

Planning Commission  
September 24, 2013

# Normal Avenue Neighborhood Plan



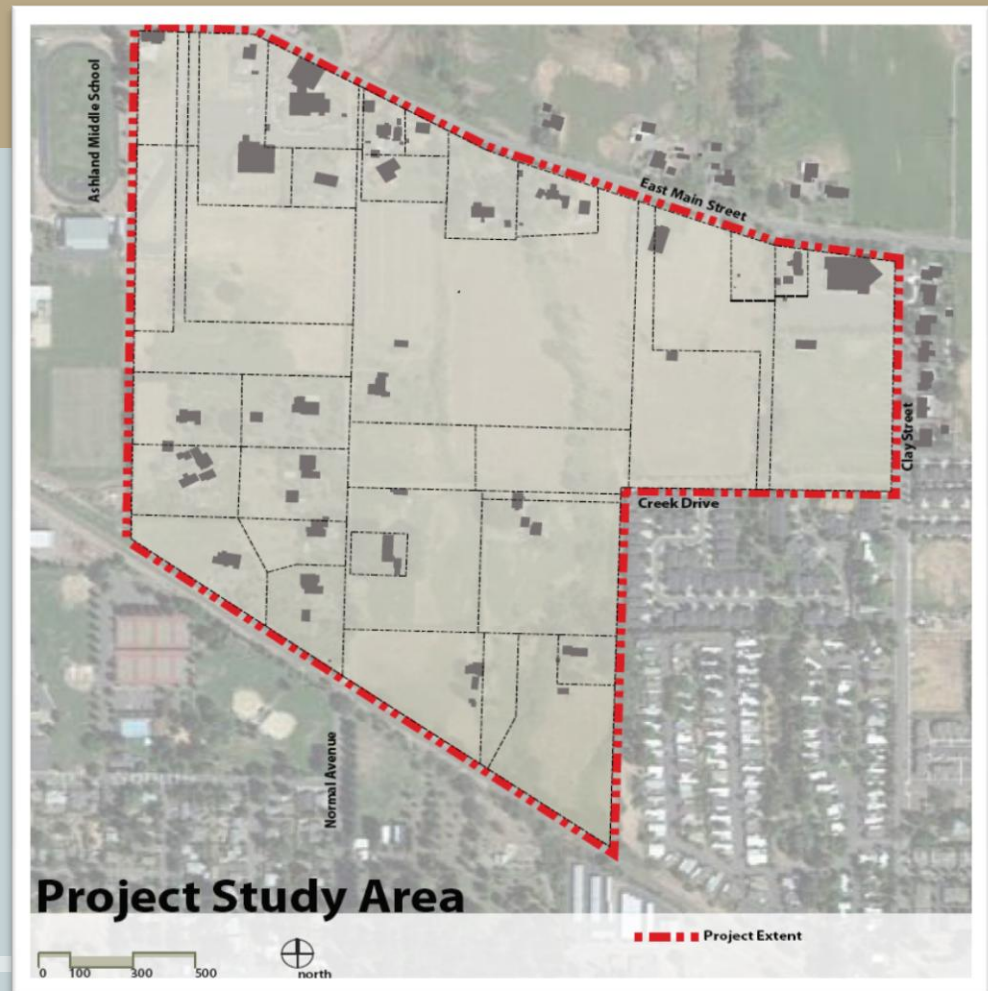
# Plan Components

Existing Conditions

Land Use Framework

Transportation Framework

Code Amendments

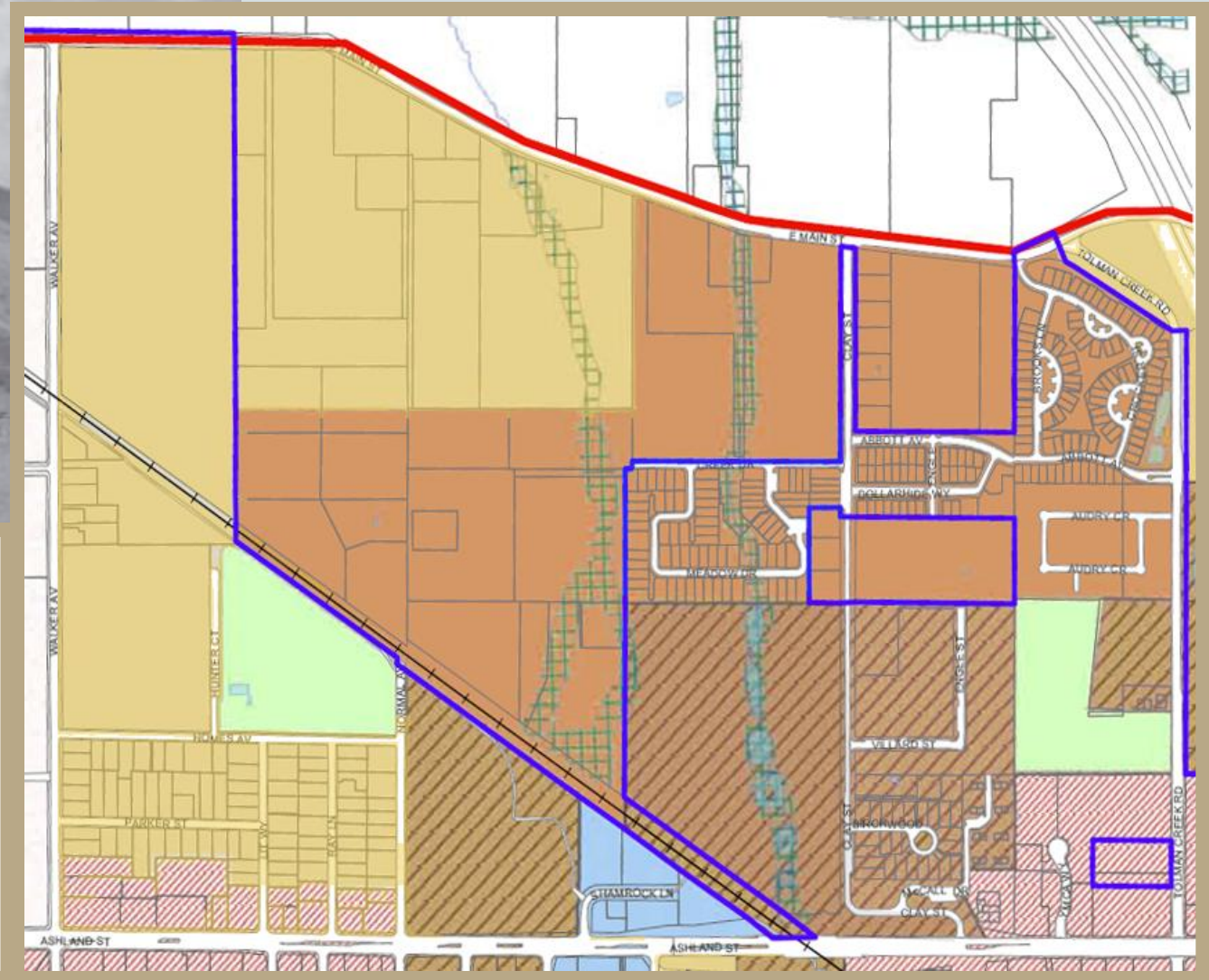




# Existing Conditions

## Comprehensive Plan

## Land Use