

III-13 MILTON'S ORDINANCE FOR TRADITIONAL NEIGHBORHOOD DEVELOPMENT IN THE CRA

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Introduction

This Ordinance begins with a brief overview of the principles and objectives of Traditional Neighborhood Development (TND). These principles and objectives should be used to guide development. The actual ordinance text begins on page _____. In addition to the ordinance text, the draft includes a commentary. This is to make the document easier to understand. The draft is meant as a guide. The critical goal for the city is to adopt an ordinance that reflects the principles and objectives of traditional neighborhood development while ensuring continued uses of existing development.

This ordinance is written in a format similar to some planned development district or planned unit development ordinances. It is written in this format because of the ease of insertion into the existing code. And further that the ordinance not be required to be mapped a current challenge for the City. The City Council may, at their option, adopt the traditional neighborhood development ordinance following a different format. One option would be to adopt the ordinance as an overlay or as a floating district. Overlay zoning is a flexible zoning technique that allows a municipality to: 1) protect certain areas; 2) encourage certain types of development; and 3) discourage certain types of development. These three functions of overlay zoning are not exclusive. In fact, a municipality can choose to establish an overlay zone to do any one or more of the three. Overlay zoning is not an exclusive zoning technique which operates alone. In fact, overlay zoning offers tremendous flexibility to municipalities by incorporating many other flexible zoning devices. Overlay zone boundaries are also not restricted by the underlying zoning districts' boundaries. An overlay zone may or may not encompass the entire underlying zoning district. Likewise, an overlay zone can cover more than one zoning district, or even portions of several underlying zoning districts. The City should in my opinion review their existing development review processes and adopt a streamlined review process that encourages the use of traditional neighborhood development principles and thus creates an incentive for the use of the traditional neighborhood development ordinance.

The traditional neighborhood development ordinance should provide an alternative to conventional ordinances and planned unit developments. It should be noted that the City may also need to adapt other applicable ordinances, to ensure the City is consistent with the principles of traditional neighborhood development.

Principles and Objectives of Traditional Neighborhood Development

The smart growth law defines traditional neighborhood development to mean: compact, mixed use neighborhood where residential, commercial and civic buildings are within close proximity to each other. It is a planning concept that is based on traditional small town and city neighborhood development principles. Traditional neighborhood development is, in part, a reaction to the often inefficient use of land and infrastructure and lack of a sense of community in many newer developments.

Traditional neighborhood development is found in the older parts of Florida's cities and Town's, parts that often developed prior to World War II. Interest among consumers in traditional neighborhood development appears to be growing with other traditional neighborhood development projects in the planning stages. Traditional neighborhood development is one of a variety of planning concepts that share similar themes. These models include neo-traditional development, new urbanism, form based codes, urban villages, hamlets, compact communities, transit-oriented development, pedestrian pockets, and the revitalization of existing traditional communities. This proposed ordinance draws upon a number of these models.

Understanding the principles and objectives of traditional neighborhood development is an important part of the process of developing a traditional neighborhood development ordinance. The City should soon review its Comprehensive Plan to ensure it supports this concept. As part of this planning process we need to analyze the development patterns and designs of the past to provide a context for the specific standards contained in the ordinance. The ordinance seeks to achieve the following principles:

Compact Development

Traditional neighborhood developments are compact. Compact development patterns (for both residential and commercial uses), can promote a more efficient use of land and lower the costs of providing public infrastructure and services. Compact development also means the development is designed for the human scale. The human scale is defined as the relationship between the dimensions of the human body and the proportion of the spaces which people use. This includes paying attention to walking distances, the height of buildings, the design of street lights and signs, sidewalks, and other features.

Compact development can also promote social interaction by including civic spaces such as parks and public buildings. It also means residential, commercial, and civic buildings are within close proximity of each other that can encourage people to walk between the various uses.

Mixed Uses

Traditional neighborhood developments are designed to include a mixture of uses. This means that nonresidential land uses, such as commercial, civic and open space, are mixed with residential land uses. Mixing land uses can broaden the tax base of a community. Mixing uses also helps promote walking between the various uses. Different modes of transportation are promoted in the community such as walking, bicycles, transit, automobiles, and canoes. Mixed use also provides a community center or focus. For example, the community center could be a public facility such as a park (Courthouse Sq. property), recreational facility, school, or library, or it may be a retail area. Mixed use also means promoting a mix of housing types and sizes to accommodate households of all ages, sizes, and incomes. This means varying lots sizes and densities, and allowing other types of housing such as attached single-family residences, townhomes, duplexes, fourplexes, and specialty housing for seniors. Mixed use may also mean that housing is provided in the same building above commercial uses such as shops or offices.

Multiple Modes of Transportation

Traditional neighborhood developments provide for access generally by way of an interconnected network of circulation systems that facilitate walking, bicycling, and driving. Streets are designed to promote the safe and efficient use of different

transportation modes. Short blocks in traditional grids create multiple routes and more direct ones for pedestrians, bicyclists, and motorists. Independent networks of sidewalks and bikeways complement the street network.

Traditional neighborhoods are also meant to be “pedestrian friendly.” Given the compact design of the neighborhood, streets will be narrower than what is required in conventional subdivision ordinances. Narrow streets and other “traffic calming” techniques help slow traffic down to promote pedestrian safety. Front porches and other amenities like, street trees, can also encourage walking. The mixed uses of traditional neighborhood developments will also promote walking if shops, offices, and public services and facilities are within walking distance.

Responsive to Cultural and Environmental Context

The historic and architectural character of the community is extremely important design influences. Significant cultural and environmental features of a site should also influence the way the site is developed. Developments with a clear “sense of place” require careful design and siting of buildings, streets, and other infrastructure. This includes the provision of adequate open space, neighborhood parks and playgrounds. Environmentally responsive stormwater management systems, the use of indigenous vegetation and the energy conservation measures in the design and orientation of structures also help create “sustainable developments.”

Preparation of this Ordinance and Additional Resources

In developing this ordinance, relevant ordinances, design manuals, and traditional neighborhood development plans were compared with this potential code. The resources consulted in preparing this ordinance include:

- Arendt, R. 1999. *Crossroads, Hamlet, Village, Town*. Planning Advisory Service Report Number 487/488. Chicago: American Planning Association.
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- Bookout, L. W. 1992. Neotraditional town planning: A new vision for the suburbs? *Urban Land*, 51: 20-26
- United States Department of Transportation, Federal Transit Administration.
- Cheek, L. W. 2000. New Urbanism sees green. *Architecture*, 89: 74-75, 144-145 (March).
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- Davidson, M. and Dolnick, F. (eds.). 1999. *A Glossary of Zoning, Development, and Planning Terms*. Planning Advisory Service Report Number 491/492. Chicago: American Planning Association.
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- Duany, A., Plater-Zyberk, E., and Speck, J. 2000. *Suburban Nation: The Rise of Sprawl and the Decline of the American Dream*. New York: North Point Press.
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Nelessen, A. C. 1994. *Visions for a New American Dream: Process, Principles and an Ordinance to Plan and Design Small Communities*. Chicago: American Planning Association Planners Press.

