

Article 1.**Article 2. Traditional Neighborhood Development and Village Center****1.2.1. Purpose****A. Traditional Neighborhood Development (TND)**

The Traditional Neighborhood Development (TND) is intended to provide flexibility in development, encourage a mix of residential housing types, and create the sense of community common in neighborhoods planned in accordance with traditional design principles, and the policies of the Comprehensive Plan.

B. Traditional Neighborhood Development with Village Center (TND-VC)

The Village Center (VC) is created to allow for limited mixed-use centers integrated into new residential neighborhoods or a combination of new and existing residential neighborhoods, in accordance with the Comprehensive Plan.

1.2.2. Applicability

- A. Property located in urban residential land uses within the Urban Cluster and in accordance with the approved Comprehensive Plan.

1.2.3. General Standards

- A. The TND is created to promote development within well-defined centers and edges, with public or civic spaces as an organizing element around which other development is located.
- B. The TND shall promote the protection of the natural environment and integration with the topography and natural features of the site.
- C. The TND shall promote the creation of usable interconnected open space and recreational facilities on the site; safe, comfortable, and convenient pedestrian and bicycle access; the possibility of transit facilities when warranted; a system of interconnecting streets and blocks providing multiple routes between destinations; allow denser development to provide the efficient use of infrastructure.
- D. The TND shall promote an integrated range of housing types and lots sizes to serve a variety of age and income groups.
- E. The Village Center (TND-VC) is only allowed in conjunction with a TND.
- F. The Village Center (TND-VC) shall be a compact, multi-purpose, mixed-use center that shall integrate commercial development with residential, civic and open space.
- G. The VC shall be located as close to the geographic center of the development as possible; unless the capture zone of the VC includes already developed areas adjacent to the proposed Village Center.
- H. There is no minimum area required for a TND.
- I. The minimum area required for a TND with a Village Center (TND-VC) shall be 30 acres.
- J. The distance between village centers shall be a minimum of one half-mile.
- K. A Village Center may include up to 30,000 square feet of gross leasable

commercial space, except as provided for in “L” below.

- L. A Village Center with a gross leasable area greater than 30,000 square feet may be considered as part of an approved Planned Development (PD). The total commercial area shall be limited to 3% of the acreage within an identified radius of up to ½ mile from the village center or a gross leasable area of 50,000 square feet whichever is less, provided that within the proposed area radius the following criteria are met:
1. There is a demonstrated need for the Village Center to service the population within the identified radius based on a market study and existing land use patterns that preclude the location of those village centers to serve that area.
 2. The Village Center plan provides connectivity to and integration with the surrounding neighborhoods identified in the market study.

1.2.4. **Permitted Uses**

A. **Traditional Neighborhood Development (TND)**

All uses allowed in the underlying zoning and land use district are permitted as identified in Chapters 4 and 6 of this Unified Land Development Code.

B. **Traditional Neighborhood Development with Village Center (TND-VC)**

In addition to the uses allowed by the underlying zoning and land use district, the following uses are allowed:

1. **Mixed Uses, Office and Commercial (only within the Village Center)**

Refer to BN Use Category, Chapter 6 of this document.

2. **Civic (within the Neighborhood and the Village Center)**

- a. **Fire stations (Subject to Special Use Permit)**
- b. **Government buildings (Subject to Special Use Permit)**
- c. **Libraries (Subject to Special Use Permit)**
- d. **Meeting halls**
- e. **Museums**
- f. **Performing arts centers**
- g. **Police stations (Subject to Special Use Permit)**
- h. **Recreational facilities**
- i. **Places of worship**
- j. **Schools (elementary, middle, high)**

1.2.5. **General Design Standards**

- A. **Neighborhood Form:** The usable/buildable land area of a TND and TND-VC shall be divided into blocks with perimeters not larger than 1,400 feet to create a connected street network while integrating a variety of open spaces linked by pedestrian paths, such as greenways. Exceptions to this rule are permitted with administrative approval in order to protect or preserve special physical features (e.g. wetlands, environmentally sensitive areas, wooded areas, etc.)

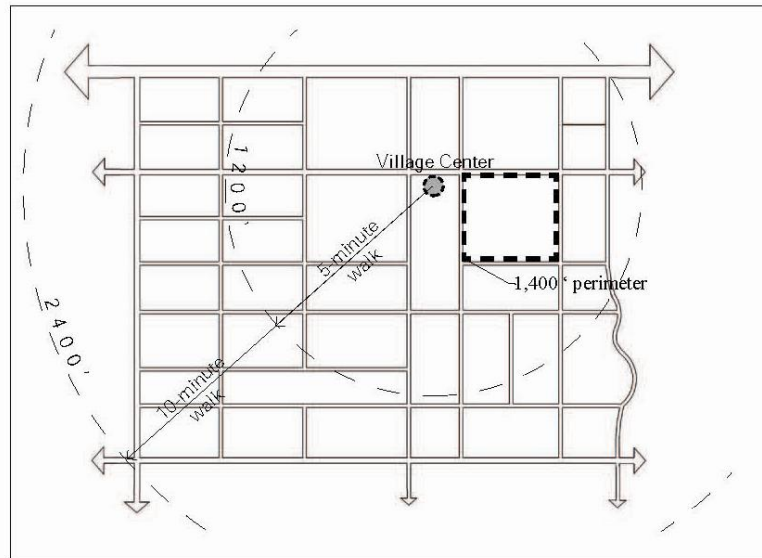


Image 1: This image depicts interconnected streets and walkable blocks.

- B. **Mix of Land Uses:** The TND neighborhood shall consist of a variety of housing types and civic uses. The TND-VC shall consist of a variety of housing types, commercial, office, and civic uses. The mix of land uses shall be arranged to serve the needs of the residents in a convenient walking environment, typically less than a 10-minute walk or 2,400 feet.
- C. **Center and Perimeter:** The Traditional Neighborhood with Village Center (TND-VC) shall integrate the Village Center such that it becomes the central focal point of the neighborhood. Uses planned along the perimeter of the development shall be designed and arranged to be compatible with any surrounding existing development.
- D. **Civic Buildings:** Where civic buildings are planned, they shall be located on prominent sites throughout the TND and TND-VC and serve as focal points and landmarks for the community. All civic buildings shall have their main entrance opening onto a street, square, courtyard, park or other public space. Civic uses shall be equally available to all residents of the TND.
- E. **Residential Density:** Residential development within the TND-VC must achieve at least 90% of the maximum density allowed in the urban residential land use category designated on the Future Land Use Map. The highest density and intensity of the overall development and of the village center shall be located in and adjacent to the Village Center.
- F. **Building Design**
 1. **Orientation and Location:** All lots shall front on a street, or other public space, and primary access to the lot shall be provided along that frontage. All buildings shall be oriented toward the street or other public space.
 2. **Scale and massing.** Individual buildings shall use human-scaled, pedestrian oriented architectural features. Individual buildings shall clearly articulate the first story and primary entrances. Larger buildings shall be designed to divide the mass of the building to create a visual impression of

a series of smaller buildings or sections. Windows, doors, shutters, columns, masonry detailing, and variations in the front roofline, recessed building walls and variations in colors and materials shall be used to break up the mass of a single building. Buildings within a block face must reflect a continuity of building scale at the building line. Buildings shall avoid long monotonous, uninterrupted walls or roof planes. Blank, windowless walls are prohibited along street frontages, and shall be broken up using a variety of articulation.

