

Date 13_0617 | **Subject** Ashland Normal Avenue Neighborhood Plan
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6.4 Draft Chapter 18 Code Amendments

18-3.x Twin Creeks Normal Avenue Neighborhood District Plan

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18-3.x.010 Purpose

The purpose of this section is to implement the Normal Avenue Neighborhood Development Plan. The district 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 in this district. This network will also connect to the larger network of regional trails, paths, and streets beyond the boundaries of the neighborhood.

There are four Land Use Designation Overlays within the Normal Avenue Neighborhood Development 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 through development of single-dwelling housing. 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 higher density residential neighborhoods

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 Development Plan will preserve neighborhood character by providing four different land use overlay areas with different densities and development standards. The Normal Avenue Neighborhood District Plan includes a new building type, Single-Dwelling Cluster in which multiple compact 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.

Location: Single Dwelling Residential Units are permitted in the NA-01 or NA-02 zoning districts.

Accessory Residential Unit

Description: An Accessory Residential Unit is a small living unit located on the same lot as a single dwelling residential unit. The Accessory Residential Units may be located within the single-family residential structure or in a separate structure. Accessory Residential Units may be rented or occupied by a family member.

Location: Accessory Residential Units are permitted in the NA-01 or NA-02 zoning districts.

Double Dwelling Residential Unit

Description: A Double Dwelling Residential Unit is a residential building that contains two dwellings, each with self-contained living facilities. 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. Dwelling units may be sold as condominiums, rented as apartments, or owned and occupied by family members.

Location: Double Dwelling Residential Units are permitted in the NA-01 or NA-02 zoning districts.

Clustered Residential Units

Description: Clustered Residential Units are multiple compact detached dwellings or cottages that occupy a single lot. Cottages 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 sold as condominiums, rented as apartments or sold as dwellings on individual lots. Auto parking is provided in a shared surface lot, or lots, accessible from the lane or alley.

Location: Clustered Residential Units are permitted in the NA-01 or NA-02 zoning districts.

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. Auto parking is provided in a garage on the same lot, either detached or attached to the dwelling structure, and accessible from the lane or alley..

Location: Attached Residential Units are permitted in the NA-02 in selected locations or NA-03 zoning districts.

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 sold as condominiums or rented as apartments. Auto parking is provided in a shared surface area or areas internal to the lot.

Location: Multiple Dwelling Residential Units are permitted in the NA-03 zoning districts.

Use Table

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	P	P	N	N
Accessory Residential Unit	P	P	C	N
Double Dwelling Residential Unit	P	P	C	N
Clustered Residential Units	P	P	C	N
Attached Residential Unit	N	P	P	N
Multiple Dwelling Residential Unit	N	C	P	N
Openspace	P	P	P	P

P =Permitted

C= Conditional

N = Prohibited

The development standards will promote desirable residential areas by addressing aesthetically pleasing environments, safety, privacy, energy conservation, and recreational opportunities. The site development standards allow for flexibility of development while maintaining compatibility with the City's various neighborhoods. In addition, the regulations provide certainty to property owners, developers, and neighbors about the limits of what is allowed. The development standards are generally written for houses on flat, regularly shaped lots. Other situations are addressed through special regulations or exceptions.

18-3.x.020 Applicability

This chapter applies to properties designated as [TBD] on the Ashland Zoning Map, and pursuant to the Normal Avenue District and 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 shall govern.