North Carolina Department of Transportation, Division of Highways. 2000. *Traditional Neighborhood Development (TND) Guidelines*.

Oregon Transportation and Growth Management Program. 1998. *The Principles of Smart Development*. Planning Advisory Service Report Number 479. Chicago: American Planning Association.

Orlando, Florida. 1993. *Designed Community Ordinance*.

Rymer, R. 1996. Back to the future: Disney reinvents the company town. *Harper's Magazine*, 65-71, 75-78 (October).

Sutro, S. 1990. *Reinventing the village*. Planning Advisory Service Report Number 430. Chicago: American Planning Association.

1. General Provisions

1.1 Statutory Authorization. This ordinance is adopted pursuant to the authority contained in sections ____ and ____ of Florida Statutes.

1.2 Purpose. The purpose of this ordinance is to allow the optional development and re-development of land in the City of Milton, Florida consistent with the design principles of traditional neighborhoods which follow:

1. Is compact;
2. Is designed for the human scale;
3. Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood;
4. Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes;
5. Incorporates a system of relatively narrow, interconnected streets with sidewalks, bikeways, and transit that offer multiple routes for motorists, pedestrians, and bicyclists and provides for the connections of those streets to existing and future developments; development must be approved by the City of Milton's Department of Public Works.
6. Retains historical features or architectural features that enhance the visual character of the community for both new development and redevelopment;
7. Incorporates significant environmental features into the design i.e. wetland preservation, creative landscape design and application;
8. Is consistent with the Milton comprehensive plan.

1.3 Applicability. The traditional neighborhood development ordinance is an alternative set of standards for development within the Community Redevelopment Area (CRA) of the City of Milton, Florida.

1.4 Fees. The City Council shall establish fees for the administration of this ordinance.

2. Definitions

For the purpose of this ordinance the following definitions shall be observed and applied, except when the context clearly indicates otherwise. Words used in the present tense shall include the future tense. Words used in the singular form shall include the plural form. Words used in the plural form shall include the singular. The word "shall" is mandatory and the word "may" is permissive.

2.1 Accessory Building - a detached subordinate structure, the use of which is incidental to that of the principal structure and located on the same lot.

2.2 ADT - average daily traffic volumes of vehicles on a street.

2.3 Affordable housing - housing in which mortgage, amortization, taxes, insurance, and condominium and association fees, if any, constitute no more than 28 percent of gross household income for a household of the size which may occupy the unit. In the case of dwelling units for rent, housing that is affordable means housing for which the rent and utilities constitute no more than [30] percent of gross annual household income for a household of the size that may occupy the unit.

2.4 Alley - a public or private way permanently reserved as a secondary means of access to abutting property.

2.5 Arterial - a major street for carrying a large volume of through traffic in the area, normally controlled by traffic signs and signals.

2.6 Block - a unit of land bounded by streets or by a combination of streets and public land, railroad rights-of-way, waterways, or any other barrier to the continuity of development.

2.7 Building Height - the limit to the vertical extent of a building. The building height may be prescribed as a maximum number of stories or as a dimension from grade to the top of the roof. The height limit shall not apply to chimneys, machine rooms, or similar structures.

2.8 Building Scale - the relationship between the mass of a building and its surroundings, including the width of street, open space, and mass of surrounding buildings. Mass is determined by the three-dimensional bulk of a structure: height, width, and depth.

2.9 Building Setback, Front - the distance from the street right-of-way line to the closest point of the foundation of a building or projection thereof.

2.10 Collector - a street designed to carry moderate volumes of traffic from local streets to arterial streets or from arterial to arterial.

2.11 Common Open Space - squares, greens, neighborhood parks, City or County parks, and linear environmental corridors owned and maintained by the City or County.

2.12 Curb Radius - the curved edge of streets at an intersection measured at the outer edge of the street curb or of the parking lane.

2.13 Lot - a parcel of land occupied or intended for occupancy by a use permitted in this ordinance, including one main building, together with any accessory buildings, open spaces, and parking spaces required by this ordinance and having its principal frontage upon a street or upon an officially approved place i.e. courthouse sq. pocket park, park;

2.14 Lot Line - the property lines bounding the lot.

2.15 Lot Width - the horizontal distance between side lot lines measured at the front setback.

2.16 Net acre - an acre of land excluding street rights-of-way and other publicly-dedicated improvements such as parks, open space, and stormwater detention and retention facilities.

2.17 Principal Building - a building in which the primary use of the lot on which the building is located is conducted.

2.18 Queuing - the use of one travel lane on local streets with parking (usually an intermittent parking pattern) on both sides. A line of waiting people or vehicles.

2.19 Secondary Dwelling Unit - An additional dwelling unit located within the principal dwelling on the lot, in a freestanding building or above a residential garage.

2.20 Story - a space in a building between the surface of any floor and the surface of the next floor above, or if there is no such floor above, then the space between such floor and the ceiling or roof above.

2.21 Street - a strip of land, including the entire right-of-way, publicly or privately owned, serving as a means of vehicular travel, and furnishing access to abutting properties, which may also be used to provide space for sewers, public utilities, shade trees, and sidewalks.

2.22 Traditional Neighborhood - a compact, mixed use neighborhood where residential, commercial and civic buildings are within close proximity to each other.

3. Application Procedure and Approval Process

Prior to the issuance of any permits for development within a Traditional Neighborhood Development, the following steps shall be completed according to the procedures outlined in this section:

1. the applicant shall have had an initial conference;
2. a General Implementation Plan and a zoning map amendment to a Traditional Neighborhood Development District shall be approved by the City Council and if required the Department of Community Affairs for the State of Florida;
3. a Specific Implementation Plan shall be approved by the City Council.

3.1 Initial conference. Before submitting an application for a Traditional Neighborhood Development project, the applicant shall schedule an appointment and meet with the City Planning Department to discuss the procedure for review of a Traditional Neighborhood Development project, including submittal requirements and design standards.

3.2 General Implementation Plan

1. General Implementation Plan Process. Following the initial conference, the applicant shall submit a general implementation plan to the City Planning Department together with an application for a zoning map amendment of the appropriate scale to a Traditional Neighborhood Development District.

a. Within 30 days, the Plan Board shall conduct a public hearing to consider the zoning map amendment request and to consider a recommendation for approval or disapproval of a general implementation plan. At this public hearing, the Planning Board shall receive a report from the Planning Director or staff recommending approval, disapproval or approval with specified modifications.

Within 30 days, the Planning Board shall recommend the City Council either:

- i. approve the General Implementation Plan and zoning map amendment,
- ii. approve the General Implementation Plan and zoning map amendment with modifications, or
- iii. deny the General Implementation Plan and zoning map amendment.

b. The City Council shall receive the recommendation from the Planning Board and a report from the Planner or municipal staff. Upon due consideration, the City Council shall either:

- i. approve the General Implementation Plan and zoning map amendment,
- ii. approve the General Implementation Plan and zoning map amendment with modifications, or
- iii. deny the General Implementation Plan and zoning map amendment.

