

Normal Neighborhood District

Draft
May 6, 2014

The proposed Normal Neighborhood District Land Use Ordinance will be reviewed as part of a separate legislative action, as it is to be incorporated into the Unified Land Use Ordinance (ULUO) process presently underway. However, given the interrelated nature of the Normal Neighborhood Plan elements this Draft Land Use Ordinance Language it is being presented for Council consideration, discussion, and direction at the May 6th hearing. This code and any recommended amendments will be incorporated into the ULUO for final adoption.

Chapter 18 Code Amendments

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18-3.13.010 Purpose

The neighborhood is designed to provide an environment for traditional neighborhood living. The Normal Neighborhood 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 commercial area is designated to promote neighborhood serving businesses with building designs that reflect the character of the neighborhood and where parking is managed through efficient on-street and off-street parking resources. The neighborhood will be characterized by a connected network of streets and alleys, paths and trails, with connection to the natural areas, wetlands, and streams. This network will also connect to the larger network of regional trails, paths, and streets beyond the boundaries of the neighborhood. The development of the neighborhood will apply principles of low impact development to minimize the extent and initial cost of new infrastructure and to promote the benefits of storm water management.

18-3.13.020 Applicability

This chapter applies to properties designated as Normal Neighborhood District on the Ashland Zoning Map, and pursuant to the Normal Neighborhood Plan adopted by Ordinance [#number (date)]. Development located within the Normal Neighborhood District 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 Neighborhood District shall govern.

18-3.13.030 General Regulations

A. Conformance with the Normal Neighborhood Plan. Land uses and development, including construction of buildings, streets, multi-use paths, and conservation shall be located in accordance with those shown on the Normal Neighborhood Plan maps adopted by Ordinance [#number (date)].

B. Performance Standards Overlay. All applications involving the creation of three or more lots shall be processed under chapter 18-3.8 Performance Standards Option.

C. Amendments. Major and minor amendments to the Normal 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 18-3.13.050
- iii. A change in the allowable base density, dwelling units per acre, in section 18-3.13.050.
- iv. A change in the Plan layout that eliminates a street, access way, multi-use path or other transportation facility.
- v. A change in the Plan layout that eliminates or reduces an area designated as a conservation or open space area.
- vi. 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 more 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 18-3.13.050, but not including height and residential density.
- iii. A change in the Plan layout that changes the boundaries or location of a conservation or open space area to correspond with a delineated wetland and water resource protection zone provided there is no reduction in the contiguous area preserved.

2. Major Amendment – Type II Procedure. A major amendment to the Normal 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 of the Normal Neighborhood Plan. A major amendment requires a determination by the City that that:

- a. The proposed amendment maintains the transportation connectivity established by the Normal Neighborhood Plan;

- b. The proposed amendment furthers the street design and access management concepts of the Normal Neighborhood Plan.
- c. The proposed amendment furthers the protection and enhancement of the natural systems and features of the Normal Neighborhood Plan, including wetlands, stream beds, and water resource protection zones by improving the quality and function of existing natural resources.
- d. The proposed amendment will not reduce the concentration or variety of housing types permitted in the Normal Neighborhood Plan.
- e. The proposed amendment is necessary to accommodate physical constraints evident on the property, or to protect significant natural features such as trees, rock outcroppings, streams, wetlands, water resource protection zones, 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 Neighborhood Development Plan which is subject to an administrative decision under the Type I Procedure. Minor amendments are subject to the Exception to the Site Design and Use Development Standards of chapter 18-5.2.050(E).

18-3.13.040 Use Regulations

A. Plan overlay zones. There are four Land Use Designation Overlays zones within the Normal Neighborhood Plan are intended to accommodate a variety of housing opportunities, preserve natural areas and provide open space.

1. Plan NN-01 zone 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.

2. Plan NN-02 zone. The use regulations and development standards are intended to create, maintain and promote single-dwelling neighborhood character. A variety of housing types are allowed including multiple compact attached and/or detached dwellings. Dwellings may be grouped around common open space promoting a scale and character compatible with single family homes. 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.

