Uses.
7. Municipal offices, fire stations, libraries, museums, community meeting facilities, and post offices.
8. Transit shelters.
9. Places of worship.
10. Educational facilities.
11. Open Space Uses.
12. Central square.
13. Neighborhood park.
14. Playground.

- c. Open Space** uses identified below should be incorporated in the Traditional Neighborhood Development as appropriate, and in conformance with the Comprehensive Park and Open Space Plan and Central Greenway Plan. Large outdoor recreation areas should be located at the periphery of neighborhoods rather than at central locations.

1. Environmental corridors.
2. Protected natural areas.
3. Community parks.
4. Streams, ponds, and other water bodies.
5. Storm water detention/retention facilities.
  - i. At least ten through twenty percent (10 – 20%) of the gross acreage of the Traditional Neighborhood Development shall be open space. Open space may include undevelopable areas such as steep slopes and wetlands, and stormwater detention and

retention basins. At least twenty-five percent (25%) of the open space must be common open space dedicated to the public for parkland. Ninety percent (90%) of the lots within the areas devoted to mixed residential uses shall be within a quarter (1/4) mile from common open space.

(b) **Development Units.** The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:

(1) Guidelines for Mixed Residential Uses:

a. The number of single-family attached and detached units permitted: five (5) through eight (8) plus dwelling units per net acre.

### **Traditional Neighborhood Development 13-3-10**

b. The number of multi-family units: fifteen (15) through forty (40) dwelling units per net acre.

c. Secondary dwelling units shall be permissible 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 ten percent (10%) of the total number of single-family attached and detached units.

d. For each affordable housing unit provided under this section, one (1) additional dwelling unit total shall be permitted, up to a maximum fifteen percent (15%) increase in dwelling units.

(2) Guidelines for Mixed Use Areas:

a. The number of single-family and multi-family dwelling units permitted shall be calculated as set forth in (6)(i) above, plus an additional number of units not to exceed ten percent (10%) of the total number of units permitted above.

b. 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 such dwelling units shall not be increased by more than ten (10) dwelling units or ten percent (10%), whichever is greater.

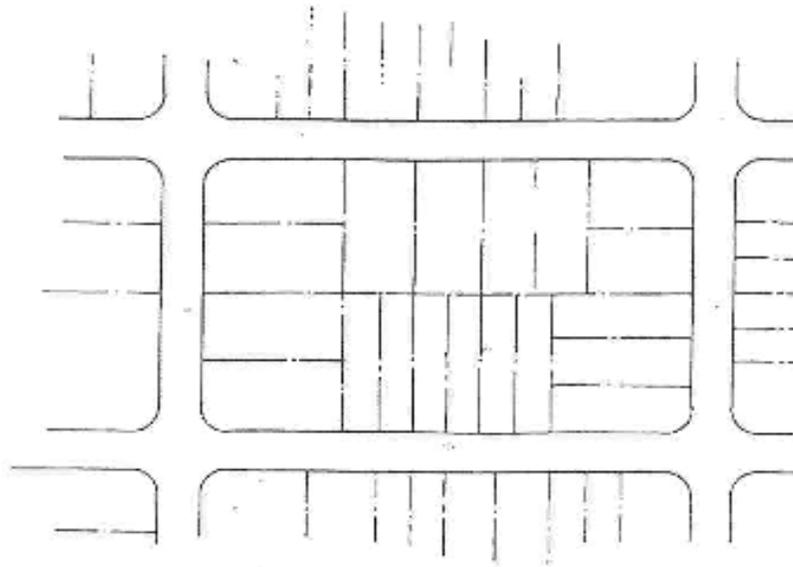
c. The total ground floor area of nonresidential development uses, including off-street parking areas, shall not exceed twenty-five percent (25%) of the Traditional Neighborhood Development.

(c) **Open Space.** At least ten through twenty percent (10 – 20%) of the gross acreage of the Traditional Neighborhood Development shall be open space. Open space may include undevelopable areas such as steep slopes and wetlands, and storm water detention and retention basins. At least twenty-five percent (25%) of the open space must be common open space dedicated to the public for parkland. Ninety percent (90%) of the lots within the areas devoted to mixed residential uses shall be within a quarter (1/4) mile from common open space.

