

ORDINANCE NO. 2018-5

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AMENDING THE CITY'S INTERIM LAND DEVELOPMENT CODE, ARTICLE 3, CHAPTER F, SECTION 3, TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT ("TNDs"), TABLE 3.F.3.C. TND LAND USE, GENERAL STANDARDS AND TABLE 3.F.3.E., TND RESIDENTIAL LOT SIZE AND SETBACK REGULATIONS; , ARTICLE 3, CHAPTER F, SECTION 3(D) and SECTION 3(E); PROVIDING FOR CHANGES IN THE TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT ("TND"); PROVIDING FOR AMENDMENTS TO THE LAND USE, GENERAL STANDARDS, LOT SIZE AND SETBACK REGULATIONS ; PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE.**

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**WHEREAS**, in accordance with Florida Statutes, Chapter 163, upon incorporation, the County's comprehensive plan shall be deemed controlling, until the City of Westlake adopts its' own comprehensive plan; and

**WHEREAS**, the pursuant to Section 163.3174(4)(C), the Planning and Zoning Board, sitting as the Local Planning Agency(LPA), has the authority to review proposed land development regulations, land development codes, or amendments thereto; and

**WHEREAS**, the applicant has requested review use provisions in Article 3, Chapter F, Section 3, Table 3.F.3.C., entitled Traditional Neighborhood Development District Land Use, to remove single family, zero lot line and multi-family townhouse from the minimum and maximum requirements within the land development codes for the City of Westlake; and

**WHEREAS**, the applicant requested changes to the Article 3, Chapter F, Section 3, Table 3.F.3.E., entitled TND Residential Lot Size and Setback Regulations, changing the minimum single lot width from fifty (50') feet to forty (40'), and changing the townhouse minimum lot depth from seventy-five feet to sixty-five feet, and reducing the side yard setback and rear yard setback; and

**WHEREAS**, the staff has reviewed the request to remove single family, zero lot line and multi-family townhouse from the minimum and maximum requirements contained within Table 3.F.3.C. and agrees with the reasonable request of the applicant, staff supports the change, allowing for the changes as noted in Table 3.F.3.C.; and

**WHEREAS**, the staff has reviewed the request to change the minimum single lot width from fifty (50') feet to forty (40'), and changing the townhouse minimum lot depth from seventy-five feet to sixty-five feet, and reducing the side yard setback and rear yard setback as contained within Table 3.F.3.E., and agrees with the reasonable request of the applicant, staff supports the change, allowing for the changes as noted in Table 3.F.3.E.; and

**WHEREAS**, the applicant has requested changes in the Neighborhood Center Land Use Zones, General Standards for the location, maximum and minimum site area, maximum floor area ratio, maximum building coverage, as set forth in Article 3, Chapter F, Section 3(D) and Section 3(E), of the land development codes within the City of Westlake; and

**WHEREAS**, the staff has reviewed the changes as requested by the applicant within Article 3, Chapter F, Section 3(D) and Section 3(E), and staff agrees with the reasonable request of the applicant, staff supports the change, allowing for the changes as noted; and

**WHEREAS**, the Developer's requested changes to the City of Westlake's interim land development code are shown in underline for the additions to the code and strike through for the deletions to the code, as set forth in the attached Exhibit "A"; and

**WHEREAS**, the City of Westlake's Planning and Zoning Board, sitting as the Local Planning Agency(LPA), had the opportunity to review the requested changes at a public hearing, and to make a recommendation to the City Council for the City of Westlake; and

**WHEREAS**, the staff for the City of Westlake has reviewed the request of the applicant for changes to Article 3, Chapter F, Section 3, Table 3.F.3.C., entitled Traditional Neighborhood Development District Land Use; Neighborhood Center Land Use Zones, General Standards; Article 3, Chapter F, Section 1, Table 3.F.3.E., TND Residential Lot Size and Setback Regulations; and Article 3, Chapter F, Section 3(D) and Section 3(E) as modified herein; and

**WHEREAS**, having considered the recommendations of the Planning and Zoning Board, the City Council for the City of Westlake has found and determined that the adoption of the land development text amendment to Article 3, Chapter F, Section 3, Table 3.F.3.C., entitled Traditional Neighborhood Development District Land Use; Neighborhood Center Land Use Zones, General Standards; Article 3, Chapter F, Section 1, Table 3.F.3.E., TND Residential Lot Size and Setback Regulations; and Article 3, Chapter F, Section 3(D) and Section 3(E) will preserve the public health, safety and welfare, enhance the value and character of the community and implement the interim adopted comprehensive plan.

**NOW THEREFORE**, BE IT ORDAINED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, AS FOLLOWS:

- Section 1.**     Incorporation:   The above recitals are true and correct and are incorporated herein by this reference.
- Section 2.**     Amendment:     The City of Westlake hereby amends the interim Land Development Code, Article 3, Chapter F, Section 3, Table 3.F.3.C., entitled Traditional Neighborhood Development District Land Use; Neighborhood Center Land Use Zones, General Standards; Article 3, Chapter F, Section 1, Table 3.F.3.E., TND Residential Lot Size and Setback Regulations; and Article 3, Chapter F, Section 3(D) and Section 3(E), as shown in underline and strikethrough format, in the Exhibit "A" attached hereto and incorporated herein.
- Section 3.**     Severability:     Should the provisions of this ordinance be declared to be severable and if any section, sentence, clause or phrase of this ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this ordinance shall remain notwithstanding the invalidity of any part.
- Section 4.**     Effective Date:   This ordinance shall be effective upon adoption on second reading:

**PASSED** this 8 day of January, 2018, on first reading.

**PASSED AND ADOPTED** this 12 day of February, 2018, on second reading.



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Sandra DeMarco, City Clerk



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City of Westlake  
Roger Manning, Mayor



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City Attorney  
Pam E. Booker, Esq.

**Exhibit "A"**  
**City of Westlake Amendment to Article 3, Chapter F, Section 3**  
**Traditional Neighborhood Development**

# ARTICLE 3

## OVERLAYS & ZONING DISTRICTS

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**1) Size**  
~~0.75~~ One square foot of signage for every linear foot of tenant frontage shall be permitted, up to a maximum of ~~64-70~~ square feet. [Ord. 2009-040]

**2) Sign Placement**

- a) Signs shall be located between the first and second story of the building. If the second story is non-residential, the signage shall comply with the minimum vertical separation requirements in Table 8.G.1.A, Wall Sign Standards. [Ord. 2009-040]
- b) All significant decorative elements on the building shall be considered when locating wall signs to ensure they are in harmony with each other. In addition, the architecture features, elements, or building lines shall not be modified to accommodate the location of the signs. [Ord. 2009-040]

**3) Projection**

Sign projection shall not exceed a maximum of 30 inches from any building face. [Ord. 2009-040]

**b. Freestanding Signs**

Unless otherwise provided herein, all freestanding signs shall be prohibited.

**1) AGR-TMD Exceptions**

~~Freestanding signs shall be permitted in an AGR-TMD pursuant to the following requirements: [Ord. 2009-040]~~

~~a) Maximum Size and Height~~

~~Signs shall not exceed 150 square feet of sign face area, and shall be limited to 15 feet in height. [Ord. 2009-040]~~

~~b) Maximum Number Allowed~~

~~One freestanding sign shall be permitted per right-of-way frontage. [Ord. 2009-040]~~

**2) A-frame Signs**

Temporary freestanding A – frame signs shall be allowed in front of arcades and covered walkways for commercial or mixed-use buildings, provided they do not conflict with pedestrian walkways. [Ord. 2009-040]

**c. Entrance Wall Signs**

Entrance wall signs are permitted for the purpose of identification, subject to the standards in Art. 8, Signage. Sign copy and graphics shall identify only the name of the development and the address.

~~7. Recreation Clubhouse Emergency Generators~~

~~A permanent emergency generator shall be required for all TDD clubhouses 20,000 square feet or greater, and shall meet the standards of Art. 5.B.1.A.18, Permanent Generators. [Ord. 2006-004] [Ord. 2014-016]~~

**Section 3 Traditional Neighborhood Development (TND)**

**A. Specific Purposes**

The purpose of the TND district is to:

1. Establish a specific neighborhood identity and focus with a pedestrian-oriented design consistent with the tier in which the development is located;
2. Provide a range of residential, commercial, civic, and open space land uses in close proximity to one another within the neighborhood;
3. Encourage a variety of non-vehicular modes of transportation, such as walking and, bicycling, segways, equestrian, golf carts where permitted by F.S., and water oriented uses such as kayaks, canoes or stand up paddle boards, to reduce the need for local automobile trips; [Ord. 2014-031]
4. Offer a range of housing opportunities;
5. Preserve natural features and scenic areas; and
6. Provide a safe and efficient circulation system for pedestrians, non-motorized vehicles, and automobiles, and emphasize connectivity within and to adjacent uses.

**B. Uses**

Uses allowed in a TND district are listed in Table 3.F.1.F, Traditional Development Permitted Use Schedule.

**C. Thresholds**

A TND shall comply with Table 3.A.3.D, TDD Corresponding Land Use, and the following: [Ord. 2006-004]

**1. Minimum Size**

The minimum gross land area required for a TND is 40 contiguous acres. Within the U/S Tier, the minimum size may be reduced to 25 acres for infill projects that are adjacent to existing residential, civic, or commercial development on at least two sides. [Ord. 2006-004]

**2. Land Use Mix**

TNDs shall provide residential, recreational, civic, and neighborhood commercial land uses, as provided in Table 3.F.3.C, TND Land Use. A TND developed as part of a TTD is subject to the minimum land use allocations provided in Table 3.F.5.D, Traditional Town Development Land Use Allocations. [Ord. 2006-004]

**Table 3.F.3.C - TND Land Use**

Land Use Mixes	Percent of Total Gross Area	
	Minimum	Maximum
Residential	-	-
Single-Family	25	70
Zero Lot-Line (ZLL)	-	50
Multi-Family/Townhouse	20	50
Neighborhood Centers	20	10
Civic (1)	2	25
Open Space/ Recreation	5	-

[Ord. 2006-004] [Ord. 2010-022]

Notes:

1. Civic uses may be collocated with the Neighborhood Centers.

**3. Minimum Development Threshold**

Any TND or single project of TNDs with more than 320 acres shall be developed as a TTD. [Ord. 2006-004] [Ord. 2010-022] [Ord. 2014-034]

**D. General Standards**

The following standards apply to all TND development:

**1. Neighborhoods**

The basic component of a TND is the neighborhood, organized in blocks around a neighborhood center. ~~Each neighborhood within a TND shall not exceed 80 acres.~~ No TND shall include more than four neighborhoods unless the TND is included within a TTD Refer to Art. 3.F.5, TTD.

