

DIVISION 18

TRADITIONAL NEIGHBORHOOD DISTRICT

GENERAL PROVISIONS

SEC. 15.18-1: SCOPE OF CHAPTER. This chapter regulates the design and development of a Traditional Neighborhood Zoning District.

SEC. 15.18-2: PURPOSE AND DESIGN.

- A. **PURPOSE.** The purpose of a Traditional Neighborhood District is to encourage mixed-use, compact development that is sensitive to the environmental characteristics of the land and facilitates the efficient use of services. This type of development is consistent with the recommendations of the McLean County Regional Comprehensive Plan and community visioning efforts completed for the City of Bloomington, Town of Normal, and County of McLean. A Traditional Neighborhood District diversifies and integrates land uses within close proximity to each other, and it provides for the daily recreational and shopping needs of the residents. A Traditional Neighborhood District is a sustainable, long-term community that provides economic opportunity and environmental and social equity for the residents.
- B. **DESIGN.** A Traditional Neighborhood District is designed to ensure the development of land as a traditional neighborhood. Its design adopts the urban conventions which were the norm in the United States from colonial times until the 1940's. A Traditional Neighborhood District is characterized by the following design elements:
1. neighborhoods that are limited in size and oriented toward pedestrian activity;
 2. variety of housing types, jobs, shopping, services, and public facilities;
 3. residences, shops, workplaces, and civic buildings interwoven within the neighborhood, all within close proximity;
 4. a network of interconnecting streets and blocks that maintains respect for the natural landscape;
 5. natural features and undisturbed areas that are incorporated into the open space of the neighborhood;
 6. a coordinated transportation system with a hierarchy of appropriately designed facilities for pedestrians, bicycles, public transit, and automotive vehicles;

7. well-configured squares, plazas, greens, landscaped streets, preserves, greenways, and parks woven into the pattern of the neighborhood and dedicated to the collective social activity, recreation, and visual enjoyment of the populace;
8. civic buildings, open spaces, and other visual features that act as landmarks, symbols, and focal points for community identity;
9. compatibility of buildings and other improvements as determined by their arrangement, bulk, form, character, and landscaping to establish a livable, harmonious, and diverse environment;
10. private buildings that form a consistent, distinct edge and define the border between the public street space and the private block interior; and
11. Midwestern architecture and landscape that respond to the unique character of the region.

SEC. 15.18-3: OVERVIEW

- A. **SIZE.** A Traditional Neighborhood District should consist of an area of not less than 40 contiguous acres and not more than 250 contiguous acres. The maximum size of a traditional neighborhood is specified at 250 acres to help assure that all lots are within reasonable walking distance of a neighborhood center. Multiple neighborhood centers are required for a TND that is more than 250 contiguous acres. Projects smaller than 40 acres may be approved if developed in conjunction with a contiguous site if the resulting development of the combined sites meets the requirements of this ordinance. In this chapter, property is considered contiguous even if separated by a public roadway.
- B. **AREAS WITHIN THE TRADITIONAL NEIGHBORHOOD DISTRICT.** A Traditional Neighborhood District is divided into at least two types of Areas, and each type of Area has different land use and site development regulations. A Traditional Neighborhood District must have one Neighborhood Center Area and at least one Mixed Residential Area for each 250 acres of the TND. A Traditional Neighborhood District may also have a Neighborhood Edge Area, a Workshop Area, or an Employment Center Area.
 1. **NEIGHBORHOOD CENTER AREA.** A Neighborhood Center Area serves as the focal point of a Traditional Neighborhood District, containing retail, commercial, civic, and public services to meet the daily needs of community residents. A Neighborhood Center is pedestrian-oriented, and it is designed to encourage pedestrian movement between a Mixed Residential Area and a Neighborhood Center Area. A square is required in a Neighborhood Center Area. Retail and commercial uses should generally be located adjacent to a square. Neighborhood Center Area uses include retail shops, restaurants, offices, banks, hotels, post office, governmental offices, churches, community centers, and attached residential dwellings.

