

Normal Avenue Neighborhood Plan

Draft Chapter 18 Code Amendments

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18-3.x.010 Purpose

The purpose of this section is to implement the Normal Avenue Neighborhood Development Plan. The neighborhood is designed to provide an environment suitable for traditional neighborhood living and recreation. The Normal Avenue Neighborhood Development Plan is a blueprint for promoting a variety of housing types while preserving open spaces, stream corridors, wetlands, and other significant natural features. The neighborhood will be characterized by a connected network of streets and lanes, paths and trails, with nodes of access and connection to the natural areas, wetlands, and streams that occur. This network will also connect to the larger network of regional trails, paths, and streets beyond the boundaries of the neighborhood.

18-3.x.020 Applicability

This chapter applies to properties designated as Normal Avenue Neighborhood Plan Overlay on the Ashland Zoning Map, and pursuant to the Normal Avenue Neighborhood Plan adopted by Ordinance [#number (date)]. Development located within the Normal Avenue Neighborhood Development Plan is required to meet all applicable sections of this ordinance, except as otherwise provided in this chapter; where the provisions of this chapter conflict with comparable standards described in any other ordinance, resolution or regulation, the provisions of the Normal Avenue Neighborhood Plan shall govern.

18-3.x.030 General Requirements

A. Conformance with the Normal Avenue Neighborhood Plan. Land uses and development, including buildings, parking areas, streets, bicycle and pedestrian access ways, multi-use paths, and open spaces

shall be located in accordance with those shown on the Normal Avenue Neighborhood Plan maps adopted by Ordinance [#number (date)].

B. Amendments. Major and minor amendments to the Normal Avenue Neighborhood Plan shall comply with the following procedures:

1. Major and Minor Amendments

a. Major amendments are those that result in any of the following:

- i. A change in the land use overlay designation.
- ii. A change in the maximum building height dimensional standards in section 18-3.x.050
- iii. A change in the allowable base density, dwelling units per acre, in section 18-3.x.050.
- iv. A change in the Plan layout that eliminates a street, access way, multi-use path or other transportation facility, or requires the transportation facility to be shifted more than fifty (50) feet in any direction.
- v. A change not specifically listed under the major and minor amendment definitions.

b. Minor amendments are those that result in any of the following:

- i. A change in the Plan layout that requires a street, access way, multi-use path or other transportation facility to be shifted fifty (50) feet or less in any direction as long as the change maintains the connectivity established by Normal Avenue Neighborhood Plan.
- ii. A change in a dimensional standard requirement in section 18-3.x.050, but not including height and residential density.

2. Major Amendment – Type II Procedure. A major amendment to the Normal Avenue Neighborhood Plan is subject to a public hearing and decision under a Type II Procedure. A major amendment may be approved upon finding that the proposed modification will not adversely affect the purpose and objectives of the Normal Avenue Neighborhood Plan. In addition to complying with the standards of this section for a major amendment shall demonstrate that:

- a. The proposed modification maintains the connectivity established by the Normal Avenue Neighborhood Plan;
- b. The proposed modification furthers the design and access concepts of the Normal Avenue Neighborhood Plan, including pedestrian access, bicycle access, and development of the greenway trail system.
- c. The proposed modification furthers the protection and enhancement of the natural systems and features of the Normal Avenue Neighborhood Plan, including stream beds, riparian zones, wetlands, and development of the greenway trail system by increasing their area and/ or extent or

improvements in the quality of existing areas.

- d. The proposed modification will not reduce the overall intensity of residential development permitted under the site development standards.
- e. The proposed modification is a necessary to accommodate physical constraints evident on the property, or to protect significant natural features such as trees, rock outcroppings, greenways, streams and wetlands, or similar natural features, or to adjust to existing property lines between project boundaries.