**2. Connections**

All uses in a TND shall be connected by sidewalks or pedestrian paths, bicycle paths or bicycle lanes, and vehicular streets. A minimum of 80 percent of all streets shall connect at both ends to other streets at an intersection. All paths or trails, including bicycle paths or lanes, shall interconnect to form a continuous network throughout the TND and to paths or trails linked adjacent neighborhoods. Vehicular gates are prohibited on all streets, except alleys serving residential uses. Vehicular gates are not allowed on alleys serving commercial uses. [Ord. 2006-004]

**E. Land Use Zones**

**1. Neighborhood Center**

A Neighborhood Center is intended to accommodate neighborhood-oriented non-residential uses and services. It may include professional offices, community facilities, and civic uses to serve the population of the TND and adjacent neighborhoods. Multi-family or live/work residential uses are encouraged when located above non-residential uses. [Ord. 2012-027]

**a. General Standards**

**1) Location**

Each Neighborhood Center shall be centrally located in its neighborhood and shall be adjacent to a minimum of one side of a neighborhood square. A Neighborhood Center not centrally located in a neighborhood shall front onto a Collector or Arterial Road and must be located at least one half mile from the Downtown Mixed-Use Category and any other Neighborhood Centers. A non-central location is permitted on an infill site, provided it is within 1320 linear feet of 100 percent of the units in the TND and also can serve the local shopping needs of an adjacent neighborhood.

**2) Maximum and Minimum Site Area**

Each individual Neighborhood Center shall be a ~~minimum 0.5-acre and a maximum of 2.510~~ acres in size.

**3) Parking**

Parking shall be provided in accordance with Article 3.F.2.A.2, Parking and Access.

**4) Maximum Floor Area Ratio (FAR)**

1.00.25, FAR for residential uses counted as density shall not be calculated as square footage subject to the maximum FAR. [Ord. 2012-027]

5) **Maximum building coverage**

~~50-35~~ percent.

6) **Maximum Total Floor Area**

~~40,000 square feet of GFA, excluding multi-family units or the residential portion of a live/work unit counted as density. [Ord. 2012-027]~~

**b. Building Standards**

1) **Maximum Floor Area per Tenant**

8,000 square feet.

a) **Exception**

Up to 30,000 square feet is allowed for a food store. If a TND is developed as part of a TTD, the maximum allowed for a food store in a Neighborhood Center shall be 20,000 square feet.

2) **Setbacks**

Minimum and maximum building setbacks shall conform to the standards in Table 3.F.3.E, TND Non-Residential Setback Regulations.

**Table 3.F.3.E - TND Non-Residential Setback Regulations**

Regulation	Neighborhood Center and Civic	Open Space/Recreation
Front Setback	0 ft. min. 10 ft. max.	20 ft.
Side Setback	0 ft. for attached buildings 5 ft. min. for detached buildings 10 ft. adjacent to residential	20 ft.
Rear Setback	10 ft. min.	20 ft.

3) **Multi-family and Live/Work**

Multi-family residential and live/work units shall only be permitted subject to approval by the DRO. Horizontal and vertical integration of residential and non-residential uses shall be encouraged. ~~the following: [Ord. 2012-027]~~

- a) ~~Permitted residential uses are located above non-residential uses; and, [Ord. 2012-027]~~
- b) ~~The FAR of residential uses shall not exceed 30 percent of the combined FAR of non-residential and residential uses. The calculation of residential FAR in determining compliance herein does not alter that residential uses are calculated as density, unless otherwise stated within the ULDC. [Ord. 2012-027]~~

c. **Maximum Building Height**

~~45 feet — U/S Tier, 25 feet — Rural/Exurban Tiers.~~

d. **Building Orientation**

~~Buildings shall front or orient towards a street, open space, or pedestrian pass-through. All principal buildings shall have their entrance facing the street or an intersection.~~

e. **Build-to Lines**

~~A minimum of 50 percent of a commercial building shall have a zero setback. The remaining 50 percent may be set back a maximum of ten feet. Exceptions to the minimum setback shall be permitted to allow for utility conflicts, where necessary. Private civic pods adhering to the Neighborhood Center provisions shall be exempt from the Build-to line requirements.~~

f. **Covered Walkways**

~~A minimum of 50 percent of all-first floor building frontages of retail and commercial uses shall be constructed as storefronts and include features such as, but not limited to, be adjacent to a covered sidewalk, with features such as awnings, colonnades, trellises, or arcades. Colonnades and arcades shall be a minimum of ten feet in width, including any support column intrusions. All covered walkways shall have a minimum interior height clearance of 12 feet from ground to ceiling.~~

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5) **Maximum building coverage**  
50-35 percent.

6) ~~Maximum Total Floor Area~~  
40,000 square feet of GFA, excluding multi-family units or the residential portion of a live/work unit counted as density. [Ord. 2012-027]

**b. Building Standards**

1) **Maximum Floor Area per Tenant**  
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Multi-family residential and live/work units shall only be permitted

subject to approval by the DRO. Horizontal and vertical integration of residential and non-residential uses shall be encouraged. the following: [Ord. 2012-027]

- a) ~~Permitted residential uses are located above non-residential uses; and, [Ord. 2012-027]~~
- b) ~~The FAR of residential uses shall not exceed 30 percent of the combined FAR of non-residential and residential uses. The calculation of residential FAR in determining compliance herein does not alter that residential uses are calculated as density, unless otherwise stated within the ULDC. [Ord. 2012-027]~~

c. **Maximum Building Height**

45 feet — U/S Tier, 25 feet — Rural/Exurban Tiers.

d. **Building Orientation**

Buildings shall front a street, open space, or pedestrian pass-through. All principal buildings shall have their entrance facing the street or an intersection.

e. **Build-to Lines**

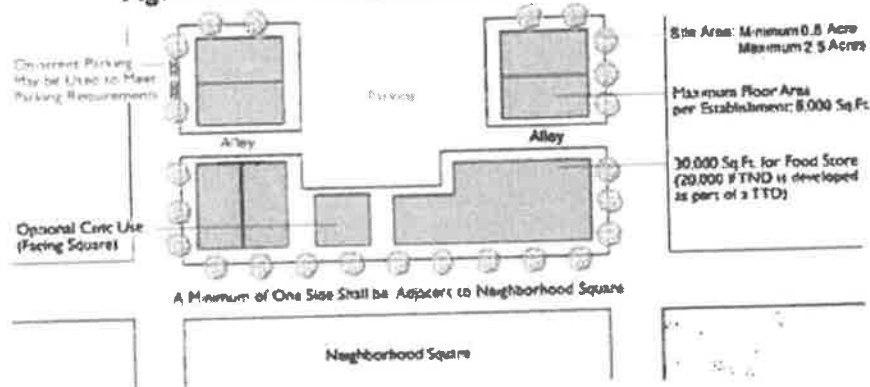
A minimum of 50 percent of a commercial building shall have a zero setback. The remaining 50 percent may be set back a maximum of ten feet. Exceptions to the minimum setback shall be permitted to allow for utility conflicts, where necessary. Private civic pods adhering to the Neighborhood Center provisions shall be exempt from the Build-to line requirements.

f. **Covered Walkways**

A minimum of 50 percent of all first floor building frontages of retail and commercial uses shall be constructed as storefronts and include features such as, but not limited to, be adjacent to a covered sidewalk, with features such as awnings, colonnades, trellises, or arcades. Colonnades and arcades shall be a minimum of ten feet in width, including any support column intrusions. All covered walkways shall have a minimum interior height clearance of 12 feet from ground to ceiling.

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**Figure 3.F.3.E - TND Neighborhood Center Standards**



**2. Civic**  
The civic

designation is

intended to accommodate publicly and privately owned institutional land uses intended to serve the neighborhood.

**a. Location**

Civic parcels used for community buildings shall be located adjacent to a neighborhood square or park, or on a lot terminating a street vista.

**b. Public Land Dedication**

Based on the proportional impacts of development on the demand for public services and facilities, a portion of a TND may be required to be conveyed or voluntarily committed in simple fee title to the PBC-City of Westlake for civic purposes. These conveyances shall be in a form approved by the County-City Attorney or in the form of a development agreement.

**3. Open Space/Recreation**

Areas designated for open space/recreation include neighborhood parks, neighborhood squares, and active or passive recreation uses.

**4. Neighborhood Square**

a. Each neighborhood within a TND shall include a centrally located neighborhood square or "commons." The square and abutting neighborhood commercial and civic uses should serve as a focal point for the surrounding residential neighborhoods.

**1) Size**

The square shall have a minimum lot size of 20,000 to 140,000 square feet, see Figure 3.F.3.E, TND Neighborhood Park and Square.

**2) Street Access**

A minimum of 75 percent of a square perimeter shall abut a street.

**3) Minimum Pervious Area**

The minimum required area of a neighborhood park that must be pervious surface is:

**a) U/S Tier**

25 percent.

**b) Exurban and Rural Tiers**

50 percent.

**b. Neighborhood Parks**

**1) Minimum Area**

A minimum of 25 percent of the open space/recreation area required by Table 3.F.3.C, TND Land Use, must be common open space or park accessible to the public. Each neighborhood park shall have a minimum area of 20,000 square feet.

**2) Location**

Neighborhood parks shall be located within each neighborhood of a TND and shall be distributed so that 100 percent of all dwelling units are located within 1320 linear feet from a park or other recreation area.

**3) Minimum Pervious Area**

The minimum required area of a neighborhood park that must be pervious surface is:

**a) U/S Tier**

50 percent

b) Exurban and Rural Tiers  
66 percent.

4) **Pedestrian Access**

A minimum of ~~50-25~~ percent of a neighborhood park perimeter shall abut a street.

5) **Active Recreation Areas**

Common active recreation uses, such as playing fields and swimming pools, shall be buffered by a perimeter landscape area that complies with the compatibility buffers in Article 7. LANDSCAPING. The neighborhood square shall be exempt from this requirement.

