

A Model Ordinance for a Traditional Neighborhood Development

Introduction to the Traditional Neighborhood Development Model Bylaw

Traditional Neighborhood Development (TND) bylaws set standards and procedures for large, complex projects. This model bylaw is similar to a typical planned development or planned unit development district (PUD). As a result, existing local zoning procedures and review criteria may be applicable and transferable to certain sections. As an example, the community may opt to draft the bylaw as an overlay or floating district, or may have a pre-submission consultation session already established elsewhere in the bylaws. However, recognize that the TND bylaw should provide an alternative to conventional ordinances and planned unit developments because those conventional regulations usually do not include the design and performance standards that create high quality TND design.

The key to adopting a Traditional Neighborhood Development (TND) bylaw is to first develop a locally acceptable set of principles and objectives for TND that will guide the content of the local regulations. These principles will be a factor in determining local preference and, when translated into the regulations can be used to assess proposed TND designs. The principles and performance standards should address the following areas:

- **Sustainability** – The principles of smart growth and TND are based on a sustainable development plan that includes environmental, land use and market support for the long-term viability of the plan.
- **Compact Development** – For the land uses and infrastructure to effectively interact with each other and the people who frequent the TND area, the project must be dense and at the same time, at a scale that makes a pedestrian feel comfortable.
- **Mix of Uses** – The typical mix of uses creates business and residential spaces, but it is also important to fully integrate civic uses and open spaces.
- **Accessibility and Transportation**– Within the project, easy pedestrian movement is very important, but the project must also be connected to adjoining areas by accommodations for public transit and safe road systems.
- **Cultural and Environmental Context** – An urban TND will be different in many ways from a suburban TND, but just as important are the local and regional cultural and environmental issues that define the character of the area and the character of development. An example of these distinctions is highlighted in the model Village Style Development Bylaw/Ordinance prepared by the Cape Cod Commission, which is meant to apply to the Cape Cod communities. Each community contemplating a TND should review its local architecture and history for guidance in crafting the design guidelines.

TND projects can vary significantly depending on the size, density and local context. If new, greenfield sites are available, projects can include major new construction. But large TND projects require space that may not be readily available in many communities. Infill projects may be more appropriate in many instances. Infill projects are possible as the real estate market value increases and redevelopment is financially feasible. The TND Model Bylaw differentiates between TND on ‘greenfield’ sites versus TND within urbanized areas.

It is also important to review existing development review processes and to determine whether a more streamlined review process would help encourage a TND project. Communities may also need to adapt other associated ordinances or bylaws, to ensure that all aspects of a project are consistent with the principles of Traditional Neighborhood Development. As an example, street and access ways in a TND are critical to define accessibility, but may be otherwise controlled by subdivision and public rights-of-way regulations.

MODEL BYLAW

1.0 General Provisions

1. Purpose and Intent.

The purpose of this ordinance is to allow the optional development and redevelopment of land consistent with the design principles of traditional neighborhoods. A Traditional Neighborhood Development:

- a) Is compact;
- b) Is designed for the human scale;
- c) Provides a mix of uses, including residential, commercial, civic, and open space uses in close proximity to one another within the neighborhood;
- d) Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes;
- e) 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;
- f) Retains existing buildings with historical features or architectural features that enhance the visual character of the community;
- g) Incorporates significant environmental features into the design; and,
- h) Is consistent with the community, regional and state master plans.

COMMENT: The purpose statement should reflect the principles and objectives of Traditional Neighborhood Development and local community character.

2. Applicability

The Traditional Neighborhood Development bylaw/ordinance may be applied to:

- a) New development of fifteen (15) acres or more of land at any locus within the TND overlay area; or,
- b) Ten (10) acres or more of land contiguous to existing development at any locus within the TND overlay area; or,
- c) Redevelopment or infill development within areas designated for TND Centers. [PROVIDE CITATION FOR MAP ON FILE WITH THE TOWN/CITY CLERK]

COMMENT: A community adopting an ordinance for a traditional neighborhood development should designate standards for the minimum size of traditional neighborhood developments and locations. The community may also want to designate certain areas for infill development that can result in the creation of a TND under these design standards, which are called “TND Centers” in this model.

2.0 Definitions

COMMENT: The following definitions may be unique to TND projects and may need to be added to the existing zoning definitions section. Other definitions are typically adopted to help define the TND Design Standards found in section 04.0.