3. **Non-residential buildings.** Non-residential buildings may provide awnings, arcades or similar features.
4. **Windows.** Ground floor retail, service, restaurant, and other commercial uses shall provide windows on a minimum of 50% of the first floor street front façade to encourage interest at the street level.
5. **Building features.** Doors, windows, balconies, porches, and other features of a building shall be proportioned to reflect pedestrian scale and movement, and to encourage interest at street level.
6. **Front-loaded attached garages.** Front-loaded attached garages shall be set back, at minimum, 10 feet behind the primary building line. Front-loaded garages shall only be permitted where alley access is not provided.
7. **Colonnades.** Colonnades shall have, at the sidewalk, a minimum clearance height of ten (10) feet (excluding signage or lighting). Colonnades shall be constructed a minimum of five (5) feet from the curb. Supporting structures shall not encroach into the required easements of the required rights-of-way.

G. **Existing Buildings:**

1. Buildings in existence prior to the establishment of the Traditional Neighborhood Development on subject property shall not be required to be removed, relocated and/or altered if they do not meet the standards of the TND or TND-VC (unless proposed by the applicant, and not in conflict with any historic preservation policies set out in the Unified Land Development Code or the Comprehensive Plan). Every effort shall be made to meet the TND requirements by appropriately incorporating existing buildings into the design of the neighborhood.

- H. **Open Space:** Land shall be reserved for open space throughout the TND and TND-VC, and shall not be occupied by buildings, parking lots, private residential yards, and streets except as recreational support facilities. Land designated for open spaces shall be in the form of squares, courtyards, neighborhood parks and greenways. These spaces must demonstrate an accessible relationship to all areas of the TND, and shall contain open space structured to preserve existing quality woodlands and other significant natural features of the site. Open spaces may be improved and cleared of underbrush (unless otherwise specified) so that it is accessible. No portion of the TND or TND-VC shall be further than one thousand two hundred (1,200) feet from a public open space, excluding streets and alleys. A minimum of twenty (20) percent of the gross land area of the TND shall be permanently allocated to tracts containing pervious open space. Neighborhoods along waterfronts (e.g. lakes, rivers) shall insure that part of the open space requirement for the development shall be provided along the waterfront. Streams, creeks, wetlands, and other natural corridors located within the village shall be preserved as greenways with a

minimum width of one hundred (100) feet. Bodies of water may be used in calculating open space requirements. Pedestrian pathways (not sidewalks) shall be paved and a minimum of five (5) feet. Open spaces shall not be formed from residual areas.

Open Space can be provided in any of the following forms:

1. **Square:** A square is an open space area surrounded by streets on a minimum of seventy-five (75) percent of its perimeter. The square provides formal public open space in an urban location and shall serve as a place for formal and informal public gatherings. Each neighborhood shall contain at least one (1) square or park. No single square or park can count towards more than fifty (50) percent of the open space area required for the TND. Squares shall be located at the terminus of public streets and major vistas.

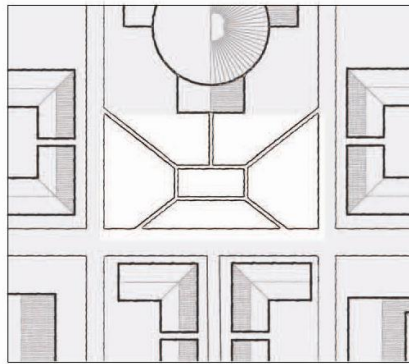


Image 2: Village Square

2. **Courtyard:** A courtyard is decoratively paved open space located in conjunction with civic, retail/commercial, mixed use or office lots. Courtyards serve as gathering places. It is a location for nonpermanent activities such as markets, street vendors, community festivals, etc. Courtyards shall be relatively flat or stepped with a maximum slope of three (3) percent.

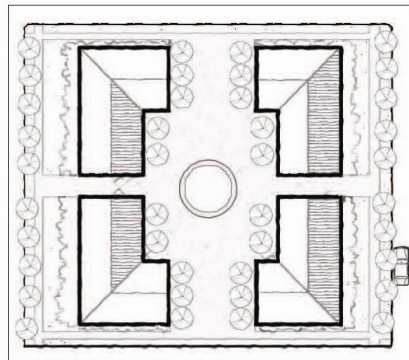


Image 3: Courtyard

3. **Neighborhood parks:** Neighborhood parks are areas for active and passive recreation within walking distance of residential areas (+/- 1,200 feet or 5 minutes). They are surrounded by public streets on a minimum of twenty-five (25) percent of their perimeter. Neighborhood parks may be provided in conjunction with other civic uses such as schools or libraries

and may be integrated into the greenway. Each neighborhood shall contain at least one (1) square or park. No single park can count towards more than fifty (50) percent of the public uses area required for the TND.

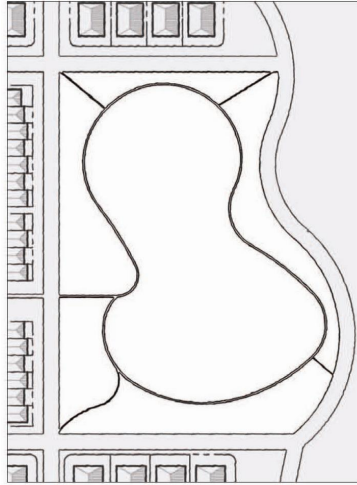


Image 4: Neighborhood Park

4. **Greenway:** A greenway is an area of open space interspersed throughout the TND and along the perimeter of a TND. It is a linear park that functions as an open space connector, which may link other parks, nature reserves, cultural features, historic sites, and neighborhoods to each other.