- (d) **Stormwater Management.** The design and development of the Traditional Neighborhood Development 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 meet the following requirements:
- (1) Untreated, direct storm water discharges to wetlands or surface waters shall not be allowed.
  - (2) Post development peak discharge rates shall not exceed pre-development peak rates.
  - (3) Erosion and sediment controls shall be implemented in conformance to the standards set forth in the City of Onalaska Erosion Control and Stormwater Requirements.
  - (4) Areas for snow storage shall be provided unless the applicant provides an acceptable snow removal plan.
  - (5) Stormwater management shall conform to the standard set forth in the City of Onalaska Erosion Control and Stormwater Management Requirements. Applicable stormwater permits shall be obtained.

**Traditional Neighborhood Development  
13-3-10**

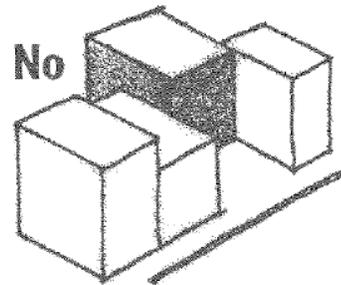
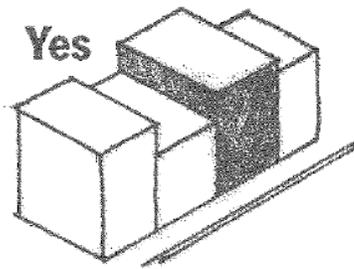
- (e) **Lot and Block Standards.**
- (1) **Block and Lot Size Diversity.** Street layouts should provide for perimeter blocks that are generally in the range of two hundred (200) through four hundred (400) feet deep by four hundred (400) through eight hundred (800) feet long. A variety of lot sizes should be provided to facilitate housing diversity and choice and meet the projected requirements of people with different housing needs.

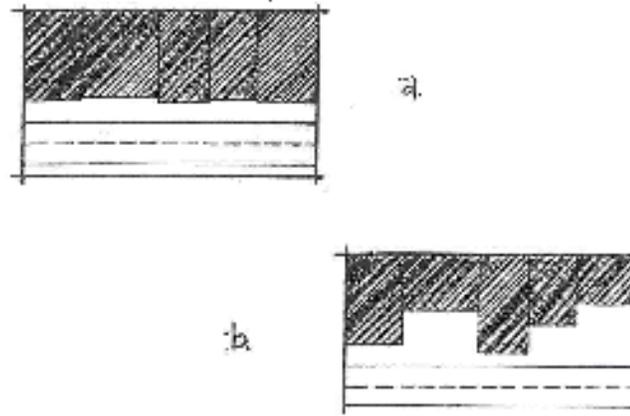


**Figure 2.** Plan-view diagram of a street grid showing a diversity of lot (parcel) sizes.

- (2) **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.
- (3) **Building Setback, Front – Mixed Use Area.** Structures in the mixed-use area have no minimum setback. Commercial, civic, and institutional buildings shall abut the sidewalks in the mixed-use area.

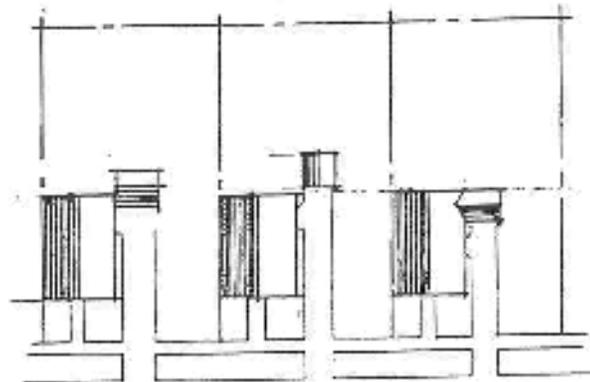
**1** A zero front setback is preferred.