The following definitions shall be observed and applied, except when the context clearly indicates otherwise.

1. **Alley** - a public or private way permanently reserved as a secondary means of access to abutting property.
2. **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.
3. **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.
4. **Common Open Space** - squares, greens, neighborhood parks, public parks, and linear environmental corridors owned and maintained by the [city/town].
5. **Traditional Neighborhood** - a compact, mixed-use neighborhood where residential, commercial and civic buildings are within close proximity to each other.

3.0 Procedural Requirements

Approval of TND shall be by Special Permit. The Planning Board shall be the Special Permit Granting Authority (SPGA) for the purposes of this bylaw. A Special Permit shall be granted if the planning board finds that the application complies with this bylaw. The Special Permit process shall be in accordance with Section ___ of this Zoning Bylaw.

COMMENT: For infill projects, the existing development review procedures found in local regulations may be sufficient to ensure proper review. The optional procedural requirements below are more appropriate for new development projects.

COMMENT: The “Procedural Requirements” outlined below provide one approach to development review of large and complex projects, and is more applicable to greenfield development projects. Cities and towns should examine their development review processes to find ways that the review process can be streamlined so developers are encouraged to use the Traditional Neighborhood Development bylaw/ordinance. In particular, submittal requirements should conform to those required by the subdivision rules and regulations for preliminary and definitive plan submittals to the greatest extent possible.

1. **Initial conference.** Before submitting an application for a Traditional Neighborhood Development project, the applicant shall schedule an appointment and meet with the [planner, municipal staff] to discuss the procedure for approval of a Traditional Neighborhood Development project, including submittal requirements and design standards. At the conclusion of the meeting(s), the city/town planning staff will prepare summary notes of the meeting results for distribution.
2. **General and Specific Implementation Plan Submittals**
 - a) **General Implementation Plan Process.** Following the initial conference, the applicant shall submit a General Implementation Plan application for [Special Permit] for a Traditional Neighborhood Development District.
 - b) **General Implementation Plan Submittal Requirements.** The purpose of the general implementation plan is to establish the intent, density, and intensity for a proposed development. The General Implementation Plan shall include the following:
 - i. 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.
 - ii. 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 [15%], and brownfields.
 - iii. A conceptual site plan, at a scale of no less than one inch = [100] feet, which indicates topography in [two] foot contours for sites with 15 feet or more of local relief, or one foot contours for local sites with less than 15 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, along with any other significant features.
 - iv. A conceptual stormwater management plan identifying the proposed patterns of stormwater runoff, locations of stormwater infiltration areas, and other significant stormwater best management practices.
 - v. 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 (including dimensions of building height and width, and facade treatment).

- vi. A written report that provides general information about the covenants, conservation easements, or agreements, which will influence the use and maintenance of the proposed development. The report shall also describe the site conditions and the development objectives.
 - vii. Any other information deemed necessary by the [city/town] in order to evaluate plans.
 - viii. [Five] copies of the above information shall be submitted plus [one] reduced set no larger than 8-1/2 inches by 11 inches.
- d) **Specific Implementation Plan.** Following the [zoning map amendment, approval or approval with conditions] of the General Implementation Plan, a Specific Implementation Plan shall be submitted to the SPGA. 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.
- e) **Specific Implementation Plan Submittal Requirements.** The applicant shall submit a series of plans, maps, and written materials, which include the following information:
- i. A general location map of suitable scale which shows the boundaries and dimensions of the property and adjacent parcels, including locations of any public streets, railroads, major streams or rivers and other major features within 1,000 feet of the site, along with a legal description of the property.
 - ii. 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 [15%], and brownfields.
 - iii. A site plan, including proposed topographic contours at one-foot intervals, with the following information:
 - a. the location of proposed structures and existing structures that will remain, with height and gross floor area noted;
 - b. the location of street and pedestrian lighting, including lamp intensity and height;
 - c. the location of proposed open space;
 - d. the circulation system indicating pedestrian, bicycle, and 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;
 - e. location of all trees, shrubs, and ground cover (proposed or existing) to remain on the site.

- iv. 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; and all wetlands on the site, and copies of documents completed in making the wetlands identification.
 - v. Detailed elevations of all proposed commercial buildings and typical elevations of residential buildings. Scaled elevations should identify all signs, 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.
 - vi. A utilities plan showing underground and above ground lines and structures for sanitary sewers, electricity, gas, telecommunications, and all other utilities.
 - vii. 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.
 - viii. Phasing plans, where applicable.
 - ix. Any other information deemed necessary by the SPGA in order to evaluate plans.
3. **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 by dedication to the [city/town].