Designations





# Existing Conditions

## Wetlands and Streams

- Clay Creek
- Cemetery Creek
- Inventoried wetlands



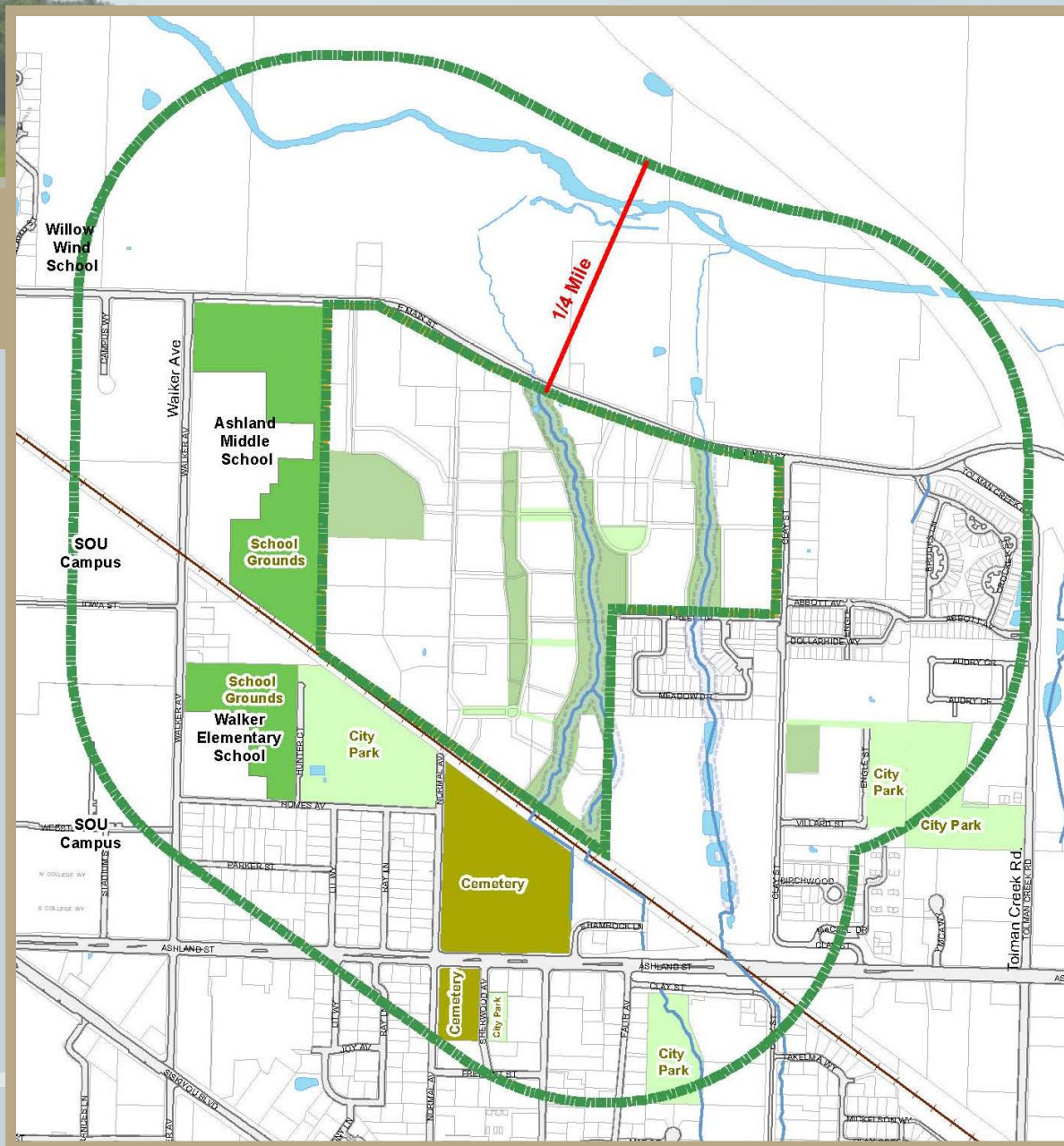




# Existing Conditions

## Parks and Schools

- Ashland Middle School
- Walker Elementary
- SOU Campus Fields
- Hunter Park
- Sherwood Park
- Clay Street Park
- YMCA Park