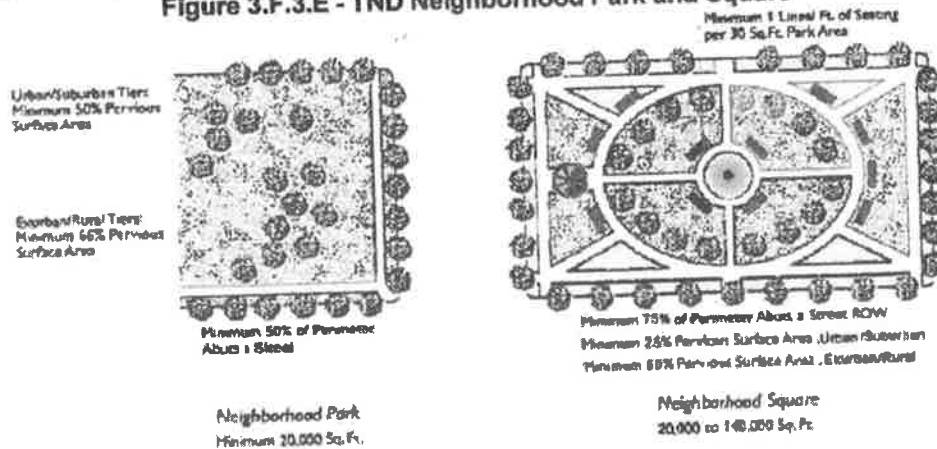
a) **Active Recreation Areas in Residential Buildings**

Penthouse and rooftop active and passive recreation shall not be counted towards the minimum open space/recreation area requirement.

6) **Required Amenities**

Neighborhood squares shall include street furniture for outdoor seating and other amenities such as gazebos, fountains, statuary, flag poles, kiosks, and benches. ~~At least one linear foot of seating area shall be provided for each 100 square feet of park area.~~ Seating area may include wooden benches, seating walls, and retaining walls where the seating area is between 16 inches and 30 inches above grade. [Ord. 2014-031]

Figure 3.F.3.E - TND Neighborhood Park and Square



5. **Residential Uses**

a. **Lot Size and Setbacks**

Minimum and maximum lot sizes and building setbacks shall conform to the standards in Table 3.F.3.E, TND Residential Lot Size and Setback Regulations, with exception to multi-family units located in a Neighborhood Center. [Ord. 2012-027]

b. **Maximum Building Height**

35 feet.

1) **U/S Tier**

One foot of additional height may be allowed for multi-family residential buildings for each additional foot of front and side setback, or upper story setback, provided beyond the minimum required setback, up to a total building height of 45 feet.

c. **Building Orientation**

Residential buildings shall front a street, neighborhood square, open space, or neighborhood park and be directly-accessible from a street or designated pedestrian pathway.

d. **Accessory Buildings**

Accessory buildings shall not exceed 25 feet in height and may be used as a garage or accessory dwelling.

1) **Calculation of Density**

Accessory dwellings are not considered "dwelling units" for the purposes of calculating the maximum allowable density in a TND.

2) **Maximum Number**

Up to one accessory dwelling unit per principal dwelling unit is permitted.

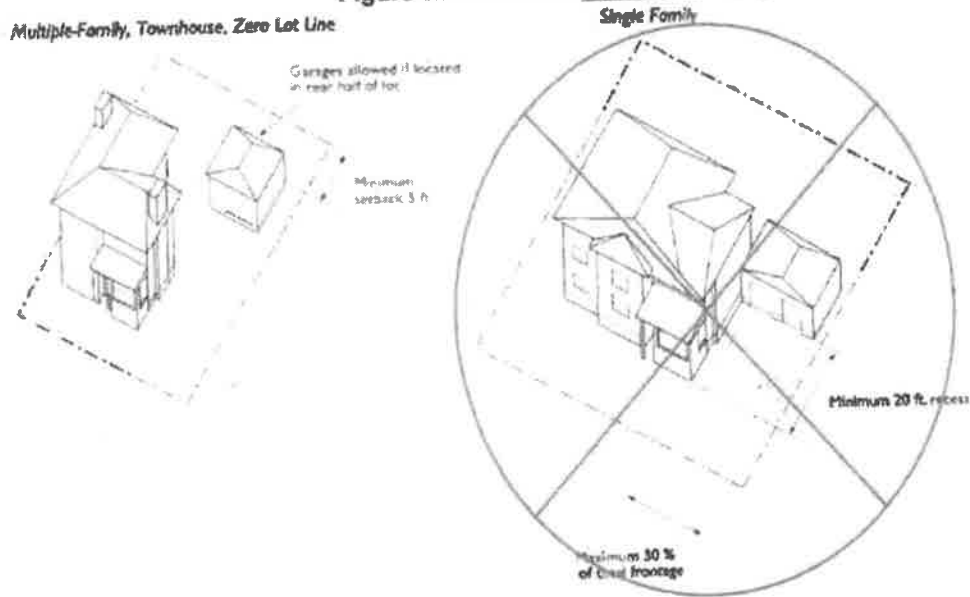
3) **Required Parking**

One additional parking space per accessory dwelling is required.

**e. Detached Garages**

Detached Garages are permitted in the rear half of the lot only. Garages accessible from an alley shall be setback a minimum of five feet from the rear property lot line.

**Figure 3.F.3.E - TND Detached Garages**

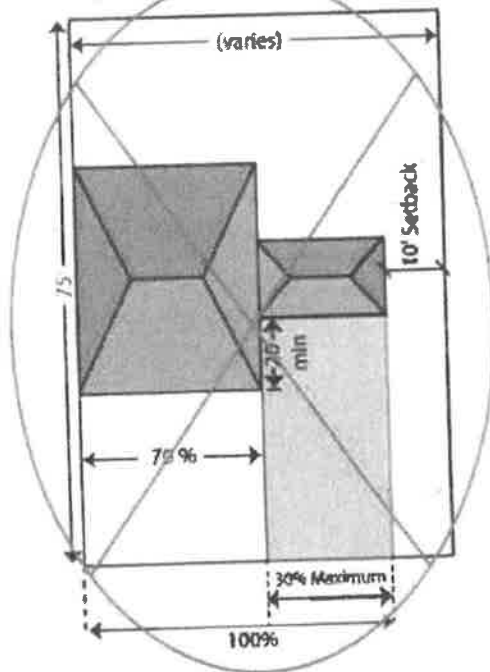


**4) Exception for Single family or ZLL**

Garages may be attached to a single family house or ZLL if recessed a minimum of 20 feet from the front facade of the house. Attached garages shall occupy a maximum of 30 percent of the total frontage of the house, as determined by the total length between the two main exterior walls nearest to the interior property lines, including the garage but excluding any attached structures, such as a porch, deck or patio. Attached garages may be increased to a maximum of 40 percent of the total frontage of the house, when a porte cochere is connected to the dwelling and located in front of the garage, and the Driveway widths shall be limited to a maximum of 46-18 feet in width. Wider driveways may be permitted, where adjacent to above-ground mechanical/utility equipment or as otherwise approved by the City Engineer. [Ord. 2014-031]

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**Figure 3.F.3.E - ZLL Garages**



**f. Main Entrances**

All residential structures shall have their main entrance fronting a street, neighborhood square, Neighborhood Park, open space, or an intersection, consistent with Article 3.F.3.E.5.c. Corner entries at street intersections are preferred for multi-family structures.

**g. Porches**

All ~~s~~Single family and ZLL dwellings ~~shall have~~containing a front porch, shall raised at the porch a minimum of ~~18-12~~ inches from the finished grade, or from the sidewalk located in the front yard within the R-O-W. [Ord. 2014034]

**1) Size**

Porches shall have a minimum depth of six feet and a minimum width of ~~42-8~~ feet.

**2) Enclosure**

Porches shall comply with the definition of TND, porch in Art. 1.1, Zoning Definitions and Acronyms.

**3) Setback Encroachment**

A porch, and attached porte cochere where applicable, may encroach a maximum of 25 percent into a front or side street setback, provided there is no utility easement overlap. [Ord. 2014-034]

**h. Balconies and Patios**

A minimum of 20 percent of the total number of dwelling units on each floor in a multi-family structure shall have individual balconies and/or patios.

**1) Setback Encroachment**

A single family or ZLL patio may encroach a maximum of 25 percent into a front or side street setback, provided there is no utility easement overlap. A balcony may encroach a maximum of six feet into a front or side street setback, provided there is no utility easement overlap. [Ord. 2014-034]

(This space intentionally left blank)

**Table 3.F.3.E - TND Residential Lot Size and Setback Regulations**

Regulation	Single family	ZLL	Townhouse	Multi-Family (1)
Minimum Lot Size	5,000-500 sq. ft.	3,000 sq. ft.	1,000 sq. ft.	-
Maximum Lot Size	40,000 sq. ft.	15,000 sq. ft.	8,000 sq. ft.	-
Minimum Lot Width	50-40 ft.	40 ft.	18 ft.	50 ft.
Minimum Lot Depth	75 ft.	75 ft.	75-65 ft.	75 ft.
Front Setback	10 ft. min.	10 ft. min.	5 ft. min.	no min.
	20 ft. max.	20 ft. max.	10 ft. max.	30 ft. max.
Side Setback	5 ft. min.	0 ft. on zero lot line ZLL side and 10 ft. on other	no minimum  15-10 ft. separation	5 ft. min.  15 ft. separation
			10-5 ft. adjacent to Single family or ZLL Houses	20 ft. adjacent to Single family or ZLL Houses
Side Street Setback	10 ft. min.	10 ft. min.	10 ft. min.	10 ft. min.
Rear Setback	10 ft.	10 ft. min.	15-10 ft. min.	15 ft. min.
	5 ft. min. for accessory Structure	5 ft. min. for accessory Structure or alley	5 ft. min. for accessory Structure or alley	-
	5 ft. min. for a garage accessible from an alley.	5 ft. min. for a garage accessible from an alley	5 ft. min. for a garage accessible from an alley	-

[Ord. 2012-027] [Ord. 2014-031]

**Notes:**

- Multi-family units located in a Neighborhood Center shall be subject to the lot sizes of that Use Zone
- The provisions in this table shall not preclude the applicability of Article 5.B.1.A.11.b.1.b.2, which provides setback relief to lots adjacent to open space areas.
- Accessory structures shall maintain the same setbacks as the principal structure, notwithstanding setback reductions provided within the City's ULDC.