COMMENT: There are many ways to preserve open space within developments. More discussion on this can be found in the Open Space Residential Design section of the Toolkit.

4.0 Design Standards

COMMENT: The TND design standards should direct the creation of a mix of compatible uses and activities organized on high quality design principles. The design standards should promote the principles, goals and objectives that the community determines appropriate for a Mix of Uses, Compact Design, the Cultural and Environmental Context, Accessibility and Transportation, and Sustainability.

1. Mix of Uses.

In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses. A Traditional Neighborhood Development should consist of a mix of residential uses, a community center, and open space as listed below:

- a) **Residential uses.** The following types can occur anywhere within 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.
 - i. Single-family detached dwellings, including manufactured homes;
 - ii. Single-family attached dwellings, including duplexes, townhouses, row houses;
 - iii. Multifamily dwellings, including senior housing;
 - iv. Accessory dwelling units within a single-family unit;
 - v. "Special needs" housing, such as community living arrangements and assisted living facilities.

COMMENT: Traditional neighborhood developments should provide a mix of housing types, such as attached single-family residences, town-homes, duplexes, fourplexes, and specialty housing, to accommodate households of all ages, sizes, and incomes. A certain percentage will be set aside as affordable (see section 04.2b).

- b) **Community Center,** composed of a mix of commercial, residential, civic or institutional, and open space uses as identified below. The project dimensions should be organized so that residential blocks are within approximately 1/4 mile from the Community Center.

COMMENT: A goal of traditional neighborhood developments is to provide a community center or focal point. The mixing of uses in this area can reduce vehicle use and can broaden the tax base of the community. It can also help build community identity. With infill projects, the use of an existing public facility may be the community center, and should be identified for this purpose.

- i. **Commercial Uses in the Community Center.** Individual businesses should not exceed [6,000] square feet in size, but may be larger for specialty and bulk sales stores. In addition, the following active, pedestrian-oriented uses are desired:
 - a. Food services (neighborhood grocery stores; butcher shops; bakeries; restaurants, not including drive-throughs; cafes; coffee shops; neighborhood bars or pubs);
 - b. Retail uses (florists or nurseries; hardware stores; stationery stores; book stores; studios and shops of artists and artisans);
 - c. Services (day care centers; music, dance or exercise studios; offices, including professional and medical offices; barber; hair salon; dry cleaning);
 - d. Accommodations (bed and breakfast establishments, small hotels or inns).

ii. Residential Uses in the Community Center

- a. Single-family attached dwellings, including duplexes, townhouses, row houses;
- b. Multifamily dwellings, including senior housing;
- c. Residential units located on upper floors above commercial uses or to the rear of storefronts;
- d. “Live/work” units that combine a residence and the resident’s workplace;
- e. “Special needs” housing, such as community living arrangements and assisted living facilities.

iii. Civic or Institutional Uses in the Community Center

- a. Municipal offices, fire stations, libraries, museums, community meeting facilities, and post offices;
- b. Transit shelters;
- c. Places of worship;
- d. Educational facilities.

iv. Open Space Uses in the Community Center

- a. Central square;
- b. Neighborhood park;
- c. Playground.

In addition to the open spaces within the Community Center, open spaces shall be incorporated elsewhere in the Traditional Neighborhood Development in accordance with section 4.2(a).

COMMENT: The use of infill areas may mean that some of these elements are already incorporated into the TND locus. In those cases the particular elements that need to be added can be specified for inclusion, and the other design standards can be modified to address the integration of the uses.

2. Compact Design.

In order to create a compact design, the following standards of density and dimensions will be included in any Traditional Neighborhood Development proposal.

COMMENT: The design standards presented here will be most appropriate in new construction, but may also be applicable to infill development. The feasibility of any proposal will depend on flexibility and creativity in the design, and the strength of the real estate market for the project elements.