3. Minor Amendment – Type 1 Procedure. A minor amendment to the Normal Avenue Neighborhood Development Plan is subject to an administrative decision under the Type I Procedure. Minor amendments shall not be subject to the Exception to the Site Design and Use Development Standards of chapter 18-5.2.050(D). A minor amendment may be approved upon finding that granting the approval will result in a development design that equally or better achieves the stated purpose of this chapter and Normal Avenue Neighborhood Plan Standards.

18-3.x.040 Use Regulations

There are four Land Use Designation Overlays within the Normal Avenue Neighborhood Plan: NA-01, NA-02, and NA-03, and NA-OS. Character areas NA-01 and NA-02 are intended to preserve land and open space and provide housing opportunities for individual households. The use regulations and development standards are intended to create, maintain and promote single-dwelling neighborhood character. A variety of housing types are allowed, in addition to the detached single dwelling. Development standards that are largely the same as those for single dwellings ensure that the overall image and character of the single-dwelling neighborhood is maintained.

Character area NA-03 is intended to preserve land and open space and provide housing opportunities for individual households through development of multi-dwelling housing. The use regulations and development standards are intended to create and maintain a range of housing choices, including higher intensity housing within the context of the residential character of the Normal Avenue Neighborhood Plan.

Character area NA-03 is also intended to provide the opportunity for neighborhood-serving commercial mixed- use so that many of the activities of daily living may be met within the Normal Avenue Neighborhood. Neighborhood-serving commercial mixed-use is limited to that area designated for commercial services on map XX-XXX-XXXX.

Character area NA-OS (Open Space) is intended to protect environmentally sensitive water resource lands and provide open space recreational opportunities for individual households throughout the Normal Avenue Neighborhood Development Plan area.

The development standards for the Normal Avenue Neighborhood Plan will preserve neighborhood character by providing four different land use overlay areas with different concentrations of varying housing types along with neighborhood design standards. The Normal Avenue Neighborhood Plan

includes a new building type, Pedestrian-Oriented Cluster in which multiple compact attached and/or detached Dwellings occupy a single lot. Dwellings are grouped around common open space and are separated from one another by side yards to provide privacy and single family home-type scale and character.

Normal Avenue Neighborhood Residential Building Types

Single Dwelling Residential Unit

Description: A Single Dwelling Residential Unit is a detached residential building that contains a single dwelling with self-contained living facilities on one lot. It is separated from adjacent dwellings by private open space in the form of side yards and backyards, and set back from the public street or common green by a front yard. Auto parking is provided in either a garage or on surface area on the same lot, accessible from the lane or alley. The garage may be detached or attached to the dwelling structure.

Accessory Residential Unit

Description: An Accessory Residential Unit is a secondary dwelling unit on a lot where the primary use is a single-family dwelling, either attached to the single-family dwelling or in a detached building located on the same lot with a single-family dwelling, and having an independent means of access.

Double Dwelling Residential Unit

Description: A Dwelling Residential Unit (Duplex) is a residential building that contains two dwellings, each with self-contained living facilities on a single lot. Double Dwelling Residential Units must share a common wall or a common floor/ ceiling. In appearance, height, massing and lot placement the Double Dwelling Residential Unit is similar or identical to a Single Dwelling Residential Unit. The Double Dwelling Residential Unit is subject to all of the same setbacks, height and parking requirements as single dwellings in the surrounding base zone. Residential units may be arranged side-by-side, like rowhouses, each with its own entrance, or stacked flats with one or more shared entrances.

Attached Residential Unit

Description: Attached Residential Units, or rowhouses, are single dwellings with self-contained living facilities on one lot, attached along one or both sidewalls to an adjacent dwelling unit. Private open space may take the form of front yards, backyards, or upper level terraces. The dwelling unit may be set back from the public street or common green by a front yard. Where auto parking is provided on the same lot, either detached or attached to the dwelling structure, it shall be accessible from the rear lane or alley.