# Existing Conditions

## Transportation System Plan

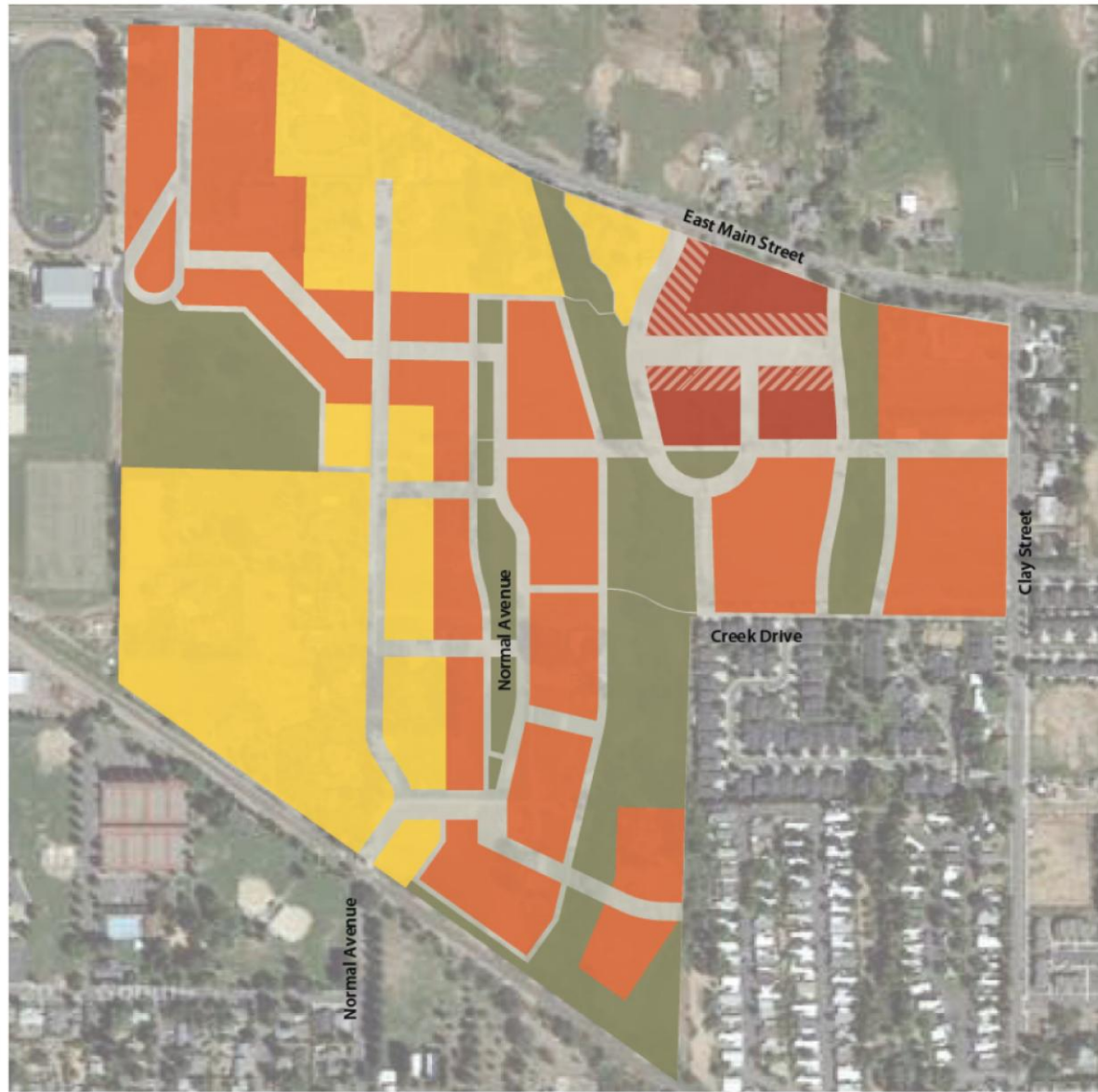
- Normal Avenue
- Railroad Crossing
- Planned Bike Path/Greenway
  - Central Bike Path
  - Northside Path