3. Plan NN-03 zone. The use regulations and development standards are intended to create and maintain a range of housing choices, including multi-family housing within the context of the residential character of the Normal Avenue Neighborhood Plan.

4. Plan NN-03C zone. The use regulations and development standards are intended to provide housing opportunities for individual households through development of multi-dwelling housing with the added allowance for neighborhood-serving commercial mixed- uses so that many of the activities of daily living can occur within the Normal Neighborhood. The public streets within the vicinity of the NN-03-C overlay are to provide sufficient on-street parking to accommodate ground floor neighborhood business uses.

B. Normal Neighborhood Plan Residential Building Types. The development standards for the Normal Neighborhood Plan will preserve neighborhood character by incorporating four distinct land use overlay areas with different concentrations of varying housing types.

1. Single Dwelling Residential Unit.

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 generally on the same lot in a garage, carport, or uncovered area. The garage may be detached or attached to the dwelling structure.

2. Accessory Residential Unit.

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.

3. Double Dwelling Residential Unit (Duplex).

A Double Dwelling Residential Unit is a residential building that contains two dwellings located on a single lot, each with self-contained living facilities. Double Dwelling Residential Units must share a common wall or a common floor/ ceiling and are similar to a Single Dwelling Unit in appearance, height, massing and lot placement.

4. Attached Residential Unit. An Attached Residential Unit is single dwelling located on an individual lot which is 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.

5. Clustered Residential Units - Pedestrian-Oriented. Pedestrian-Oriented Clustered Residential Units are multiple dwellings grouped around common open space that promote a scale and character compatible with single family homes. Units are typically arranged around a central common green under communal ownership. Auto parking is generally grouped in a shared surface area or areas.

6. Multiple Dwelling Residential Unit. 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 condominiums or apartments. Auto parking is generally provided in a shared parking area or structured parking facility.

7. Cottage Housing. *[Description to be added consistent with Unified Land Use Ordinance]*

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

Table 18-3.13.040 Land Use Descriptions	NN-01 Single family Residential	NN-02 Multi-family low density Residential	NN-03 Multi-family High Density Residential	NN-03-C Multi-family High Density Residential with Commercial
Residential Uses				
Single Dwelling Residential Unit (Single-Family Dwelling)	P	P	N	N
Accessory Residential Unit	P	P	P	P
Double Dwelling Residential Unit (Duplex Dwelling)	N	P	P	P
Cottage Housing	P	N	N	N
Clustered Residential Units	N	P	P	P
Attached Residential Unit	N	P	P	P
Multiple Dwelling Residential Unit (Multi family Dwelling)	N	P	P	P
Manufactured Home on Individual Lot	P	P	P	P
Manufactured Housing Development	N	P	P	P
Neighborhood Business and Service Uses				
Home Occupation	P	P	P	P
Retail Sales and Services, with each building limited to 3,500 square feet of gross floor area	N	N	N	P
Professional and Medical Offices, with each building limited to 3,500 square feet of gross floor area	N	N	N	P
Light manufacturing or assembly of items occupying six hundred (600) square feet or less, and contiguous to the permitted retail use.	N	N	N	P
Restaurants	N	N	N	P
Day Care Center	N	N	N	P
Assisted Living Facilities	N	C	C	C
Public and Institutional Uses				
Religious Institutions and Houses of Worship	C	C	C	C

Public Buildings	P	P	P	P
Community Gardens	P	P	P	P
Openspace and Recreational Facilities	P	P	P	P

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

3. 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.

