

L. Block Lengths. To promote walkability, block lengths within the Neighborhood Center may not exceed 500 feet.

M. Sidewalks. Sidewalks shall be a minimum of 15 feet in width, with a clear zone of seven and one-half feet. A street furniture zone of seven and one-half feet shall be located adjacent to the curb, and shall accommodate trash cans, utility poles, hydrants, benches, bus shelters, street trees, and the like. A supplemental sidewalk zone of up to fifteen additional feet may be located between the sidewalk and the building façade. The supplemental sidewalk may be used for outdoor cafes and sidewalk sales and when such activities occur, the outer edge of the supplemental sidewalk must be defined by movable planters or fences with a maximum height of 36 inches.

#### ii. TND Village Zone

A. Minimum Density: 4 units per gross acre

B. Maximum Density: 12 units per gross acre

C. Minimum Lot Size: 2,700 square feet for single-family detached units; 1,350 square feet for single-family attached units.

D. Minimum Lot Width: 15 feet for single-family attached units, 32 feet for single-family detached homes, 80 feet for multi-family structures.

E. Minimum Front Setback: 15 feet, 10 feet for single-family detached; 5 feet for others.

F. Maximum Front Setback: 25 feet.

G. Minimum Side Setback: 5 feet

H. Minimum Rear Setback: 8 feet

I. Maximum Percent of Lot Coverage: 80 percent (total for all primary and accessory buildings)

J. Maximum Lot Area: 20,000 square feet (not including public and private schools, places of worship, and multiple-family development parcels).

K. Lot Size Standards. To ensure walkability and affordability, at least 75% of single-family lot sizes within a development must be less than 6,000 square feet.

L. Design Standards.

Item 1. Rooflines must be pitched or gabled at a minimum 4:12 slope or, if flat, must include parapet walls or partial roofs.

Item 2. Exterior walls shall be constructed of finished materials such as stucco, natural brick or stone, finished concrete, wood or other similar material including synthetic materials similar in appearance and durability to those materials previously named on all sides. Exposed smooth concrete block or metal finishes shall not be permitted.

Item 3. Front porches are required for all single-family detached, single-family attached and townhome development. Porches must have a minimum width of four feet and a floor level that is at least 18 inches higher than the top of the curb.

Item 4. Front stoops and porches may encroach into the minimum front yard setback.

Item 5. Each residence or building, in the case of multifamily developments, must have an entrance facing the street.

Item 6. Development and neighborhood signs are limited to monument signs that are less than six feet in height and thirty square feet in size. These signs may be exterior lit.

M. Alleys. A minimum of 80% of single-family detached lots within a development must be served by alleys. Interior courtyards are required for all multifamily and townhome developments. Alleys and interior courtyards must meet the standards set forth in Section 7.

N. Parking. A minimum of 80% of all off-street parking places within a development shall be to the rear of buildings and accessed by alleys. Front loaded single-family detached lots will be allowed along the perimeter boundary of the development. These lots may be served by curb cuts with maximum 12 foot wide driveways and garages set back at least 8 feet behind the front façade of the home. Parallel on-street parking is allowed, but no driveways or curb cuts are allowed along streets, except as provided above. For multi-family development, parking between buildings may not exceed two parking rows as arranged perpendicular to the street.

O. Block Lengths. To promote walkability, block lengths within the TND Village zone may not exceed 600 feet.



P. Civic Space. Developments with more than 200 units shall be required to have a central civic space within a neighborhood park including a clubhouse or open air pavilion. This structure shall be constructed prior to the issuance of a building permit for more than 50% of the lots and/or units of the development. The developer and later the homeowners association shall be responsible for construction and upkeep of the civic space. The pavilion size shall be set at five square feet per unit for an enclosed building and ten square feet per unit for an open air pavilion. Enclosed buildings and pavilions shall have a minimum size of 750 square feet. Enclosed buildings shall not be required to exceed 2,000 square feet and pavilions shall not be required to exceed 1,500 square feet.

Q. Accessory Apartments. To promote housing diversity and affordable housing, no more than one accessory structure and one garage apartment shall be allowed in conjunction with a single-family home. For the purposes of calculating density only, accessory units will not be recognized as a separate unit, and for concurrency purposes, shall be counted as one-half of a unit. Accessory apartments shall conform to the following standards.

1. Ownership. The primary unit and the accessory unit must remain under single ownership.
2. Form. Accessory apartments in conjunction with single-family homes must be in the form of a garage apartment (an apartment over a freestanding garage).
3. Size. Accessory apartments may not exceed six hundred (600) square feet.
4. Entrances. Entrances to garage apartments and cottages may not face adjacent residential properties, but shall face the principal residence to which they are associated.

- R. Lot Size Variety. To promote a diversity of housing types and to encourage affordable housing, there shall be at least two different lot widths within a single-family detached residential block (two sides of a street between two intersecting streets). The two lot widths shall vary by at least 15%. Within each block, at least 30% of the lots must have a different lot width as described above.
- S. Open Space. A minimum of five percent upland open space is required for each development. Open space may include parks, buffers, and other common areas.