- a) **Open Space.** At least [10-20] percent of the gross acreage of the Traditional Neighborhood Development must be open space. At least [25] percent of the open space must be common open space dedicated to the public for parkland. [Ninety (90)] percent of the lots within the areas devoted to residential uses shall be within a ¼ mile from common open space. Large outdoor recreation areas should be located at the periphery of neighborhoods rather than central locations.
- b) **Residential Units.** The number of residential dwelling units and the amount of non-residential development (excluding open spaces) shall be determined as follows:
 - i. In areas devoted to Residential uses:
 - a. The number of single-family attached and detached units permitted shall be [5 to 8] dwelling units per net acre;
 - b. The number of multi-family units shall be [15 to 40] dwelling units per net acre.
 - c. Accessory dwelling units shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of accessory 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.
 - ii. In Community Center 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 percent] 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.
 - iii. In all areas a minimum percentage of the units will be made affordable according to the following:
 - a. Affordable units shall be included at a minimum of [10 to 25] percent of the total number of units at a range of prices that distributes an equal number of units affordable to residents with incomes at [80] percent, [100] percent and [120] percent of the median household income as determined by the applicable HUD metropolitan statistical area (MSA).

COMMENT: It is recognized that certain grant and housing programs specify a certain number of units for affordability and the density standard. The standards here follow common thought about the density of units, which leads to the total number of units.

- c) **Commercial Space.** The total ground floor area of nonresidential development uses, including off-street parking areas, shall not exceed [25] percent of the Traditional Neighborhood Development.
- d) **Lot and Block Standards.**

COMMENT: Diversity in block and lot size creates visual interest, but short blocks in traditional grids provide more options for movement and improve accessibility so should be the standard. The grid should also be compatible with natural features.

- i. Block and lot size diversity. Street layouts should provide for development blocks that are generally in the range of 200-400 feet deep by 400-800 feet long. A variety of lot sizes should be provided that allow diverse housing choices.
- ii. Lot Width. Lot widths should create a relatively symmetrical street cross section that reinforces the public space of the street as a simple, unified public space.
- iii. Lot Orientation. Lot design should allow for passive solar designs for buildings. Typically this will place longer walls along an east-to-west axis.

COMMENT: Communities should establish minimum and maximum lot sizes and setbacks that meet Traditional Neighborhood Developments within their community, but also consider sustainability and road classification.

e) **Building Setbacks.**

- i. Building Setback, Front – Community Center Area. Structures in the Community Center area have no minimum setback. Commercial and civic or institutional buildings should abut the sidewalks in the Community Center area.
- ii. Building Setback, Front - Residential. Single-family detached residences shall have a building setback in the front between [0 and 25] feet. Single-family attached residences and multifamily residences shall have a building setback in the front between [0 and 15] feet.
- iii. Building Setback, Rear - Residential. The principal building on lots devoted to single-family detached residences shall be setback no less than [30] feet from the rear lot line.
- iv. Side Setbacks. Provision for zero lot-line single-family dwellings should be made, provided that a reciprocal access easement is recorded for both lots and townhouses or other attached dwellings, provided that all dwellings have pedestrian access to the rear yard through means other than the principal structure.

3. **Architectural Standards.**

A variety of architectural features and building materials is encouraged to give each building or group of buildings a distinct character.

COMMENT: Architectural design standards included in these sections provide both dimensional and performance standards. Additional design guidelines can be developed when the community determines what should be accomplished with comprehensive design guidance.

a) **Guidelines for Existing Structures**

If existing structures are determined to be historic or architecturally significant, they shall be protected from demolition or encroachment by incompatible structures or landscape development. 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.

COMMENT: An inventory of existing architectural styles in the community can be used to determine what styles should be replicated to be responsive to the community context.

b) **Guidelines for New Structures**

i. Height. New structures within a Traditional Neighborhood Development shall be no more than [3 stories, 35 feet] for single-family residential, or [5 stories, 60 feet] for commercial, multifamily residential, or mixed use.

ii. Entries and Facades

- a. The architectural features, materials, and the articulation of a facade of a building shall be continued on all sides visible from a public street or courtyard.
- b. The front facade of the principal building on any lot in a Traditional Neighborhood Development shall face onto a public street.
- c. The front facade shall not be oriented to face directly toward a parking lot.
- d. Porches, pent roofs, roof overhangs, hooded front doors or other similar architectural elements shall define the front entrance to all residences.
- e. 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.
- f. New structures on opposite sides of the same street should follow similar design guidelines. This provision shall not apply to buildings bordering civic uses.

c) **Garages and Accessory Dwelling Units.** Garages and accessory dwelling units may be placed on a single-family detached residential lot within the principal building or an accessory building provided that the accessory dwelling unit shall not exceed [800] square feet.

