

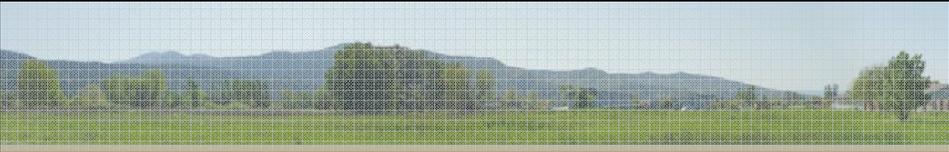
Planning Commission
September 24, 2013

Normal Avenue Neighborhood Plan



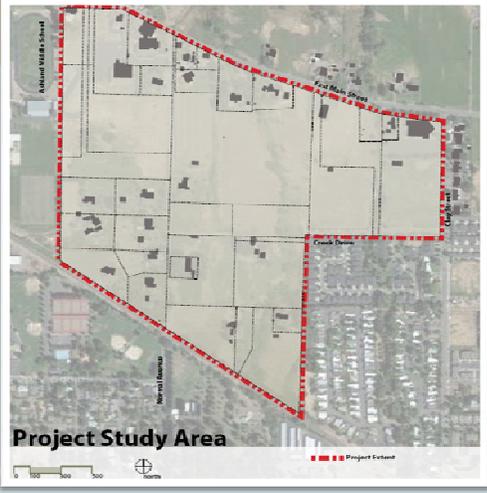
Community Development Department

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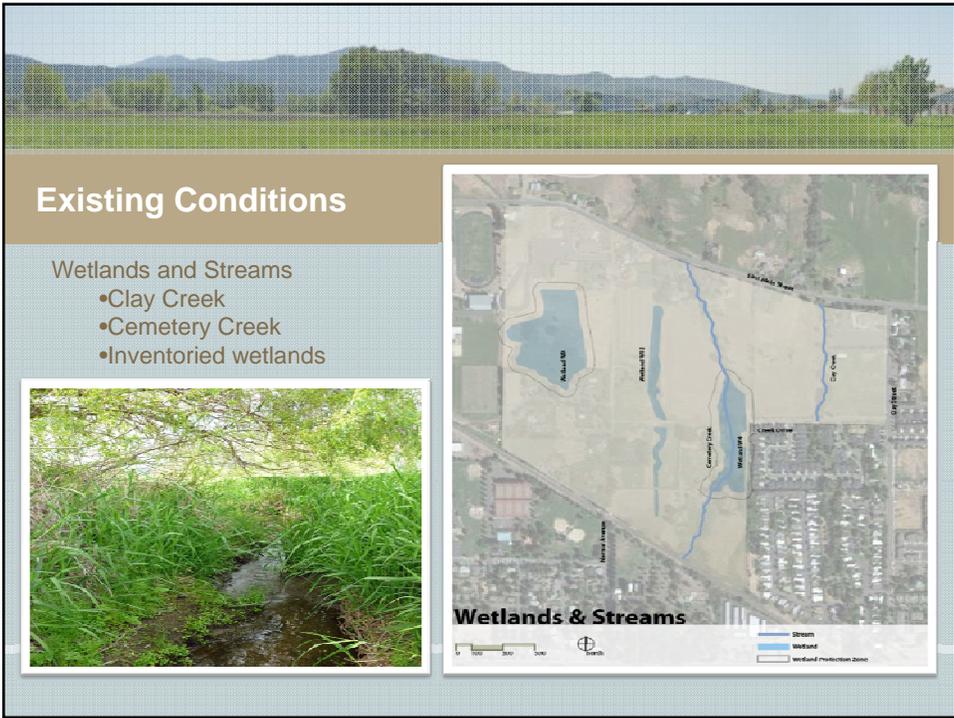
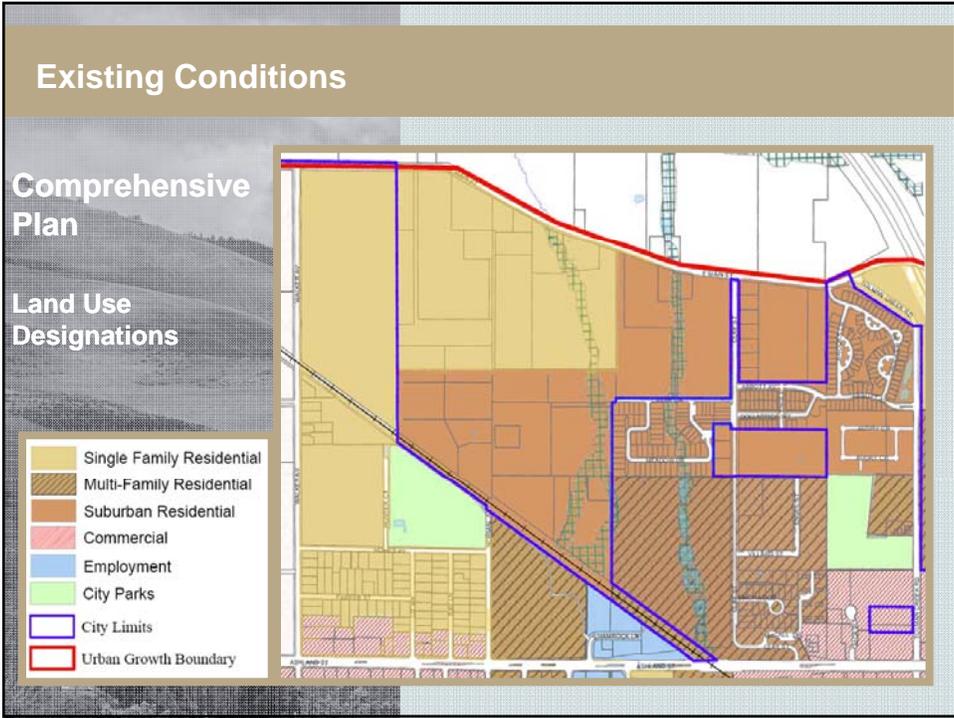