Clustered Residential Units - Pedestrian-Oriented

Description: Pedestrian-Oriented Clustered Residential Units are multiple compact dwellings or cottages that occupy a single lot. Dwellings are grouped around common open space and are separated from one another by side yards to provide privacy and single family home-type scale and

character. Units are arranged around a central common open space under shared ownership. Each cottage is typically smaller than 1,000 sq. ft. Dwelling units may be condominiums, apartments dwellings on individual lots.

Multiple Dwelling Residential Unit

Description: Multiple Dwelling Residential Units are multiple dwellings that occupy a single building or multiple buildings on a single lot. Dwellings may take the form of attached residential units (like rowhouses) or stacked flats (like apartments) or a combination of attached and stacked units. Dwelling units may be condominiums or apartments. Auto parking is provided in a shared surface area or areas or parking covered or underground parking structure internal to the lot.

A. General Use Regulations. Uses and their accessory uses are permitted, special permitted or conditional uses in the Normal Avenue Neighborhood Plan area as listed in the Land Use Table.

Land Use Table 18-3.xx.040

Description	NA-01 Single family Residential	NA-02 Multi-family low density Residential	NA-03 Multi-family High Density Residential	NA-OS Open Space
Single Dwelling Residential Unit (Single-Family Dwelling)	P	P	N	N
Accessory Residential Unit	P	P	P	N
Double Dwelling Residential Unit (Duplex Dwelling)	P	P	P	N
Clustered Residential Units	P	P	P	N
Attached Residential Unit	N	P	P	N
Multiple Dwelling Residential Unit (Multi family Dwelling)	N	P	P	N
Manufactured Home on Individual Lot	P	P	P	N
Manufactured Housing Development	N	P	P	N
Home Occupation	P	P	P	N
Religious Institutions and Houses of Worship	C	C	C	N
Neighborhood Serving Commercial	N	N	S	N
Community Gardens	P	P	P	P
Openspace and Recreational Facilities	P	P	P	P

P = Permitted Use; S = Permitted with Special Use Standards; CU = Conditional Use Permit Required; N = Not Allowed

1. Permitted Uses. Uses listed as “Permitted (P)” are allowed. All uses are subject to the development standards of zone in which they are located, any applicable overlay zone(s), and the review procedures of Part 18-5. See section 18-5.1.020 Determination of Review Procedure.

2. Special Permitted Uses. Uses listed as “Permitted Subject to Special Use Standards (S)” are allowed, provided they conform to chapter 18-2.3 Special Use Standards. The following uses and their accessory uses are special permitted uses in the Use Table 18-3.x.040 and are subject to the requirements of this section and the requirements of chapter 18-5.2, Site Design and Use Standards.

a. . Portions of the Land Use Designation NA-03 identified in the overlay map are designed as a mixed-use area providing for residential uses, commercial commodities and services that serve the immediate area. Within the mixed-use commercial overlay area the following uses and their accessory uses are permitted outright:

- i. Professional, financial, business and medical offices, and personal service establishments such as beauty and barber shops, laundrette, and clothes and laundry pick-up stations. limited to no greater than 3500 square feet of total floor area.
- ii. Neighborhood oriented stores, shops and offices supplying commodities or performing services, except that retail uses shall be limited to no greater than 3500 square feet of total floor area.
- iii. Manufacture or assembly of items sold in a permitted use, provided such manufacturing or assembly occupies six hundred (600) square feet or less, and is contiguous to the permitted retail outlet.
- iv. Restaurants.
- v. Day Care Centers

3. Conditional Uses. Uses listed as “Conditional Use Permit Required (C)” are allowed subject to the requirements of chapter 18-5.4 Conditional Use Permits.

4. Prohibited Uses. Uses not listed in the Land Use Table, and not found to be similar to an allowed use following the procedures of section 18-1.5.040 Similar Uses, are prohibited.

18-3.x.050 Dimensional Regulations

The lot and building dimension shall conform to the standards in Table 1 8-3.x.050.