COMMENT: Accessory units may be between 450 and 900 square feet in area. A smaller unit size will better conform to the compact design principles.

d) **Exterior signage.** A comprehensive sign program is required for the entire Traditional Neighborhood Development to establish a uniform theme. Signs shall share a common style (e.g., size, shape, material). In the mixed-use area, signs shall be wall signs or cantilever signs. Cantilever signs shall be mounted perpendicular to the building face and shall not exceed [8] square feet. Wall signs shall be sized and placed to fit within the architectural elements.

4. Circulation Standards.

The circulation system shall provide for different modes of transportation. The circulation system shall provide functional links within the Residential areas, Community Center area, and open space and shall be connected to existing and proposed external development. The circulation system shall provide adequate traffic capacity, provide connected pedestrian and bicycle routes (especially off street bicycle or multi-use paths or bicycle lanes on the streets), limit access onto streets of lower traffic volume classification, and promote safe and efficient mobility through the Traditional Neighborhood Development.

COMMENT: A goal of traditional neighborhood developments is a vehicle circulation system that provides for access generally by way of an interconnected network of streets. Street design standards must consider pedestrians, bicycles, public transit, and vehicles, and promote a safe environment for all-non-vehicle travel.

- a) **Pedestrian Circulation.** Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the Traditional Neighborhood Development. Where feasible, any existing pedestrian routes through the site shall be preserved and enhanced. All streets, except for alleys, shall be bordered by sidewalks on both sides in accordance with the specifications listed in Table 1. The following provisions also apply:
 - i. Residential Sidewalks. Clear and well-lighted sidewalks, [3-5 feet] in width, depending on projected pedestrian traffic, shall connect all dwelling entrances to the adjacent public sidewalk.
 - ii. Community Center Sidewalks. Clear and well-lit walkways shall connect building entrances to the adjacent public sidewalk and to associated parking areas. Such walkways shall be [a minimum of 5 feet] in width.
 - iii. Disabled Accessibility. Sidewalks shall comply with the applicable requirements of the Americans with Disabilities Act.
 - iv. Crosswalks. Intersections of sidewalks with streets shall be designed with clearly defined edges. Crosswalks shall be well lit and clearly marked with contrasting paving materials at the edges or with striping.

COMMENT: Traditional neighborhoods should be safe and fully accessible; “pedestrian friendly.”

- b) **Bicycle Circulation.** Bicycle circulation shall be accommodated on streets and/or on dedicated bicycle paths. Where feasible, any existing bicycle routes through the site shall be preserved and enhanced. Facilities for bicycle travel may include off-street bicycle paths (generally shared with pedestrians and other non motorized users) and separate, striped, 4 foot bicycle lanes on streets. If a bicycle lane is combined with a lane for parking, the combined width shall be [14] feet.
- c) **Public Transit Access.** Where public transit service is available or planned, convenient access to transit stops shall be provided. Where transit shelters are provided, they shall be placed in highly visible locations that promote security through surveillance, and shall be well-lighted.

- d) **Motor Vehicle Circulation.** Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features such as “queuing streets,” curb extensions, traffic circles, and medians may be used to encourage slow traffic speeds.

- e) **Street Hierarchy.** Each street within a Traditional Neighborhood Development shall be classified according to the following (arterial streets should not bisect a Traditional Neighborhood Development):
 - i. **Collector.** This street provides access to commercial or mixed-use buildings, but it is also part of the [city/town]’s major street network. On-street parking, whether diagonal or parallel, helps to slow traffic. Additional parking is provided in lots to the side or rear of buildings.
 - ii. **Sub-collector.** This street provides primary access to individual residential properties and connects streets of lower and higher function. Design speed is 25 mph.
 - iii. **Local Street.** This street provides primary access to individual residential properties. Traffic volumes are relatively low, with a design speed of 20 mph.
 - iv. **Alley.** These streets provide secondary access to residential properties where street frontages are narrow, where the street is designed with a narrow width to provide limited on-street parking, or where alley access development is desired to increase residential densities. Alleys may also provide delivery access or alternate parking access to commercial properties.

COMMENT: Narrow streets and other “traffic calming” techniques help slow traffic down to promote pedestrian safety and are preferred to reduce total impervious surfaces.

