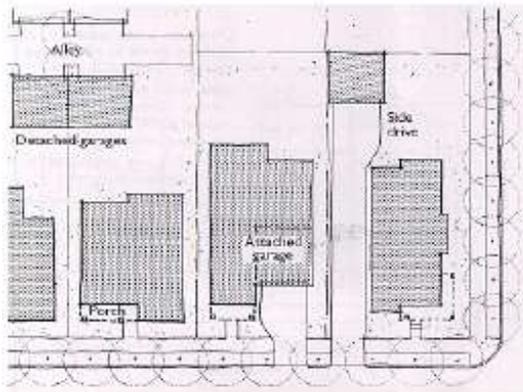


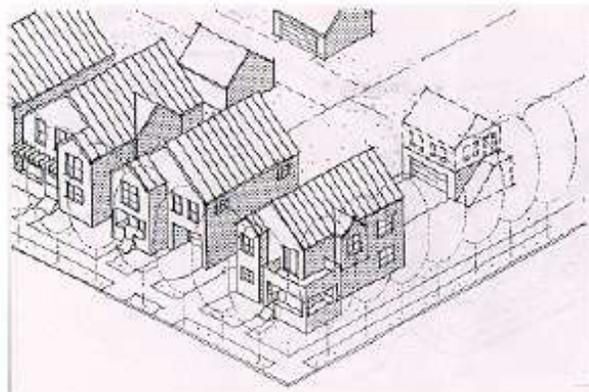
15-03-09 Traditional Neighborhood Development

N. Special Requirements Applicable to the TND Overlay District

1. The following traditional neighborhood development (TND) shall be required:
 - a. The number of bedrooms per dwelling unit and other housing design options shall be varied in proportions to assist in providing suitable housing for a market range of household incomes, family size, and life cycles.
 - b. Depending on the size and scale of the project, a variety of housing types shall be employed, i.e. single family detached, twinhomes, townhomes, etc. with a mix approved by the Planning Commission.
 - c. Where practically possible, like land uses and housing types shall front the same or shall front open space.
 - d. 'Subservient' garages, i.e. back loaded detached with alley access, front loaded detached, attached but setback from the front line of the home by at least five feet, side entry attached, or a combination of the above.
 - e. Roofs with a 4/12 pitch or greater.
 - f. Dwelling and garage gables facing streets and alleys.
 - g. Covered and open front porches comprising at least 50% of the front elevation (not including the garage), in no case being no less than 15 feet in width.
2. Entry sidewalks that connect directly to public sidewalks.
3. The following TND standards are strongly encouraged:
 - A. Two-story dwellings.
 - B. House dormers and/or shutters, and other window treatments.
 - C. Streetside balconies/decks.
 - D. Wrap-around porches, particularly on corner lots.
 - E. Streets which de-emphasize the need and speed of automobiles.
 - F. Other pedestrian oriented design



Single Family Residential – Plan View



Single Family Residential – Elevations