**Figure 3.** Plan-view diagrams showing two (2) alternatives for building setbacks from the street right-of-way in mixed-use areas. Relatively uniform setbacks (a) are preferable to widely varying building setbacks (b).

- (4) **Building Setback, Front – Areas of Mixed Residential Uses.** Single-family detached residences shall have a building setback in the front between zero (0) and twenty-five (25) feet, and single-family attached residences and multi-family residences shall have a building setback in the front between zero (0) and fifteen (15) feet, provided that adequate off-street parking is provided for each parcel.
- (5) **Building Setback, Rear – Areas of Mixed Residential Uses.** The principal building on lots devoted to single-family detached residences shall be setback no less than thirty (30) feet from the rear lot line.
- (6) **Side Setbacks.** Provision for zero (0) 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, and all dwellings have pedestrian access to the rear yard through means other than the principal structure.



**Figure 4.** Plan-view diagram of the “zero lot-line” concept. A large side-yard on each parcel is created by uniformly eliminating one (1) of the side-yard setbacks.

**Traditional Neighborhood Development**  
**13-3-10**

- (f) **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 spaces of the Traditional Neighborhood Development and shall be connected to existing and proposed external development. The circulation system shall also 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.
- (1) **Pedestrian Circulation.** Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the Traditional Neighborhood Development. Where feasible, any existing pedestrian routes through the site shall 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:
- a. **Sidewalks in Residential Areas.** Clear and well-lighted sidewalks five (5) feet in width, depending on projected pedestrian traffic, shall connect all dwelling entrances to the adjacent public sidewalk.
  - b. **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 five (5) feet in width.
  - c. **Disabled Accessibility.** Sidewalks shall comply with the applicable requirements of the Americans with Disabilities Act.
  - d. **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.
- (2) **Bicycle Circulation.** Bicycle circulation shall be accommodated on streets and/or on dedicated bicycle paths. Where feasible, any existing bicycle routes through the site shall 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, four (4) foot bicycle lanes on streets. If a bicycle lane is combined with a lane for parking, the combined width should be fourteen (14) feet.

- (3) **Public Transit Access.** Where public transit service is available or planned, convenient access to transit stops shall be provided. Where transit shelters are provided, they shall be placed in highly visible locations that promote security through surveillance, and shall be well lighted.
- (4) **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.
  - a. **Street Hierarchy.** Each street within a Traditional Neighborhood Development shall be classified according to the following (arterial streets shall not bisect a Traditional Neighborhood Development):

**Traditional Neighborhood Development  
13-3-10**

- i. **Collector.** This street provides access to commercial or mixed-use buildings, but it is also part of the City of Onalaska'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.
  - ii. **Sub-Collector.** This street provides primary access to individual residential properties and connects streets of lower and higher function. Design speed is twenty-five (25) mph.
  - iii. **Local Street.** This street provides primary access to individual residential properties. Traffic volumes are relatively low, with a design speed of twenty (20) mph.
- 4. **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***

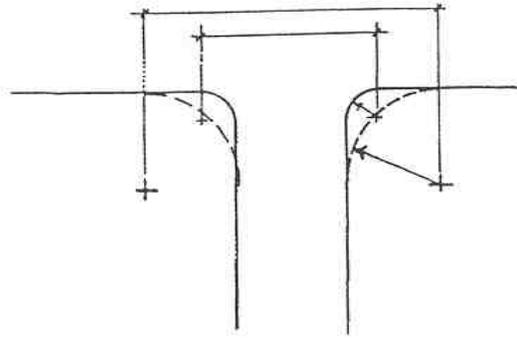
	Collector	Sub-collector	Local Street	Alley
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<b>Average Daily Trips</b>	750 or more	750-1500	Less than 250	Not Applicable
<b>Right-of-Way</b>	76-88 feet	48-72 feet	35-66 feet	20 feet
<b>Auto Travel Lanes</b>	Two or three 12-foot lanes	Two 10-foot lanes	Two 10-foot lanes Or One 14-foot (queuing) lane	Two 10-foot lanes for two-way traffic, or one 12-foot lane for one-way traffic
<b>Bicycle lanes</b>	Two 6-foot lanes combined with parking lanes	4-foot lanes with no parking, or 6-foot lanes combined with parking lanes	None	None
<b>Parking</b>	Both sides, 8-foot	None, one or both sides, 8-foot	None or one side, 8-foot	None (access to individual drives & garages outside right-of-way)
<b>Curb and Gutter</b>	Required	Required	Subject to Plan Commission approval	
<b>Planting strips</b>	Minimum 6-foot	Minimum 6-foot	Minimum 6-foot	None
<b>Sidewalks</b>	Both sides, 5-foot minimum	Both sides, 3-5 feet	Both sides, 3-5 feet	None