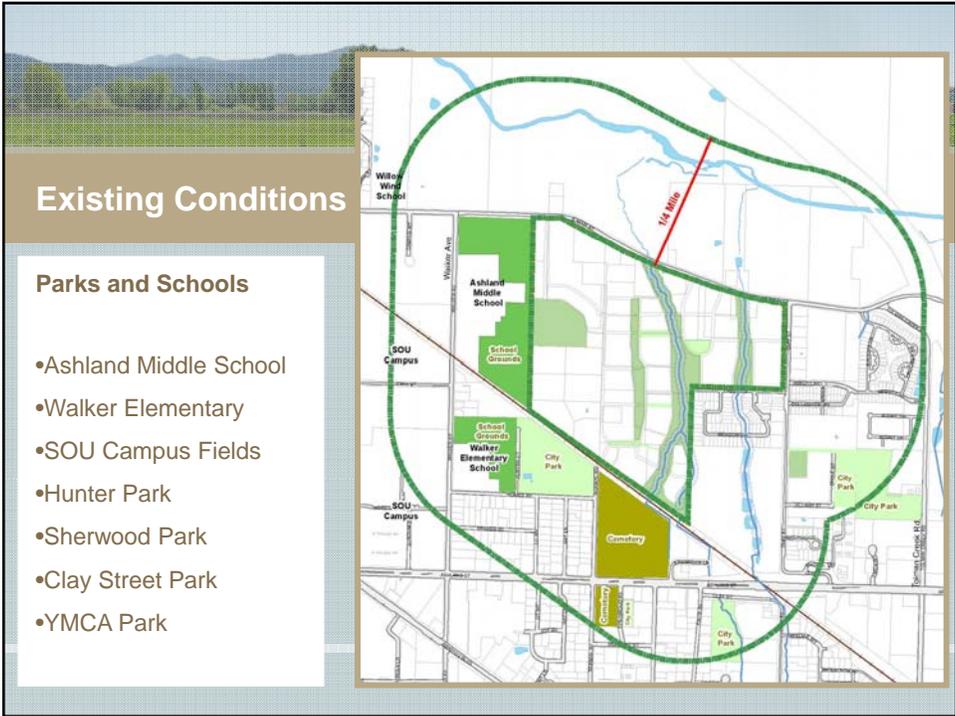
Plan Components

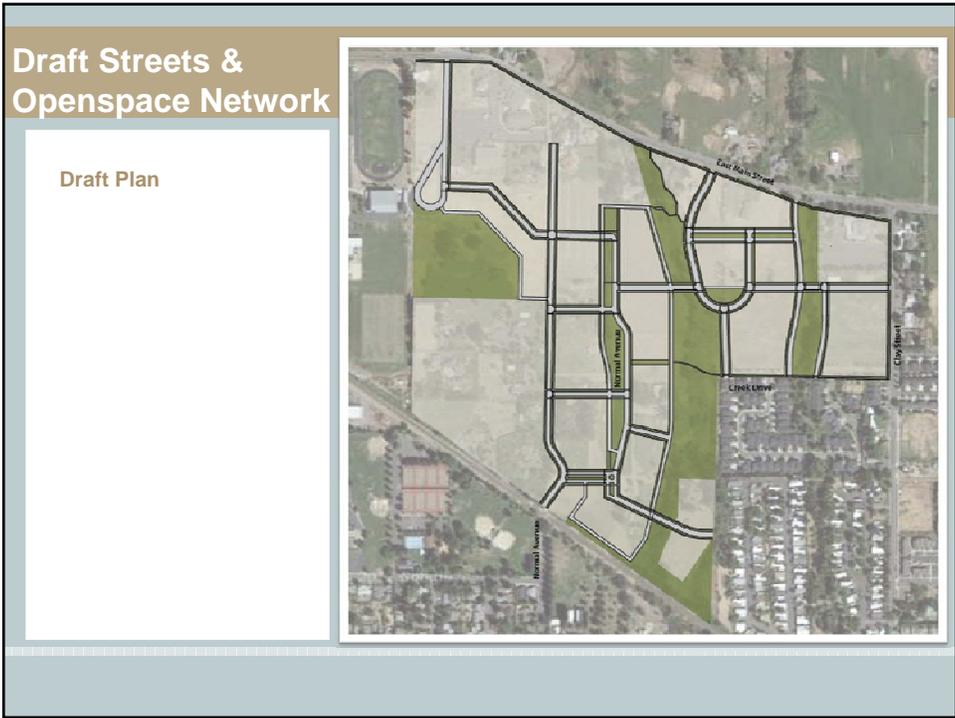