Table 1 8-3.x.050 Dimensional Standards

Description	NA-01	NA-02	NA-03
Base density, dwelling units per acre	5	10	15
Minimum Lot Area, square feet	5,000 10,000 ¹	4,000 10,000 ¹ 2,000 ²	3,000 1,800 ²
Minimum Lot Depth, feet	80	80	80
Minimum Lot Width, feet	50	34	25
Minimum Front Yard, feet	15	15	10
Minimum Side Yard, feet	6	6 0 ³	6 0 ³
Minimum Rear Yard, feet	10 plus 10' per story	10	10
Maximum Building Height, feet / stories	35 / 2.5	35 / 2.5	35 / 2.5
Maximum Lot Coverage, percentage of lot	50	65	75
Minimum Required Landscaping, percentage of lot		35%	25%
Parking Zone Location	Refer to section 18-4.3.080 Vehicle Area Design Requirements		
Parking Zone Minimum Side Yard Setback, feet	6	6	6
Parking Zone Maximum Depth, feet	20	20	20
Required Walkway	Unless provided by a public sidewalk or multiuse path, minimum 5 foot wide walkway between the street and the residential unit(s), primary structure ⁴ or between street and street facing cottages ⁵		
Minimum Outdoor Recreation Space, percentage of lot	na	na	8%
Maximum Building Footprint, square feet ⁵	1,000	1,000	na
Minimum Private Open Space, square feet per cottage ⁵	100	100	na
Minimum Dimensions for Private Open Space per cottage, feet ⁵	10	10	na
Minimum Public Open Space, square feet ⁵	100	100	na
Minimum Dimensions for Public Open Space per cottage, feet ⁵	20	20	na

1 Maximum Lot Area for Clustered Residential Units (Square Feet)

2 Maximum Lot Area for Attached Residential Units (Square Feet)

3 Minimum Side Yard for Attached Residential Units (Feet)

4 Applicable to the primary structure on a lot with an Accessory Residential Unit

5 Applicable to Clustered Residential Units

18-3.x.060 Site Development and Design Standards. The Normal Avenue Neighborhood Design Standards provide specific requirements for the physical orientation, uses and arrangement of buildings; the management of parking; and access to development parcels. Development located in the Normal Avenue Neighborhood Plan area shall be designed and constructed consistent with the following Design Standards.

A. Street Design and Access The design and construction of streets and public improvements shall be in accordance with the Ashland Street Standards, except as otherwise required for the following facilities within the Normal Avenue Neighborhood Plan. A change in the design of a street in a manner inconsistent with the Normal Avenue Neighborhood Plan Design Standards requires a minor amendment in accordance with section 18-3.x.030.B.

1 Street Design. The Normal Avenue Neighborhood Plan uses street trees, green streets, and other green infrastructure to manage stormwater, protect water quality and improve watershed health. The urban streams and wetlands manage stormwater naturally and are part of Ashland's green infrastructure. Direct discharge storm water runoff into a designated green street and neighborhood storm water treatment facilities.

a Design Green Streets. Streets designated on the Normal Avenue Neighborhood Plan as Green Streets shall conform to the following standards.

- i. New streets shall be developed to capture and treat stormwater in conformance with the City of Ashland Stormwater Master Plan.
- ii. Parking lanes and parking pockets on all Green Streets within the Normal Avenue Neighborhood Plan shall be constructed of permeable pavement or porous solid surface.
- iii. All development served by planned Green Streets as designated on the Normal Avenue Neighborhood Plan shall accommodate said facilities by including the same in the development plan; and/or
- iv. Provide the City with a bond or other suitable collateral ensuring satisfactory completion of the Green Street(s) at the time full street network improvements are provided to serve the development. Suitable collateral may be in the form of security interest, letters of credit, certificates of deposit, cash bonds, bonds or other suitable collateral as determined by the City Administrator.