2. Conceptual Implementation Plan Submittal Requirements. The purpose of the general implementation plan is to establish the purpose, density, and intensity for a proposed development. The Conceptual Implementation Plan shall include the following:

- a. A general location map of suitable scale, but no less than one inch = [200] feet, which shows the location of the property within the community and adjacent parcels including locations of any public streets, railroads, major streams or rivers and other major features within [1000] feet of the site.
- b. A site inventory and analysis to identify site assets or resources, and constraints, including but not limited to floodplains, wetlands and soils classified as “poorly

drained” or “very poorly drained,” soils with bedrock at or within 42 inches of the surface, utility easements for high-tension electrical transmission lines (>69KV), steep slopes greater than 10%, and brownfields.

c. A conceptual site plan, at a scale of no less than one inch = 40 feet, which indicates topography in two foot contours for sites with 5 feet or more of local relief, or one foot contours for local sites with less than 5 feet of local relief, consisting of a map with proposed features and existing site features and uses that will remain. These features should include building outlines, location of streets, transit stops, drives and parking areas, pedestrian and bicycle paths, service access areas for receiving material and trash removal, and other impervious surfaces. The location of proposed and existing to remain trees and shrubs should also be included and identified on a conceptual landscaping plan, along with any other significant features.

d. A conceptual storm water management plan identifying the proposed patterns of major stormwater runoff, locations of stormwater infiltration areas, and other significant stormwater best management practices.

e. Identification of the architectural style(s) of the Traditional Neighborhood Development and the accompanying site design style(s). The design style of the Traditional Neighborhood Development shall be conveyed with drawings or computer simulations of typical proposed building elevations and proposed floor plan (including dimensions of building height and width, and facade treatment).

f. A written report that provides general information about the covenants, conservation easements, or agreements and any other documents that will influence the use and maintenance of the proposed development. The report shall also describe the site conditions and the development objectives.

g. Any other information deemed necessary by the City in order to evaluate plans.

h. twelve copies of the above information shall be submitted plus two reduced sets no larger than 8-1/2 inches by 11 inches.

3.3 Specific Implementation Plan. The purpose of the Specific Implementation Plan is to establish a detailed development proposal. The Specific Implementation Plan can be proposed, reviewed, and acted upon as whole or in part or phases.

1. Specific Implementation Plan Process. Following approval of the General Implementation Plan, the applicant shall submit a Specific Implementation Plan to the Planning Director.

a. Within 15 days following receipt of the Specific Implementation Plan, the Planning Board shall receive a report from the planning department recommending approval, disapproval or approval with specified modifications.

The Planning Board shall determine if the proposed Specific Implementation Plan is in substantial conformance with the approved Conceptual Implementation Plan. Upon due consideration, the Planning Board shall recommend that the City Council either:

- i. approve the Specific Implementation Plan as being in substantial conformance with the General Implementation Plan;
- ii. approve the Specific Implementation Plan as being in substantial conformance with the General Implementation Plan with specified modifications; or
- iii. deny the Specific Implementation Plan.

- b. Following Plan Board recommendation, the City Council shall receive the recommendation from the Planning Board and the report from the planner or municipal staff. Upon due consideration, the City Council shall either:
- i. approve the Specific Implementation Plan as being in substantial conformance with the General Implementation Plan;
 - ii. approve the Specific Implementation Plan as being in substantial conformance with the General Implementation Plan with specified modifications; or
 - iii. deny the Specific Implementation Plan.

2. Specific Implementation Plan Submittal Requirements. The applicant shall submit a series of plans, maps, and written materials which include the following information:

- a. A general location map of suitable scale which shows the boundaries and dimensions of the property within the context of the city and adjacent parcels, including locations of any public streets, railroads, fire hydrants, major streams or rivers and other major features within 1000 feet of the site, along with a legal description of the property.
- b. A site inventory and analysis to identify site assets or resources, and constraints, including but not limited to floodplains, wetlands and soils classified as “poorly drained” or “very poorly drained,” soils with bedrock at or within 42 inches of the surface, utility easements for high-tension electrical transmission lines >69KV, slopes greater than 10%, and brownfields.
- c. A site plan, including proposed topographic contours at one foot intervals, with the following information:
 - i. the location of proposed structures and existing structures that will remain, with height and gross floor area noted;
 - ii. the location of street and pedestrian lighting, including lamp intensity, direction, and height;
 - iii. the location of proposed open space public and private;
 - iv. the circulation system indicating pedestrian, bicycle, and traffic circulation plan (motor vehicle movement systems), including existing and proposed public streets or right-of-ways; transit stops; easements or other reservations of land on the site; the location and dimensions of existing and proposed curb cuts, off-street parking and loading spaces, include service access for receiving and trash removal; sidewalks and other walkways;
 - v. location of all trees, shrubs, and ground cover (proposed or existing) to remain on the site as identified in the landscape plan.
- d. A stormwater management plan for the site. The grading plan shall show existing and proposed ground elevations with contours (one-foot contour interval) and spot elevations at significant high points, low points, and transition points. The grading plan shall also note the finished ground floor elevations of all buildings. The plan shall also show the locations of all storm drainage sewers and structures, and infiltration or detention/retention structures, location of any overflow structure and if found indicating a positive discharge; and all wetlands on the site, using the Federal Manual for Identifying and Delineating Jurisdictional Wetlands, and copies of documents (survey) completed in making the wetlands identification.
- e. Detailed elevations of all proposed commercial buildings and typical elevations of residential buildings including architectural drawings/ plans. Scaled elevations should identify all signage, building materials and percentage of ground floor commercial facade

in windows; the location, height and material for screening walls and fences, including outdoor trash storage areas, electrical, mechanical and gas metering equipment, storage areas for trash and recyclable materials, and rooftop equipment.

f. A utilities plan showing underground and above ground lines and structures for sanitary sewers, electricity, gas, telecommunications, potable water, etc. including points of connection and meter sizes.

g. A written report which completely describes the proposal and indicates covenants or agreements that will influence the use and maintenance of the proposed development. The report also shall describe the analysis of site conditions and the development objectives.

h. Phasing plans, where applicable.

i. Any other information deemed necessary by the City Council in order to evaluate plans.

j. Twelve copies of the above information shall be submitted, plus two reduced sets no larger than 8-1/2 inches by 11 inches, including an electronic copy of same.

3.4 Amendments to the Specific Implementation Plan. Minor changes to the Specific Implementation Plan adopted by the City Council may be approved by the Planning Department, provided that the changes do not involve:

1. Increases or decreases in floor area greater than 10% of structures or number of dwelling units.

2. Change in exterior building materials.

3. Alteration of any conditions attached or modification to the Specific Implementation Plan made by the City Council.

A major change to a Specific Implementation Plan which is less restrictive than any conditions of approval for the initial Specific Implementation Plan, shall require approval by a majority vote of members of the City Council.