18-3.x.030 General Requirements

- A. Conformance with the Normal Avenue District and 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 District and Neighborhood Plan maps adopted by Ordinance [#number (date)].
- B. Amendments. Major and minor amendments to the Normal Avenue Neighborhood Development 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 to the maximum allowable height.
 - ii. A change to the maximum density.
 - iii. A change to the street layout plan that eliminates a street or other transportation facility.
 - iv. 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 less than twenty-five (25) feet in any direction as long as the change maintains the connectivity established by Normal Avenue Neighborhood Development Plan.
 - ii. A site layout, landscaping or building design which is inconsistent with the Normal Avenue Neighborhood Development Plan Standards.
 - iii. 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 Development Plan is subject to a public hearing and decision under a Type II Procedure. A major amendment may be approved upon the hearing authority finding that:
 - a. The proposed modification maintains the connectivity established by the district plan, or the proposed modification is necessary to adjust to physical constraints evident on the property, or to protect significant natural features such as trees, rock outcroppings, wetlands, or similar natural features, or to adjust to existing property lines between project boundaries;

- b. The proposed modification furthers the design, circulation and access concepts advocated by the district plan; and
 - c. The proposed modification will not adversely affect the purpose and objectives of the district plan.
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 Administrative Variance from Site Design and Use Standards of chapter 18-5.2. 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, specific Normal Avenue Neighborhood Development Plan Standards, and guiding principles of the Normal Avenue Neighborhood Development Plan.

18-3.x.040 Use Regulations

- A. Generally. Uses and their accessory uses are permitted, special permitted uses or conditional uses in the Normal Avenue Neighborhood Development Plan as listed in the Land Use Table.
- B. Special Permitted Uses. The following uses and their accessory uses are special permitted uses in the Land Use Table and are subject to the requirements of this section and the requirements of chapter 18-5.2, Site Design and Use Standards.
 - a. Child or Day Care Facilities: Primary program activities are integrated into the interior of the building.

18-3.x.050 Dimensional Regulations

The lot and building dimension shall conform to the standards in Table 18-3.x.050.

Lot Frontage Requirements

Lots in the Normal Avenue Neighborhood are required to have their Front Lot Line on a street or a Common Green

Table 18-3.x.050 Dimensional Standards

Normal Avenue Neighborhood Development Standards Table

Description	NA-01 (low density)	NA-02	NA-03 (high density)
Base density, dwelling units per acre	5	10	15

Description	NA-01 (low density)	NA-02	NA-03 (high density)
Maximum 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	Parking is required to be located adjacent to an alley Parking permitted on surface or in a garage		
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 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

Common Green

Description: 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:

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.

18-3.x.060 Site Development and Design Standards

- A. 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.
1. Conserve 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 standards.
 - a. Designated stream and wetland protection areas shall be considered positive design elements and incorporated in the overall design of a given project.
 - b. Native riparian plant materials shall 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.
- B. Stormwater Management. 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 the following standards.
1. Design grading and site plans to capture and slow runoff.
 2. Use pervious or semi-pervious surfaces that allow water to infiltrate the soil.
 3. Direct discharge storm water runoff into a designated green street and neighborhood storm water treatment facilities.

4. Retain rainfall on-site through infiltration, evapotranspiration or through capture and reuse techniques.

C. 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.

1. Design Green Streets. Streets designated on the Normal Avenue Neighborhood Regulating Plan as Green Streets shall conform to the following standards.
 - a. New streets shall be developed to capture and treat stormwater in a manner consistent with the Normal Avenue Neighborhood Development Plan Stormwater Management Plan Map, and the City of Ashland Stormwater Master Plan.
 - b. Parking lanes and parking pockets on all Green Streets within the Normal Avenue Neighborhood District Plan shall be constructed of permeable pavement.
 - c. All development served by planned Green Streets as designated on the Normal Avenue Neighborhood Regulating Plan Green Street Map shall accommodate said facilities by including the same in the development plan; and/or
 - d. 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.

D. Design Green Surface Parking. Development of parking areas shall conform to the standards of chapter 18-4.4 Parking and Loading, chapter 18-4.5 Landscaping and Screening, and the applicable provisions of this chapter. In addition, a maximum 25% of the project site area shall be used for surface parking to minimize the adverse environmental and microclimatic impacts of surface parking through design and material selection.