2. Street Standards: New developments shall provide avenues, streets, woonerfs, rear lanes, multi-use paths, and pedestrian and bicycle improvements in conformance with the circulation framework and street standards of the Normal Avenue Neighborhood Plan. The standards apply to:

- a. Normal Avenue (cross section graphic)
- b. Neighborhood Street (cross section graphic)
- c. Woonerf (cross section graphic)
- d. Common Greens (cross section graphic)
- e. Rear Lanes (alleys) (cross section graphic)
- f. Multi-use Paths (cross section graphic)

3. Access Management Standards: To manage access to land uses and on-site circulation, and maintain transportation safety and operations, vehicular access shall conform to the standards set forth in section 18-4.3, and as follows:

- a. All development abutting Normal Avenue the number of curb cuts providing vehicular access shall be limited to one per block. Automobile access to development is intended to be provided by Rear Lanes (alleys).
- b. No curb cuts providing vehicular access are permitted from a Woonerf, Common Green, or Multi-use Path.
- c. All lots shall provide a shared driveway aisle to abutting parking areas that is at least 20 feet in width. The applicant shall grant a common access easement across the lot. If the site is served by a shared access or alley, access for motor vehicles must be from the shared access or alley and not from the street frontage.

4. Required On-Street Parking: On-street parking is a key strategy to traffic calming and is required along the Normal Avenue and Neighborhood Streets as indicated on the street sections.

B. Site and Building Design Standards.

1. Building and Lot Orientation General Requirements:

- a. Lot Frontage Requirements: Lots in the Normal Avenue Neighborhood are required to have their Front Lot Line on a street or a Common Green.
- b. Common Green. The Common Green provides access for pedestrians and bicycles to abutting properties. Common greens are also intended to serve as a common open space amenity for residents. The following approval criteria and standards apply to common greens:
 - i. Common Greens must include at least 400 square feet of grassy area, play area, or dedicated gardening space, which must be at least 15 feet wide at its narrowest dimension.
- c. Parking Areas and On-site Circulation. Except as otherwise required by this chapter, automobile parking, loading and circulation areas shall comply with the requirements of chapter 18-4.3 Parking, Access, and Circulation Standards:
 - i. Neighborhood serving commercial uses within the NA-O3 mixed use overlay, are not required to provide off-street parking or loading areas, except for residential uses where one space shall be provided per residential unit.

2. Conservation of Natural Areas. Development plans shall preserve water quality, natural hydrology and habitat, and preserve biodiversity through protection of streams and wetlands. In addition to the requirements of 18-3.10 Water Resources, conserving natural water systems shall be considered in the site design through the application of the following guidelines.

- a. Designate a minimum no-build buffer around wetlands.
- b. Designated stream and wetland protection areas shall be considered positive design elements and incorporated in the overall design of a given project.
- c. Native riparian plant materials shall be planted in and adjacent to the creek to enhance habitat.
- d. Create a long-term management plan for on-site wetlands, streams, associated habitats and their buffers.

3. Stormwater Management. Natural water systems regulate water supply, provide biological habitat, and may provide recreational opportunities. Undeveloped ecosystems absorb much of the precipitation that falls on them, conveying only a small portion of rainfall as surface runoff. New and infill development should minimize disturbances to the functioning of on-site, adjacent, and regional natural water systems. Development shall reduce the public infrastructure costs and adverse environmental effects of stormwater run-off by managing run-off from building roofs, driveways, parking areas, sidewalks and other hard surfaces through implementation of appropriate stormwater management practices including one or more of following guidelines.