**Section 4 Traditional Marketplace Development (TMD)**

**A. Purpose**

The purpose of the TMD district is to: [Ord. 2005 – 041]

1. Provide a concentrated area for shopping, entertainment, business, services and cultural opportunities by allowing a mix of commercial and institutional uses and establishing physical development and design standards that create pedestrian-oriented development; [Ord. 2005 – 002]
2. Provide housing opportunities through integrated residential uses; [Ord. 2005 – 002] [Ord. 2014-031]
3. Promote a mix of uses in a manner that creates a stronger pedestrian orientation through design, placement and organization of buildings, plazas, common public space, and dispersed parking; and [Ord. 2005 – 002]
4. Ensure traditional marketplaces are compatible with the overall design objectives of the Plan and the MGTS. [Ord. 2005 – 041]

**B. Purpose of the TMD District in the AGR Tier (AGR-TMD)**

In addition to the above, the purpose of the AGR-TMD is to: [Ord. 2005–041]

1. Promote the preservation of agriculture by providing for compact commercial areas and preserved agricultural land; [Ord. 2005 – 002]
2. Provide for commercial uses serving AGR residents at accessible locations on major arterials; and [Ord. 2005 – 002]
3. Encourage design that is compatible with the surrounding agricultural or rural area; [Ord. 2005 – 002]
4. Implement the conceptual designs that submitted to the BCC on April 6, 2005; and [Ord. 2005-041]
5. Implement the requirements of FLUE Policy 1.5-m, 1.5.1-m, 1.5.1-n, and 2.4-c of the plan. [Ord. 2005-041]

**C. Uses Allowed**

Uses allowed in a TMD district are listed in Table 3.F.1.F, Traditional Development Permitted Use Schedule. [Ord. 2005 – 002]

**D. Development Standards for all TMDs**

The following standards apply to TMDs located in all tiers: [Ord. 2005 – 002]

## 1. General Standards

The following standards apply to all TMDs; however, additional standards or provisions shall apply to the AGR Tier, per Art. 3.F.4.E. Standards Applicable to AGR Tier. [Ord. 2005-002] [Ord. 2005-041]

### a. Thresholds

A TMD shall comply with Table 3.A.3.D. TDD Corresponding Land Use, and the following: [Ord. 2006-004]

#### 1) Minimum Site Area

The minimum gross land area required for a TMD is ten contiguous acres. [Ord. 2005-002] [Ord. 2006-004]

#### 2) Minimum Total Floor Area

The following MGTS thresholds shall apply to all non-residential development within a TMD, unless stated otherwise herein: [Ord. 2010-022]

##### a) U/S Tier

In the U/S Tier, 200,000 square feet is required, with a minimum of 125,000 square feet in the first phase. [Ord. 2010-022]

##### b) Exurban/Rural Tiers

In the Exurban and Rural tiers, 125,000 square feet is required. Additional development may be phased but shall not exceed a total of 200,000 square feet for the Exurban and Rural Tiers. [Ord. 2010-022]

##### (1) Agricultural Enclave (AGE) Exception

The minimum square footage for TMDs within an AGE shall be in accordance with an AGE Site Specific FLUA Conceptual Plan. [Ord. 2010-022]

##### c. AGR Tier

See Art. 3.F.4.E, Standards Applicable to AGR Tier, for AGR Standards. [Ord. 2010-022]

##### d. Civic and Institutional Exception

Civic and Institutional uses are not subject to these floor area limitations. [Ord. 2005-002] [Ord. 2006-004] [Ord. 2010-022]

#### 3) Minimum FAR

0.4 in the U/S Tier. [Ord. 2005 - 002] [Ord. 2006-004]

### b. Permitted Locations

1) Within the CL designations in Exurban, Rural and AGR Tiers. [Ord. 2005 - 002]

2) Within the CL/CH designations in the U/S Tier. [Ord. 2005 - 002]

3) Within an area designated as a TMD Pod within a TTD. [Ord. 2010-022] [Ord. 2014-031]

4) A TMD must have at least 200 feet of frontage along an arterial or collector street. [Ord. 2005 - 002]

### c. Maximum Floor Area per Single Tenant [Ord. 2005-041]

#### 1) U/S Tier

No single tenant may occupy more than 50,000 sq. ft. unless approved as a requested use. Single tenants occupying more than 100,000 square feet are prohibited. [Ord. 2005 - 002]

#### 2) Exurban/Rural and AGR Tiers

No single tenant may occupy more than 25,000 sq. ft. unless approved as a requested use. Single tenants occupying 65,000 sq. ft. or more are prohibited. [Ord. 2005 - 002]

#### 3) Maximum Ground Floor Area per Establishment

No single tenant may occupy more than 40 percent of the total ground floor area of a TMD. [Ord. 2005 - 002]

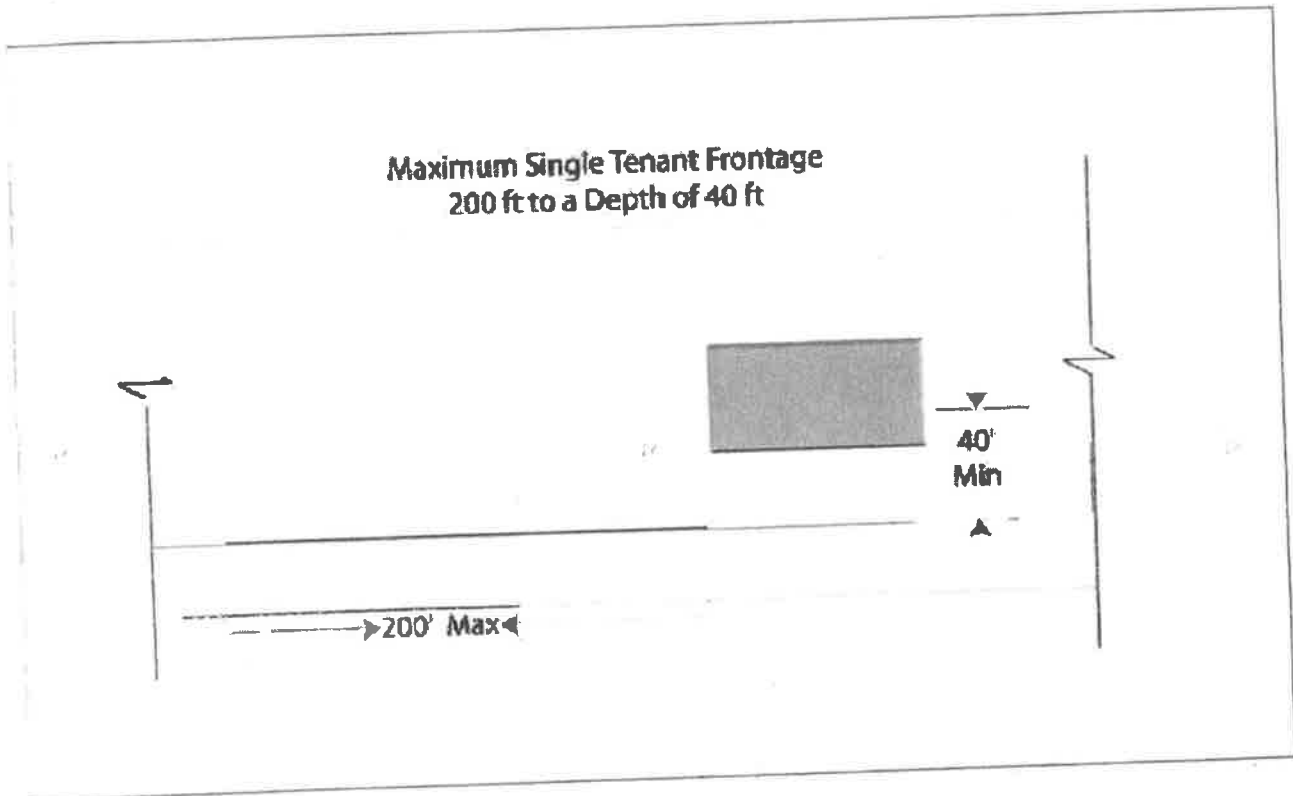
#### 4) Maximum Frontage Per Single Tenant

No single tenant may occupy more than 200 feet of frontage. An increase of up to 240 feet of frontage per single tenant is permitted in the AGR Tier, provided that any increase over 200 feet incorporates the appearance of a separate storefront on the subject façade, to include the following: a distinct architectural style a minimum of 40 feet in length, a similar percentage of transparency, and an additional building entrance, or appearance of an entrance. [Ord. 2005-002] [Ord. 2005 - 041]

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Figure 3.F.4.D - TMD Maximum Frontage Per Establishment

[Ord. 2005-002]



**d. Density/Intensity**

**1) Multiple Use Projects**

Multiple Use Projects may be allowed to utilize up to 100 percent of the combination of a site's residential density and its commercial intensity equivalent. (Additional density or intensity is equivalent to the corresponding amount of non-utilized existing density or intensity). (A = percent of additional density or intensity, U = percent of utilized density or intensity.  $A = 100 - U$ ). [Ord. 2005 - 002]

**2) Mixed Use Projects**

Mixed Use Projects which vertically integrate at least 20 percent of their allowed residential units with non-residential uses may be allowed to utilize up to 100 percent of both a site's residential density and commercial intensity. [Ord. 2005 - 002]

**2. Street Designations and Configurations**

All streets and alleys in a TMD dedicated to the public or meeting the definition of a private street shall conform to the standards of Art. 11 Subdivision, Platting and Required Improvements. All neighborhood centers and the central plaza of a TMD shall be directly connected by a non-gated street network. [Ord. 2005 - 002]