3.5 Subdivision of Land. If the Traditional Neighborhood Development involves the subdivision of land as defined in the City Land Development Regulations, the applicant shall submit all required land division documents in accordance with the requirements of the Land Development Regulations and Chapter 236 of Florida Statutes. If there is a conflict between the development/design standards of the Land Development Regulations and the design guidelines of this ordinance, the provisions of this ordinance shall apply.

3.6 Ownership and Maintenance of Public Space. Provision shall be made for the ownership and maintenance of streets, squares, parks, open space, and other public spaces in a Traditional Neighborhood Development.

3.7 Recording of Documents. The following documents need to be filed by the applicant in the County Clerks within 10 days after approval of the document by the City Council: a certified copy of the zoning ordinance amendment designating a tract of land as a Traditional Neighborhood Development; the general implementation plan; and the specific implementation plan.

4. Traditional Neighborhood Development Design Standards

4.1 Neighborhood Uses. In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses. Other uses which are substantially similar to the uses permitted herein, which would promote the intent and purposes of this overlay district shall be permitted. Determination shall be made by the development approval authority which shall be without public notice or public hearing.

The development approval authority may, at its discretion, request a determination from the Board of Adjustment. Such determination shall be final. A traditional neighborhood development should consist of a mix of residential uses, a mixed use area, and open space as provided below:

1. **A mix of residential uses** of the following types can occur anywhere in the traditional neighborhood development. For infill development, the mix of residential uses may be satisfied by existing residential uses adjacent to the Traditional Neighborhood Development.

- a. Single-family detached dwellings;
- b. Single-family attached dwellings, including duplexes, townhouses, row houses;
- c. Multifamily dwellings, including senior housing;
- d. Secondary dwelling units (granny flats);

2. **Mixed use area**, of commercial, residential, civic or institutional, and open space uses as identified below. All residents should be within approximately 1/4 mile or a 5 minute walk from existing or proposed commercial, civic, and open space areas. Individual businesses should not exceed 6000 square feet in size.

a. Commercial uses.

- i. Food services (neighborhood grocery stores; butcher shops; bakeries; restaurants, not including drive-throughs; cafes; coffee shops);
- ii. Retail uses (florists or nurseries; hardware stores; stationery stores; book stores; studios and shops of artists and artisans);
- iii. Services i.e. daycare centers; music, dance or exercise studios; offices, including professional and medical offices; barber; hair salon; dry cleaning;
- iv. Accommodations (bed and breakfast establishments, small hotels or inns).

b. Residential uses.

- i. Single-family attached dwellings, including duplexes, townhouses, row houses;
- ii. Multifamily dwellings, including senior housing;
- iii. Residential units located on upper floors above commercial uses or to the rear of storefronts;
- iv. "Live/work" units that combine a residence and the resident's workplace;
- v. "Special needs" housing as defined in the City's LDR.

c. Civic or institutional uses.

- i. Municipal offices, fire stations, libraries, museums, community meeting facilities, and post offices;
- ii. Transit shelters;
- iii. Places of worship;
- iv. Educational facilities.

d. Open space uses.

- i. Central square;
- ii. Neighborhood park;
- iii. Playground.

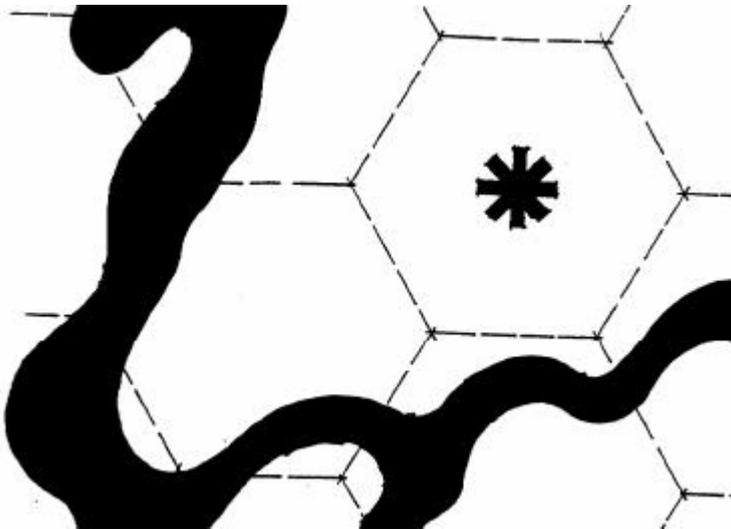
Figure 2. Elevation sketch of a typical streetscape within a mixed-use area. Architectural design, street furniture, and landscaping all contribute to an attractive, human-scaled environment with a distinct visual character.



3. **Open space** uses identified below should be incorporated in the traditional neighborhood development as appropriate. Large outdoor recreation areas should be located at the periphery of neighborhoods rather than central locations.

- a. Environmental corridors;
- b. Protected natural areas;
- c. Community parks;
- d. Streams, ponds, and other water bodies;
- e. Stormwater detention/retention facilities.

Plan-view diagram illustrating the importance of context in planning public open space. Large, contiguous open spaces are community-wide resources with environmental, aesthetic, recreational, and educational benefits. Smaller parks and open spaces (asterisk) should be located in neighborhoods (hexagons) that are not within easy walking distance of community parks and open space.



4.2 Development units. The number of residential dwelling units and the amount of non-residential development (excluding open spaces) shall be determined as follows:

1. In areas devoted to mixed residential uses:
 - a. The number of single-family attached and detached units permitted shall be 10 dwelling units per net acre;
 - b. The number of multi-family units shall be 25 dwelling units per net acre.
 - c. Secondary dwelling units shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of secondary dwelling units shall not be more than 10 percent of the total number of single-family attached and detached units.
 - d. For each affordable housing unit provided under this section, one additional dwelling unit shall be permitted, up to a maximum 15 percent increase in dwelling units.
2. In mixed use areas:
 - a. The number of single-family and multi-family dwelling units permitted shall be calculated the same as above plus an additional number of units not to exceed 10% of the amount permitted above.
 - b. All dwelling units constructed above commercial uses shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of dwelling units shall not be increased by more than 10 dwelling units or 10 percent, whichever is greater.
 - c. The total ground floor area of nonresidential development uses, including off-street parking areas, shall not exceed 25 per cent of the traditional neighborhood development.

4.3 Open Space. At least 10-20 percent of the gross acreage of the Traditional Neighborhood Development must be open space.

1. Open space may include undevelopable areas such as steep slopes and wetlands, and stormwater detention and retention basins.
 - a. At least 25 percent of the open space must be common open space dedicated to the public for parkland. 90 percent of the lots within the areas devoted to mixed residential uses shall be within a ¼ mile or a 5 minute walk from common open space.