Adopted TSP Detail map



# Draft Land Use Framework



## **NA-01**

Single Family Residential  
5 units per acre

## **NA-02**

Mixed housing types  
10 units per acre

## **NA-03**

Multiple dwelling  
residential  
15 units per acre

## **NA-OS**

Open space and Natural  
Areas

# Draft Streets & Openspace Network

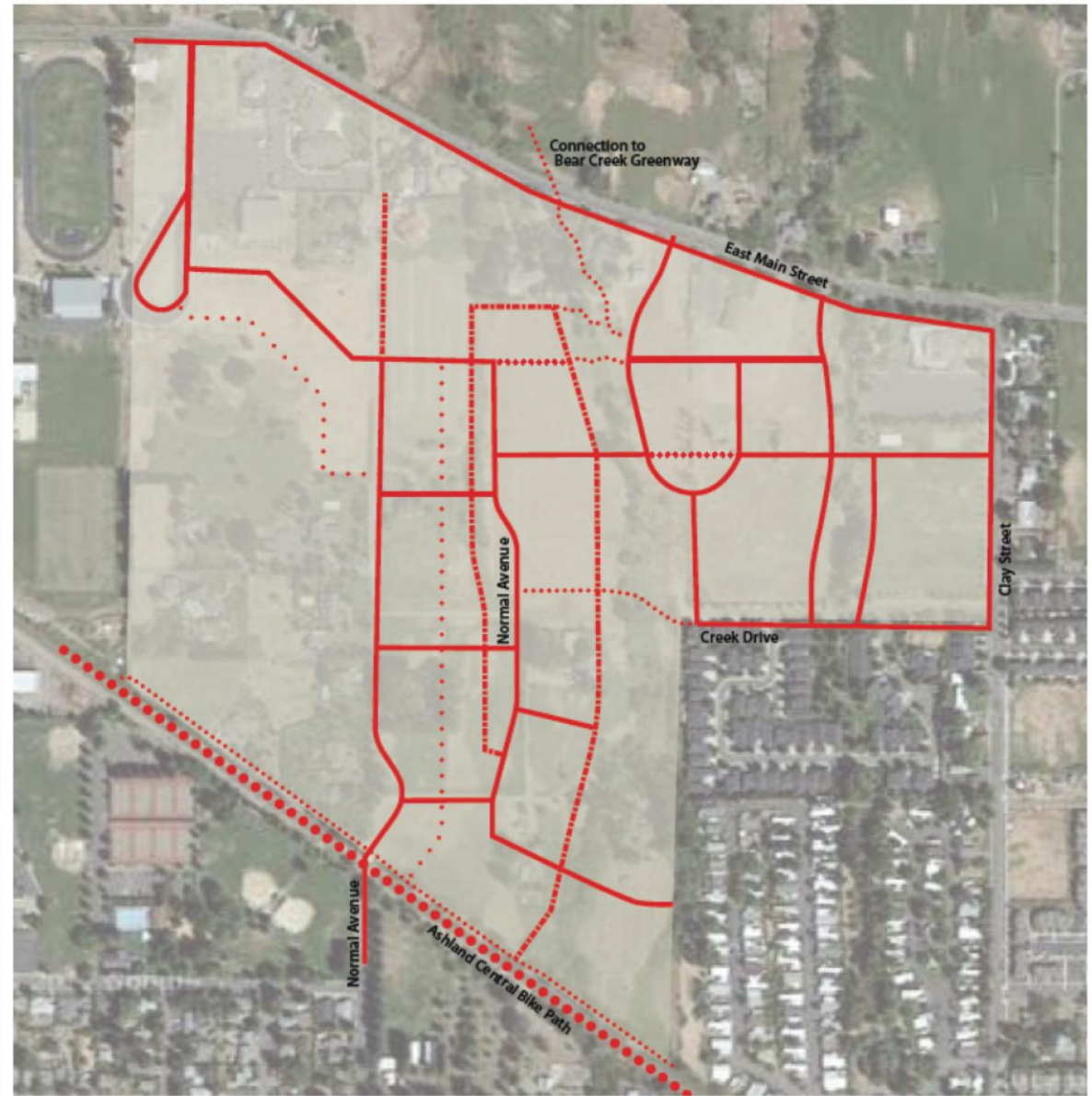
## Draft Plan





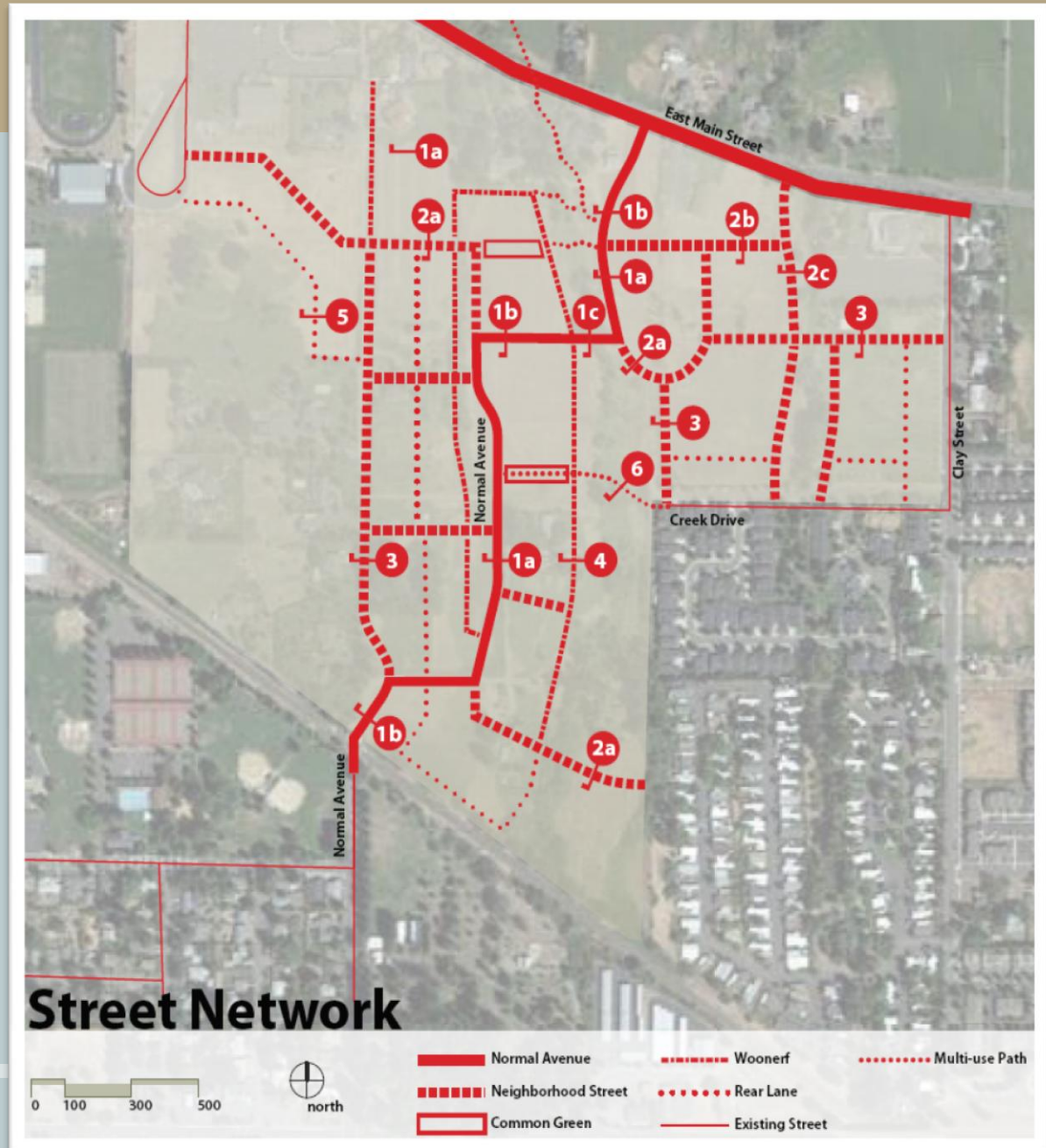
# Draft Bicycle & Pedestrian Network

## Draft Plan



# Draft Street Classifications

- Neighborhood Collector
- Neighborhood Street
- Woonerf
- Rear Lane (Alley)
- Multi Use Path