2. **MIXED RESIDENTIAL AREA.** A Mixed Residential Area includes a variety of residential land uses including single-family residential, duplex, townhouse, and multi-family as well as, offices, restaurants, neighborhood scale retail, and civic uses. Residential scale retail and commercial uses are permitted within a Mixed Residential area with strict architectural and land use controls. Retail and commercial uses in a Mixed Residential area are required to blend into the residential character of the neighborhood. A Mixed Residential area includes open spaces including small squares, pocket parks, community parks, and greenways. A Mixed Residential Area promotes pedestrian activity through well designed and varied streetscapes that also provide for the safe and efficient movement of vehicular traffic.
3. **NEIGHBORHOOD EDGE AREA.** A Neighborhood Edge Area is the least dense portion of a Traditional Neighborhood District, with larger lots and greater setbacks than the rest of the neighborhood. Alleys are not required, and direct vehicular access to the street is permitted. Only single-family residential dwellings are permitted. A Neighborhood Edge Area is appropriate along the perimeter of the neighborhood. A portion of a Traditional Neighborhood District that adjoins existing or platted conventional low-density housing must be designated as a Neighborhood Edge Area.
4. **WORKSHOP AND EMPLOYMENT CENTER AREAS.** A Traditional Neighborhood District may have a Workshop Area, an Employment Center Area, or both. Commercial and light industrial uses that are not appropriate for a Neighborhood Center Area or a Mixed Residential Area but which serve the local residents may be located in a Workshop Area. Large office and low-impact manufacturing uses may be located within an Employment Center Area. The scale and architectural conventions of a Traditional Neighborhood District apply to a Workshop area and an Employment Center Area.
5. **CIVIC USES.** Civic uses that are oriented to the general public are permitted in a Neighborhood Center Area and a Mixed Residential Area. These uses are essential components of the social and physical fabric of a Traditional Neighborhood District. Special attention should be paid to the location of government offices, libraries, museums, schools, churches, and other prominent public buildings to create focal points and landmarks for the community. The locations of these major public civic uses are designated on the Development Plan at the time of zoning approval.
6. **OPEN SPACE.** Open space is a significant part of a Traditional Neighborhood District design. Formal and informal open spaces are required. These serve as areas for community gatherings, landmarks, and as organizing elements for the neighborhood. Open space includes squares, plazas, greens, preserves, parks, and greenways.

7. **STREETS AND ALLEYS.** A Traditional Neighborhood District is designed to be pedestrian oriented. To accomplish this goal, street pattern and design is used to reduce vehicle travel speeds and encourage pedestrian activity. An interconnected network of streets and alleys is required. Streets may be smaller than in conventional development and more varied in size and form to control traffic and give character to the neighborhood.

SEC. 15.18-4: **DEFINITIONS:** The definitions in Chapters 15 and 16 of the Town of Normal Municipal Code and the other chapters of the Land Development Code apply to this chapter. The following additional definitions apply to this chapter:

- A. **COMMUNITY PARKING FACILITY** means an off-site parking lot or garage that provides required parking for some or all of the uses within a Neighborhood Center Area.
- B. **CRITERIA MANUAL** means a manual containing administrative rules adopted in accordance with this Ordinance.
- C. **EMPLOYMENT CENTER AREA** is an area for large office and low-impact manufacturing uses.
- D. **FRONTAGE BUILDOUT** means the length of a front building facade compared to the length of the front lot line, expressed as a percentage.
- E. **GREEN** means an open space available for unstructured recreation, its landscaping consisting of grassy areas and trees.
- F. **GREENWAY** means a series of connected green spaces that may follow natural features such as ravines, creeks, or other corridors.
- G. **MAJOR CIVIC USE** includes Administrative and Business Offices used by a governmental entity, College and University Facilities use, Cultural Services use, Postal Facilities use, Private Primary Educational Facilities use, Private Secondary Educational Facilities use, Public Primary Educational Facilities use, Public Secondary Educational Facilities use, Religious Assembly use, Safety Services use, and Public Transportation Terminal use.
- H. **MAJOR PRIVATE OPEN SPACE IMPROVEMENTS** include improvements such as swimming pools, tennis courts, basketball courts, sports fields, recreation centers, community meeting halls, playgrounds, skateboard facilities and other similar amenities, but excluding neighborhood private parks.
- I. **OPEN SPACE** includes squares, plazas, greens, preserves, parks, and greenways.
- J. **PARK** means an open space, available for recreation, its landscape consisting of paved paths and trails, some open lawn, trees, open shelters, or recreational facilities.