**a. Mainstreet**

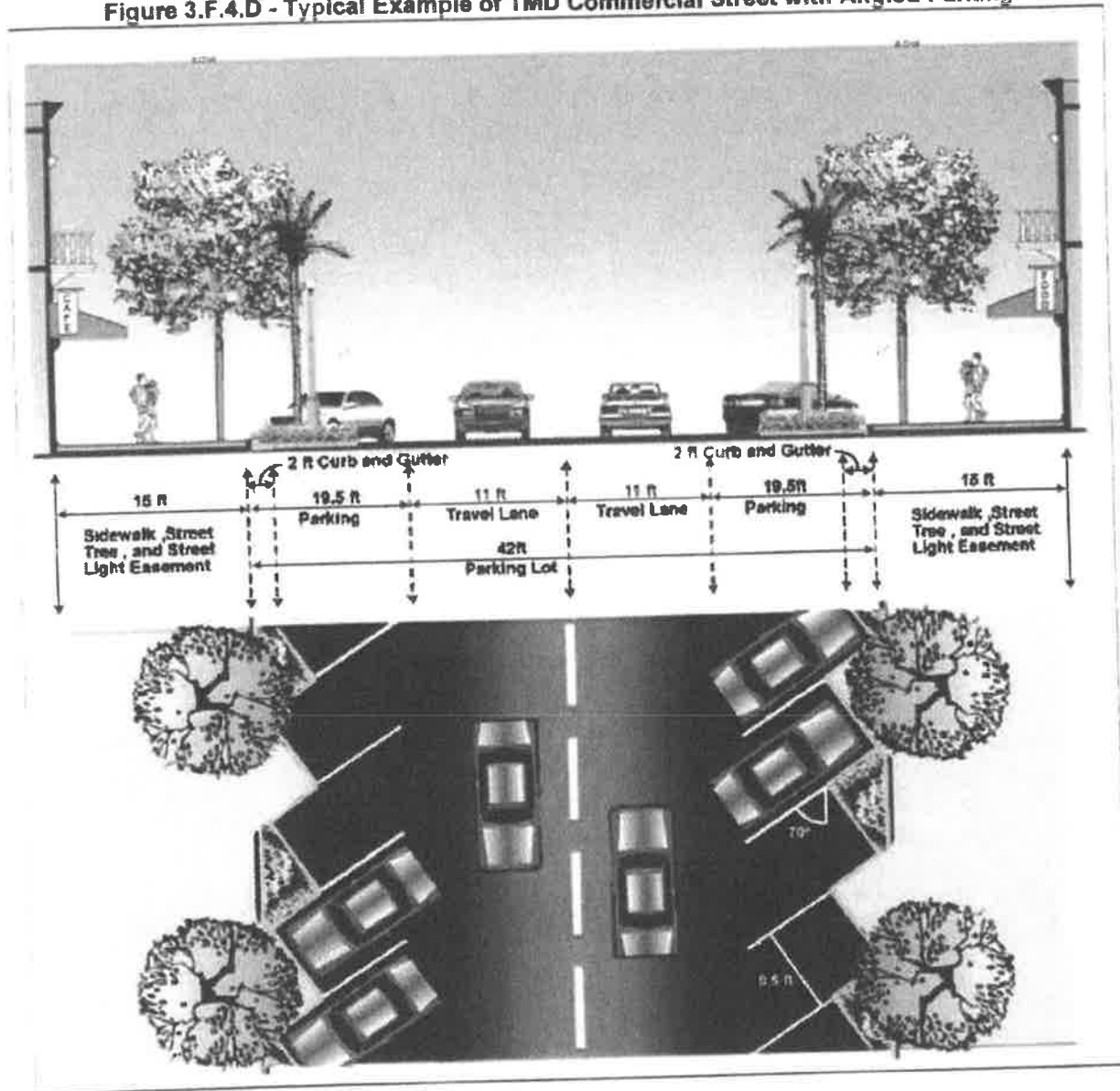
At least two two-way streets forming an inter-section shall be designated as Main streets. A minimum of one mainstreet shall cross through the entire length or width of a TMD, unless waived by the BCC. Main streets shall be designed to be consistent with Figure 3.F.2.A, TDD Commercial Street. [Ord. 2005 - 002]

**1) Design Exception**

Main streets designed as an access way or non-residential parking lot may increase the overall width to provide for angled parking, not to exceed a 70 degree angle, as indicated in Figure 3.F.4.D, Typical Example of TMD Commercial Street with Angled Parking. The required width of travel lanes shall be as approved by the County Engineer based upon such factors as anticipated average daily traffic and overlap of back-out maneuvers. Parking stall dimensions shall be in accordance with Table 6.A.1.D, Minimum Parking Dimensions for



Figure 3.F.4.D - Typical Example of TMD Commercial Street with Angled Parking



**b. Sidewalks**

Sidewalks are required on both sides of all streets and shall be designed to be consistent with Figure 3.F.2.A, TDD Commercial Street, except for: alleys; drive isles between rows of parking or providing access to a surface parking lot; service streets; the side of a street abutting a preserve area of an AGR-TMD; and, where one side of a street abuts a surface parking lot or open space. All sidewalks shall conform to the requirements of Art. 3.F.2.A.1, Streets, Sidewalks, and Alleys. [Ord. 2005-002] [Ord. 2005 – 041]

**c. Alley Access**

Alley access is not allowed from a Main Street. [Ord. 2005 – 002]

**d. Prohibition of Vehicular Gates**

Vehicular gates are not allowed in a TMD. [Ord. 2005 – 002]

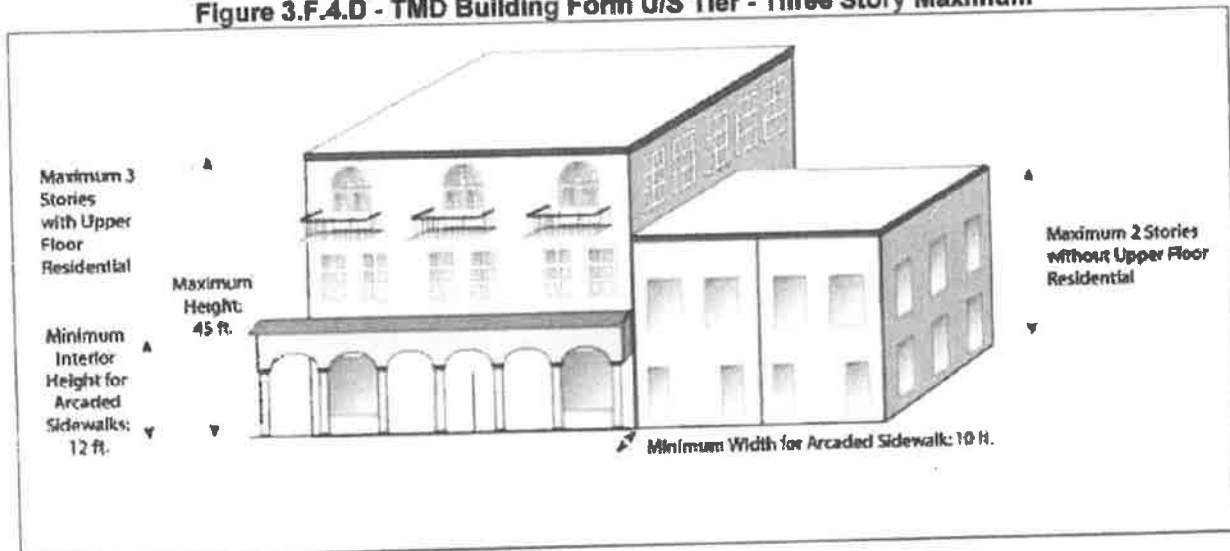
**3. Building Form**

**a. Maximum Building Height**

**1) U/S Tier**

- a) 45 feet and two stories. A third story is allowed if the top floor is dedicated to residential uses. [Ord. 2005 – 002]
  - b) The height limit shall not apply to those exceptions listed in Art. 3.D.1.E.4. Height Exceptions. [Ord. 2005 – 002]
- 2) Exurban, Rural, and Agricultural Reserve Tiers  
35 feet and two stories. [Ord. 2005 – 002]
- a) AGR Tier Exception
    - 1) A third story is allowed if limited to residential uses where a garage is provided on the ground floor for each residential unit. [Ord. 2005 – 002]
    - 2) The height limit shall be 45 feet for those exceptions listed in Art. 3.D.1.E.4. Height Exceptions. [Ord. 2005 – 002]

**Figure 3.F.4.D - TMD Building Form U/S Tier - Three Story Maximum**



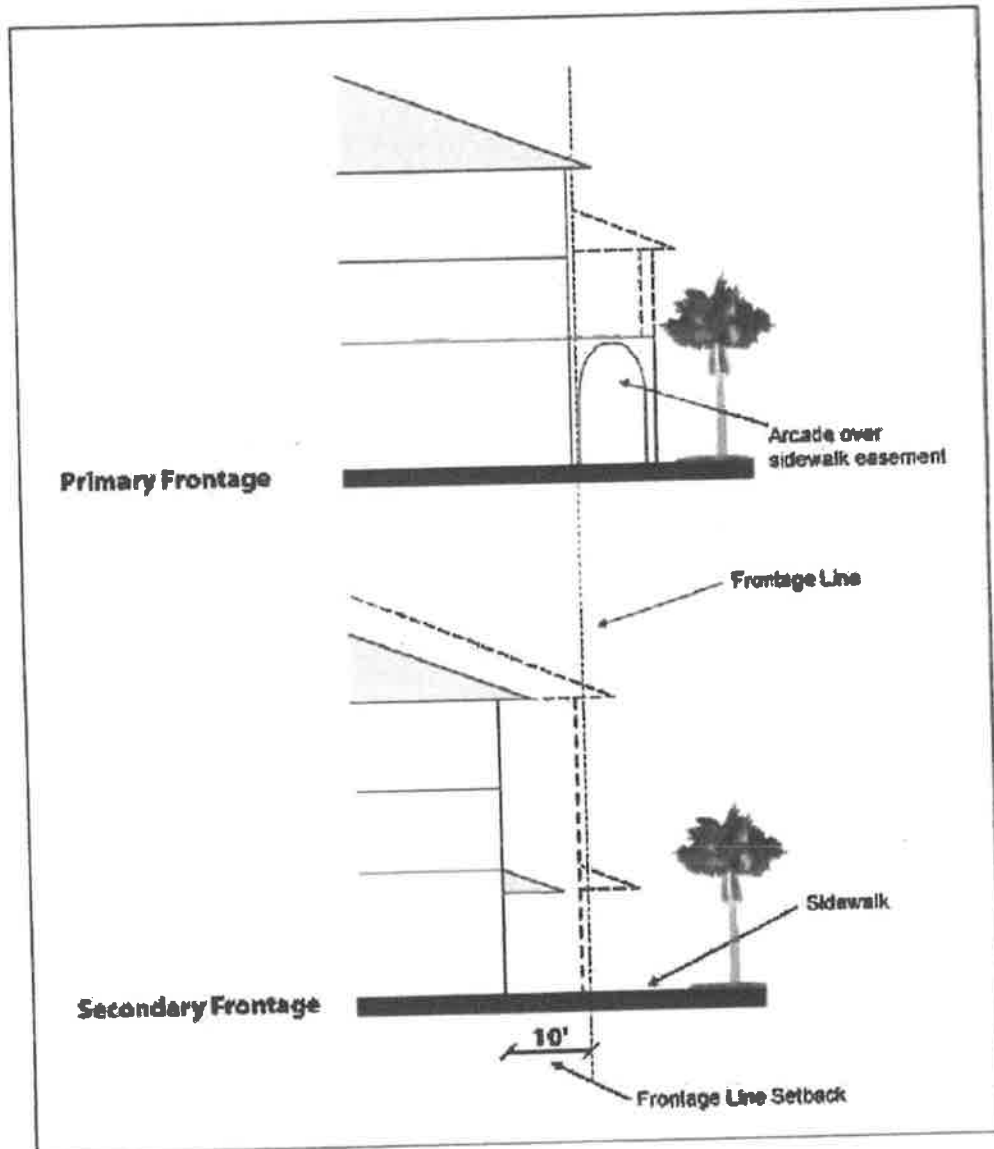
[Ord. 2005-002]

**4. Frontages and Residential PDRs**

All buildings shall be designated on the site plan as either Primary or Secondary Frontage and shall conform to the following requirements: [Ord. 2005-002] [Ord. 2005 – 041]

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**Figure 3.F.4.D - Primary and Secondary Frontage for TMD**  
[Ord. 2005-002]

