

**SUBDIVISION AND LAND DEVELOPMENT**  
**ORDINANCE AMENDMENTS**

**Article IX. Special Design and Development Standards**

**205.75. Traditional Neighborhood Development -1 & 2 Goshenville Village Overlay District.**

A. All submissions in the TND-1 & 2 Goshenville Village Overlay District shall be designed to be consistent with the Special Design and Development Standards of Appendix A **to the extent applicable with mixed use in the TND-1 District and Residential Use only in the TND-2 District**, which include:

- (1) Legislative Intent of the Special Design and Development Standards.
- (2) Overview and Key Design Elements.
- (3) Building Design & Proportion.
- (4) Parking Location & Requirements.
- (5) Curb Cuts.
- (6) Streets Walls.
- (7) Street Trees & Other Landscaping.
- (8) Street Lights.
- (9) Sidewalks/Walkways/Crosswalks.
- (10) Streetscape Features & Street Furniture.
- (11) Pedestrian Gathering Areas.
- (12) Drive-Thru Facilities.
- (13) Development Strategy Plan.

B. Definitions.

(The following words are defined and intended to be codified as part of Article II, Section 205.6. Word Usage.)

**Build-To Line**

The line which defines the placement of the building from the street on which the building fronts. The Build-To Line of the Building forms the Street Wall line. On a corner lot, the Build-To Line is located on each side of a lot abutting a street. A Build-To Line may have a recess or projection up to two (2) feet in order to promote variation of building placement on a block, and/or may have a recess of up to 12 feet in order to promote outdoor dining for a café or restaurant.

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**Green**

A plaza, courtyard, green court, pedestrian gathering area, pocket park, tot lot, playground, walkway, promenade, lawn area, or other like type facility in which features such as pavers, benches, gazebos, pergolas, arbors, trellises, planters, plantings, lighting, and sculpture are installed and maintained, and in which activities such as public seating and outdoor dining take place.

**Green Court**

A Green Space amenity that is internal to or along the edge of a block.

**Green Court Lot**

A lot that has frontage on a Green, not a Street, as a compliant open space amenity of a TND.

**Green Space**

The totality of the land that comprises the area of a TND, exclusive of buildings, streets, alleys, service lanes, parking lots, and paved surfaces such as those used for dumpsters or approved/fenced outdoor storage. Green Space includes Active Open Space and passive Open Space, including such features as recreational areas, Greens, parks, squares, plazas, courtyards, pedestrian gathering areas, pocket parks, green courts, playgrounds, tot lots, dog parks, playfields, natural open space designated to conserve wetlands and floodplains, and other areas for natural resource conservation, and stormwater detention basins unless designed and constructed as a wet basin or a naturalized stormwater management basin.

**Live-Work Unit**

A commercial use on the ground floor of a building, such as a shop, studio, office, café, deli, personal service establishment, or other place of business, in combination with a dwelling unit or units located above such place of business. A person or persons other than the proprietor of the business may occupy a Live-Work Unit.

**Manual of Written and Graphic Design Guidelines**

A document that provides written and graphic design guidelines for the TND District, consistent with the Design Standards in Sections 240-17-B.G. and 240-17.C.G. of the Zoning Ordinance and Section 205.75.A. of this Ordinance.

**Service Lane**

A thoroughfare type, similar to a common driveway or alley, that provides vehicular access for non-residential development, typically for deliveries, loading and unloading, and parking.

**Shared Parking**

Off-street parking that two (2) or more landowners or tenants share in accordance with the regulations derived from the ULI-Urban Land Institute publication titled "Shared Parking Second Edition", 2005.

**Streetscape**

The space formed between buildings and the adjoining street, which is embellished with sidewalks, street trees, street lights, curbs, on-street parking, and cartways. The Streetscape is framed by buildings, which create the "outdoor room" character of the street as shown in the Design Standards in Section 205-75.A. of this Ordinance.

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**Street Wall**

The wall of a building adjoining a sidewalk at the edge of the street right-of-way, as in the case of a non-residential use, or adjoining a porch, portico, stoop, or front yard landscaped area as in the case of a residential use; or approved architectural or landscaping elements at least 30 inches but not more than 42 inches in height such as piers, benches, and hedges, in lieu of a building wall. A Street Wall shall extend the entire length of the edge of the street right-of-way, except where curb cuts, driveways and pedestrian access is provided.

**Traditional Neighborhood Development (TND)**

An area of land developed for a compatible mixture of residential and nonresidential uses, including buildings that provide for a mix of uses. Residences, shops, offices, workplaces, public buildings, and parks are interwoven within the neighborhood so that all are within relatively close proximity to each other. Traditional Neighborhood Development is relatively compact, limited in size and oriented toward pedestrian activity. It has an identifiable center and discernible edge. The center of the neighborhood is in the form of a public park, commons, plaza, square, or prominent intersection of two or more major streets. There is a hierarchy of streets laid out in a rectilinear pattern of inter-connecting streets and blocks that provide multiple routes from origins to destinations, designed to serve the needs of pedestrians and vehicles.