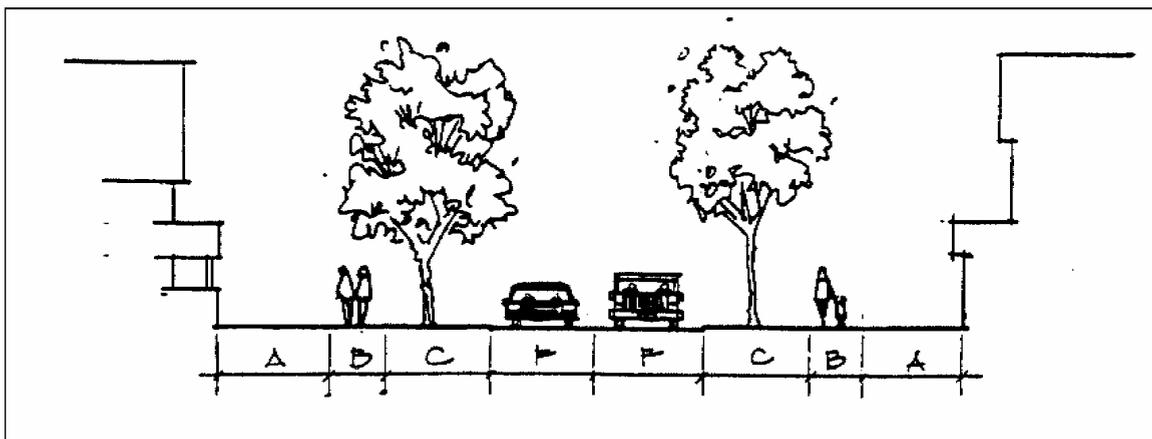


Figure 7a. Schematic sketch of a typical local street cross-section. Table 1 lists the recommended dimensions of each component: A) building setback from street right-of-way; B) walkway; C) planting area; F) travel lane.

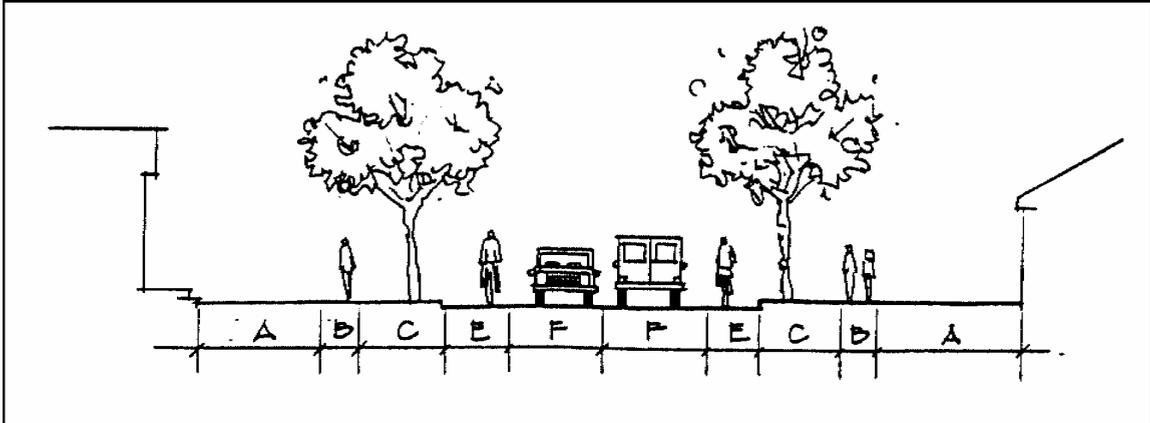


Figure 7b. Schematic sketch of a typical sub-collector street cross-section. Table 1 lists the recommended dimensions of each component: A) building setback from street right-of-way; B) walkway; C) planting area; E) bicycle lane; F) travel lane.

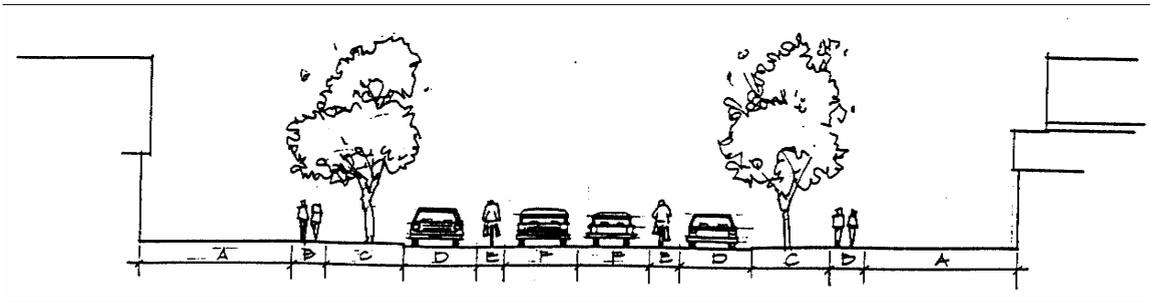


Figure 7c. Schematic sketch of a typical collector street cross-section. Table 1 lists the recommended dimensions of each component: A) building setback from street right-of-way; B) walkway; C) planting area; D) parking lane; E) bicycle lane; F) travel lane.

b. Street Layout. The traditional neighborhood development should maintain the existing street grid, where present, and restore any disrupted street grid where feasible. In addition:

- i. Intersections shall be at right angles whenever possible, but in no case less than 75 degrees. Low volume streets may form three-way intersections creating an inherent right-of-way assignment (the through street receives precedence) which significantly reduces accidents without the use of traffic controls.
- ii. Corner radii. The roadway edge at street intersections shall be rounded by a tangential arc with a maximum radius of 15 feet for local streets and 20 feet for intersections involving collector or arterial streets. The intersection of a local street and an access lane or alley shall be rounded by a tangential arc with a maximum radius of 10 feet.