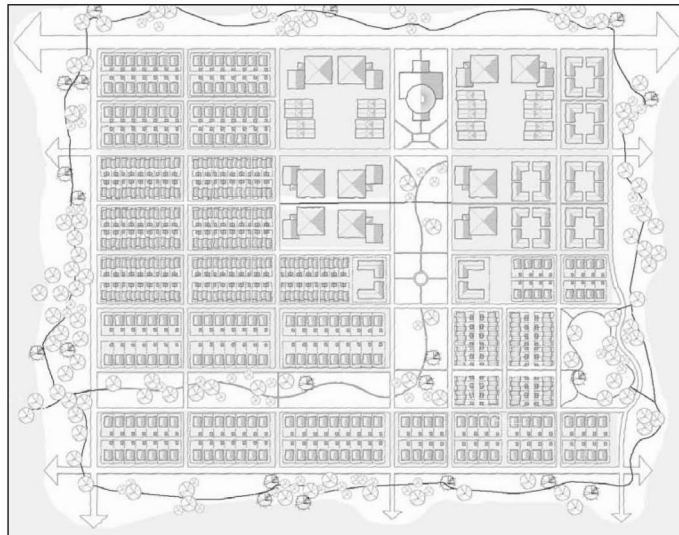


Image 5: Greenway

- I. **Circulation:** TND's and TND-VC's shall be formed with a connected grid or modified grid street system with sidewalks on both sides of the street and multiple access points into the development. Sidewalks must be a minimum of 5 feet wide.
- J. **Utilities**
 1. All electric, cable television and telephone facilities, fire alarm conduits, street lighting wiring, and other wiring conduits and similar facilities shall be

- placed underground by the developer or the appropriate utility company, except for main transmission distribution lines.
2. Utilities shall run along alleys wherever possible.

K. **Exterior Lighting.** Exterior lighting shall be located, angled, shielded, and/or limited in intensity so as to cast no direct light upon adjacent streets or properties

L. **Mechanical Equipment.** Outdoor mechanical equipment, such as heating, air conditioning and ventilation (HVAC) systems, must be visually screened from the street. In no case shall mechanical equipment be allowed along the street frontage. Mechanical equipment on the roof shall also be screened.

M. **Dumpsters.** If dumpsters are provided, they shall be located at least 20 feet from adjacent residential uses. Dumpsters shall not be visible from the street. Loading and service areas and dumpsters shall be screened on all sides from street, sidewalks, and pedestrian ways by some combination of opaque walls, fences and landscaping.

N. **Landscaping and Screening Standards**

In addition to the landscaping requirements of Section _____, the following standards shall apply:

1. Street trees shall be required along both sides of all streets in the TND (except alleys) and TND-VC developments, except where the trees may conflict with the provision of awnings and colonnades. Street trees shall be selected from the list of approved species for Alachua County.
2. Street trees may be located in the right-of-way in a planting strip with a minimum width of five (5) feet. The planting strip shall be located between the back of curb and the near edge of the sidewalk. Planting strips in residential areas shall be continuous with the exception of any driveway crossings. Planting strips in non-residential areas may include tree grates, hardscape materials, etc. as along as the necessary area for tree growth is provided.
3. All street trees shall be irrigated. Provision shall be made for the developer or property owner's association to maintain all street trees within private rights-of-way.
4. Street trees shall be planted in a manner appropriate to their function. Nonresidential areas shall have trees which complement the face of the buildings, grow in an upright form, are limbed up to six (6) feet and which shade the sidewalk. Residential areas shall provide canopy trees that shade both the street and the sidewalk.
5. Tree spacing shall be determined by species type. Canopy trees shall be planted at a rate of two (2) per 100 feet. Smaller decorative trees shall be planted at a rate of four (4) per 100 feet. Trees may be clustered. Street trees shall be arranged and planted in such a manner to make front entrances of buildings visible from the street.

O. **Signage – TND-VC**

1. **General**

A Village Center Sign Plan shall be submitted with the TND-VC development plan. The Sign Plan shall include all proposed sign dimensions, square footage, location, materials, and colors.

2. **Wall signs.** Wall mounted signs are permitted subject to the following:

- Size may be up to 5% of ground floor façade area on which the sign is located or 24 square feet which ever is less.
- A permitted wall sign may be divided into two separate signs on the same building facade as long as the total area of the two signs does not exceed the maximum permitted.
- Maximum height is 18 feet above the ground at that facade.
- Wall signs cannot be located on windows or doors.
- Internal illumination is prohibited.

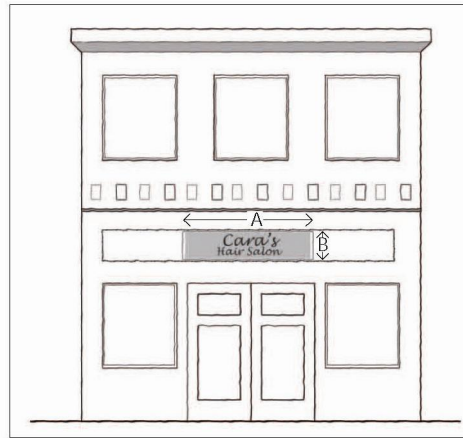


Image 6: Single Wall Sign
Sign Area= $A \times B$

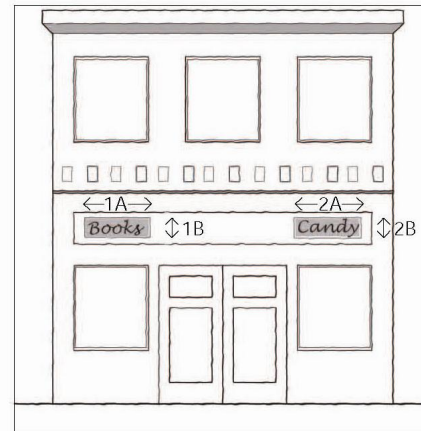


Image 7: Two Separate Wall Signs
Wall Area= $(1A \times 1B) + (2A \times 2B)$

3. **Projecting Signs.** Projecting signs shall be mounted perpendicular to the building face and subject to the following:

- Maximum area shall not exceed 6 square feet per side.
- Distance from the lower edge of the signboard to the ground shall be seven feet or greater.
- Height of the top edge of the signboard shall not exceed the height of the wall from which it projects for single story buildings, or the height of the sill or bottom of any second story window for multistory buildings.
- Distance from the building to the signboard shall not exceed 6 inches.
- Internal illumination is prohibited.

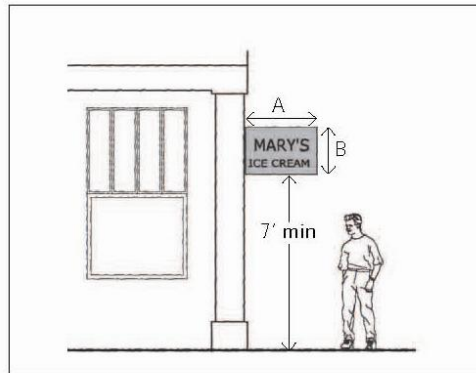


Image 8: Projecting Sign
Sign Area: $A \times B = 6$ feet or less

4. **Awning Signs.** Where awnings are provided over windows or doors, awning signage is permitted with the following provisions:
- Maximum 8 square feet in signage area on an awning.
 - Internal illumination is prohibited.
 - Neon is prohibited on awnings.

