





TND OVERLAY ZONE

Traditional Neighborhood Development Overlay Zone:

- Accommodate the development of traditional neighborhoods through the creation of “New Neighborhood Plans.”
- A framework zone
- No development entitlement until adoption of :
 - New Neighborhood Plan
 - Adopted by City Council on recommendation from Planning Commission
 - New Neighborhood Plan governs all development within the TND
- Development Agreement



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New Neighborhood Plans - Must Include

Transect zone descriptions;

A regulating plan consisting of one or more maps showing and regulating at least the following, in compliance with the standards described in this Article:

Transect zones,

Civic zones,

Thoroughfare network,

Special Requirements, if any, and

Calculation of permitted density.

Standards for each lot type, including at least:

Type description,

Lot dimension,

Dimensional standards keyed to graphic diagram,

Height, and

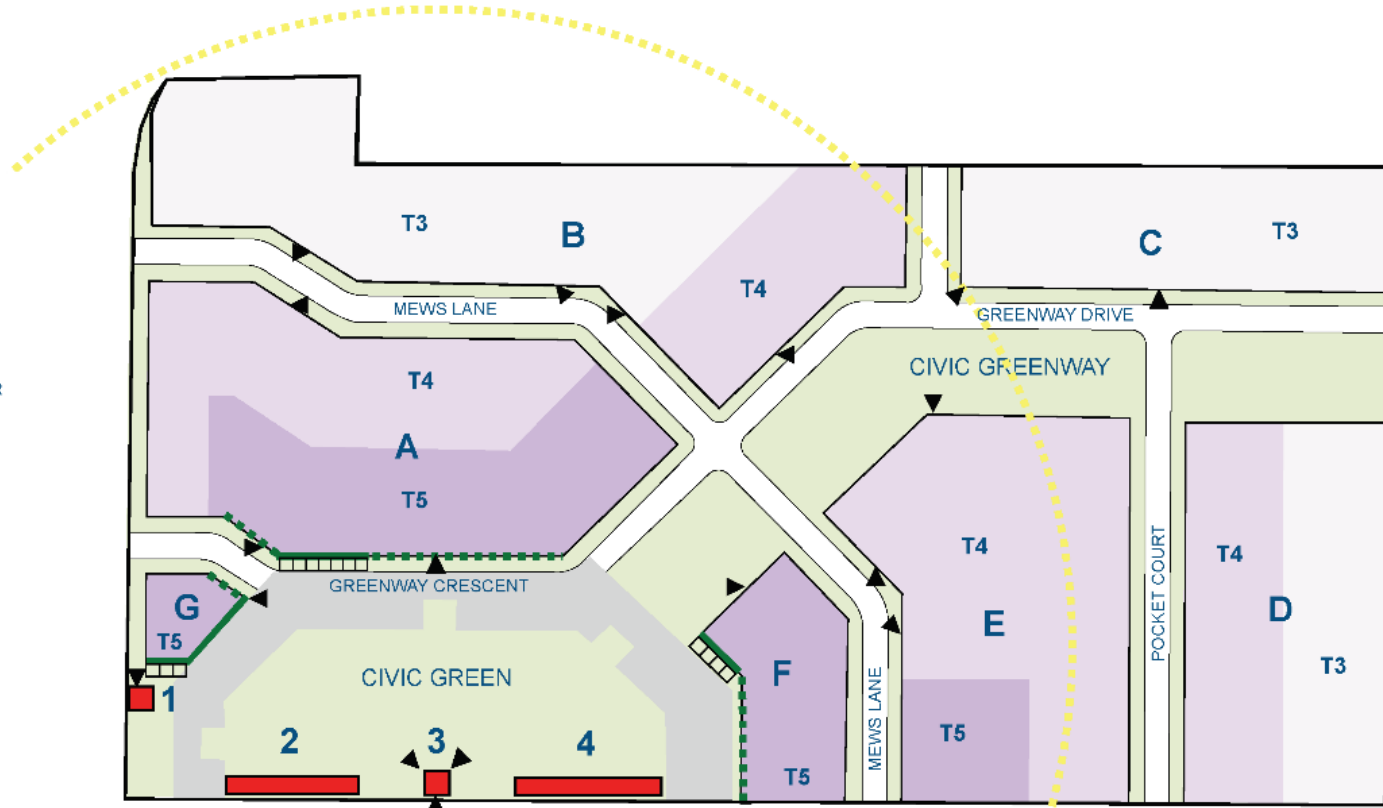
Form-based graphic diagram.

A table of permitted lot types within each Transect Zone

One set of preliminary site plans for each Transect Zone.

TRANSECT ZONES & BUILDING TYPES KEY
(SEE SPECIFIC BUILDING TYPES FOR STANDARDS)

T3 T4 T5	H	H - HOUSE / ADU
	C	C - COTTAGE / ADU
	PH	PH - PAIR HOUSE / ADU
	T	T - TOWNHOUSE / ADU
	PC	PC - POCKET / COTTAGE COURT
	TH-PU	TH-PU - TOWNHOUSE PARK-UNDER
	3THE	3THE - 3-TOWNHOUSE ESTATE
	SF	SF - STACKED FLAT
	LH	LH - LOFT HOUSE
	MH	MH - MEWS HOUSE
	AH	AH - APARTMENT HOUSE
	AB	AB - APARTMENT BUILDING MXB -
	MXB	MIXED-USE BUILDING
	CV	CV - ART / EDUCATION BUILDING



This plan shows the location of private property, public roads, surface infrastructure, as well as the conceptual design of parks, other neighborhood amenities, and the ideal build-out of the site. This is used as the basis for the Regulating Plan.

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NOTES:

- All Building Types shall provide parking from rear alleys screened from frontages on lots, and on-street parking along frontages.
- Each Block shall include a minimum of three (3) building types with the exception of G (1), F (2). Each block shall have a 20% minimum of each unit type.
- A minimum of nine (9) building types shall be used for the entire project.

TRANSECT ZONES

T5	T5 - NEIGHBORHOOD CENTER
T4	T4 - NEIGHBORHOOD GENERAL
T3	T3 - NEIGHBORHOOD EDGE
T2	T2 - RURAL
T1	T1 - NATURAL

CIVIC SPACE RESERVES

Red	CIVIC BUILDING
Light Green	CIVIC SPACE
Grey	CIVIC PARKING
Dark Grey	SPECIAL DISTRICT

REQUIREMENTS & DETAILS

Green line	REQUIRED SHOPFRONT
White dashed line	REQUIRED GALLERY
Yellow dashed line	RECOMMENDED SHOPFRONT
Black triangle	TERMINATED VISTA
Yellow dashed circle	PEDESTRIAN SHED - 5 MINUTE WALK RADIUS



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New Neighborhood Plans - May Include

- Thoroughfare standards,
- Civic space standards,
- Storm water management standards,
- Architectural standards, or
- Landscape standards.



TND OVERLAY ZONE MAP AMENDMENT