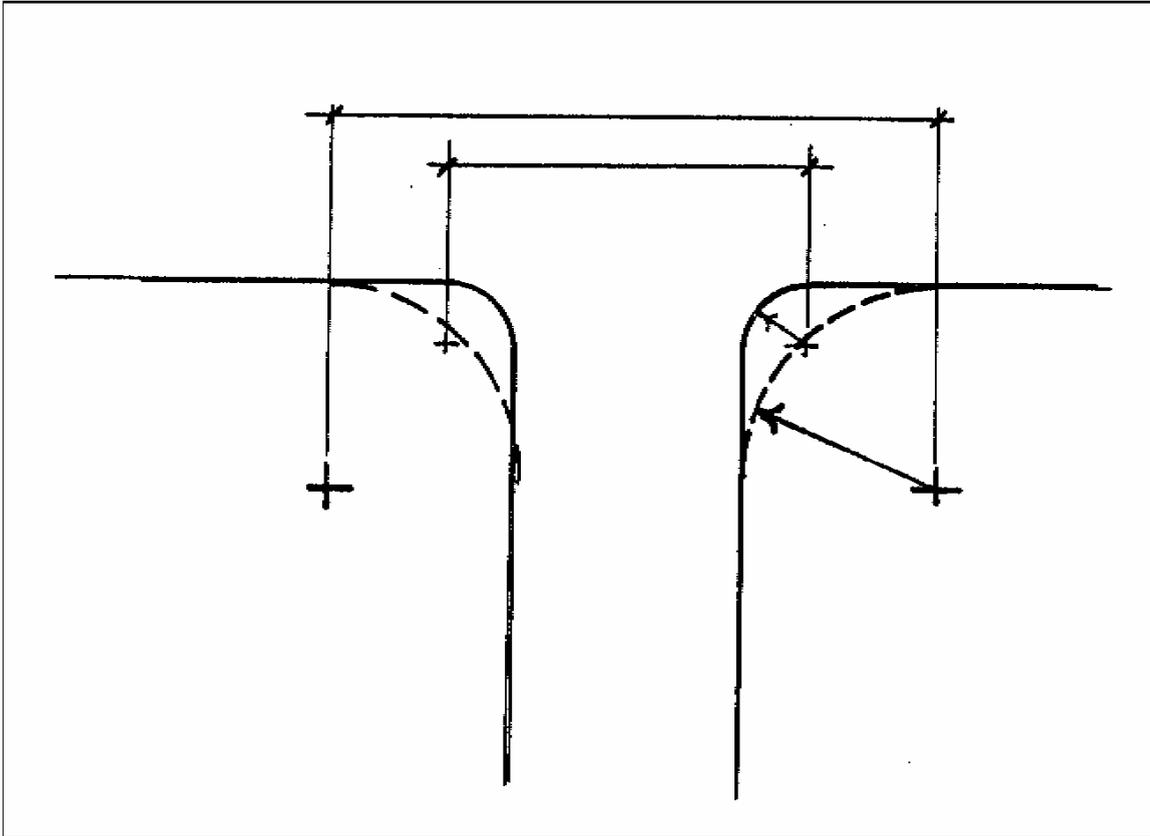


Figure 8. Plan-view diagram of a street intersection. Reducing the radius of street corners slows turning vehicle traffic and shortens pedestrian crosswalks. It should be noted all plans are subject to review and approval of the Milton Fire Department.

iii. Curb cuts for driveways to individual residential lots shall be prohibited along arterial streets. Curb cuts shall be limited to intersections with other streets or access drives to parking areas for commercial, civic or multifamily residential uses. Clear sight triangles shall be maintained at intersections, as specified below, unless controlled by traffic signal devices:

intersection of:	minimum clear sight distance:
local street and collector	120 feet
collector and collector	130 feet
collector and arterial	150 feet.

iv. The orientation of streets should enhance the visual impact of common open spaces and prominent buildings create lots that facilitate passive solar design, and minimize street gradients. All streets shall terminate at other streets or at public land, except local streets may terminate in stub streets when such streets act as connections to future phases of the development. Local streets may terminate other than at other streets or public land when there is a connection to the pedestrian and bicycle path network at the terminus.

c. Parking requirements. Parking areas for shared or community use should be encouraged. In addition:

i. In the mixed use area, any parking lot shall be located at the rear or side of a building. If located at the side, screening shall be provided as specified in section 4.8.

- ii. A parking lot or garage may not be adjacent to or opposite a street intersection.
- iii. In the mixed use area, a commercial use must provide one parking space for every 500 square feet of gross building area.
- iv. Parking lots or garages must provide not less than one bicycle parking space for every 10 motor vehicle parking spaces.
- v. Adjacent on-street parking may apply toward the minimum parking requirements.
- vi. In the mixed residential areas, parking may be provided on-site. One off-street parking space with unrestricted ingress and egress shall be provided for each secondary dwelling unit. Secondary dwelling units, for the purposes of this ordinance, are living quarters within a detached accessory building located on the same lot or parcel of land as the principal building, to be used exclusively for housing members of the family occupying the principal building and their non-paying guests. Such quarters shall not be rented or otherwise used as a separate dwelling.
- vii. Multi - family uses must provide one parking space for every dwelling unit and .5 parking space for each additional bedroom.

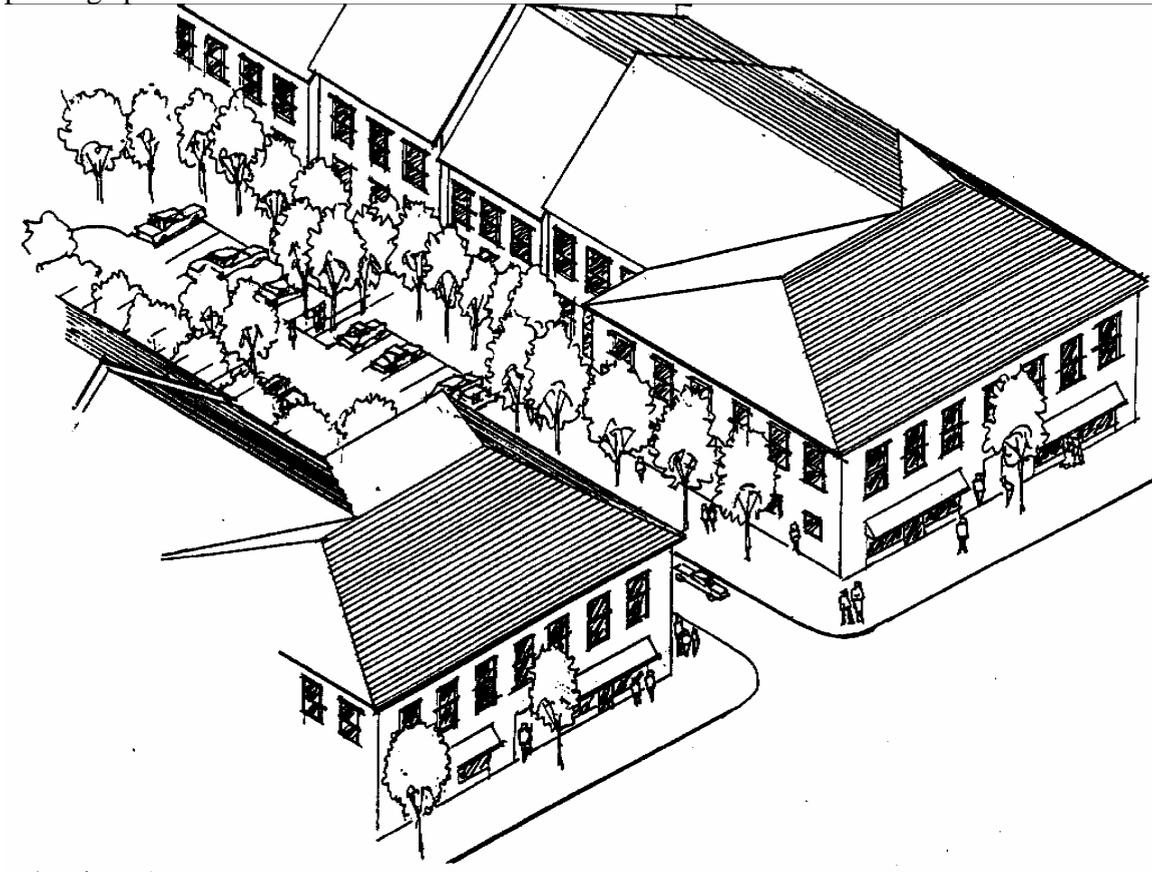


Figure 9. Aerial perspective sketch of a mixed-use area integrating commercial (ground floor) and residential (second story) uses. A relatively narrow gap in the continuous street wall (created by the mixed - use buildings) provides access from the street to a landscaped, pedestrian-friendly parking lot.