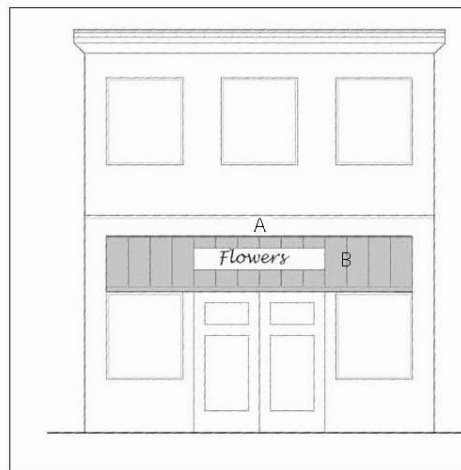


Image 9: Awning Sign
Sign Area: $A \times B = 8$ feet or less

5. **Window/Door Signs.** Signs directly adhered to windows or doors are permitted with the following conditions:
- Maximum size is 25% of the window or door area.
 - Must be silk-screened, hand painted, vinyl, or etched.
 - If a window sign is utilized, 2 square feet of signage may also be placed on the door's window.

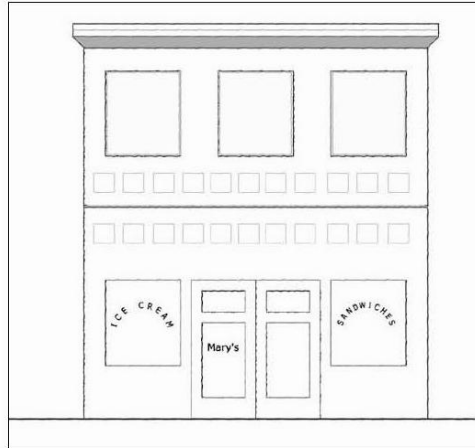


Image 10: Window Sign

6. **Sidewalk Signs.** Sidewalk signs are permitted subject to the following:
 - a. Easel signs of 6 square feet or less are allowed, one per storefront.
 - b. The sign location may not interfere with pedestrian or vehicular circulation or sightlines.
 - c. The signboard does not exceed 6 square feet per side.
 - d. The sign is constructed of durable materials.
 - e. Sidewalk sign placement shall leave at least 5 feet of sidewalk clearance.
 - f. Letter height shall not exceed 4 inches.
 - g. All sidewalk signs shall be located in front of the building.

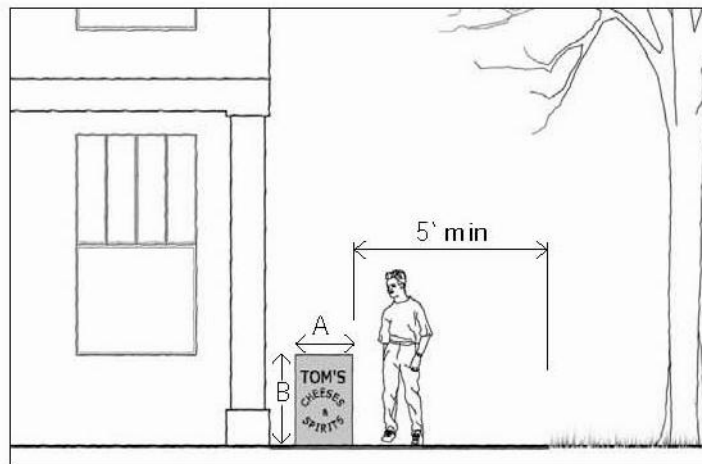


Image 11: Sidewalk Sign

Sign Area: $A \times B = 6$ feet or less

7. **Wayfinding Signs.** Wayfinding signs are permitted within TND and TND/VC developments. A wayfinding sign is a sign whose message is exclusively limited to guiding the circulation of motorists or pedestrians on the site. Wayfinding signs may include signs that provide information and direction to areas and businesses including, but not limited to, village

centers, recreation areas, civic uses and specific business names subject to the following standards:

- a. The materials used for directional signs or wayfinding signs shall coordinate with the overall character and design of the development.
- b. The maximum height of each sign pole or post, including any attached signage, shall be four (4) feet.
- c. The maximum square footage per individual sign on the sign pole or post is two (2) square feet. The maximum total square footage on a pole or post is six (6) square feet.
- d. The maximum number of individual signs per sign pole or post is three (3).
- e. No more than two (2) sign poles or posts per block face are permitted.
- f. External illumination of wayfinding signs shall be permitted. Internal illumination of wayfinding signs shall be prohibited.

- P. **Stormwater Facilities.** Surface stormwater facilities shall be sufficient to serve the functional purpose, and shall be designed as an integral part of the overall development. Stormwater facilities shall be designed to provide a physical or visual amenity, as design elements and enhancements to the overall appearance, designed as public open space, or as an aesthetic feature to resemble natural areas with native landscaping.

1.2.6. TND Development Standards

All uses and structures permitted in the Traditional Neighborhood Development (TND) and Traditional Neighborhood Development with Village Center (TND-VC) shall meet the applicable development standards established in this Section and all other applicable requirements of these regulations:

Table I: TND Development Standards

	SF Detached	SF Attached	Multifamily	Civic
Min Lot Area	3,000 sq ft.	2,000 sq ft.	4,000 sq ft.	None
Min. Lot Width at setback line				
Interior Lot	30 ft.	20 ft.	40 ft.	50 ft.
Corner Lot	40 ft.	25 ft.	45 ft.	60 ft.
Min. Front Setback	10 ft.	5 ft.	10 ft.	10 ft.
Max. Front Setback	20 ft.	15 ft.	20 ft.	25 ft.
Min. Rear Setback	15 ft.*	15 ft.*	15 ft.*	15 ft.
Min. Side Setback				
Street Side	10 ft.	10ft.	10 ft.	20 ft.
Yard Interior Side	5 ft.	0ft.***	5 ft.	

Yard				
Maximum Lot Coverage (%)	60	60	60	90
Maximum height	40 ft.	40 ft.	50 ft.	50 ft.**

*Accessory buildings may have a rear setback of 5 feet

**Spires, towers, or other similar features may reach up to 60 feet.

*** 0 feet for individual units. Minimum 8 feet between buildings.

A. Single Family Detached

1. Use Characteristics

A minimum of 15% and a maximum of 40% of the total units of a traditional neighborhood development shall be designed for small lot (50 ft or less in width) detached houses. A maximum of 30% of the units of the traditional neighborhood development shall be designed for large-lot (50 ft or more in width) detached houses.