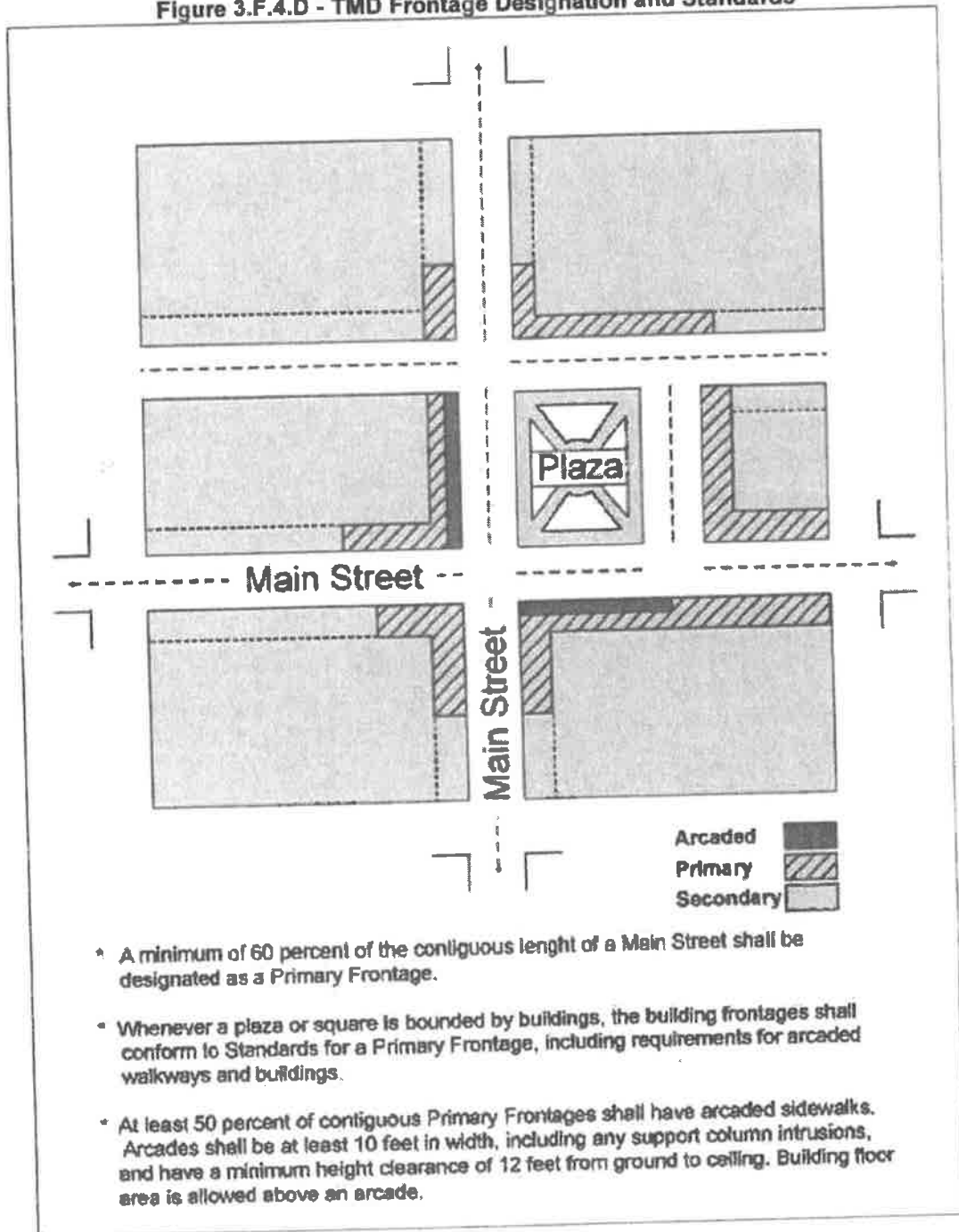


**a. Standards for Primary Frontage**

- 1) A minimum of 60 percent of the length of a Main Street shall be designated as a Primary Frontage. [Ord. 2005 - 002]

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Figure 3.F.4.D - TMD Frontage Designation and Standards



[Ord. 2005-002]

## 2) Continuity and Separations

Primary Frontage shall be continuous, except as follows: [Ord. 2005 - 002]

- A central plaza or square may be located at the end of a block. [Ord. 2005 - 002]
- One separation between buildings is allowed for each 120 linear feet of frontage, provided it is located a minimum of 120 feet from the end of a block. [Ord. 2005 - 002]
  - The width of this separation shall not exceed: [Ord. 2005 - 002]
    - 20 feet for pedestrian access to internal parking areas, off-street loading, refuse collection or recessed building entrances. [Ord. 2005 - 002]

(b) 30 feet for outdoor dining areas or pedestrian shade and rest areas. [Ord. 2005 – 002]

(c) 60 feet for a mid-block plaza, other than the central plaza. [Ord. 2005 – 002]

**3) Build to Lines**

All building and structures along a Primary Frontage shall abut the required sidewalk. [Ord. 2005 – 002]

**(a) Exception**

A maximum of ten percent of Primary Frontage structures may be set back a maximum of 20 feet from the build to line to provide for outdoor dining areas and/or usable open space, subject to the following: [Ord. 2005 – 002]

(1) No more than one area described above shall be permitted at any intersection or at any intersection created by permitted separations; and, [Ord. 2005 – 002]

(2) The area shall not exceed 40 feet in length, nor be within 40 feet of any other setback area or building separation, except as permitted above. [Ord. 2005 – 002]

**4) Arcaded Sidewalk**

At least 50 percent of the Primary Frontages shall have arcaded sidewalks. Arcades shall be a minimum of ten feet in width, including any support column intrusions, and have a minimum height clearance of 12 feet from ground to ceiling. Building floor area is allowed above an arcade. The arcade shall provide for a pedestrian walkway a minimum of eight feet in width with no encumbrances such as support columns, but may be reduced to six feet in width to provide for outdoor dining areas, as illustrated in Figure 3.B.14 G. WCRAO Arcade and Gallery Standards. [Ord. 2005 – 002] [Ord. 2008-003]

**b. Standards for Secondary Frontage**

**1) Secondary Frontage**

A maximum of 40 percent of the length of a main street may be designated as Secondary Frontage. [Ord. 2005 – 002]

**2) Separations**

Secondary Frontage may include physical separations between buildings, as follows:

a) One separation between buildings for each 80 linear feet of frontage, provided it is located a minimum of 80 feet from the end of a block or from the edge of a plaza. [Ord. 2005 – 002]

b) The width of this physical separation shall not exceed:

(1) 20 feet for pedestrian access to internal parking areas or recessed building entrances; [Ord. 2005 – 002]

(2) 30 feet for an alley or vehicular access to internal parking, outdoor dining areas, or pedestrian shade and rest areas; or [Ord. 2005 – 002]

(3) 60 feet for a mid block plaza. [Ord. 2005 – 002]

**3) Build-to Lines**

All building structures along a Secondary Frontage shall be located within ten feet of the required sidewalk. [Ord. 2005 – 002]

**(a) Exception**

A maximum of ten percent of Secondary Frontage structures may be set back a maximum of 20 feet from the build to line to provide for outdoor dining areas and/or usable open space, subject to the following: [Ord. 2005 – 002]

(1) No more than one area described above shall be permitted at any intersection or at any intersection created by permitted separations; and, [Ord. 2005 – 002]

(2) The area shall not exceed 40 feet in length, nor be within 40 feet of any other setback area or building separation, except as permitted above. [Ord. 2005 – 002]

**c. Standards for Buildings abutting Perimeter Frontages**

Exterior facade of buildings that abut arterial or collector streets shall be designed to provide views of building entrances or display windows. [Ord. 2005 – 002] [Ord. 2010-022]

**d. Optional Standards for Residential PDRs**

Residential buildings may use the TND Residential Lot Size and Setback Regulations, or the following: [Ord. 2005-041]

**1) Multi-family Alley Frontage Design Alternative**

Multi-family dwellings may be permitted to have frontage from a street built to alley standards, subject to the following: [Ord. 2005-041]

**a) Build to Lines and Setbacks**

Setbacks or build to lines must be measured from the inside alley edge, or sidewalk if provided. [Ord. 2005-041]

- (1) Front setbacks must be a minimum of five feet, and a maximum of 10 feet. Garages fronting the alley shall be setback at least 20 feet. [Ord. 2005-041]
- (2) Side street setbacks must be a minimum of five feet, and a maximum of 10 feet. An exception may be made for one side of a block which fronts on open space or a recreation use. [Ord. 2005-041]
- (3) The rear of each unit shall have access to and be within 20 feet of a street, open space or plaza a minimum of 40 feet in width, with sidewalks that connect to the projects pedestrian circulation system. [Ord. 2005-041]

**b) Continuity and Separations**

One separation between buildings is allowed for each 80 feet of frontage, provided it is located a minimum of 80 feet from the end of a block. The width of this separation shall not exceed 25 feet for pedestrian access, or 40 feet for a mid block plaza. One mid block plaza may be permitted to have a separation of up to 120 feet in the AGR Tier only. [Ord. 2005-041]

**5. Pedestrian Circulation**

In addition to the sidewalk requirements of Art. 3.F.2.A.1, Streets, Sidewalks, and Alleys, all internal sidewalks shall provide a minimum clear width of six feet. [Ord. 2005 - 002]

**6. Foundation Planting**

Notwithstanding the requirements of Art. 7.D.11, Foundation Plantings, foundation plantings shall not be required for primary and secondary building frontages, buildings along an alley or access way to a parking area, where the alley or access way is located in-between non-residential buildings, or where buildings front on a plaza or square. [Ord. 2005-002] [Ord. 2005 - 041]

**7. Parking**

On-street parking is required on both sides of all two-way streets and on at least one-side of one-way streets, except within 25 feet of a street intersection or alley, or ten feet of a fire hydrant, or along arterials, planned collector streets, alleys or a vehicular access way to internal parking. [Ord. 2005-002] [Ord. 2005 - 041]

**8. Plazas**

Plazas are required to provide a focal point for pedestrians, and must meet the minimum standards of Table 3.F.4.D-53, Minimum Dimensions for Required Plazas, and the following: [Ord. 2005-002] [Ord. 2005 - 041]

**Table 3.F.4.D - Minimum Dimensions for Required Plazas**

	Minimum Size	Minimum Length	Minimum Width
Central Plaza	10,000 sf	120 feet	80 feet
Other Plazas	5,000 sf	60 feet	40 feet

**a. Minimum Total Area**

20,000 square feet or five percent of the gross development area within a TMD, whichever is greater, shall be used for public plazas or squares. [Ord. 2005 - 002]

**b. Required Location**

The central plaza shall front on a Main Street; other plazas shall be bounded by a street on at least one side. [Ord. 2005-002] [Ord. 2005-041]