- K. PLAZA means open space at the intersection of important streets, set aside for civic purposes and commercial activity, its landscape consisting of durable pavement and formal tree plantings.
- L. PRESERVE means open space that preserves or protects endangered species, a critical environmental feature, or other natural feature (wetlands, floodplain, steep slope, etc.).
- M. PRIVATE OPEN SPACE means open space that is owned and maintained by a Property Owners' Association or an individual property owner.
- N. PUBLIC OPEN SPACE means open space that is owned and maintained by a public entity.
- O. SQUARE means open space that may encompass an entire block, is located at the intersection of important streets, and is set aside for civic purposes, with landscape consisting of paved walks, lawns, trees, and civic buildings.
- P. STREETSCAPE means the area within a street right of way that contains sidewalks, street furniture, landscaping, or trees.
- Q. WORKSHOP AREA is an area for commercial and light industrial uses that are not appropriate for a Neighborhood Center Area or Mixed Residential Area but which serve the local residents.
- R. ZERO LOT LINE HOUSE means a dwelling built adjacent to an interior side lot line with a yard adjacent to the opposite side lot line.

SEC. 15.18-5: CODE APPLICABILITY. The requirements of this chapter supersede any inconsistent provisions of Chapter 7 WATER & SEWER, Chapter 8 STREETS, Chapter 15 ZONING and Chapter 16 SUBDIVISION of the Town Code.

SEC. 15.18-6: ZONING

- A. ZONING PROCEDURE. A Traditional Neighborhood District is a zoning district that is created in the same manner as other zoning districts. The procedures for zoning designation in Chapter 15 of the Town Code shall apply to a Traditional Neighborhood zoning district. Additional requirements are described in this article.
- B. PRESUBMITTAL MEETING. Prior to filing an application for zoning or rezoning to a Traditional Neighborhood District, an applicant shall meet with the Town's staff. The purpose of the meeting is to acquaint the Town staff with the proposed development, provide the applicant with preliminary staff comments, and identify major concerns or the need for additional data. The discussion topics at this meeting must include the requirements of a Traditional Neighborhood District as outlined in the Traditional Neighborhood District Criteria Manual, including transportation, the environment, drainage, land use, and civic design concepts. Following this meeting, the applicant is required to submit for staff

review and comments, a Concept Plan which generally describes the project. Upon review of the Concept Plan from Staff, the applicant may proceed with development of a Preliminary Plan.

- C. **PRELIMINARY PLAN SUBMISSION PROCESS.** An applicant for a Traditional Neighborhood District shall follow the same plan approval process outlined in Chapter 16 SUBDIVISION of the Town of Normal Municipal Code. A development plan or concept plan shall be submitted as part of an Annexation Agreement or Redevelopment Agreement. A preliminary development plan in a Traditional Neighborhood District shall include the following:
1. land use allocation map
 2. locations and sizes of the Neighborhood Center Area, Mixed Residential Area, and, if applicable, Neighborhood Edge Area, Workshop Area, and Employment Center Area;
 3. locations of major civic uses;
 4. locations of commercial uses in Mixed Residential Areas;
 5. layout of the transportation network for all modes of travel;
 6. a construction phasing plan for major private open space improvements;
 7. locations and types of environmental features such as wetlands, tree cover, greenways in greenways plan, wellhead protection zones, steep slopes, streams and creeks.
 8. a tree protection plan, including an aerial photograph, that demonstrates that the design of the Traditional Neighborhood District will result in the reasonable preservation of tree clusters;
 9. preliminary design standards that are consistent with the design objectives of this chapter;
 10. all additional information required by the Town to demonstrate compliance with the Traditional Neighborhood District concept.
- D. **TND ENVIRONMENTAL PROTECTION PROCESS.** TNDs must comply with the sediment and erosion control guidelines as outlined in the Town of Normal Subdivision Code and the Manual of Practice for the Design of Public Improvements in the Town of Normal except as otherwise provided in the TND Design Criteria Manual.