2. Lot Coverage

Buildings (including accessory buildings) on detached home lots shall cover no more than 60% of the lot area.

3. Yard and Building Setbacks

Detached homes are located close to the street, and front porches are encouraged. No zero lot line conditions shall be permitted on corner lots.

Accessory structures must be at least twenty feet minimum from the frontage right-of-way. Side setbacks for accessory structures shall be the same as for the primary building on the site.

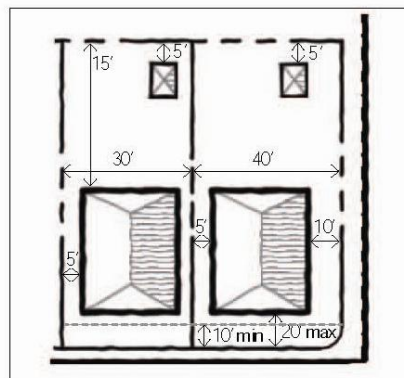


Image 12a: Single Family Detached Setbacks

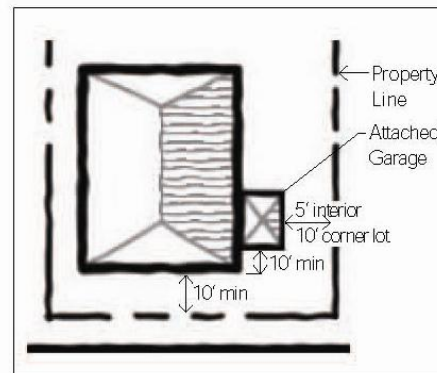


Image 12b: Single Family Detached Setbacks

4. Off Street Parking

All off-street parking places shall be to the side or rear of the building, and on a prepared surface of concrete, asphalt, or pavers.

B. Single Family Attached

1. Use Characteristics

Lots reserved for attached housing are reserved for town homes or row houses. Dwelling units shall be constructed in groups of two (2) to twelve (12). A minimum of 15% of the total units of a traditional neighborhood development shall be designed for attached houses.

2. Lot Coverage

Buildings (including accessory buildings) on attached home lots shall cover no more than 60% of the lot area.

3. Yard and Building Setbacks

Buildings on attached home lots shall have no required setbacks from interior side lot lines. A five (5) foot encroachment into a front setback and a ten (10) foot encroachment into the rear yard area are permitted for building stoops, open porches, decks, balconies, stairs, bay windows and awnings, provided an 8-foot clearance is maintained where walkways in the setback are located or planned.

Side setbacks for accessory structures shall be the same as those for the primary building on the site.

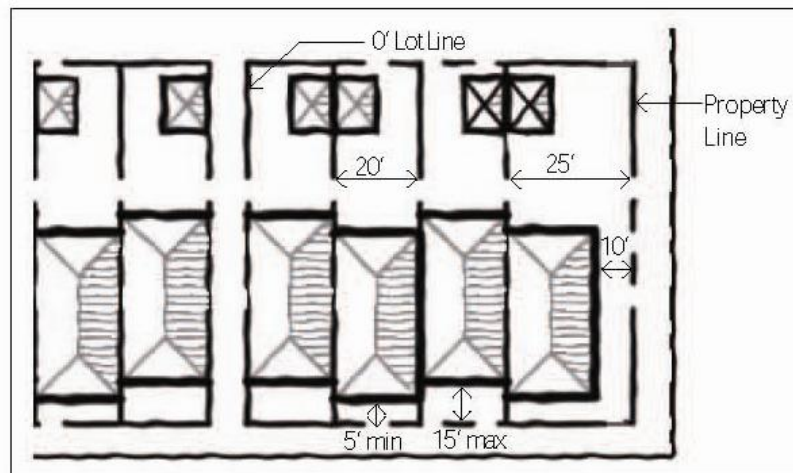


Image 13: Single Family Attached Setbacks

4. Off Street Parking

All off-street parking places shall be to the side or rear of the building, and on a prepared surface of concrete, asphalt, or pavers.

5. **Open Space**

A minimum of ten (10) percent improved common open space shall be designed and provided for the use of the on-site residents.

C. **Multifamily**

1. **Use Characteristics**

Multifamily homes include duplexes (on single lot), triplexes (on single lot), quadraplexes (on single lot), condominiums and apartment buildings. Two (2) or more attached single-family dwelling units may be included with a multi-family development. A minimum of fifteen (15) percent and a maximum of thirty (30) percent of the total units of a traditional neighborhood development shall be multifamily homes. In the TND-VC, the thirty (30) percent maximum shall not apply.

2. **Lot Coverage**

Buildings on multifamily lots shall cover no more than 60% of the lot area.

3. **Yard and Building Setbacks**

A five (5) foot encroachment into a front setback and a ten (10) foot encroachment into the rear yard area shall be permitted for building stoops, open porches, decks, balconies, stairs, bay windows and awnings, provided an 8-foot clearance is maintained where walkways in the setback are located or planned.

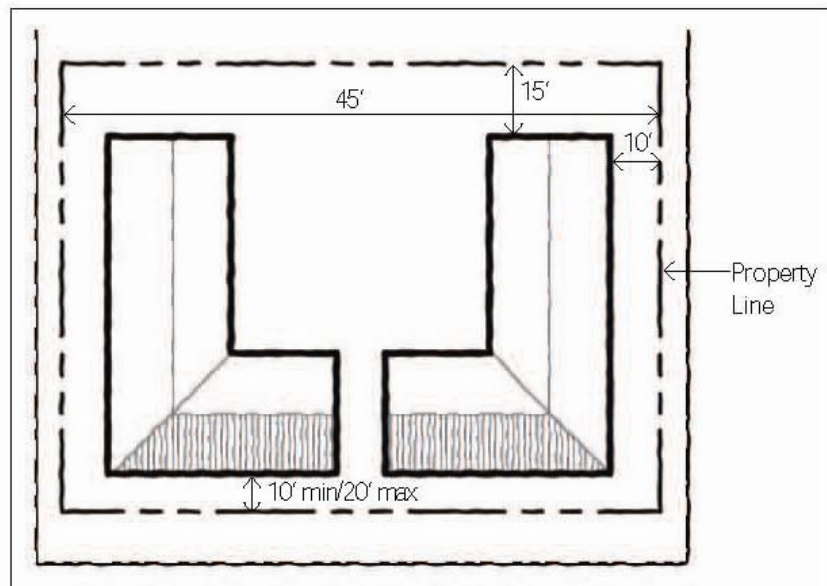


Image 14: Multifamily Building Setback

4. **Off Street Parking**

All off-street parking places shall be to the rear of the building.