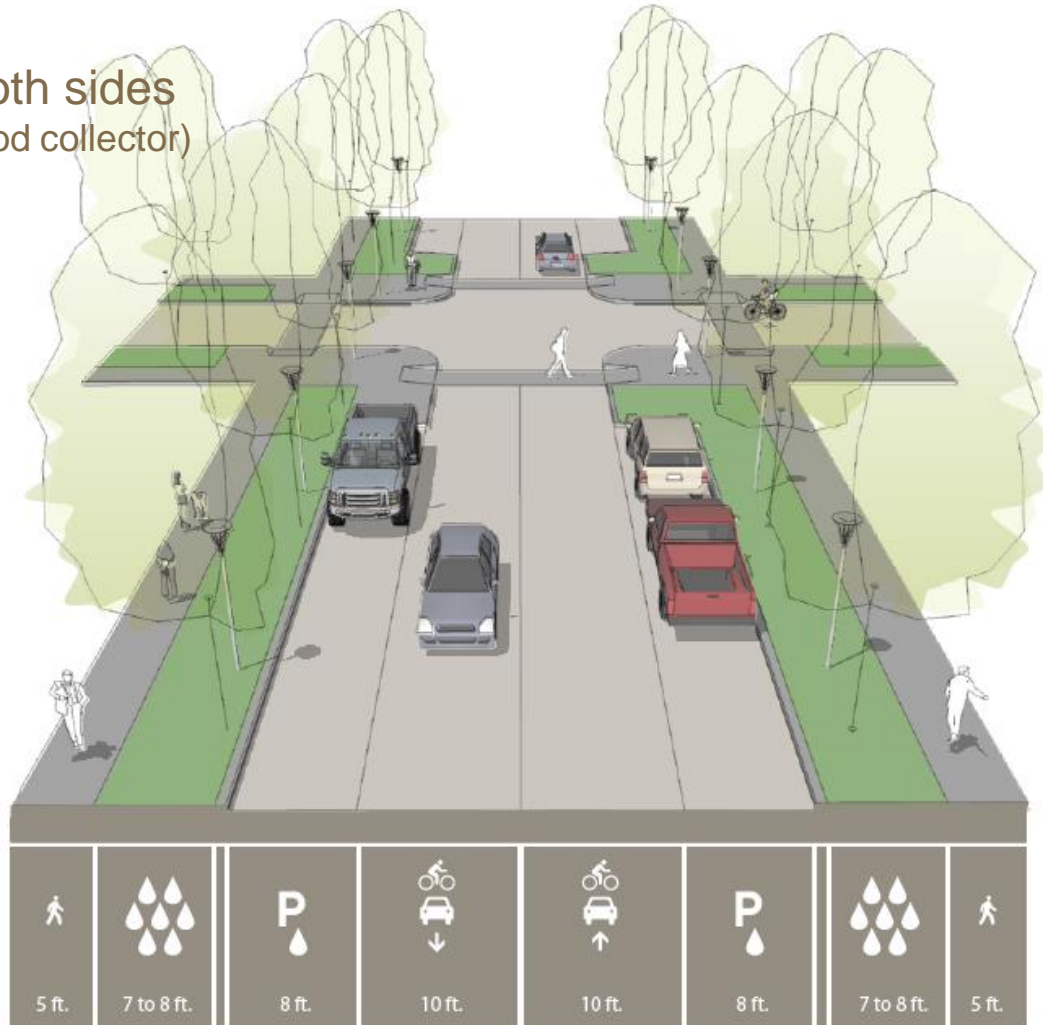




# Alternative Street Types

## Neighborhood Collector

### 1b Parking on both sides (standard neighborhood collector)



# Alternative Street Types

## Neighborhood Collector

### 1a Parking one side (revision with no sidewalk on wetland side)

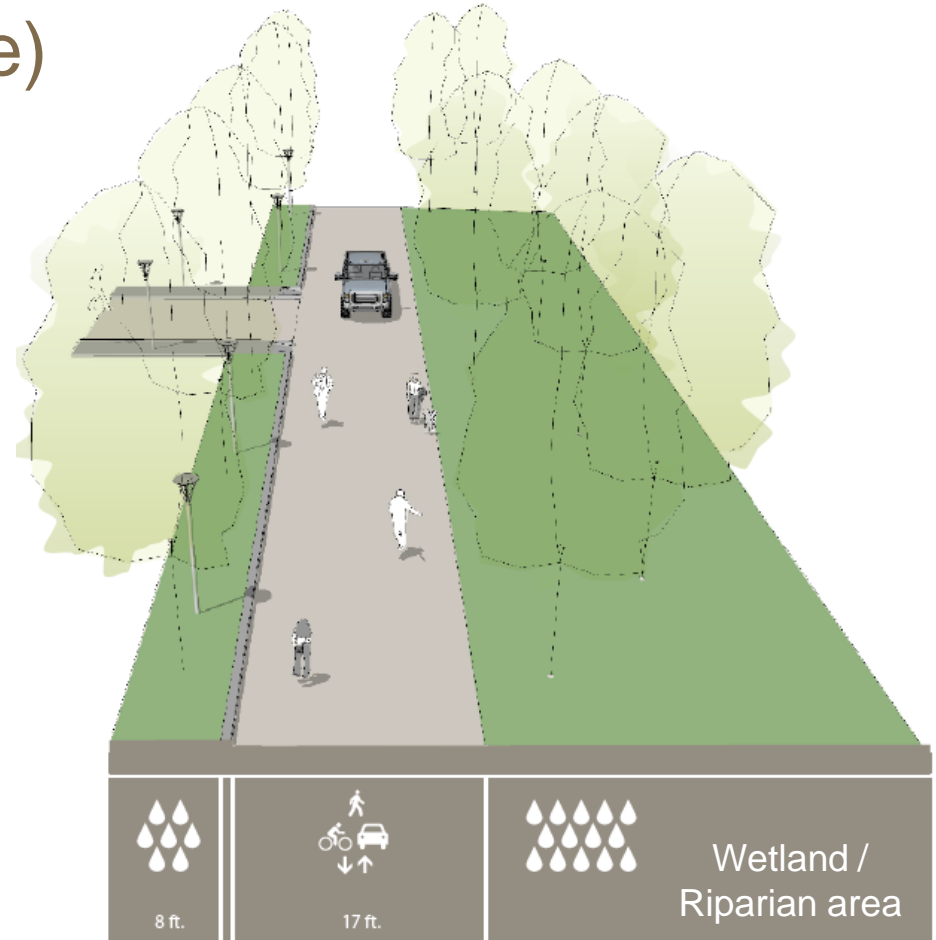




# Alternative Street Types

## Woonerf

### 4 Woonerf (new street type)

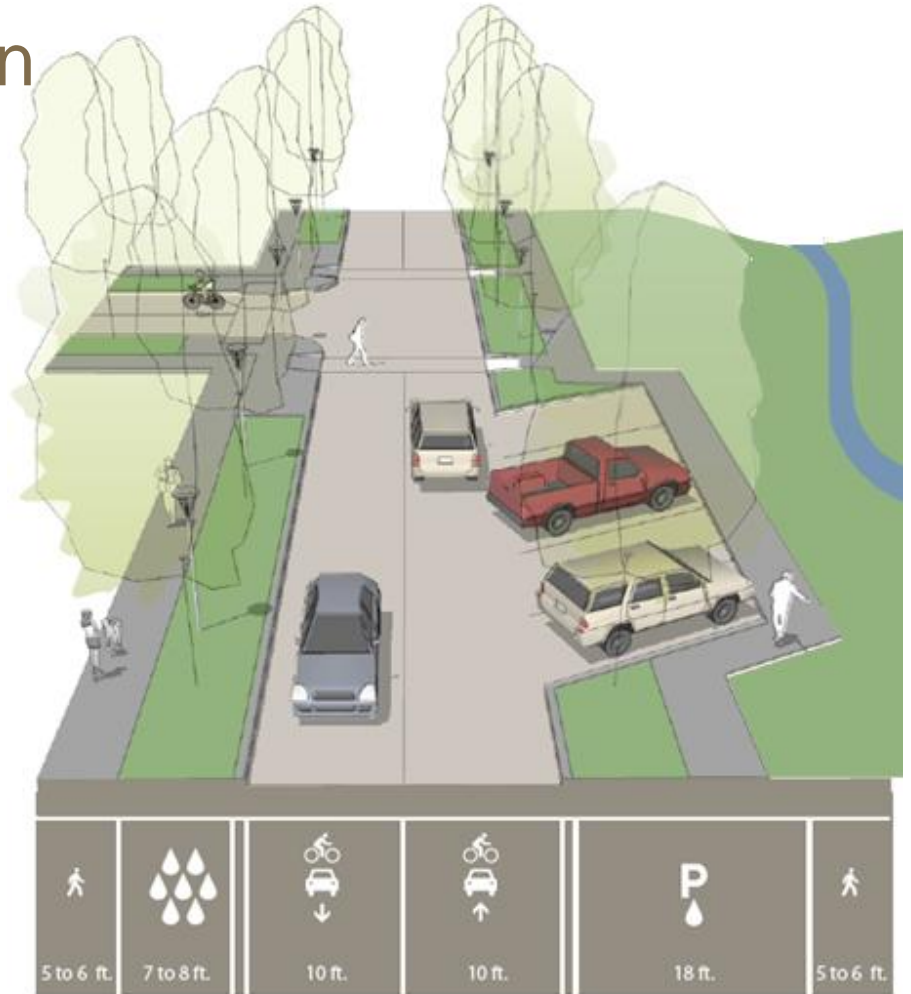


4. woonerf cross section 25'

# Alternative Street Types

## Neighborhood Street with Diagonal Parking

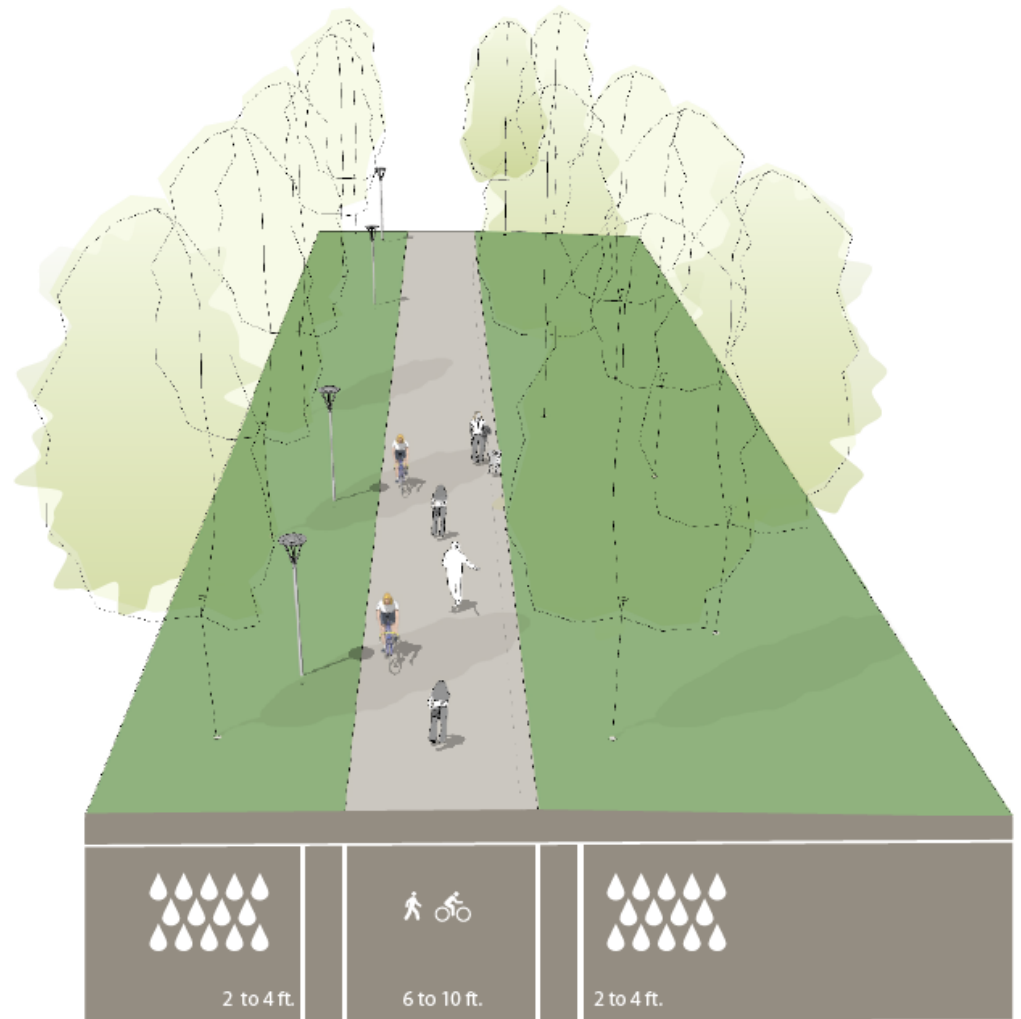