18-3.13.050 Dimensional Regulations

A. The lot and building dimensions shall conform to the standards in Table 1 8-3.13.050 below.

Table 18-3.13.050 Dimensional Standards	NN-01	NN-02	NN-03 NN-03-C
Base density, dwelling units per acre	5	10	15
Minimum Lot Area ¹ , square feet (applies to lots created by partitions only)	5,000	3500	3000
Minimum Lot Depth ¹ , feet (applies to lots created by partitions only)	80	80	80
Minimum Lot Width ¹ , feet (applies to lots created by partitions only)	50	35	25
Setbacks and yards (feet)			
Minimum Front Yard abutting a street	15	15	15
Minimum Front Yard to a garage facing a public street, feet	20	20	20
Minimum Front Yard to unenclosed front porch, feet	X ²	X ²	X ²
	Currently under discussion as part of the ULUO update – to be consistent		
Minimum Side Yard	6	6 0 ³	6 0 ³
Minimum Side Yard abutting a public street	10	10	10
Minimum Rear Yard	10 ft per Bldg Story, 5 feet per Half Story		
Solar Access	Setback and yard requirements shall conform to the Solar Access standards of chapter 18-4.10.		
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	50%	35%	25%
Parking	See section 18-4.3.080 Vehicle Area Design Requirements		
Minimum Outdoor Recreation Space, percentage of lot	na	8%	8%

1 Minimum Lot Area , Depth, and Width requirements do not apply in performance standards subdivisions.

2 Minimum Front Yard to an unenclosed front porch (Feet), or width of a public easement whichever is greater.

3 Minimum Side Yard for Attached Residential Units (Feet)

B. Density Standards Development density in the Normal Neighborhood shall not exceed the densities established by Table 18-3.13.050, except where granted a density bonus under chapter 18-3.8 Performance Standards Options and consistent with the following:

1 General Density Provisions.

- a. The density in NN-01, NN-02, NN-03 and NN-03-C zones is to be computed by dividing the total number of dwelling units by the acreage of the project, including land dedicated to the public.
- b. Conservation Areas including wetlands, floodplain corridor lands, and water resource protection zones may be excluded from the acreage of the project for the purposes of calculating minimum density for residential annexations as described in section 18-5.7.050F.
- c. Units less than 500 square feet of gross habitable area shall count as 0.75 units for the purposes of density calculations.
- d. Accessory residential units consistent with standards described in section 18-2.3.040 are not required to meet density or minimum lot area requirements.
- e. Accessory residential units shall be included for the purposes of meeting minimum density calculation requirements for residential annexations as described in 18-5.7.050F

2. Residential Density Bonuses.

- a. The maximum bonus permitted shall be 40 percent.
- b. Cottage Housing. In the NN-01 zone, developments meeting the standards of section 18-2.3.090 Cottage Housing will receive a density bonus consistent with 18-x.xx.xxx [to reference the density bonus standards stipulated in the ULUO]

18-3.13.060 Site Development and Design Standards. The Normal Neighborhood District 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 Neighborhood District must be designed and constructed consistent with the Site Design and Use Standards chapter 18-5.2 and the following:

A. Street Design and Access Standards. Design and construct streets and public improvements in accordance with the Ashland Street Standards. A change in the design of a street in a manner inconsistent with the Normal Neighborhood Plan requires a minor amendment in accordance with section 18-3.13.030.B.

1. Conformance with Street Network Plan: New developments must provide avenues, neighborhood collectors, streets, alleys, multi-use paths, and pedestrian and bicycle improvements consistent with the design concepts within the mobility chapter of the Normal Neighborhood Plan Framework and in conformance with the Normal Neighborhood Plan Street Network Map.

- a. Streets designated as Shared Streets on the Normal Neighborhood Plan Street Network Map may be alternatively developed as alleys, or multiuse paths provided the following:
 - i. Impacts to the water protection zones are minimized to the greatest extent feasible.
 - ii. Pedestrian and bicyclist connectivity, as indicated on the Normal Avenue Neighborhood Plan Pedestrian and Bicycle Network Map, is maintained or enhanced.

2 Storm water management. The Normal Neighborhood Plan uses street trees, green streets, and other green infrastructure to manage storm water, protect water quality and improve watershed health. Discharge of storm water runoff must be directed into a designated green street and neighborhood storm water treatment facilities.

- a.. Design Green Streets. Streets designated as Green Streets within the Street Network, and as approved by the Public Works Department, shall conform to the following standards:
 - i. New streets must be developed so as to capture and treat storm water in conformance with the City of Ashland Storm Water Master Plan.