5. **Open Space**

A minimum of ten (10) percent improved common open space shall be designed and provided for the use of the on-site residents.

D. **Civic Space**

1. **Features**

A minimum of 2% of the project area (TND or TND-VC) shall be designated for civic space or uses. Civic uses shall be located on a lot terminating a street vista or other prominent location.

2. **Lot Coverage**

Civic buildings shall cover no more than 90% of the lot area.

3. **Yard and Building Setbacks**

Please see Table I.

4. **Off Street Parking**

Off-street parking for civic uses shall be placed to the rear or side of the building. Civic use lots may count on-street parking fronting the civic use lot toward its parking requirements. Shared parking shall be encouraged.

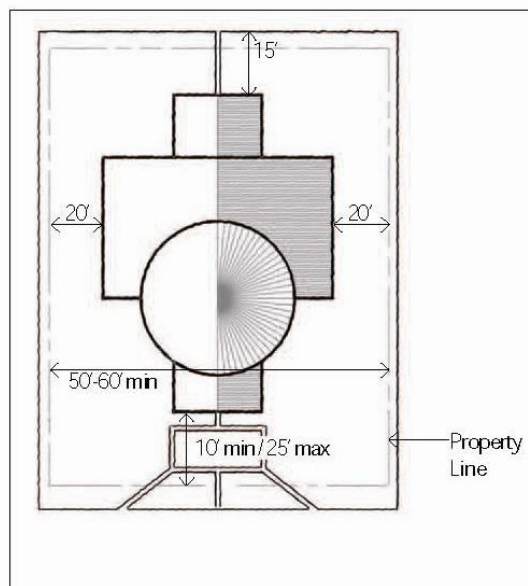


Image 15: Civic Setbacks

1.2.7. **TND-VC Development Standards**

All uses and structures permitted in the Traditional Neighborhood Development (TND) are permitted in the TND-VC. In addition, the Traditional Neighborhood Development with Village Center (TND-VC) allows Mixed Use Buildings, and Commercial and Office Buildings, which shall meet the applicable development standards established in this Section and all other applicable requirements of these regulations:

Table II: Village Center Development Standards

	Mixed Use	Retail/Office
Min Lot Area (sq. ft.)	1,000 sq. ft. per dwelling unit*	2,500 sq. ft.
Max Lot Area (sq. ft.)	3,000 sq. ft. per dwelling unit*	n/a
Maximum Building Footprint (sq. ft.)	4,000 sq. ft.	4,000 sq. ft.
Maximum Single Tenant Size	4,000 sq. ft.	4,000 sq. ft.
Min. Lot Width Interior Lot Corner Lot	30 ft. 35 ft.	30 ft. 35 ft.
Min. Front Setback	0 ft. **	0 ft. **
Min. Side Setback	0 ft. **	0 ft. **
Min. Rear Setback	20 ft.	20 ft.
Max. Lot Coverage	90%	90%
Minimum Height	1 story***	1 story***
Maximum Height	50 ft.	50 ft.

*Multiply this number by the number of dwelling units to get the minimum size of the lot.

**Provided that any utilities/streetscape improvements required by the County can be provided at appropriate dimensions.

***If only 1 story, a parapet roof along the street frontage is required.

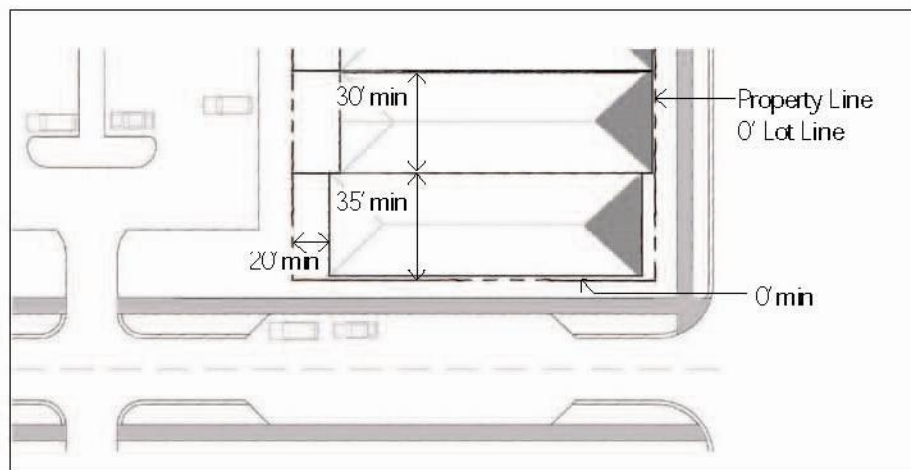


Image 16: TND-VC Setbacks

A. **Mixed Use Buildings**

1. **Use Characteristics**

Mixed uses shall be allowed within individual buildings (e.g. residential above

1 retail or office space).

2
3 **2. Yard and Building Setbacks**

4 Overhead balconies, awnings, bay windows, and their supports may extend five
5 (5) feet over the sidewalk, provided an 8-foot vertical clearance is maintained.

6
7 **3. Off-Street Parking**

8 Off-street parking places shall be placed to the rear or side of the building.

9
10 **B. Retail and Office Buildings**

11
12 **1. Use Characteristics**

13 Retail and office buildings shall be two or more stories in the Village Center. A
14 minimum of 60% of the gross area of the village center shall be designated for
15 non-residential buildings. Accessory structures shall not be allowed.

16
17 **2. Yard and Building Setbacks**

18 Overhead balconies, awnings, bay windows, and their supports may extend five
19 (5) feet over the sidewalk, provided an 8-foot vertical clearance is maintained.

20
21 **3. Parking**

22 Off-street parking places shall be placed to the rear or side of the building.

23
24 **1.2.8. Street Standards**

25
26 All streets shall meet the requirements of the Alachua County Land Development
27 regulations (Sections ____through____), the Alachua County Corridor Design Manual
28 (November 2002), or as otherwise stated in this section. All streets that are owned
29 and maintained by FDOT shall follow all FDOT standards.

30
31 **A. Connectivity**

32 Street stubs shall be provided to adjacent open land to provide for future
33 connections. Cul-de-sacs are permitted only where environmental concerns or
34 existing development makes a street connection impracticable. Cul-de-sacs
35 shall not exceed 250 feet in length and must be accessed from a street
36 providing internal or external connectivity.