- b. **Street Layout.** The Traditional Neighborhood Development shall maintain the existing street grid, where present, and restore any disrupted street grid where feasible. In addition:

**Traditional Neighborhood Development  
13-3-10**

1. Intersections shall be at right angles whenever possible, but in no case less than seventy-five degrees (75°). 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.
2. Corner Radii. The roadway edge at street intersections shall be rounded by a tangential arc with a maximum radius of fifteen (15) feet for local streets and twenty (20) feet for intersections involving collector or arterial streets. The intersection of a local street and an access lane or alley shall be rounded buy a tangential arc with a maximum radius of ten (10) feet.



**Figure 6.** Plan-view diagram of a street intersection. Reducing the radius of street corners slows turning vehicles traffic and shortens pedestrian crosswalks.

3. 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:

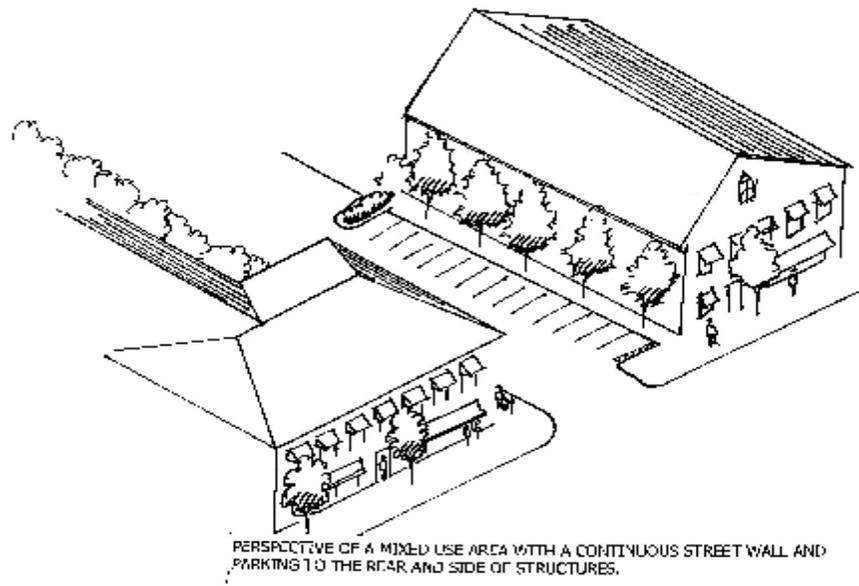
<u>Intersection of sight distance</u>	<u>Minimum clear</u>
Local street and collector	120 feet
Collector and collector	130 feet
Collector and arterial	50 feet

4. The orientation of streets shall 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.
5. 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.

**Traditional Neighborhood Development  
13-3-10**

- c. Parking Requirements. Parking areas for shared or community use should be encouraged. In addition:
  1. 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 in Section H.
  2. A parking lot or garage shall not be adjacent to or opposite a street intersection.