E. Site and Building Design

1. Design Green Surface Parking. Development of parking areas shall conform to the standards of chapter 18-4.4 Parking and Loading, chapter 18-4.5 Landscaping and Screening, and the applicable provisions of this chapter. In addition, a maximum 25% of the project area shall be used for surface parking to minimize the adverse environmental and microclimatic impacts of surface parking through design and material selection.

2. Create Diverse Neighborhoods. Development plans shall use the following measures to encourage diversity in the district by providing a balanced range of housing types that compliment a variety of land uses.
 - a. Differentiate units by size and number of bedrooms. For developments including more than four dwelling units, at least 25% of the total units shall be designated as rental units.
 - b. Affordable purchase housing provided in accordance with the standards established by section 18-2.5.080 Affordable Housing (Resolution 2006-13) for households earning at or below 80% of the area median income shall apply toward the required percentage of rental housing per subsection 'a', above.
 - c. Units designated as market rate or affordable rental units shall be retained as one condominium tract under one ownership.
3. Recycling Areas. All developments in the Normal Avenue Neighborhood Development Plan shall provide an opportunity-to-recycle site for use of the project occupants, pursuant to the following standards.
 - a. Developments having a solid waste receptacle shall provide a site of equal or greater size adjacent to or with access comparable to the solid waste receptacle to accommodate materials collected by the local solid waste franchisee under its on-route collection program for purposes of recycling.
 - b. All newly constructed residential units, either as part of an existing development or as a new development, shall provide an opportunity-to-recycle site in accord with the following standards.
 - i. Residential developments not sharing a common solid waste receptacle shall provide an individual curbside-recycling container for each dwelling unit in the development.
 - ii. Residential developments sharing a common solid waste receptacle shall provide a site of equal or greater size adjacent to or with access comparable to the common solid waste receptacle to accommodate materials collected by the local solid waste franchisee under its residential on-route collection program for purposes of recycling.
 - c. Both opportunity-to-recycle sites and common solid waste receptacles shall be screened by fencing or landscaping, such as to limit the view of such facilities from

adjacent properties or public rights-of-way. Such screening shall consist of placement of a solid wood, metal, or masonry wall from five (5) to eight (8) feet in height. All refuse and recycle materials shall be contained within the refuse area.

2. 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. Recycle and/or salvage non-hazardous construction and demolition debris in accordance with the Building Demolition Debris Diversion requirements in 15.04.216.C.
3. Potable Water Reduction for Irrigation. Development plans shall provide water-efficient landscape irrigation designs that reduce by 50% the use of potable water after the initial period for plant installation and establishment. Calculations for the reduction shall be based on the water budget, and the water budget shall be developed for landscape irrigation that conforms to the mandatory policies in section 18-4.5.x Water Conserving Landscaping. Methods used to accomplish the requirements of this section may include, but are not limited to, plant species selection, irrigation efficiency, and use of captured rainwater, recycled water, graywater, and/or water treated for irrigation purposes and conveyed by a water district or public utility.
4. Solar Orientation. In addition to complying with the applicable provisions of section 18-3.2.060.B Building and Site Design, development plans shall incorporate passive and active solar strategies in the design and orientation of buildings and public spaces. When site and location permit, orient the building with the long sides facing north and south.
5. 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.
6. Recycled Content in Infrastructure. For new streets, driveways, parking lots, sidewalks and curbs, the aggregate materials shall be at least 50% by volume recycled aggregate materials such as crushed Portland cement concrete and asphalt concrete. Above-ground structured parking and underground parking are exempt from this requirement.
7. Outdoor Lighting. Outdoor lighting, in addition to complying with chapter 18-4.4 Light and Glare, shall use down-shielded light fixtures that do not allow light to emit above the 90-degree plane of the fixture.

18-3.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 a common areas or public open space. It is recognized that the master planning of the properties as part of the Normal Avenue Neighborhood Development Plan imparted significant value to the land, and the required dedication 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.