- d. Service access. Access for service vehicles should provide a direct route to service and loading dock areas, while avoiding movement through parking areas.

e. Paving. Reduction of impervious surfaces through the use of interlocking pavers is strongly encouraged for areas such as remote parking lots and parking areas for periodic uses.

4.7 Architectural Standards. A variety of architectural features and building materials is encouraged to give each building or group of buildings a distinct character. The character of the proposed structure or structures must be in keeping with the community's architectural history for the CRA and Milton Historic District. The Planning Department of the City of Milton has examples of structures that meet this standard. Examples of these architectural styles include, but are not limited to, the Gulf Coast Classical and Victorian architectural styles that can be found in the book "A Pattern Book for Gulf Coast Neighborhoods." Included within each given architectural style of this tool are specific examples regarding windows and doors, porches, massing and composition, and materials.

1. Guidelines for Existing Structures

- a. Existing structures, if determined to be historic or architecturally significant, shall be protected from demolition or encroachment by incompatible structures or landscape development.
- b. The U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Properties shall be used as the criteria for renovating historic or architecturally significant structures.
- c. Historically or architecturally significant structures shall be defined as those structures 50 years and older that lie within not only the Traditional Neighborhood Development district, but also the Community Redevelopment Area.

2. Guidelines for New Structures

- a. Height. New structures within the Traditional Neighborhood Development Overlay District shall be no more than 3 stories for single-family residential or 4 stories for commercial, multifamily residential or mixed use.

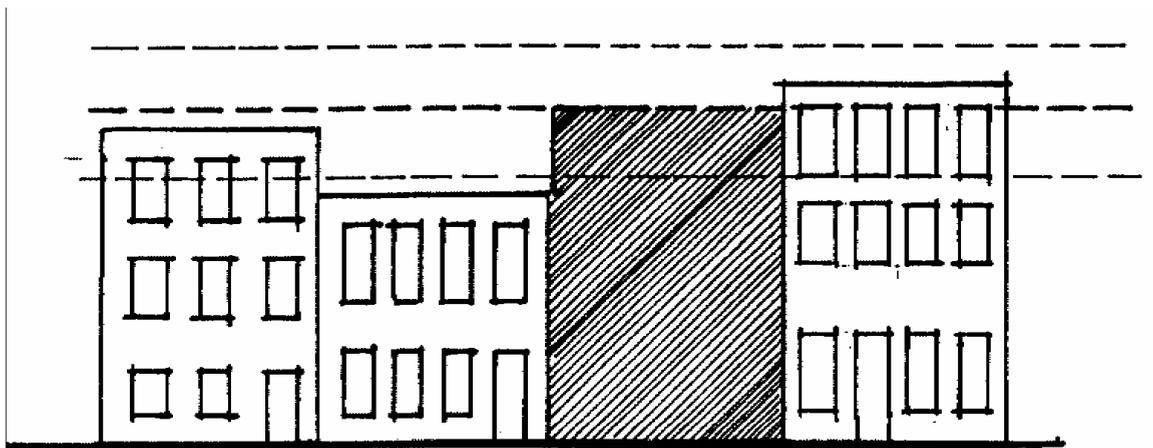


Figure 10. Schematic elevation sketch of a mixed-use streetscape. To create a visually unified streetwall, buildings should be no more than 30% taller or 30% shorter than the average building height on the block.

b. Entries and Facades

- i. The architectural features, materials, and the articulation of a facade of a building shall be continued on all sides visible from a public street.

- ii. The front facade of the principal building on any lot in a Traditional Neighborhood Development shall face onto a public street.
- iii. The front facade shall not be oriented to face directly toward a parking lot.
- iv. Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements shall define the front entrance to all residences.
- v. For commercial buildings, a minimum of 50 percent of the front facade on the ground floor shall be transparent, consisting of window or door openings allowing views into and out of the interior.
- vi. New structures on opposite sides of the same street should be of similar design. This provision shall not apply to buildings bordering civic uses.

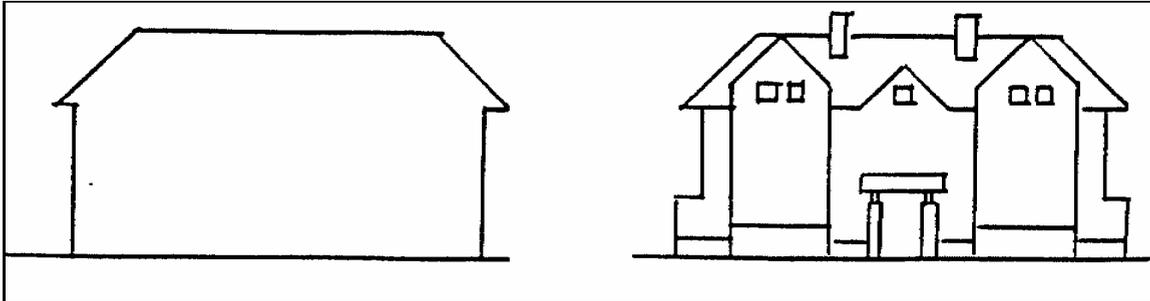


Figure 11. Schematic elevation sketches of two multi-storied buildings with equal heights and widths. Architectural details such as porches, windows, and roof dormers articulate a buildings facade (right) which enhances visual quality and contributes to a human-scaled development.

3. Guidelines for garages and secondary dwelling units. Garages and secondary dwelling units may be placed on a single-family detached residential lot within the principal building or an accessory building provided that the secondary dwelling unit shall not exceed 800 square feet.