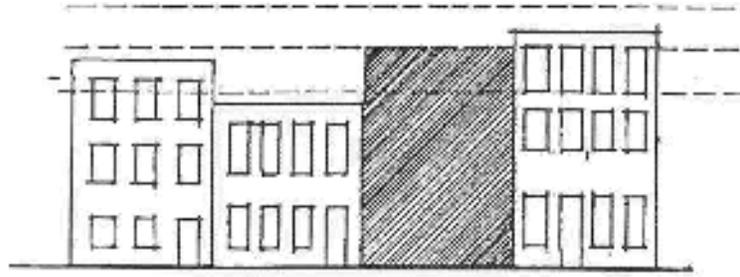
3. In the mixed-use area, a commercial use must provide one (1) parking space for every five hundred (500) square feet of gross building area.
4. Parking lots or garages must provide not less than one (1) bicycle parking space for every ten (10) motor vehicle parking spaces.
5. Adjacent on-street parking may apply toward the minimum parking requirements.
6. In the mixed residential areas, parking may be provided on-site. One (1) off-street parking space with unrestricted ingress and egress shall be provided for each secondary dwelling unit.
7. Multi-family uses must provide one parking space for every dwelling unit and 0.5 parking space for each additional bedroom.



*Figure 7. Aerial perspective sketch of a mixed-use area integrating commercial (ground floor) and residential (second story) uses. A relatively narrow gap in the continuous “street wall” (created by the mixed-use buildings) provides access from the street to a landscaped, “pedestrian-friendly” parking lot.*

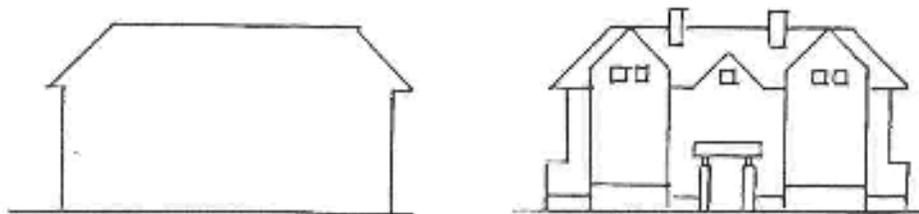
- d. Service Access. Access for service vehicles shall provide a direct route to service and loading dock areas, while avoiding movement through parking areas.
- e. Paving. Reduction of impervious surfaces through the use of interlocking pavers is strongly encouraged for areas such as remote parking lots and parking areas for periodic uses.

- (g) **Architectural Standards.** A variety of architectural features and building materials is encouraged to give each building or group of buildings a distinct character.
- (h) **Guidelines for New Structures.**
  - (1) Height. New structures within a Traditional Neighborhood Development shall be no more than three (3) stories for single-family residential, or five (5) stories for commercial, multi-family residential, or mixed-use.



**Figure 8.** Schematic elevation sketch of a mixed-use “streetscape”. To create a visually unified “streetwall”, buildings should be no more than 30% taller or 30% shorter than the average building height on the block.

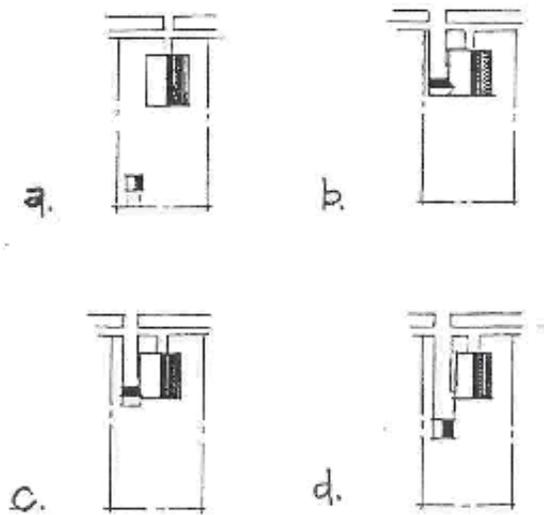
- (2) Entries and Facades.
  - a. The architectural features, materials, and the articulation of a facade of a building shall be continued on all sides visible from a public street.
  - b. The front facade of the principal building on any lot in a Traditional Neighborhood Development shall face onto a public street.
  - c. The front facade shall not be oriented to face directly toward a parking lot.
  - d. Porches, 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 fifty percent (50%) 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.



