

Townhouse Subdivision (TN)

6.09 Townhouse Subdivision Intent and Prerequisites

Intent
<p>The Townhouse Subdivision type is intended to provide a development option with the following features:</p> <p>Land Use</p> <ul style="list-style-type: none"> • 100% residential, in the form of townhouses <p>Applicability</p> <ul style="list-style-type: none"> • Residential subdivisions involving townhouses including all sizes that may or may not require new streets <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 townhouse subdivision design

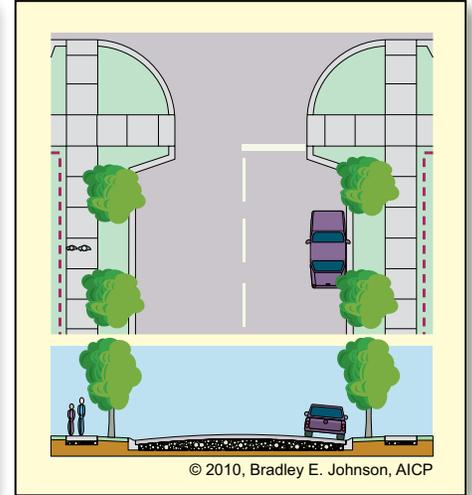
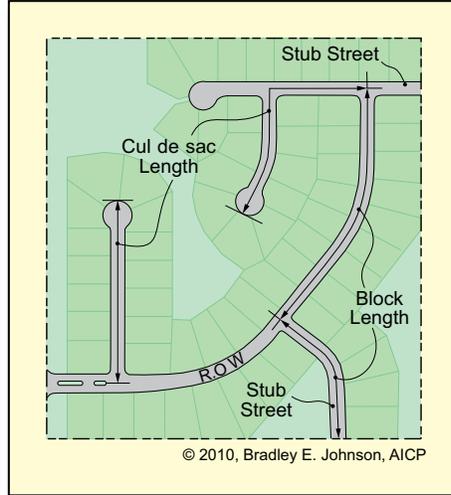
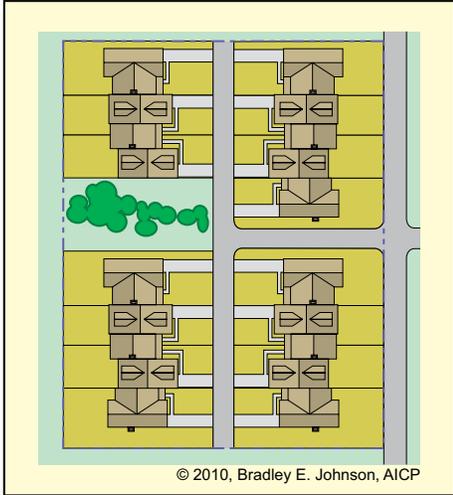
Prerequisites
<p>Base Zoning</p> <ul style="list-style-type: none"> • M1 or M2 <p>Minimum Parent Tract</p> <ul style="list-style-type: none"> • no minimum <p>Maximum Parent Tract</p> <ul style="list-style-type: none"> • no maximum <p>Special Qualifications</p> <ul style="list-style-type: none"> • Subdivision shall be designed around pedestrian-scale streetscape featuring narrow street profiles, on-street parking, building forward orientation, short blocks, and decorative street lighting

Townhouse Subdivision Intensity and Density Bonus for Townhome Design Compliance			
		Zoning District	
		M1	M2
Lot Standards	Min. Lot Area	2,300 sq ft	2,200 sq ft
	Min. Average Lot Area	2,700 sq ft	2,600 sq ft
	Min. Lot Width	20 ft	20 ft
	Min. Average Lot Width	26 ft	26 ft
Setback Standards	Min. Front Setback	20 ft	20 ft
	Min. Side Setback	0 ft	0 ft
	Min. Rear Setback	30 ft	40 ft
	Min. Building Separation*	30 ft	35 ft
Other Standards	Max. Lot Coverage	50%	70%
	Min. Dwelling Unit Size	1,000 sq ft	900 sq ft
	Min. Average Dwelling Unit Size	1,200 sq ft	1,200 sq ft
	Maximum Density	6 du/acre	12 du/acre

* Separation from another block of townhouses, not each individual unit.

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6.10 Townhouse Subdivision Standards



Minimum Required Open Space

- 20%

Minimum Perimeter Landscaping

- 25 feet along perimeter streets
- 10 feet along all other perimeters
- 0 feet if abutting another TN or a TD 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

Minimum Sidewalk/Sidepath Width

- 4 feet sidewalk along both sides of internal local streets and internal collector streets
- 6 feet sidepath or sidewalk along both sides of internal arterial streets
- 6 feet sidepath or sidewalk along perimeter streets

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