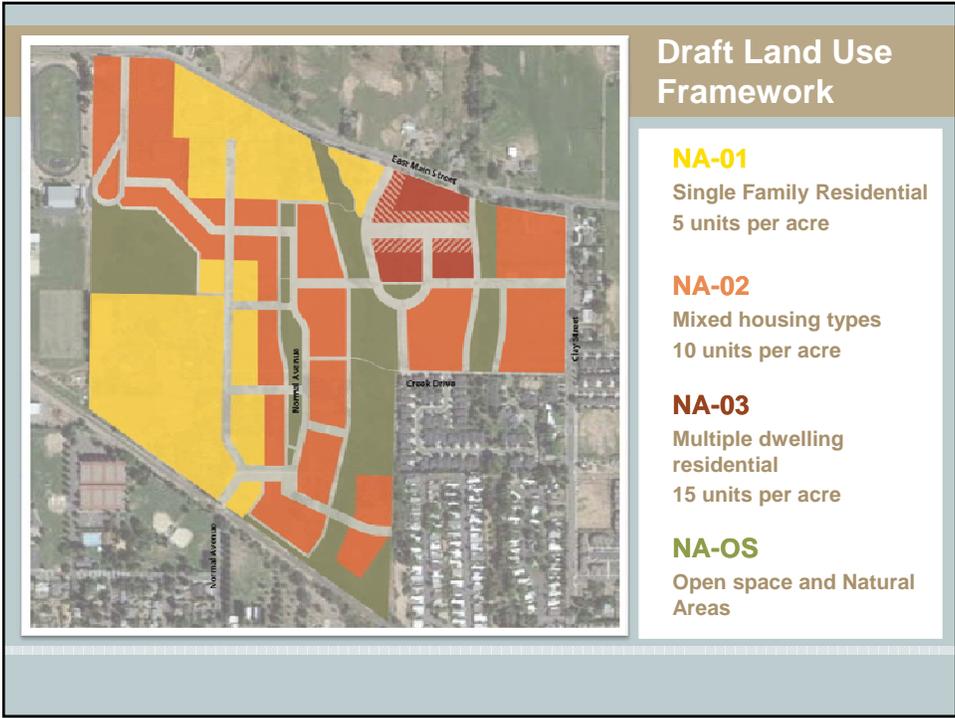
- Existing Conditions
- Land Use Framework
- Transportation Framework
- Code Amendments