- a. Implement stormwater management techniques that endeavor to treat the water as close as possible to the spot where it hits the ground through infiltration, evapotranspiration or through capture and reuse techniques.
- b. Use on-site landscape-based water treatment methods to treat rainwater runoff from all surfaces, including parking lots, roofs, and sidewalks.
- d. Use of pervious or semi-pervious surfaces that allow water to infiltrate soil.
- e. Design grading and site plans create a system that slows the stormwater, maximizing time for cleansing and infiltration.
- f. Maximizing the length of overland flow of stormwater through bioswales and rain gardens,
- g. Use structural soils in those environments that support pavements and trees yet are free draining.
- h. Plant deep rooted native plants.
- i. Replace metabolically active minerals, trace elements and microorganism rich compost in all soils disturbed through construction activities.

4. Design Green Surface Parking. Development of parking areas shall conform to the standards of chapter 18- 4-3 Parking, Access and Circulation; chapter 18-4.4 Landscaping and Screening; and the applicable provisions of this chapter.

5. Minimize Construction Impacts. Construction activity shall minimize pollution and waste generation through the following measures.

- a. Develop and implement an erosion and sediment control plan to reduce pollution from construction activities by controlling soil erosion, waterway sedimentation and airborne dust generation in accordance with Ashland Public Works Standards. The erosion and sediment control plan shall be submitted with the final engineering for public improvements and building permits.
- b. Restore soils within areas that have been compacted by heavy equipment or the storage of construction materials.

- c. Recycle and/or salvage non-hazardous construction and demolition debris in accordance with the Building Demolition Debris Diversion requirements in 15.04.216.C.

6. Water Conserving Landscaping. Reference new section of Unified Land Use Ordinance TBD.

7. Solar Orientation. Reference new section of Unified Land Use Ordinance TBD.

8. Building Shading. In order to promote energy conservation, development plans shall incorporate shade features as follows.

- a. Provide horizontal exterior shading devices for south-facing windows to control solar gain during the peak cooling season.
- b. A combination of horizontal and vertical exterior shading devices may be necessary to control solar gain on southwest- and southeast-facing windows.
- c. Promote passive and active solar strategies for residential development. On-site parking, carports, and garages located on the south side of residential development shall not shade, shadow, or obscure more than 15 percent of the residential building.

9. Outdoor Lighting. **Outdoor lighting**, in addition to complying with chapter 18-4.4.050 Outdoor Lighting, shall use down-shielded light fixtures that do not allow light to emit above the 90- degree plane of the fixture.

1 8-3.x.070 Open Space Overlay

All projects containing land identified as Open Space (NA-OS) on the Normal Avenue Neighborhood Development Plan Land Use Overlays Map shall dedicate those areas as: common areas, public open space, or private open space protected by restrictive covenant. It is recognized that the master planning of the properties as part of the Normal Avenue Neighborhood Plan imparted significant value to the land, and the reservation of those lands within the Normal Avenue Neighborhood Development Plan for open space and conservation purposes is proportional to the value bestowed upon the property through the change in zoning designation and future annexation.

18.3.x.080 Site Plan Review

A. Applicability. The following planning applications shall comply with applicable Normal Avenue Neighborhood Design Standards and all other requirements outlined in the Site Design and Use Standards chapter 18-5.2.

1. Developments requiring annexation approval under chapter 18-5.7
2. Developments Requiring Site Plan Approval under the chapter 18-5.2.
3. Performance Standards Option Developments. In addition to the submittal requirements for Final Plan approval, per chapter 18-3.8, the applicant shall provide typical elevations incorporating the

architectural elements described in the Normal Avenue Neighborhood Design Standards for all proposed buildings.

4. Partitions.

B. Review and Approval Procedure. All land use applications shall be reviewed and processed in accordance with the applicable procedures of Part 18-5.

C. Supplemental Approval Criteria. In addition to the criteria for approval required by other sections of this ordinance, applications within Normal Avenue Neighborhood Plan area shall also meet the following criteria:

1. The application demonstrates conformity to the general design requirements of the Normal Avenue Neighborhood Plan including density, transportation, building design, and building orientation.
2. The application complies with the specific design requirements as provided in the North Mountain Neighborhood Design Standards.