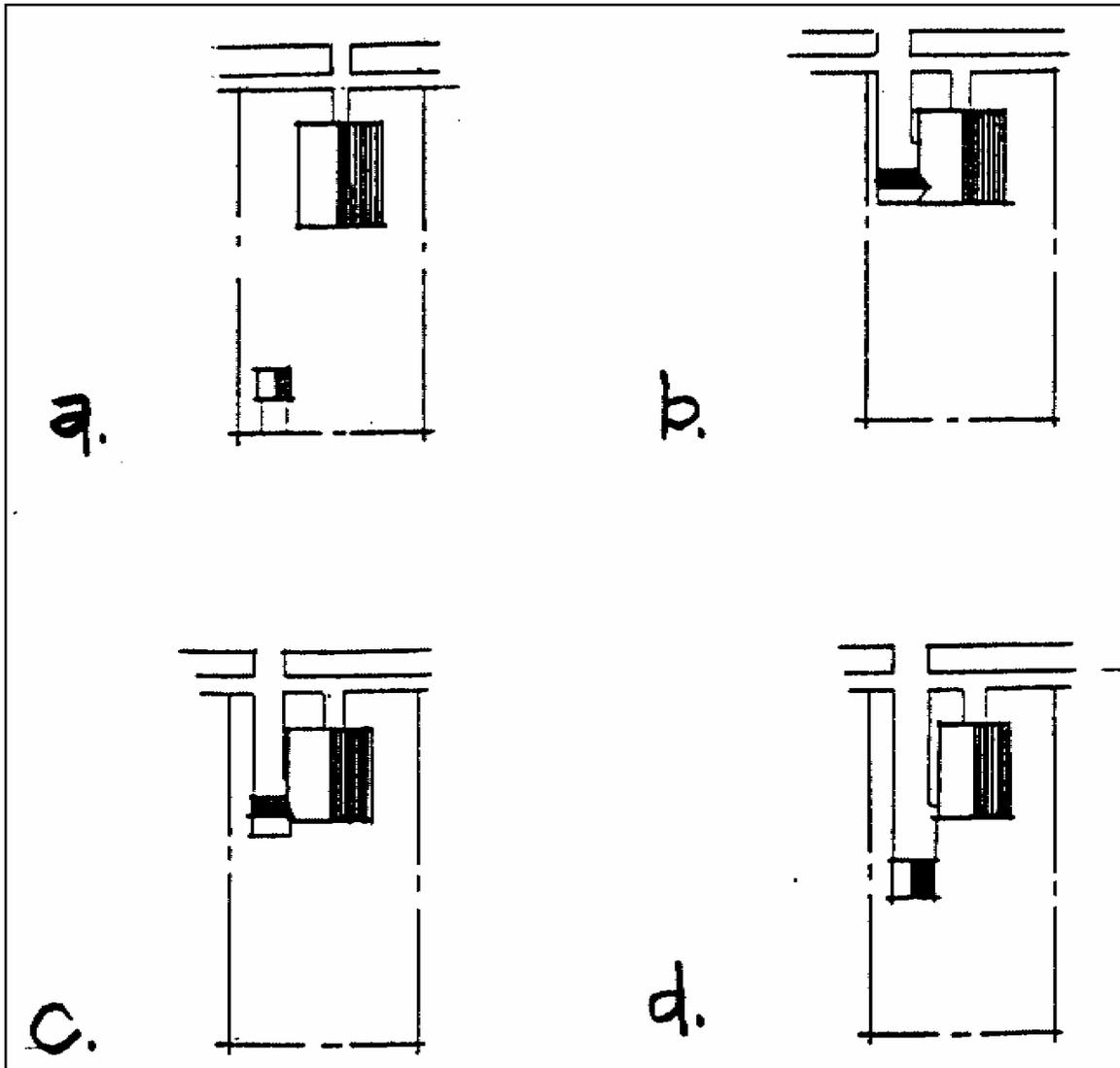


Figure 12. Plan-view diagrams of four alternative garage locations on a single-family housing lot: a) detached garage is accessed from an alley; b and c) attached garage is accessed from the local street, d) detached garage, behind the house, is accessed from the local street.

4. **Guidelines for exterior signage.** The City's current sign regulations for the underlying zoning district shall apply to the TND Overlay District. Signs shall share a common style (e.g., size, shape, material). In the mixed use area, all signs should be wall signs or cantilever signs. Cantilever signs shall be mounted perpendicular to the building face and shall not exceed 12 square feet.

5. **Guidelines for lighting.**

a. Street lighting shall be provided along all streets. The CRA historically had smaller lights, as opposed to fewer, high-intensity lights and this approach should be used in all development or area redevelopment. Street lights shall be installed on both sides of the street at intervals of no greater than 50 feet. Street lighting design shall meet the minimum standards developed by the Illumination Engineering Society.

b. Exterior lighting shall be directed downward in order to reduce glare onto adjacent properties.

4.8 Landscaping and Screening Standards. Overall composition and location of landscaping shall complement the scale of the development and its surroundings. In general, larger, well-placed contiguous planting areas shall be preferred to smaller, disconnected areas. Where screening is required by this ordinance, it shall be at least 3 feet in height, unless otherwise specified. Required screening shall be at least 50 percent opaque throughout the year. Required screening shall be satisfied by one or some combination of: a decorative fence not less than 50 percent opaque behind a continuous landscaped area, a masonry wall, or a hedge.

1. Street trees. A minimum of one deciduous canopy tree per 40 feet of street frontage, or fraction thereof, shall be required. Trees can be clustered and do not need to be evenly spaced. Trees should preferably be located between the sidewalk and the curb, within the landscaped area of a boulevard, or in tree wells installed in pavement or concrete. If placement of street trees within the right-of-way will interfere with utility lines, trees may be planted within the front yard setback adjacent to the sidewalk. Additional landscaping is to be found on the landscape plan.

2. Parking area landscaping and screening.

a. All parking and loading areas fronting public streets or sidewalks, and all parking and loading areas abutting residential districts or uses shall provide:

i. A landscaped area at least 5 feet wide along the public street or sidewalk.

ii. Screening at least 3 feet in height and not less than 50 percent opaque.

iii. One tree for each 25 linear feet of parking lot frontage.

b. Parking area interior landscaping. The corners of parking lots, "islands," and all other areas not used for parking or vehicular circulation shall be landscaped. Vegetation can include turf grass, native grasses or other perennial flowering plants, vines, shrubs or trees. Such spaces may include architectural features such as benches, kiosks or bicycle parking.

c. In large parking lots containing more than 100 spaces, an additional landscaped area of at least 300 square feet shall be provided for each 25 spaces or fraction thereof, containing at least two canopy trees. The remainder shall be covered with turf grass, native grasses or other perennial flowering plants, vines or shrubs.

3. Installation and Maintenance of Landscaping Materials.

a. All landscape materials shall be installed to current industry standards.

b. Maintenance and replacement of landscape materials shall be the responsibility of the property owner. Landscape maintenance should incorporate environmentally sound management practices, including the use of water- and energy-efficient watering systems such as drip irrigation, and pruning primarily for plant health and public safety, replacing dead materials annually.

4. Materials. All plant materials must meet the minimum standards set by the American National Standards Institute in ANSI Z60.1 American Standard for Nursery Stock. Landscape species shall be indigenous or proven adaptable to the climate, but shall not be invasive species. Invasive plant species are defined as those that grow quickly and aggressively, spreading and displacing other plants. Examples of invasive plant species include, but are not limited to, Kudzu vine and Chinese Tallow. Plant materials shall comply with the following standards:

a. Minimum plant size shall be as specified in the landscape plan in keeping with the general guidelines found below and as found in the underlying zoning district standards.

Plant Type	Minimum Size
Evergreen tree (conifer)	6-8 feet in height
Deciduous canopy tree	4-5 inches caliper at dbh*
Small deciduous tree	1-2 inches caliper at dbh*
Evergreen or deciduous shrubs	18 - 24 inches in height

*dbh = diameter at breast height

b. Landscape materials shall be tolerant of specific site conditions, including but not limited to heat, drought and salt.

c. Existing healthy plant material may be utilized to satisfy landscaping requirements, provided it meets the minimum plant size specified above.

d. Landscape materials that are used for screening shall be of a size that allows growth to the desired height and opacity within 1 year.