

Traditional Subdivision (TD)

6.07 Traditional Subdivision Intent and Prerequisites

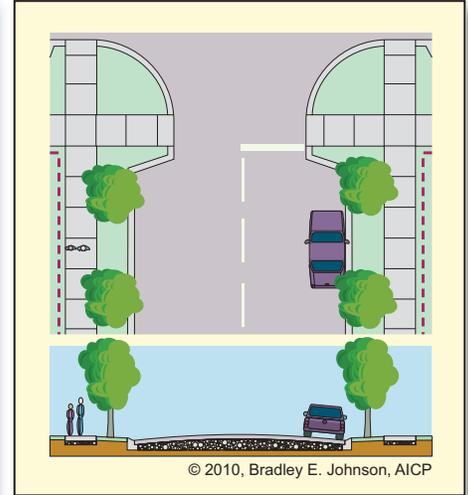
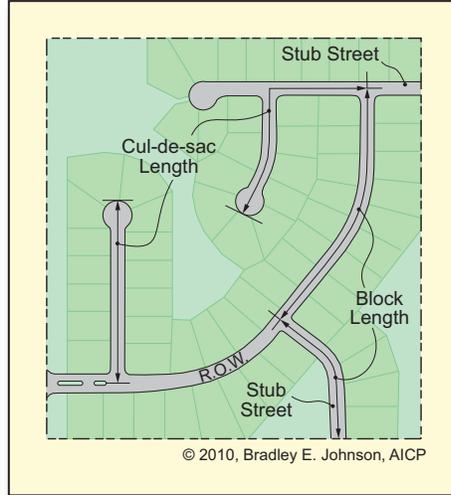
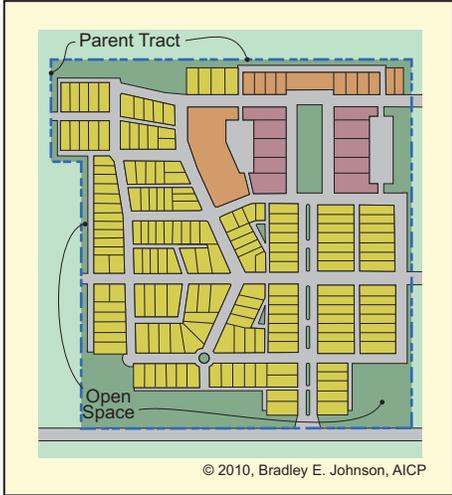
Intent
<p>The Traditional Subdivision type is intended to provide a development option with the following features:</p> <p>Land Use</p> <ul style="list-style-type: none"> Mixed-use, with majority being residential <p>Applicability</p> <ul style="list-style-type: none"> Subdivisions containing fifty (50) or more lots and new streets and alleys <p>Pedestrian Network</p> <ul style="list-style-type: none"> Safe, efficient, and highly accessible pedestrian circulation within the subdivision Safe, efficient, and easy access to perimeter streets <p>Vehicular Network</p> <ul style="list-style-type: none"> Creation of grid-like street and alley system that allows for maximum connectivity to adjacent neighborhoods and non-residential activity centers Frequent use of alleys and garage access via alleys Short blocks Small radius corners <p>Site Feature Preservation</p> <ul style="list-style-type: none"> Strive to save existing quality tree stands <p>Incentives</p> <ul style="list-style-type: none"> Increased intensity and density for traditional subdivision design

Prerequisites
<p>Base Zoning</p> <ul style="list-style-type: none"> Minimum of 80% R3, UR or M1 <p>Minimum Parent Tract</p> <ul style="list-style-type: none"> 40 acres <p>Maximum Parent Tract</p> <ul style="list-style-type: none"> 200 acres <p>Special Qualifications</p> <ul style="list-style-type: none"> Subdivision shall be designed around pedestrian-scale streetscape featuring narrow street profiles, alleys, on-street parking, building forward orientation, short blocks, and decorative street lighting

Traditional Subdivision Intensity and Density Bonus for Traditional Design Compliance				
		Zoning District		
		R3	UR	M1
Lot Standards	Min. Lot Area	4,600 sq ft	4,600 sq ft	5,500 sq ft
	Min. Average Lot Area	no change	no change	no change
	Min. Lot Width	44 ft	no change	45 ft
Setback Standards	Min. Front Setback	20 ft	15 ft	22 ft
	Min. Side Setback	6 ft	no change	10 ft
	Min. Rear Setback	28 ft	22 ft	28 ft
Other Standards	Max. Lot Coverage	no change	67%	55%
	Min. Dwelling Unit Size	no change	no change	no change
	Min. Average Dwelling Unit Size	no change	no change	no change
	Maximum Density	6.2 du/acre	6.2 du/acre	5.5 du/acre

Traditional Subdivision (TD)

6.08 Traditional Subdivision Standards



Minimum Required Open Space

- 15%

Minimum Perimeter Landscaping

- 25 feet along perimeter streets that shall be common area
- 10 feet along all other perimeters
- 0 feet if abutting another TD or a TN subdivision

Minimum Block Length

- 200 feet

Maximum Block Length

- 660 feet

Average Block Length

- Between 300 and 500 feet

Cul-de-sac Length

- Cul-de-sacs not permitted

Minimum ROW on Local Streets

- 56 feet if on-street is on one side
- 62 feet if on-street parking is on both sides

Minimum Street Width

- 30 feet

Curb

- Vertical curb required

On-street Parking

- Required on at least one side

Minimum Tree Plot Width

- 5 feet in residential areas
- 0 feet in non-residential areas

Minimum Sidewalk/Sidepath Width

- 5 feet sidewalk along both sides of internal residential streets (local, collector, and arterial)
- 5 feet sidewalk along internal non-residential streets (local, collector and arterial)
- 5 sidepath or sidewalk along perimeter streets

Additional Design Standards that Apply	
Dedication of Public Improvement	Perimeter Landscaping
• DD-01.....7-4	• PL-01 7-20
Development Name	Prerequisites
• DN-01.....7-5	• PQ-01.....7-21
Easement	Storm Water
• EA-01.....7-6	• SM-01 7-22
Entryway Feature	Streets and Access
• EF-01 7-8	• SA-01 7-24
Erosion Control	• SA-02 7-30
• EC-01.....7-9	• SA-03.....7-31
Flood Hazard	• SA-05 7-32
• FH-01 7-10	• SA-07 7-34
Incentive	Street Lighting
• IC-01 7-11	• SL-02 7-35
Lot Establishment	• SL-03 7-36
• LE-01 7-12	• SL-04 7-36
Mixed-Use	Surety
• MX-01 7-14	• SY-01 7-37
Monuments and Markers	Utility
• MM-01.....7-15	• UT-01 7-39
Open Space	
• OP-01.....7-16	
Owners' Association	
• OA-01.....7-17	
Pedestrian Network	
• PN-01.....7-19	