- E. ARCHITECTURAL STANDARDS. Developers shall establish architectural standards for inclusion in the subdivision covenants, conditions, and restrictions developed as part of a homeowner's association bylaws and such standards and restrictions shall be submitted as part of the preliminary TND plan for the Town approval.

SEC. 15.18-7: MAJOR LAND USE IN A TRADITIONAL NEIGHBORHOOD DISTRICT

- A. WORKSHOP AREA AND EMPLOYMENT CENTER AREA USES.
 - 1. A Workshop Area is for commercial and light industrial uses that are not appropriate for a Neighborhood Center Area or Mixed Residential Area but which serve the local residents.
 - 2. An Employment Center Area is for large office and low-impact manufacturing uses.
- B. NEIGHBORHOOD EDGE AREA USES.
 - 1. Single family residential use is permitted in a Neighborhood Edge Area.
 - 2. A major civic use is permitted in a Neighborhood Edge Area if shown on the Preliminary Plan.
 - 3. All other uses are prohibited in a Neighborhood Edge Area.
- C. NEIGHBORHOOD CENTER AREA AND MIXED RESIDENTIAL AREA USES. The table below lists the permitted uses within a Neighborhood Center Area and a Mixed Residential Area of a Traditional Neighborhood District. "MRA" means Mixed Residential Area, "NCA" means Neighborhood Center area, "P" means that a use is permitted, "P*" means that a use is permitted but subject to additional regulations for Neighborhood Center Area, and "X" means that a use is not permitted. Uses not listed in the table are not permitted.

TABLE OF PERMITTED USES		
Residential Uses	MRA	NCA
Condominiums	P	P*
Duplex Residential	P	X
Group Residential	P	P*
Lodging House Residential	P	P*
Multi-Family Residential	P	P*
Retirement House (Large Site)	X	P*
Retirement Housing (Small Site)	P	P*
Single Family Residential	P	X
Townhouse Residential	P	P*
Commercial Uses	MRA	NCA
Administrative and Business Office	P	P
Art and Craft Studio (General)	X	P
Art and Craft Studio (Limited)	P	P
Automotive Rentals	X	P*
Automotive Repair Services	X	P*
Building Maintenance Services	X	P
Business or Trade School	X	P
Business Support Services	X	P
Cocktail Lounge	P	P
Commercial Blood Plasma Center	X	P
Commercial Off-Street Parking	X	P*
Communication Services	X	P
Consumer Convenience Services	P	P
Consumer Repair Services	P	P
Drop-Off Recycling Collection Facility	X	P
Electronic Prototype Assembly	X	P
Exterminating Services	X	P
Financial Services	X	P
Food Sales	P	P
General Retail Sales (Convenience)	P	P
General Retail Sales (General)	X	P
Hotel-Motel	X	P
Indoor Entertainment	X	P
Indoor Sport and Recreation	X	P
Kennels	X	P*
Liquor Sales	X	P
Medical Offices	P	P
Off-site Accessory Parking	X	P
Outdoor Sports and Recreation	P	P
Pawn Shop Services	X	P
Personal Improvement Services	P	P
Personal Services	P	P
Pet Services	P	P
Professional Office	P	P
Research Assembly Services	X	P
Restaurant (Drive In, Fast Food) ¹	X	P
Restaurant (General)	P	P

Restaurant (Limited)	P	P
Service Station	X	P*
Software Development	P	P
Theater	X	P
Industrial Uses	MRA	NCA
Custom Manufacturing	X	P
Civic Uses	MRA	NCA
Club or Lodge	P	P
College and University Facilities	X	P
Communication Service Facilities	P	P
Community Recreation (Private)	P	P
Community Recreation (Public)	P	P
Congregate Living	X	P
Convalescent Services	X	P
Cultural Services	P	P
Day Care Services (Commercial)	X	P
Day Care Services (General)	P	P
Day Care Services (Limited)	P	P
Family Home	P	P
Group Home, Class I (General)	P	P
Group Home, Class I (Limited)	P	P
Group Home, Class II	P	P
Guidance Services	X	P
Hospital Services (Limited)	X	P
Local Utility Services	P	P
Major Utility Facilities	P	P
Park and Recreation Services (General)	P	P
Park and Recreation Services (Special)	P	P
Postal Facilities	X	P
Private Primary Educational Facilities	P	P
Private Secondary Educational Facilities	P	P
Public Primary Educational Facilities	P	P
Public Secondary Educational Facilities	P	P
Religious Assembly	P	P
Safety Services	P	P
Telecommunications Tower	X	X
Transportation Terminal	X	P

