

TND PROPOSED AMENDMENTS

Pg 31 401. F.2 Unit Diversity Standards

. Delete Non-Residential and Live/Work Units		
. Add	min. % of units	max. % of units
Mixed use	0%	20%

4b.

ii Delete Current Language

Replace ii with

ii Neighborhood center. One neighborhood center is required in a TND Development. The neighborhood center shall serve as the focal point of the TND Development and may contain residential, non-residential, civic and/or public services to meet the daily needs of the community residents. The neighborhood center shall contain the following elements:

-Residential uses

-Open Space. A minimum of 20,000 contiguous sq. ft. designed as central open space.

-Non-residential uses shall be limited to: retail shops, artisans, restaurants, daycare, offices, barber shops and beauty shops, live/work units, churches and inns (limited to 12 units, may be increased to 24 units by conditional use)

-Conditional use criteria – For greater than 12 inn units:

(a) Central open space is increased to a minimum of 30,000 square feet.

(b) Provide biking/walking paths, park benches, appropriate safety lighting, and a central attraction feature (i.e. gazebo, fountain)

-All structures in the neighborhood center shall be a minimum of 2 stories in height with the exception of churches and daycare centers.

Pg.32 4e. Delete Current Language
Replace with

4e. Density Allocation for the Neighborhood Center

1. The area of the neighborhood center shall consist of buildings, sidewalks, green spaces and other open spaces, parking lots, roadways, stormwater facilities and any accessory uses or features.

2. Non-Residential Units shall be limited to 30% of the

neighborhood center up to a maximum of 60,000 sq. ft. of gross ground floor area. There shall be a minimum of 10% of the gross floor area for non-residential uses.

3. Non-residential uses shall be located on the ground floor. Provided, however, rooms for an inn may be located on the second and/or third floor of buildings.

4. Density for all uses in the neighborhood center shall be equal one unit for every 1200 sq. ft. of gross floor area.

5. Parking requirements for neighborhood center
2.5 parking stalls per unit

6. Neighborhood Center shall consist of an independent lot, which may be developed in phases, and shall contain all mixed use units allocated for the development.

7. Any single non-residential use within the neighborhood center shall be limited to a maximum of 10,000 square feet.

8. Calculation Example

- a. Neighborhood center gross floor area equals 180,000 sq. ft. x 30% non residential equals 54,000 sq. ft.: 10% non residential equals a minimum of 18,000 sq. ft.
- b. Unit Equevelency – 180,000 sq. ft. divided by 1200 sq. ft. equals 150 units.
- c. Parking – 150 units x 2.5 parking stalls/unit equals 375 parking stalls.

9. Building Scale. Scale is created by the size of units of construction and architectural detail that relate to the size of man. It can also be determined by building mass and how it relates to open space. The major elements of scale may be brick, stucco or stone units, window or door openings and balconies etc.

401. F.5 Signs

a. Materials. All signs, excluding awning signs, shall be constructed only from wood; metal or stone as determined by the developers design theme and the township. Sign materials shall compliment the building materials and the façade on which they are to be displayed or near.

b. Color. In selecting the principal colors for a sign, colors that compliment the colors of the building shall be used

c. Illumination. Internally illuminated signs and backlit awnings are prohibited. Light sources shall be of the down light type and shall be shielded from all adjacent properties and streets and shall not be of an intensity as to cause glare hazardous to pedestrians or motorists.

d. Electrical connections. The electrical supply to all exterior signs, whether to the sign itself or light fixtures positioned to illuminate the sign, shall be provided by means of concealed electrical conduit or cables. All wiring shall be in accordance with the latest adopted addition of the National Electrical Code.

e. Nuisance. No sign shall create a public nuisance by emitting smoke, sound, vapor, beams or rays, particle emissions or odors. Flashing, blinking or scrolling are prohibited.

f. Sign removal. Any business that has closed shall remove any signs associated with the business within sixty (60) days of closing. The owner of the premises shall have responsibility to ensure such signs are removed within the sixty (60) day period. Any signs in disrepair shall be removed in the same time frame as above or shall be repaired.

g. Permits. All signs shall require a sign permit.

h. Sign types, heights and sizes permitted.

<u>Sign type</u>	<u>Sign Height</u>	<u>Sign Size</u>
Projecting	Min. 7 feet above finish grade Limited to ground floor	10 sq ft
Awning	Min. 7 feet above finish grade Limited to ground floor	10 sq ft
Wall	Limited to ground floor	24 sq ft
Home occupation (Wall)	Limited to ground floor	4 sq ft
Freestanding	Max 10ft	12 sq ft
Building identification	8 feet, no commercial advertising	6 sq ft
Directional	4 feet, no commercial advertising	2 sq ft

i. Number of signs. Each business shall be entitled to one sign. Each building shall be entitled to two building identification signs, one in the front and one in the rear.