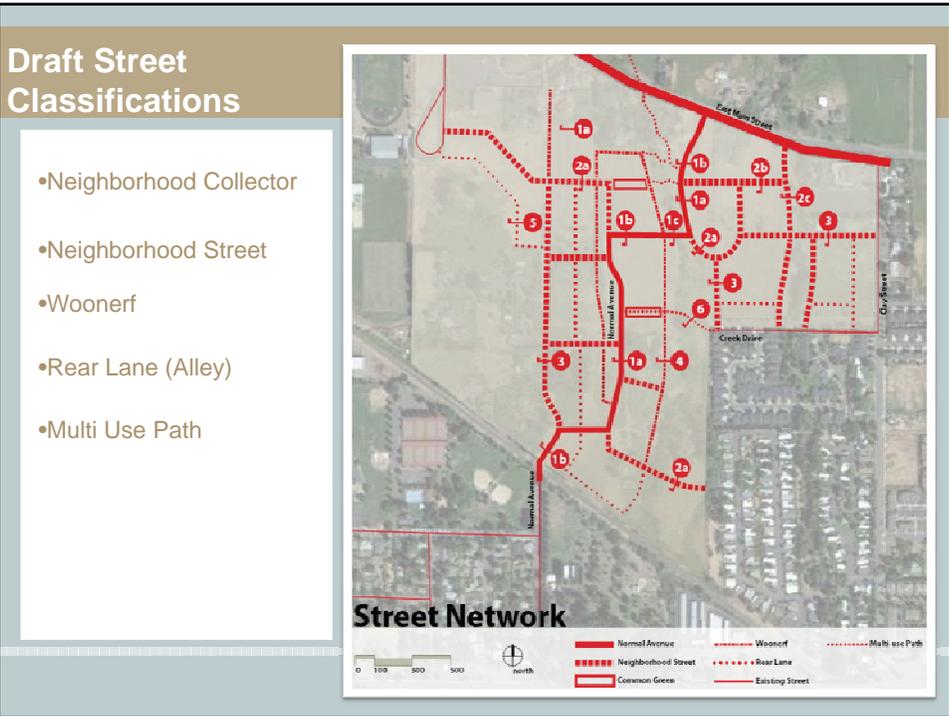
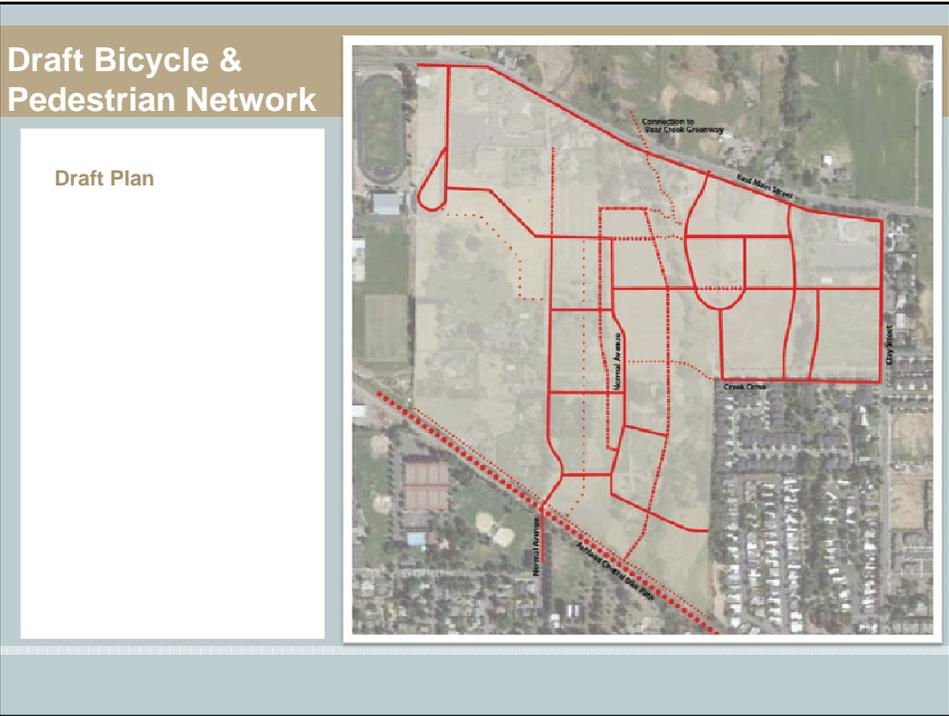