SEC. 15.18-8: SUBDIVISION

- A. **SUBDIVISION PROCEDURE.** The subdivision procedures in Chapter 16 apply to the Traditional Neighborhood District, except as follows:
1. All property within a Traditional Neighborhood District must be subdivided under this Chapter. Any previously approved preliminary subdivision plan must be amended.
 2. The Traditional Neighborhood District shall be on one preliminary subdivision plan.
 3. A final subdivision plat with private common elements or private utilities may not be approved unless a Property Owners' Association has been created to maintain such common elements or private utilities.
- B. **SUBDIVISION LAYOUT REQUIREMENTS.** The following are requirements for a Traditional Neighborhood Development District in addition to those in Section 16 of the Subdivision Code and Manual of Practice.
1. **UTILITY AND DRAINAGE EASEMENTS.** Easements for public utilities and enclosed or open drainage ways shall be retained in all subdivisions in the width and locations deemed necessary by the Manual of Practice for the Design of Public Improvements. To the extent practicable, the easements for water lines, wastewater lines, and storm sewers shall be located in the street rights-of-way, and the easements for all other utilities shall be located in the alley rights-of-way. All the easements shall be dedicated to public use for the named purpose and shall be aligned to minimize construction cost.
 2. **LOTS ABUT STREETS.** Each lot in a subdivision, except a lot that fronts on a plaza and abuts an alley, shall front onto or abut a dedicated public street.
 3. **LOTS ABUT ALLEYS.** Except in a Neighborhood Edge Area, each lot in a subdivision shall abut an alley unless the Town determines that good cause exists to omit an alley or portion of an alley.
 4. **STREET NETWORK.** An interconnected network of streets is required unless the Town determines that good cause exists to require a different street pattern.
 5. **STREET, ALLEY, AND PEDESTRIAN PATH DESIGN.** Streets, alleys, and pedestrian paths shall be designed and constructed in accordance with this chapter, the Traditional Neighborhood District Criteria Manual and the Manual of Practice.

6. **STREET INTERSECTIONS.** Street intersections, whether public or private streets, shall be designed in accordance with the provisions of the Traditional Neighborhood District Criteria Manual.
7. **DEAD-END STREETS.** Dead-end streets are prohibited unless the Town determines that the most desirable plan requires laying out a dead-end street. A dead-end street shall terminate in a courtyard designed in accordance with the Traditional Neighborhood District Criteria Manual, unless the Town determines that topography, density, adequate circulation, or other unusual conditions require a deviation from the design criteria in the Traditional Neighborhood District Criteria Manual.
8. **BLOCK SIZES.** Block length may not exceed 600 feet. Block width may not exceed 300 feet. The Town may approve a block width of not more than 400 feet or a block length of not more than 1000 feet if required because of topography or existing street layout, but a block longer than 800 feet must be traversed by a pedestrian path near the midpoint.
9. **LOT DIMENSIONS.** Minimum lot size, maximum lot size, and minimum lot width are specified in the site development regulations contained in this chapter for a Neighborhood Center Area, a Mixed Residential Area, a Neighborhood Edge Area, a Workshop Area, and an Employment Center Area. Outlots must comply with the dimensional requirements of this chapter.
10. **TOWNHOUSE LOTS.** Townhouse lots may be created where each townhouse lot is to be served by a public sewage system, subject to the following conditions in addition to those applicable to all other subdivisions:
 - a. All common areas shall be clearly identified on the plat and adequate provisions made for maintenance and taxation.
 - b. There may be not less than two and not more than eight units in a townhouse group.
 - c. A legal document by an attorney licensed to practice law in the state, accurately describing and defining the rights and duties of the owners, the legal status of common areas and facilities, and provisions for taxation and maintenance of the common areas, must accompany each subdivision with townhouse lots.