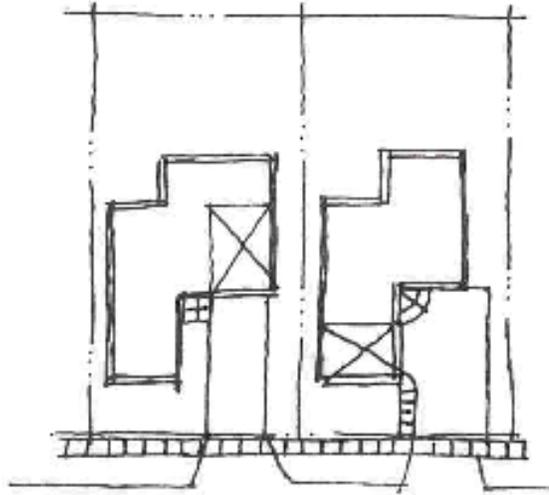
**Traditional Neighborhood Development**  
**13-3-10**

*Figure 9. Schematic elevation sketches of two multi-storied buildings with equal heights and widths. Architectural details such as porches, windows, and roof dormers “articulate” a building’s facade (right), which enhances visual quality and contributes to a human-scaled development.*

- (i) **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 eight hundred (800) square feet.



**Figure 10.** Plan-view diagrams of four (4) alternative garage locations on a single-family housing lot: a) detached garage is accessed from an alley; b) and c) attached garage is accessed from the local street; d) detached garage, behind the house is accessed from the local street.



*Figure 11. Plan-view diagrams of recessed and side loaded garage placement, reducing the view of cars along the street and promoting a continuous building façade, improving the streetscape appearance.*

## **Traditional Neighborhood Development 13-3-10**

- (j) **Guidelines for exterior signage.** A comprehensive sign program shall be required for the entire Traditional Neighborhood Development that 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 projecting signs. Cantilever signs shall be mounted perpendicular to the building face and shall not exceed eight (8) square feet.
- (k) **Guidelines for lighting.**
  - (1) Street lighting shall be provided along all streets. Generally more, smaller lights, as opposed to fewer, high-intensity lights, shall be used. Streetlights shall be installed on both sides of the street at intervals of no greater than seventy-five (75) feet. Street lighting design shall meet the minimum standards developed by the Illumination Engineering Society (IES) and are subject to review and approval by the City Engineer.
  - (2) Exterior lighting shall be directed downward in order to reduce glare onto adjacent properties.
- (l) **Landscaping and Screening Standards.** Overall composition and location of landscaping shall compliment the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas. Where screening is required by this ordinance, it shall be at least three (3) feet in height, unless otherwise specified. Required screening shall be at least fifty percent (50%) opaque throughout the year. Required screening shall be satisfied by one (1) or some

combination of: a decorative fence not less than fifty percent (50%) opaque behind a continuous landscaped area, a masonry wall or a hedge.

- (1) Street trees. A minimum of one (1) deciduous canopy tree per forty (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. The developer shall provide the City with a letter of credit for trees to be installed post-development.
- (2) Parking area landscaping and screening.
  - a. All parking and loading areas fronting public streets or sidewalks, and all parking and loading areas abutting residential districts or uses, shall provide:
    1. A landscaped area at least five (5) feet wide along the public street or sidewalk.
    2. Screening at least three (3) feet in height and not less than fifty percent (50%) opaque.
    3. One (1) tree for each twenty-five (25) linear feet of parking lot frontage.
  - b. 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.
  - c. In large parking lots containing more than two hundred (200) spaces, an additional landscaped area of at least three hundred

**Traditional Neighborhood Development  
13-3-10**

(300) square feet shall be provided for each twenty-five (25) spaces or fraction thereof, containing one (1) canopy tree. The remainder shall be covered with turf grass, native grasses or other perennial flowering plants, vines or shrubs.

- (3) Installation and maintenance of landscaping materials.
  - a. All landscape materials shall be installed to current industry standards.
  - b. Maintenance and replacement of landscape materials shall be the responsibility of the property owner. Landscape maintenance shall 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.

- (4) 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:
- a. Minimum plant size shall be as specified as follows (for the purpose of determining tree trunk size, the diameter shall be measured six (6) inches above ground level):

<b>Plant Type</b>	<b>Minimum Size</b>
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*

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