### 2c Diagonal Parking option





# Multi-use Paths

## Multi-use Paths



## Draft Code Amendments

- Implement the Normal Avenue Neighborhood Development Plan.
- Promote a variety of housing
- Provide general design standards
- Preserve open spaces, stream corridors, wetlands, and other significant natural features.

# Draft Code Amendments

- **Minor and Major Amendments**
- Use Regulations
- Dimensional Regulations
- Site Design and Use Standards

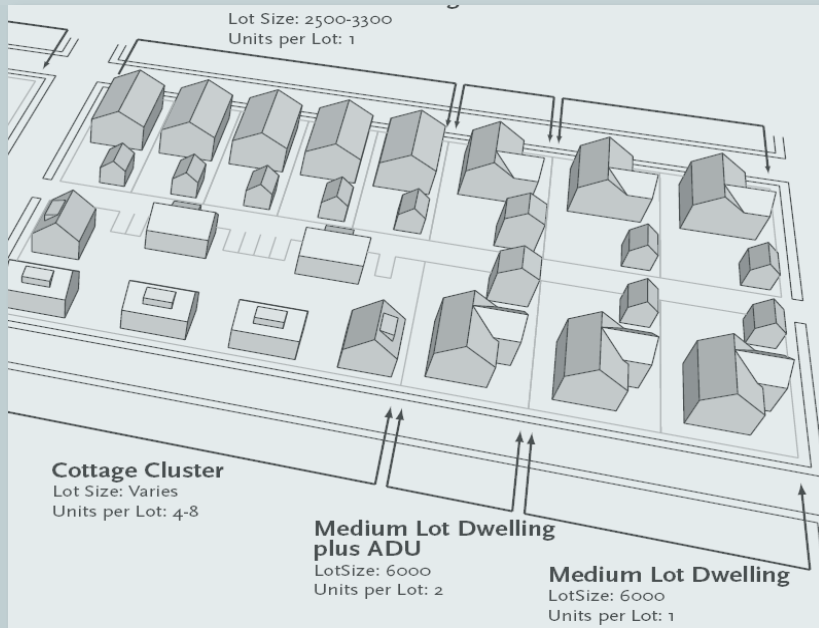


- Minor amendment process
- Major amendment process



# Draft Code Amendments

- Minor and Major Amendments
- **Use Regulations**
- Dimensional Regulations
- Site Design and Use Standards