37
38 **B. Intersections**

- 39 1. The minimum street intersection angle shall be eighty (80) degrees. Street
40 right-of-way lines may approach a street intersection at any angle up to
41 ninety (90) degrees instead of adhering to a curved line design parallel to
42 the curb radius. When the intersection angle approaching ninety (90)
43 degrees is used instead of a radius, the right-of-way line shall not be closer
44 than six (6) feet back of the curb at any point.
- 45 2. Where a centerline offset occurs at any intersection, the distance between
46 centerlines of the two (2) intersection streets shall not be less than one
47 hundred (100) feet. Intersection with a major collector or higher road
48 classification shall be at least two hundred (200) feet apart, measured from
49 centerline to centerline.

50
51 **C. Blocks**

The perimeter of all blocks within the TND and TND-VC shall not exceed one thousand four hundred (1,400) feet. No block side shall have more than five hundred (500) feet of street frontage. The DRC may approve alternative design standards in cases where pedestrian street traffic is minimal and/or topographic situations warrant the design changes.

D. Pavement Sections

Arterials, collectors, neighborhood streets and alleys shall be constructed according to the Alachua County Development Regulations, the Alachua County Corridor Design Manual and the Street Standards contained herein.

E. Street Signs

All street signs shall be installed by the developer prior to final plat approval. All street signs shall conform to Alachua County sign requirements. Decorative poles and accessories are acceptable when used with a standard Alachua County reflective road sign and shall be maintained by the Homeowners' Association.

Sections G through L can be referenced directly to the Alachua County Corridor Design Manual if desired, with the exception of the alley provision. This would only be effective if the Corridor Design Manual has been officially adopted as County policy and has enforcement capabilities. The following standards have been slightly modified from the Corridor Design manual.

F. Street Hierarchy Classification –

Each street within a TND and TND-VC shall be classified according to the following:

1. **Arterial.** This street provides access to commercial or mixed-use buildings, and is also part of the major street network.
2. **Collector.** This street provides primary access to individual residential properties and neighborhood streets.
3. **Neighborhood Street.** This street provides primary access to individual residential properties and feeds into collector streets. Traffic volumes are relatively low, with a design speed of 20 mph.
4. **Alley.** These streets provide secondary access to residential properties where street frontages are narrow, where the street is designed with a narrow width to provide limited on street parking. Alleys may serve narrow lots in medium to high-density residential areas where driveways are not feasible. Alleys may provide delivery access or alternate parking access to commercial properties.

TABLE III

	Arterial	Collector	Neighborhood Street	Alley
Right-of-way	76-88 feet	48-80 feet	30-70 feet	20 feet

Auto travel lanes	Two or three 12 foot lanes	Two 10 foot lanes	Two 10 foot lanes, or one 14 foot (queuing lane)	12 feet
Bicycle Lanes	Two 6 foot lanes combined with parking lanes	4 foot lanes with no parking	None	None
Parking	Both sides, 8 feet	None, one, or both sides, 8 feet	None or one side, 8 feet	None (access to individual drives and outside garages right-of-way)
Curb and gutter	Required	Required	Required	Not required
Planting Strips	Minimum 6 feet	Minimum 6 feet	Minimum 6 feet	None
Sidewalks	Both sides, 5 feet minimum	Both sides, 5 feet minimum	Both sides, 5 feet minimum	None

G. **Speed Limits**

The design speed for the proper traditional neighborhood development shall be a maximum of 25 miles per hour.

H. **Curbs**

1. Curb and gutter is required along all streets with marked parking
2. Pavement width does not include curb and gutter.
3. Streets without curb and gutter shall be constructed per the Alachua Land Development regulations.

I. **Sidewalks**

1. Sidewalks are required on both sides of the street.
2. Within the village commercial area, sidewalks shall be sized and surfaced appropriately for anticipated pedestrian traffic volumes and to meet or exceed guidelines of the Americans with Disabilities Act.

J. **Bicycle Lanes**

1. Bicycle lanes may be incorporated into the design of any street type.

K. **Traffic Calming**

The use of traffic calming devices shall be installed in accordance with the Alachua County Corridor Design Manual (November 2002).

L. **Location of Traffic Control Devices, Light Poles, and Above Ground Utilities**

1. Traffic Control Devices shall be designed and located in accordance with the Manual of Uniform Traffic Control Devices and Roadway and Traffic Design Standards.

1.2.9. **Parking and Loading Standards**

A. **On street parking** may count towards up to fifty (50) percent of total parking requirements, provided the following occurs:

1. The on-street parking is located within (300) feet of a building entrance for a multi-family parcel, or
2. The on-street parking is located within six hundred feet (600) feet of a building entrance for non-residential parcel located inside the village center

B. **Off Street Parking**

1. Parking lots and parking garages shall provide off-street parking in the Village Center and shall:
 - a. Not be adjacent to squares or parks (unless the parking lot is expressly for a recreational facility).
 - b. Have commercial, office, residential, or retail uses at street level.
2. All parking lots shall be landscaped in accordance with the applicable requirements of Alachua County. (Reference:_____.)
3. Corner lots with frontage on arterial or major collectors shall have vehicular access only from the lower classified street.

C. **Shared Parking**

Refer to Chapter 8 of these regulations.

1.2.10. **Procedural Requirements**

In addition to all DRC submission requirements, the following shall be required:

- A. **Public consultation:** A facilitated neighborhood charrette or public meeting is required, in accordance with the County's standards for public meetings (refer to DRC procedures), and shall be sponsored by the developer to introduce and explain the project.

1.2.11. **Definitions**

Accessory structure. A structure that is subordinate in use and square footage to a principal structure to be used for residential, parking, storage, workshop or artist studio space or other permitted uses. Accessory structures shall be contained in completely enclosed buildings, and can in no way be affixed or attached to the principal structure.

Arcade. See colonnade

Arterial road. A road that serves urban areas and other traffic generators of intracounty importance that are not served by higher systems, and link these places with nearby towns,

1 cities, or routes of higher classification. A road designed to carry moderate volumes of traffic at
2 moderate speeds.

3
4 **Attached house.** A single dwelling unit located on a single platted lot, attached to another
5 dwelling unit(s) on one (1) or two (2) sides. Attached housing includes duplexes, townhouses
6 and row houses.

7
8 **Awning sign.** Any sign that is part of or attached to an awning, canopy, or other fabric, plastic
9 or structural protective cover over a door, entrance, window, or outdoor service area.

10
11 **Bicycle lane.** A bicycle lane is a lane dedicated for the use of bicycles. A bicycle lane shall be
12 a minimum of four (4) feet wide and shall be measured from the edge of a vehicular traffic lane
13 to the beginning of the shoulder or gutter line. The shoulder or gutter shall not be used in
14 calculating the four (4) foot dimension. Bicycle lanes shall be striped and marked according to
15 AASHTO (American Association of State Highway and Transportation Officials) Standards.

16
17 **Block.** An area composed of private/public lots and alleys surrounded by public streets.