SEC. 15.18-9: GENERAL DEVELOPMENT STANDARDS

A. COMMUNITY MEETING HALL.

1. A community meeting hall for the use of the neighborhood residents is required within 1,500 feet of the center of the TND if another building with community meeting space is not available.

2. A community meeting hall must be located so that it is easily accessible to the residents. It may be placed in a square, park, or other suitable open space location.

B. CIVIC DESIGN CRITERIA. Civic design criteria, as described in Chapter 3 of the TND Criterial Manual, shall achieve the following objectives, in accordance with the Traditional Neighborhood Development Criteria Manual.

1. architectural compatibility;
2. human scale design;
3. integration of uses;
4. encouragement of pedestrian activity;
5. buildings that relate to and are oriented toward the street and surrounding buildings;
6. residential scale buildings in Mixed Residential Areas;
7. buildings that contain special architectural features to signify entrances to the Neighborhood Center Area and important street intersections; and
8. Neighborhood Center Area buildings that focus activity on the neighborhood square; and
9. avoid repetitiveness of design and use of materials

C. LAND USE ALLOCATIONS.

1. **ALLOCATIONS.** Each lot within a Traditional Neighborhood District must be allocated to a particular land use category.
2. **AMOUNTS.** The amounts of land that shall be allocated to particular land use categories, excluding streets, alleys, open spaces, drainage controls, and water quality controls, are as follows:
 - a. For a Neighborhood Center Area:
 - (1) Townhouse, condominium, and multi-family uses shall be allocated not less than 20% of the land area.
 - (2) Commercial uses shall be allocated not less than 20% of the land area.
 - (3) Civic use shall be allocated not less than 5% of the land area, or one-half acre, whichever is greater.

b. For a Mixed Residential Area:

- (1) Single family residential use shall be allocated not less than 50% and not more than 80% of the land area.
- (2) Duplex or Townhouse use shall be allocated not less than 10% of the land area.
- (3) Multi-family uses shall be allocated not less than 10% of the land area.
- (4) Commercial uses shall not be allocated to more than 2% of the land area.
- (5) Civic uses shall be allocated not less than 2% of the land area.

c. For Open Space:

- (1) Not less than 20% of the gross land area of the Traditional Neighborhood District must be open space.
- (2) Public open space shall conform to the plans, goals, and standards of the Town and must be approved by the Town
- (3) The Town shall be consulted regarding the locations and types of private open space.
- (4) The portions of drainage and water quality facilities that are usable by the public for recreational purposes, as determined by the Town may be designated as parks or greenways, but may not be included as part of the public park dedication requirement.

d. Workshop Area:

- (1) The aggregate size of all Workshop Areas and Employment Center Areas within a Traditional Neighborhood District may not exceed 10% of the gross land area.

3. **PRELIMINARY SUBDIVISION PLAN APPROVAL.** A preliminary subdivision plan shall include a Land Use Allocation Map, submitted by the owner, that allocates a particular land use category to each lot on the preliminary subdivision plan.

4. **COMPLIANCE.** Development and use shall comply with the Land Use Allocation Map.

5. REVISIONS. The City Manager may approve a minor revision to a Land Use Allocation Map if he/she finds that (a) the revised land uses are appropriate, and (b) the revision does not adversely affect land owners within 200 feet of the boundary line of a revised area and (c) the revision is not more than 5% of the TND gross area.