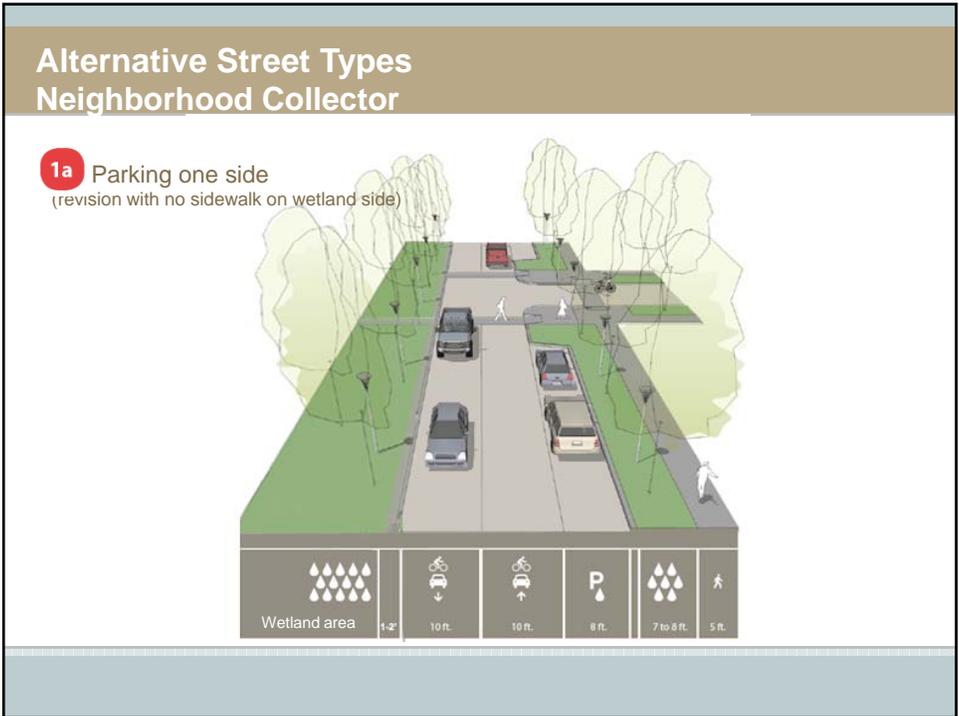
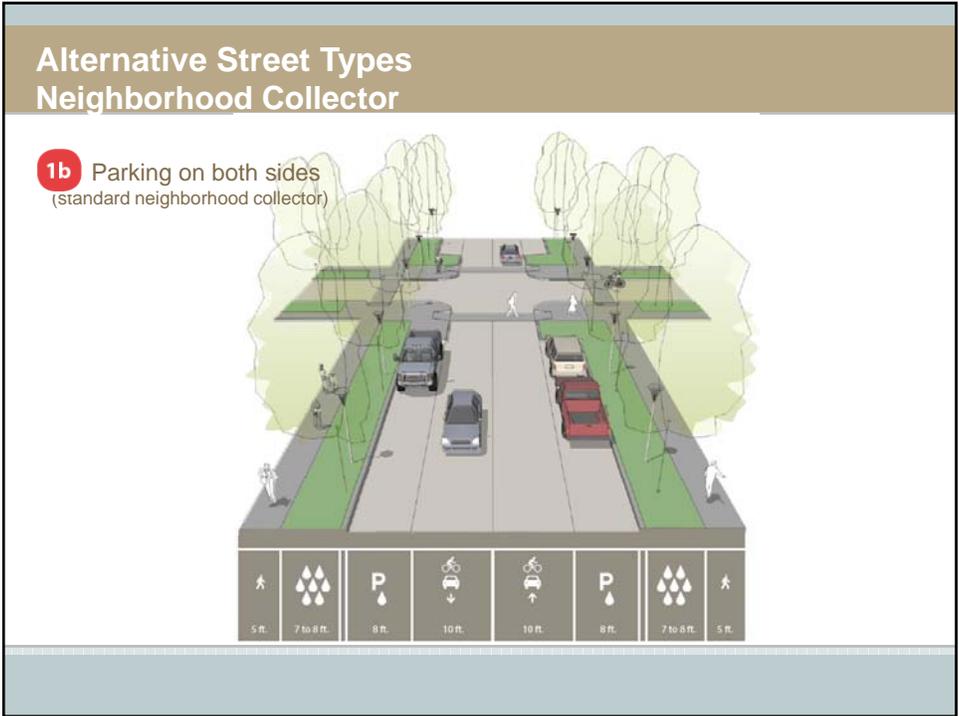
Project Study Area