- Land Use Designation

NA-01

NA-02

NA-03

NA-OS

- Variety of housing types
- Neighborhood business and services overlay

# Draft Code Amendments

- Minor and Major Amendments
- Use Regulations
- **Dimensional Regulations**
- Site Design and Use Standards

- Residential Base Densities
  - NA-01 : 5 units per acre
  - NA-02 : 10 units per acre
  - NA-03 : 15 units per acre
- Maximum Building Height
  - 2.5 Stories or 35 feet
- Clustered Housing Standards
  - 1000sq.ft. footprint
  - Private open space minimum
  - Public open space minimum

# Draft Code Amendments

- Minor and Major Amendments
- Use Regulations
- Dimensional Regulations
- **Site Design and Use 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.
  - Street Design and Access
  - Building and Lot orientation
  - Conservation of Natural Areas
  - Stormwater management
  - Solar Orientation and Shading



# Upcoming Meetings

**Transportation  
Commission:**  
Thursday 9/26  
6:00pm

**Planning  
Commission:**  
Tuesday 10/08  
7:00pm

[www.ashland.or.us/normalplan](http://www.ashland.or.us/normalplan)

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**ASHLAND**

# Appendix

Use Regulations Table  
Dimensional Standards Table

# Draft Code Amendments – Use Regulations

<b>Use Table</b>	<b>NA-01</b> Single family Residential	<b>NA-02</b> Multi-family low density Residential	<b>NA-03</b> Multi-family High Density Residential	<b>NA-OS</b> Open Space
Single Dwelling Residential Unit	<b>P</b>	<b>P</b>	<b>N</b>	<b>N</b>
Accessory Residential Unit	<b>P</b>	<b>P</b>	<b>P</b>	<b>N</b>
Double Dwelling Residential Unit	<b>P</b>	<b>P</b>	<b>P</b>	<b>N</b>
Clustered Residential Units	<b>P</b>	<b>P</b>	<b>P</b>	<b>N</b>
Attached Residential Unit	<b>N</b>	<b>P</b>	<b>P</b>	<b>N</b>
Multiple Dwelling Residential Unit	<b>N</b>	<b>P</b>	<b>P</b>	<b>N</b>
Manufactured Home on Individual Lot	<b>P</b>	<b>P</b>	<b>P</b>	<b>N</b>
Manufactured Housing Development	<b>N</b>	<b>P</b>	<b>P</b>	<b>N</b>
Home Occupation	<b>P</b>	<b>P</b>	<b>P</b>	<b>N</b>
Religious Institutions	<b>C</b>	<b>C</b>	<b>C</b>	<b>N</b>
Neighborhood Serving Commercial	<b>N</b>	<b>N</b>	<b>S</b>	<b>N</b>
Community Gardens	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
Openspace and Recreational Facilities	<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>



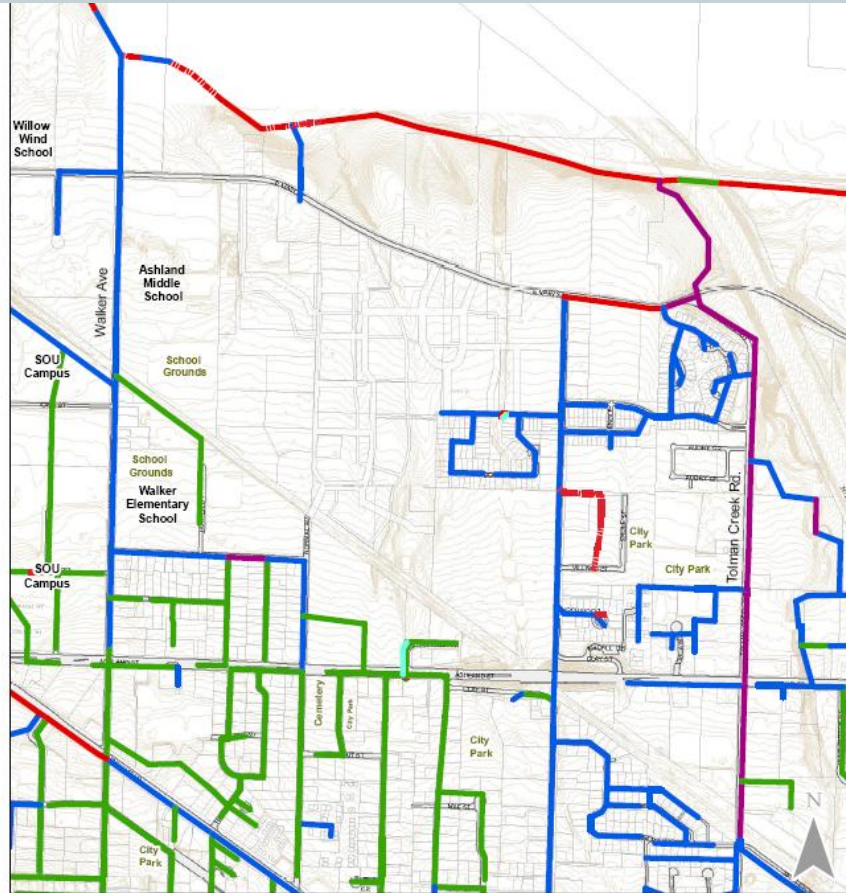
# Draft Code Amendments – Dimensional Standards

<b>Dimensional Table</b> (part 1)	<b>NA-01</b>	<b>NA-02</b>	<b>NA-03</b>
Base density, dwelling units per acre	5	10	15
Minimum Lot Area, square feet	5,000 10,000 <sup>1</sup>	4,000 10,000 <sup>1</sup> 2,000 <sup>2</sup>	3,000 1,800 <sup>2</sup>
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 <sup>3</sup>	6 0 <sup>3</sup>
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%