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

- a. Automobile access to development is intended to be provided by alleys where possible consistent with the street connectivity approval standards.
- b. Curb cuts along a Neighborhood Collector or shared street are to be limited to one per block, or one per 200 feet where established block lengths exceed 400 feet.

4. Required On-Street Parking: On-street parking is a key strategy to traffic calming and is required along the Neighborhood Collector and Neighborhood Streets.

B. Site and Building Design Standards.

1. Lot and Building Orientation:

- a. Lot Frontage Requirements: Lots in the Normal 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.

2. Cottage Housing. Cottage housing developments are allowed within the Normal Neighborhood subject to the applicable standards of chapter 18-2.3.090 Cottage Housing and as follows:

- a. Cottage housing developments are allowed within the NN-01 zone subject to the applicable provisions of the underlying zone and review through Chapter 18-3.8 Performance Standards Option.
 - i. In the NN-01 zones, ~~two~~ cottage house units developed consistent with the requirements of chapter 18-2.3.090 will be awarded a density bonus ~~is~~ as approved under section 18-3.8.050.B.5.

3. Conservation of Natural Areas. Development plans must 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 must be considered in the site design through the application of the following guidelines:

- a. Designated stream and wetland protection areas are to be considered positive design elements and incorporated in the overall design of a given project.
- b. Native riparian plant materials must be planted in and adjacent to the creek to enhance habitat.
- c. Create a long-term management plan for on-site wetlands, streams, associated habitats and their buffers.

4. Storm Water Management. Natural water systems regulate water supply, provide biological habitat, and provide recreational opportunities. To minimize infrastructure costs and the adverse environmental effects of storm water run-off, from building roofs, driveways, parking areas, sidewalks and other hard surfaces must be managed through implementation of the following storm water management practices:

- a. When required by the City Engineer, the applicant must submit hydrology and hydraulic calculations, and drainage area maps to the City, to determine the quantity of predevelopment, and estimated post-development, storm water runoff and evaluate the effectiveness of storm water management strategies. Computations must be site specific and must account for conditions such as soil type, vegetative cover, impervious areas, existing drainage patterns, flood plain areas and wetlands.
- b. Future Peak Storm water flows and volumes shall not exceed the pre-development peak flow. The default value for pre-development peak flow is .25 CFS per acre.
- c. Detention volume must be sized for the 25 year, 24 hour peak flow and volume.
- d. Development must comply with one or more of following guidelines.

- i. Implement storm water 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.
- ii. Use on-site landscape-based water treatment methods to treat rainwater runoff from all surfaces, including parking lots, roofs, and sidewalks.
- iii. Use pervious or semi-pervious surfaces that allow water to infiltrate soil.
- iv. Design grading and site plans that create a system that slows the stormwater, maximizing time for cleansing and infiltration.
- v. Maximizing the length of overland flow of storm water through bioswales and rain gardens,
- vi. Use structural soils in those environments that support pavements and trees yet are free draining.
- vii. Plant deep rooted native plants.
- viii. Replace metabolically active minerals, trace elements and microorganism rich compost in all soils disturbed through construction activities.

5. Off-Street Parking. Automobile parking, loading and circulation areas must comply with the requirements of chapter 18-4.3 Parking, Access, and Circulation Standards, and as follows:

- a. Neighborhood serving commercial uses within the NN-O3-C zone must have parking primarily accommodated by the provision of on-street parking spaces, and are not required to provide off-street parking or loading areas, except for residential uses where one space shall be provided per residential unit.

18-3.13.65 Exception to the Site Development and Design Standards

An exception to the requirements Site Development and Design Standards must follow the procedures and approval criteria adopted under section 18-4-1.030, unless authorized under the procedures for a major amendment to plan.

1 8-3.13.070 Conservation Area Overlay

All projects containing land identified as Conservation Areas on the Normal Neighborhood Plan Land Use Zone Map must 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 Neighborhood Plan imparted significant value to the land, and the reservation of lands for conservation purposes is proportional to the value bestowed upon the property through the change in zoning designation and future annexation.

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