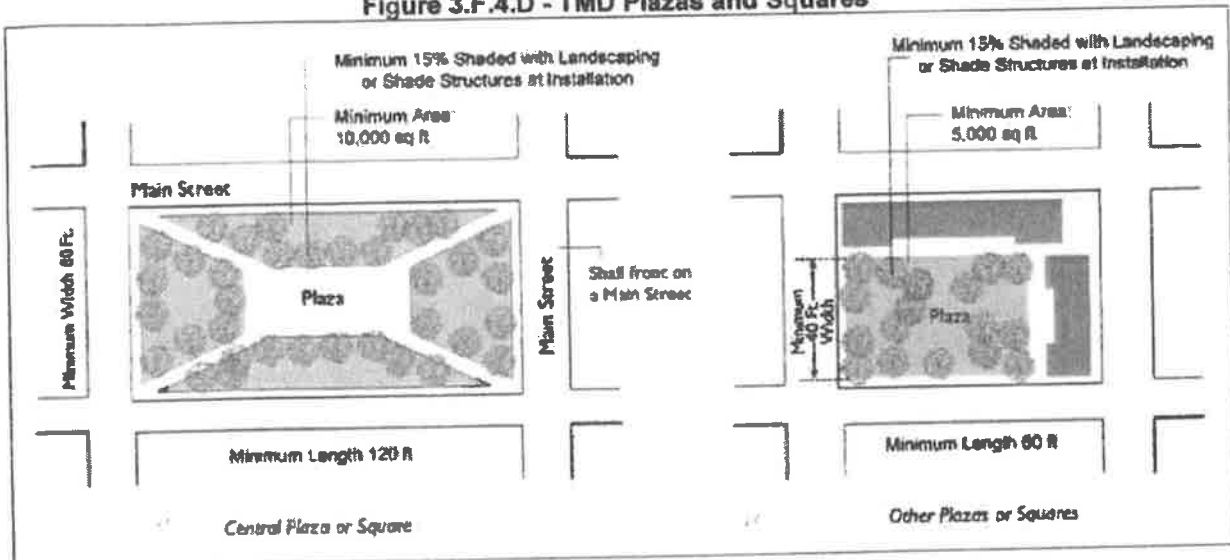
**c. Required Landscaping and Pedestrian Amenities** [Ord. 2005-041]

- 1) A minimum of 15 percent of each plaza shall be shaded by landscaping or shade structures, at time of installation. Landscaping shall provide a minimum of 50 percent of required shade. [Ord. 2005-002] [Ord. 2005-041]
- 2) A minimum of 40 percent of the overall plaza areas shall be pervious. [Ord. 2005-002] [Ord. 2005-041]
- 3) Each plaza must provide a minimum of one linear foot of seating for each 200 square feet of overall area. [Ord. 2005-002] [Ord. 2005-041]

**d. Corner and Mid-Block Plaza Abutting Buildings**

Wherever a plaza is bounded by buildings, the building frontages must conform to the standards for a Primary Frontage, including requirements for arcaded walkways and building see Art. 3.F.4.D.4, Frontages and Residential PDRs. [Ord. 2005-002] [Ord. 2005-041]

**Figure 3.F.4.D - TMD Plazas and Squares**



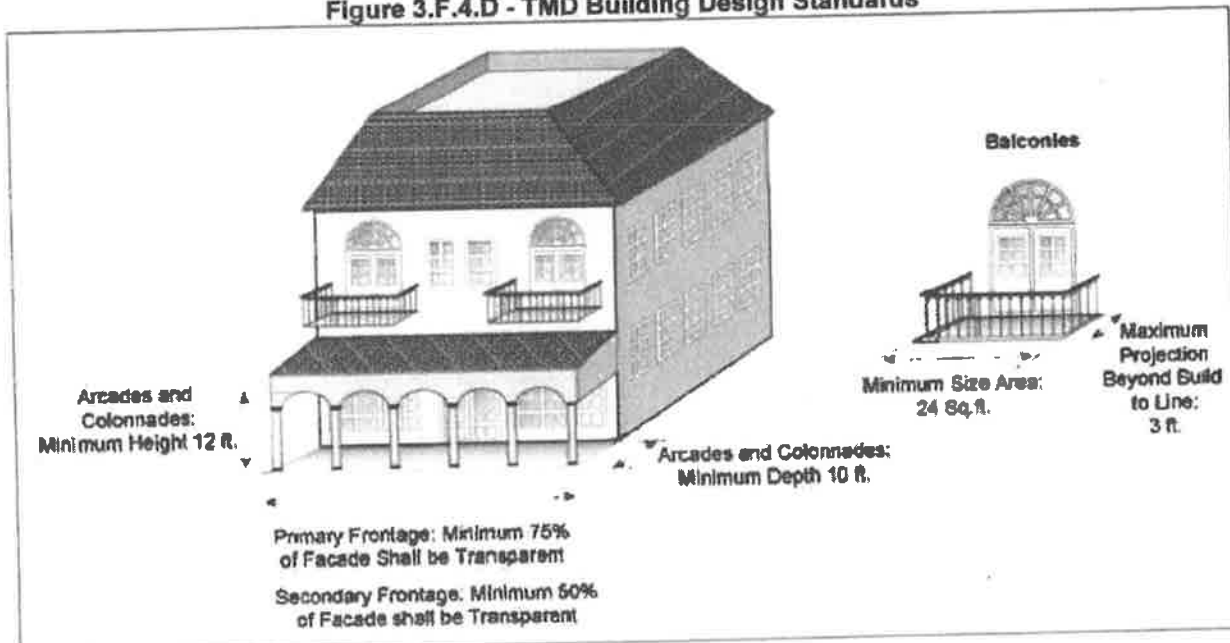
[Ord. 2005-002]

**9. Building Design**

**a. Transparency**

All commercial first story façades shall consist of transparent glass that provides views into a commercial use or window display. Calculation of transparency shall be pursuant to Art. 1.C.4.K Building Transparency. [Ord. 2005 – 002] [Ord. 2010-022]

**Figure 3.F.4.D - TMD Building Design Standards**



[Ord. 2005-002]

**1) Percentage**

- a) Primary Frontage – 60 percent. [Ord. 2010-022]
- b) Secondary Frontage – 50 percent. [Ord. 2010-022]
- c) Perimeter Frontage – 25 percent. [Ord. 2005 – 002] [Ord. 2010-022]

**2) Exemption**

Indoor movie or any type of theater shall be exempt from the Secondary and Perimeter Frontage transparency requirements. The minimum transparency requirement may be

- reduced by up to 75 percent for medical offices and other similar uses that require privacy as determined by the Zoning Director, subject to the following: [Ord. 2010-022] [Ord. 2014-031]
- (a) Documentation that there is no interior layout options to maximize use of lobby, reception or other similar areas to attain required transparency; and, [Ord. 2014-031]
  - (b) Use of architectural embellishment that provide the appearance of glazing commensurate with the reduction in required transparency. [Ord. 2010-022] [Ord. 2014-0313]

**b. Balconies**

Balconies may project beyond build-to lines, subject to the following standards: [Ord. 2005 – 002]

- 1) **Maximum Projection**  
Three feet. [Ord. 2005 – 002]
- 2) **Maximum Size**  
24 sq. ft. [Ord. 2005 – 002]

**10. Phasing**

**a. Phasing**

TMDs shall be subject to the phasing and time limitations in Art. 3.F.1-H, Phasing and Platting, as well as Art. 2.E, Monitoring. [Ord. 2005 – 002]

**b. First Phase**

The following elements shall be constructed before the issuance of the first CO: [Ord. 2005 – 002]

- 1) All plazas and squares located on required mainstreets, including required landscaping; [Ord. 2005 – 002]
- 2) Fifty percent of required primary frontage buildings located on required main streets. [Ord. 2005 – 002]
- 3) All main streets, including all sidewalks, landscaping and lighting required to service the above. [Ord. 2005 – 002]

**E. Standards Applicable to AGR Tier**

**1. Minimum Site Area**

25 acres, including preserve area. [Ord. 2005 – 002]

**2. Maximum Development Area**

40 percent of gross acreage. [Ord. 2005 – 002]

**3. Minimum Retail and Commercial Floor Area**

175,000 sq. ft. of commercial/civic uses (inclusive of work/live space). Of these, 125,000 sq. ft. shall be retail and office space. [Ord. 2005 – 002]

**4. Maximum Retail and Commercial Floor Area**

375,000 sq. ft. [Ord. 2005 – 002]

**5. Maximum Floor Area Ratio FAR**

1.0. [Ord. 2005 – 002]

**6. Maximum Residential Density**

One dwelling unit per acre. Residential density shall be transferred from the preserve area to the development area at a ratio of one to one. [Ord. 2005 – 002]

**7. Permitted Locations**

A TMD shall only be located within 1,320 feet of the intersections of Lyons Road and Boynton Beach Boulevard and Lyons Road and Atlantic Avenue, on a site with a CL FLU designation. A maximum of one TMD is allowed at each of these intersections. [Ord. 2005 – 002]

**8. Preserve Area and Open Space Requirements**

A TMD shall conform to Objective 1, Art. 1.E, Prior Approvals, and the following additional requirements: [Ord. 2005 – 002]

**a. Minimum Preserve Area**

A minimum of 60 percent of the gross acreage, less roadways identified on the Thoroughfare Identification Map, shall be designated as preserve area. Rural parkway easements may be counted toward the preserve requirement. [Ord. 2005 – 002]

**b. Location**

The preserve area shall be contiguous with the TMD, or noncontiguous provided it has a common border with other land that is at least 150 acres and: [Ord. 2005 – 002]

- 1) In a Conservation district; [Ord. 2005 – 002]
- 2) Designated as an AGR preserve; or [Ord. 2005 – 002]



- 3) Has had development rights removed and is permanently restricted to useable open space or agricultural uses through a conservation easement or other legal instrument approved by the County Attorney's Office. [Ord. 2005 – 002]

**c. Preserve Areas**

An AGR preserve area shall comply with the requirements of Art. 3.E.2.F.3. Preservation Area Table 3.F.1.F, Traditional Development Permitted Use Schedule; Article 4.B., Supplementary Use Standards; all other development regulations that are applicable to the AGR Tier and proposed use(s); and policies under Objective 1.5 of the FLUE of the Plan. Nothing herein shall be misconstrued as requiring a Preserve Area to conform to Article 3.F.4.D, Development Standards for all TMDs. [Ord. 2005 – 002] [Ord. 2006-004] [Ord. 2007-013]