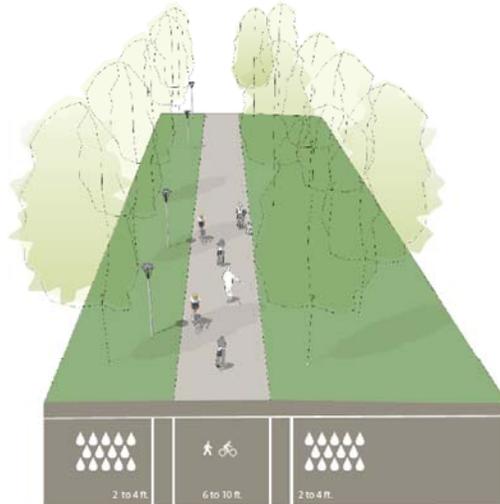






Multi-use Paths

Multi-use Paths

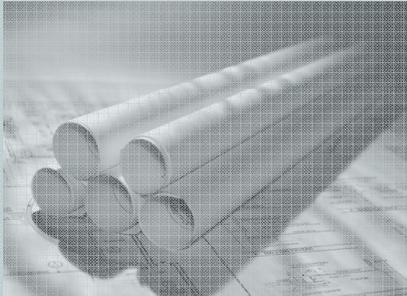


Draft Code Amendments

- 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

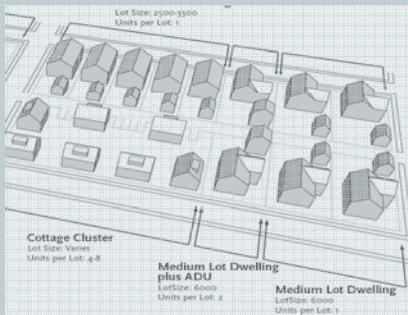
- **Minor and Major Amendments**
- Use Regulations
- Dimensional Regulations
- Site Design and Use Standards



- 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

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