# Draft Code Amendments – Dimensional Standards

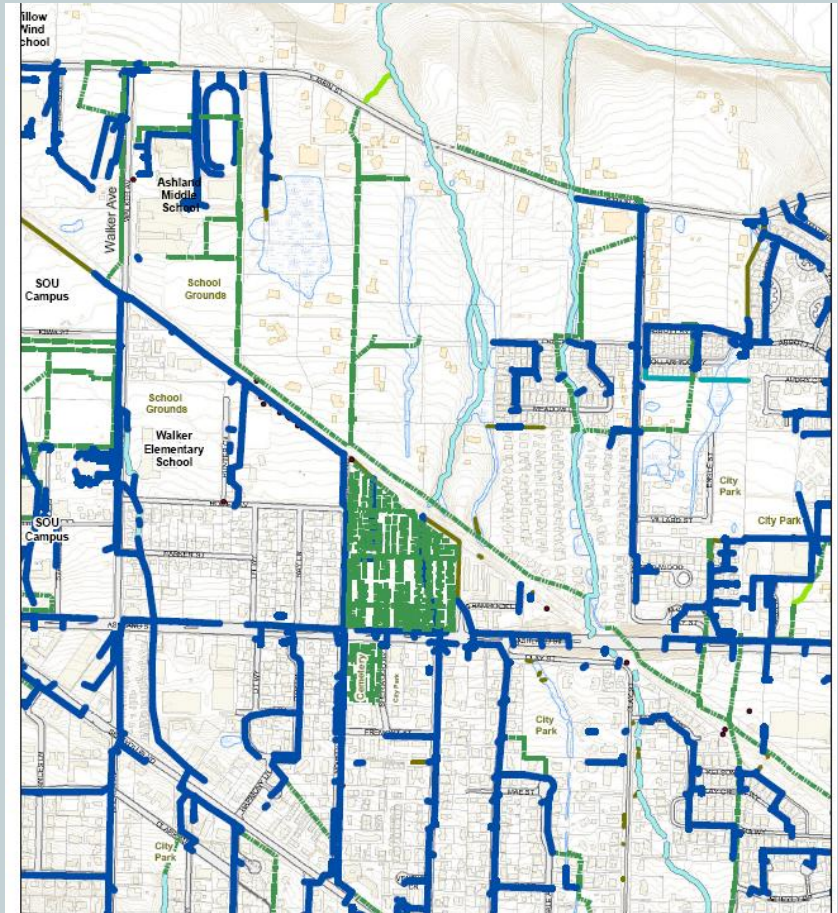
<b>Dimensional Table</b> (part 2)	<b>NA-01</b>	<b>NA-02</b>	<b>NA-03</b>
Parking Zone Location	Refer to section 18-4.3.080 Vehicle Area Design Requirements		
Parking Zone Minimum Side Yard Setback, feet	6	6	6
Parking Zone Maximum Depth, feet	20	20	20
Required Walkway	minimum 5 foot wide walkway between the street and the residential unit(s), primary structure <sup>4</sup> or between street and street facing cottages <sup>5</sup>		
Minimum Outdoor Recreation Space, percentage of lot	na	na	8%
Maximum Building Footprint, square feet <sup>5</sup>	1,000	1,000	na
Minimum Private Open Space, square feet per cottage <sup>5</sup>	100	100	na
Minimum Dimensions for Private Open Space per cottage, feet <sup>5</sup>	10	10	na
Minimum Public Open Space, square feet <sup>5</sup>	100	100	na
Minimum Dimensions for Public Open Space per cottage, feet <sup>5</sup>	20	20	na

# Sanitary Sewer and Stormwater- Existing



Normal Ave. Neighborhood Vicinity  
Sanitary Sewer

## Pipe Diameter



Normal Ave. Neighborhood Vicinity: Storm Water

## Stormwater pipes

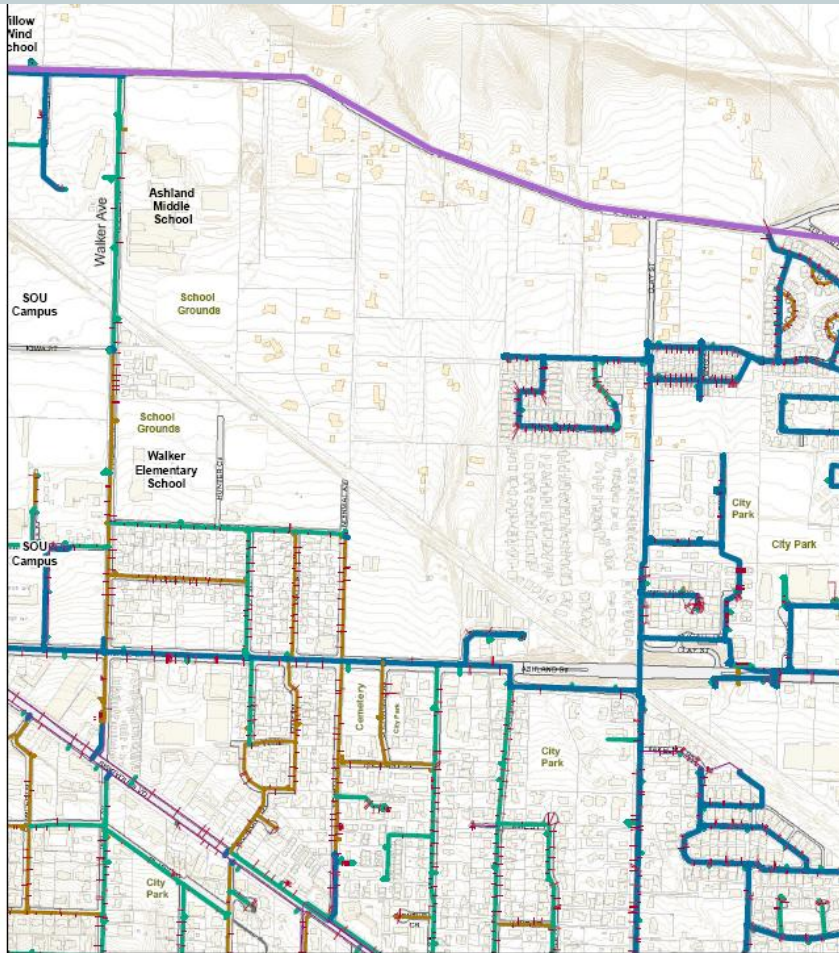


## Channels Subtypes





# Water- Existing



Normal Ave. Neighborhood Vicinity: Water

## Water pipes

- |   |   |
|---|---|
|  Lithia Main |  Main 4" |
|  Service     |  Main 6" |
|   |  Main 8" |