**9. Block Structure**

**a. Type II Waiver**

An AGR TMD shall comply with Art. 3.F.2.A.1.b. Block Structure, except for the provision below, unless waived through a Type II Waiver by the BCC upon the BCC determining that the block structure proposed is functionally equivalent for the purpose of Art. 3.F.1.A.4 and Art. 3.F.4.A Purpose. The Type II Waiver may be granted only upon the applicant's agreement to be bound by the block configuration of the site plan approved by the BCC. [Ord. 2005-002] [Ord. 2005041] [Ord. 2012-027]

**b. AGR TMD Free Standing Structures**

A maximum of ten percent of the overall allowable square footage of an AGR TMD may be permitted to be developed as free standing structures, provided that a minimum of one façade is developed according to the standards for primary or secondary frontage. Buildings developed under this provision shall not be required to have circulation on all four sides, nor be subject to continuity and separation requirements. [Ord. 2005 – 002]

**10. Definition for Street**

Streets for TMD may also include access aisles in a parking lot for Commercial blocks, only when located along the side or ear of a block; non-residential alleys; and, alleys in residential blocks, subject to the standards or Art. 3.F.4.D.4.d.1 Multi-Family Alley Frontage Design Alternative. [Ord. 2005-041]

**Section 5 Traditional Town Development (TTD)**

**A. Specific Purpose**

The purpose of the TTD district is to:

1. Provide a framework for the coordinated development of compact, walkable neighborhoods with a well-developed traditional marketplace center and a mixture of office, open space and recreation, and civic uses serving local residents;
2. Ensure an interconnected street and pedestrian circulation network that serves the needs of pedestrian, vehicles, and other non-motorized forms of transportation and that functionally and physically integrates the various land use activities;
3. Provide for larger-scale community development that retains a strong neighborhood identity through a compatible scale of development, an identifiable center and edge, and well-defined public spaces for recreation and civic activities;
4. Accommodate optional development districts to provide additional employment opportunities and housing choices interconnected with traditional neighborhoods and within close proximity to the commercial, civic, and recreation and open space amenities of the traditional town; and
5. Make traditional towns compatible with the overall design objectives of the Plan and its MGTS.

**B. Organization and Applicability**

The requirements of this Section, Article 3.F.1. General Provisions for TDDs, and Article 3.F.2. General Standards, shall apply to all TTDs. In addition, the components of a TTD shall be subject to the following requirements:

**1. Traditional Neighborhood Development (TND)**

The requirements of Article 3.F.3. Traditional Neighborhood Development (TND) shall apply to residential pods in a TTD.

**2. Traditional Marketplace Development (TMD)**

The requirements of Article 3.F.4. Traditional Marketplace Development (TMD) shall apply to commercial pods in a TTD.

**3. Residential Planned Unit Development (PUD)**

A residential Planned Unit Development (PUD) may be included within a TTD, subject to the requirements of Article 3.E.2, Planned Unit Development (PUD) district.

**4. Multiple Use Planned Development (MUPD)**

A MUPD may be included within a TTD with a minimum of 320 acres, subject to the requirements for a Multiple Use Planned Development (MUPD) with an EDC FLU designation [Ord. 2014-025]

**C. Uses**

Uses allowed in a TTD district are listed in Table 3.F.1.F, Traditional Development Permitted Use Schedule, of this Article.

**D. General Requirements**

**1. Thresholds**

The minimum gross land area required for a TTD is 200 contiguous acres. [Ord. 2006-004]

**2. Land Use Mix**

TTDs shall consist of a balanced mix of land uses subject to the minimum land use allocations in Table 3.F.5.D, Traditional Town Development (TTD) Land Use Allocations.

**Table 3.F.5.D - Traditional Town Development Land Use Allocations**

	Allowable Gross Acreage (Percent of Total)	
	Minimum	Maximum
Traditional Neighborhoods (TND)	60	90
Traditional Marketplace (TMD)	10	25
Civic/Institutional1	-	20
Recreation & Open Space	-	25
Residential PUD	-	10
MUPD2	-	5
<b>Notes:</b>		
1. Regional-serving civic and institutional uses may be located outside a TND but may not be used to fulfill the Civic/Institutional requirements of a TND as established by Table 3.F.3.E-37, TND Land Use.		
2. Requires a TTD with a minimum of 320 acres.		

**3. Connectivity**

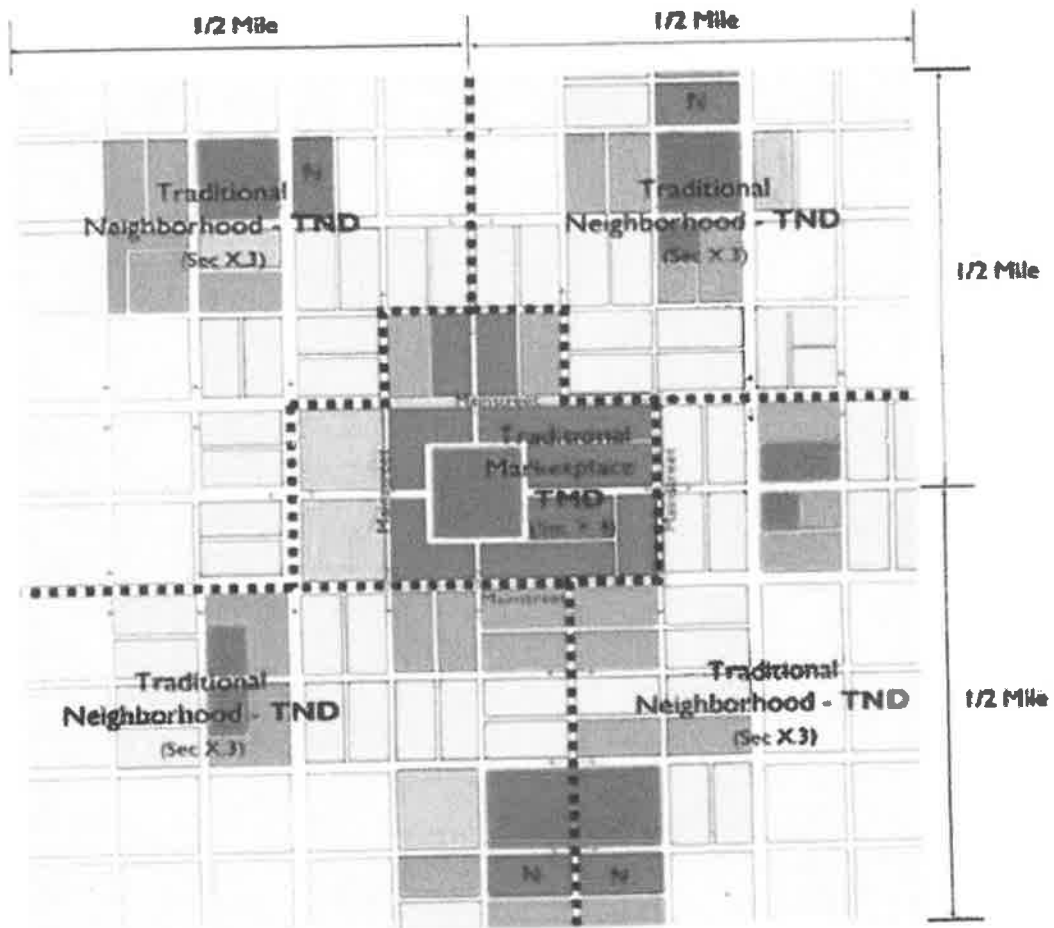
An interconnected network of streets, and sidewalks or pathways shall be provided that connects all pods within the TTD and to any adjacent thoroughfare roads.

**4. Landscape Buffer**

A minimum 50 foot wide Type 3 incompatibility buffer shall be provided around the perimeter of a TTD.

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**APPENDIX 3 - TRADITIONAL DEVELOPMENT PROTOTYPES EXAMPLE OF LAY OUT  
MARKETPLACE, NEIGHBORHOODS, AND STREET NETWORK**



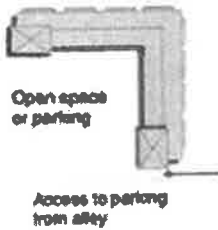
**Traditional Town Development (Sec X.5)**

- Residential (Primarily Single Family and Zero Lot Lines)
- Residential (Mixed Building Types)
- Residential (Primarily Town Houses + Multi-Family Buildings)
- Neighborhood Center
- Traditional Marketplace
- Civic / Institutional
- Plaza / Recreation / Open Space

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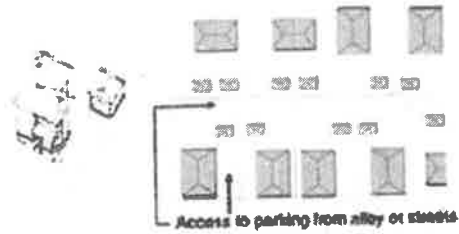
**APPENDIX 4 – TRADITIONAL NEIGHBORHOODS  
EXAMPLE OF RESIDENTIAL DEVELOPMENTS**

**Multi-Family**



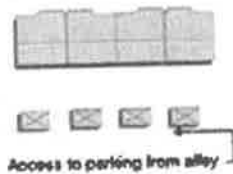
Two to three story Multi-Family buildings with parking garages or structured parking facing an alley

**Zero Lot Line**



Zero Lot Line homes with garage along back alley

**Town House**



Two story town houses with parking along back alleys

**Single - Family**



Single-family detached houses with garage at side or rear

**Amendment History:**

[Ord. 2004-040; October 21, 2004] [Ord. 2004-051; November 24, 2004] [Ord. 2005-002; February 2, 2005] [Ord. 2005-041; September 1, 2005] [Ord. 2006-004; March 1, 2006] [Ord. 2006-013; June 27, 2006] [Ord. 2006-036; August 29, 2006] [Ord. 2006-055; December 1, 2006] [Ord. 2007-001; January 31, 2007] [Ord. 2008-003; January 30, 2008] [Ord. 2008-037; September 4, 2008] [Ord. 2009-040; October 28, 2009] [Ord. 2010-005; February 2, 2010] [Ord. 2010-009; April 2, 2010] [Ord. 2010-022, September 1, 2010] [Ord. 2011-001; February 4, 2011] [Ord. 2011-016; September 6, 2011] [Ord. 2012-003; February 1, 2012] [Ord. 2012-007; March 29, 2012] [Ord. 2012-027; August 31, 2012] [Ord. 2013-001; January 31, 2013] [Ord. 2013-021; August 30, 2013] [Ord. 2014-001; February 3, 2014] [Ord. 2014-025; September 3, 2014] [Ord. 2015-006; February 3, 2015] [Ord. 2014-031; July 7, 2015] [Ord. 2015-031; September 3, 2015] [Ord. 2015-047; December 4, 2015] [Ord. 2016-016; February 2, 2016] [Ord. 2016-020; March 24, 2016]