Table 1: Attributes of Streets in a Traditional Neighborhood Development

	Collector	Sub-collector	Local Street	Alley
Average Daily Trips	750 or more	750-1500	Less than 250	Not applicable
Right-of-Way	76-88 feet	48-72 feet	35-50 feet	12-16 feet
Auto travel lanes	Two or three 12 foot lanes	Two 10 foot lanes	Two 10 foot lanes, or one 14 foot (queuing) lane	Two 8 foot lanes for two-way traffic, or one 12 foot lane for one-way traffic
Bicycle lanes	Two 6 foot lanes combined with parking lanes	4 foot lanes with no parking, or 6 foot lanes combined with parking lanes	None	None
Parking	Both sides, 8feet	None, one, or both sides, 8 feet	None or one side, 8feet	None (access to individual drives and garages outside Right-of-way)
Curb and gutter	Granite	Granite	Concrete	Not required
Planting strips	Minimum 6 feet	Minimum 6 feet	Minimum 6 feet	None
Sidewalks	Both sides, 5 feet minimum	Both sides, 3-5 feet	Both sides, 3-5 feet	None

f) **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.
- iii. Curb Cuts. 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:

local street and collector
 collector and collector
 collector and arterial

Minimum sight distance:

[120 feet]
 [130 feet]
 [50 feet]

- iv. **Street Orientation.** 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.
- g) **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 4.5.
 - 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.
 - vii. Multi - family uses must provide one parking space for every dwelling unit and [0.5] parking space for each additional bedroom.
- h) **Service access.** Access for service vehicles should provide a direct route to service and loading dock areas, while avoiding movement through parking areas.
- i) **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.
- j) **Outdoor lighting.**
- i. Street lighting shall be provided along all streets. Generally more, smaller lights, as opposed to fewer, high-intensity lights, should be used. Street-lights shall be installed on both sides of the street at intervals of no greater than [75] feet. Street lighting design shall meet the minimum standards developed by the Illumination Engineering Society.
 - ii. Exterior lighting shall be directed downward in order to reduce glare onto adjacent properties.

5. 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.

- a) **General Screening.** 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.
- b) **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.
- c) **Parking Area Landscaping and Screening.**
 - i. All parking and loading areas fronting public streets or sidewalks, and all parking and loading areas abutting residential districts or uses, shall provide:
 - a. A landscaped area at least [5] feet wide along the public street or sidewalk.
 - b. Screening at least [3] feet in height and not less than [50] percent opaque.
 - c. One tree for each [25] linear feet of parking lot frontage.
 - ii. 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.
 - iii. In large parking lots containing more than [200] spaces, an additional landscaped area of at least [300] square feet shall be provided for each [25] spaces or fraction thereof, containing one canopy tree. The remainder shall be covered with turf grass, native grasses or other perennial flowering plants, vines or shrubs.
- d) **Installation and Maintenance of Landscaping Materials.**
 - i. All landscape materials shall be installed to current industry standards.
 - ii. 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 irrigation systems such as drip irrigation, and pruning primarily for plant health and public safety, replacing dead materials annually.

COMMENT: Communities need to make this section consistent with any existing landscaping ordinances. Many ordinances include a list of recommended or required plant materials that have been determined to be suitable. Such a list would be specific to each community and its climate zone and soil conditions.

6. **Stormwater Management.** The design and development of the traditional neighborhood development should minimize off-site stormwater runoff, promote on-site filtration, and minimize the discharge of pollutants to ground and surface water. Natural topography and existing land cover should be maintained/protected to the maximum extent practicable. New development and redevelopment shall meet the following requirements:
- a) Untreated, direct stormwater discharges to wetlands or surface waters are not allowed.
 - b) Post development peak discharge rates should not exceed pre-development peak rates.
 - c) Erosion and sediment controls must be implemented to remove 80% of the average annual load of total suspended solids.
 - d) Areas for snow storage should be provided unless the applicant provides an acceptable snow removal plan.
 - e) Redevelopment stormwater management systems should improve existing conditions and meet standards to the extent practicable.
 - f) All treatment systems or BMPs must have operation and maintenance plans to ensure that systems function as designed.

COMMENT: Compact development predicts a need to include appropriate stormwater management systems to handle the intensified runoff. Again communities should review their existing regulations to ensure this section is consistent with local standards.

5.0 Severability

If any provision of this bylaw is held invalid by a court of competent jurisdiction, the remainder of the bylaw shall not be affected thereby. The invalidity of any section or sections or parts of any section or sections of this bylaw shall not affect the validity of the remainder of the town's zoning bylaw.