18
19 **Block Face.** A segment of a block fronting a public street.

20
21 **Capture zone.** The area from which retail business customers would originate, based on a
22 market study.

23
24 **Civic use.** Police stations, libraries, day cares, fire stations, meeting halls, recreational
25 facilities, governmental buildings, museums, schools, performing arts centers, religious
26 buildings or any cultural, civic or social use. Civic uses shall be equally available to all residents
27 of the TND.

28
29 **Collector road.** A road that assembles traffic from local roads and distributes it to the nearest
30 collector or arterial, including the primary entrance or circulation street or streets within a
31 development. It is designed to carry low to moderate traffic volumes at low to moderate speeds.

32
33 **Colonnade.** A roof or building structure, extending over the sidewalk, open to the street and
34 sidewalk except for supporting columns or piers.

35
36 **Commercial space.** Business and retail establishments providing consumer services and
37 products, whether space is leased or owned.

38 **Connectivity.** An interconnected street system that provides a continuous network for travel of
39 automobiles, pedestrians and bicycles.

40
41 **Courtyard.** An open space or yard surrounded wholly or partly by walls or buildings where
42 people may congregate.

43
44 **Detached house.** A single dwelling unit not attached to any other dwelling unit, located on a
45 single deeded lot with an open yard on all sides of the home (perimeter yard or zero lot line).

46 **Duplexes.** Two attached, single-family dwelling units located on a single platted lot.

47
48 **Encroachment.** The part of a structure that intrudes into a setback.

1
2 **Façade.** The exterior wall of a building, parallel at the frontage line.
3

4 **Front porch.** A front porch is an unairconditioned roofed structure attached to the front of the
5 unit
6

7 **Frontage lines.** The lot line which coincides with the public right-of-way of the street or square.
8 In the case of a corner lot, one of the frontage lines shall be designated as primary.
9

10 **Greenway.** A linear park that functions as an open space connector which may link other parks,
11 nature reserves, cultural features, historic sites, and neighborhood to each other.
12

13 **Hardscape features.** Hardscape, or "hardscaping" consists of the inanimate elements of
14 landscaping, especially any masonry work or woodwork. For example, stone walls, concrete or
15 brick patios, tile paths; walkways, wooden decks and wooden arbors shall be considered part of
16 the hardscape.
17

18 **Large Lot.** A developable lot that is fifty feet wide or larger.
19

20 **Lot Consolidation.** The process of combining two or more deeded lots for the purpose of
21 constructing a single development.
22

23 **Mixed use.** A building or an area that contains a mix of uses. This may include uses such as
24 retail, office, and residential.
25

26 **Multifamily.** Any group of attached housing contained containing more than two (2) dwelling
27 units on a single platted lot. Multifamily housing includes condominiums and apartments.
28

29 **Neighborhood Street.** A road designed primarily for access directly to adjoining low to
30 medium density residential land uses.
31

32 **Office use.** Business, professional, service, and governmental occupations, institutions and
33 commercial activities not involved with the sale of merchandise.
34

35 **Open space.** Areas that are intended to provide light and air, and are designed for
36 environmental, scenic, or recreational purposes. Open space may include, but is not limited to
37 lawns, decorative planting, walkways, active passive recreation areas, playgrounds, fountains,
38 wooded areas, and watercourses. Open space shall not be deemed to include driveways,
39 parking lots, or other surfaces design or intended for vehicular traffic.
40

41 **Pedestrian pathways.** Pedestrian pathways are interconnected, paved walkways that provide
42 pedestrian passage through blocks running from street to street or within open space lots.
43

44 **Planting strips.** The strips of grass between the curb and sidewalk parallel to the street.
45

46 **Place of worship.** A building where people or congregations gather for prayer, religious
47 assembly, or related activities.
48

49 **Primary building line.** Measured from the frontage line, the line from which the primary
50 building begins.
51

1 **Private open space.** Space on each building lot that is for the private use of inhabitants. This
2 space shall be separate from the main dwelling and open to the air. Gardens, lawns,
3 landscaped areas, walks, patios, and other similar spaces shall count as private open space,
4 and up to one-third (1/3) of the private open space area may be a roof terrace. Private open
5 space shall not be utilized for the purpose of parking cars or storage.

6
7 **Projecting sign.** Any sign affixed to a building or wall in such a manner that its leading edge
8 extends more than six inches beyond the surface of such building or wall.

9
10 **Public use tracts.** Tracts of land within the TND reserved for public use such as street right-of-
11 ways, pedestrian pathways, squares, parks, and open spaces.

12
13 **Quadrplexes.** Four attached, single family dwelling units located on a single platted lot.
14 Separate units are delineated by articulated roof treatments, walkways, lighting, and
15 landscaping.

16
17 **Residence.** A lot, parcel, or tract of land containing a building or structure used for permanent
18 dwelling purposes.

19
20 **School.** A facility that provides curriculum of elementary and/or secondary academic
21 instruction, including kindergartens, elementary schools, junior high schools, middle schools,
22 and high schools including public, private and charter schools.

23
24 **Shared parking.** See Joint-use parking.

25
26 **Sidewalk sign.** An easel sign with an area no larger than 6 square feet.

27
28 **Small Lot.** A developable lot that is less than 50 feet in width.

29
30 **Square.** An open space surrounded by a minimum of seventy-five (75) percent of its perimeter
31 by streets, totaling at least one half (1/2) acre in area.

32
33 **Stoop.** Step or landing at the entrance way to a residence.

34
35 **Street Vista.** A view framed by buildings at the termination of an axis or thoroughfare.

36
37 **Triplexes.** Three attached, single-family dwelling units located on a single platted lot.
38 Articulated roof treatments, walkways, lighting, and landscaping delineate separate units.

39
40 **Wall sign.** Any sign attached parallel to, and within three inches of a wall, painted on the wall
41 surface, or erected and confined within the limits of an exterior wall of any building or structure,
42 which is supported by such wall or building, and which displays only one sign surface.

43
44 **Wayfinding sign.** A wayfinding sign is a sign whose message is exclusively limited to guiding
45 the circulation of motorists or pedestrians on the site. Wayfinding signs include signs that
46 provide information and direction to areas and businesses including, but not limited to, village
47 centers, recreation areas, civic uses and specific business names.

48
49 **Window sign.** Any sign, picture, symbol, or combination thereof, designed to communicate
50 information about an activity, business, commodity, event, sale, or service, which is placed

- 1 inside a window or upon the windowpanes or glass and is visible from the exterior of the window
- 2 or building.
- 3
- 4 **Zero lot line.** The location of a building on a lot in such a manner that one (1) or more of the
- 5 building's sides rest directly on a lot line and that all buildings utilize the same side of the lot.