D. PARKLAND AND SCHOOL LAND DEDICATION.

1. OPEN SPACE. The following open space requirements apply within a Traditional Neighborhood District:
 - a. At least one square shall be located in the Neighborhood Center Area. The required square shall be at least one-half acre in size in a Traditional Neighborhood District of 100 acres or less, and the required square shall be at least one acre in size in a Traditional Neighborhood District that is larger than 100 acres. Squares three acres or less shall be maintained by the property owner's association.
 - b. A square must adjoin streets along at least 75% of its perimeter.
 - c. A plaza must adjoin building lots along at least 50% of its perimeter.
 - d. At least one green that is not less than one acre in size must be located within 600 feet of the geographic center of the Traditional Neighborhood District. Greens less than three acres shall be maintained by the property owner's association.
 - e. A publicly maintained park may be not less than three acres. Private parks shall be not less than 10,000 square feet in size and may not apply toward the public parkland dedication requirement.
 - f. A greenway in a TND shall not be located behind dwellings. The Town may permit exceptions where topography, existing street layout, or other good reasons that make this restriction impractical. If a greenway is located behind dwellings, access shall be provided in accordance with the Traditional Neighborhood Criteria Manual standards.
 - g. A greenway must have an average width of not less than 200 feet. A greenway may be not less than 50 feet wide. Not more than 10% of the uninterrupted length of a greenway may be the minimum 50 feet width. A greenway shall have not less than 25% of its boundary abutting a street except there is a good reason.
 - h. At least 90% of the lots in a Mixed Residential Area must be within 1000 feet of a square, plaza, green, or park.

2. **PARKLAND DEDICATION.** The following parkland dedication provisions of the Town apply to a Traditional Neighborhood District:
 - a. The amount of land required to be dedicated for parkland and school land shall comply with Chapter 16 of the Town Subdivision Code.
 - b. Land to be dedicated as parkland and school land shall be shown on the Preliminary Plan.
 - c. At the time of the filing of the final plat, the Town shall require one of the following:
 - (1) dedication by the subdivider of all or part of the required amount of parkland and school land;
 - (2) payment in lieu of dedicated parkland or school land by the subdivider;
 - (3) a combination of (a) and (b)

E. DRAINAGE.

1. **APPLICABLE DRAINAGE PROVISIONS.** The drainage provisions of the Town Subdivision Code and Manual of Practice apply to development in a Traditional Neighborhood District, except as provided in this section.
2. **PLANNING AND ENGINEERING.** Drainage planning and engineering for a Traditional Neighborhood District shall be for the district as a whole.
3. **DESIGN.** In designing drainage facilities, impervious cover calculations shall assume maximum impervious cover for each lot within the Traditional Neighborhood District.
4. **MAINTENANCE.** Drainage facilities, if privately owned, shall have easements granted to the Town, and maintained for functionality by the Town, unless other arrangements are made.

F. STORM WATER QUALITY.

1. **Impervious cover limits.** Impervious cover limits in a Traditional Neighborhood District are as follows:
 - a. Overall impervious cover for a Traditional Neighborhood District is limited to 65% of gross site area.
 - b. A Neighborhood Center Area lot, except an open space lot, is limited to impervious cover of not more than 90% of gross site area.

- c. A Mixed Residential Area lot, except a commercial lot or an open space lot, is limited to impervious cover of not more than 65% of gross site area. A commercial lot is limited to impervious cover of not more than 90% of gross site area.
- d. A Neighborhood Edge Area lot, except an open space lot, is limited to impervious cover of not more than 65% of gross site area.
- e. A Workshop Area lot or Employment Center Area lot, except an open space lot, is limited to impervious cover of not more than 80% of gross site area.

2. Open space impervious cover limits are as follows:

- a. An open space lot that is a plaza or square is limited to impervious cover of not more than 90% of gross site area.
- b. Greenways, preserves, parks, and greens are limited to impervious cover of not more than 10% of gross site area overall.
- c. Impervious coverage for greenways, preserves, parks, and greens classified as public open space shall be calculated and enforced separately from those classified as private open space.

G. LANDSCAPING. The landscaping requirements of Chapter 15 of the Town Code apply to development within a Traditional Neighborhood District.

H. ROADWAY DESIGN.

- 1. The roadway designs used within the different areas of the Traditional Neighborhood District may vary depending on the proposed function of the roadway, the anticipated adjacent land uses, and the anticipated traffic load. The Town encourages the use of a variety of designs to lend character to the neighborhood.
- 2. Roadway designs that may be used in a Traditional Neighborhood District are in the Traditional Neighborhood District Criteria Manual.
- 3. The Town may approve the use of innovative roadway designs that are not listed in the Traditional Neighborhood District Criteria Manual.

I. VEHICULAR ACCESS.

- 1. ACCESS TO ALLEYS. Direct vehicular access from a lot to an alley in the Traditional Neighborhood District is permitted and preferred. Direct vehicular access from a lot to a street is not permitted, except as provided in this section.

2. EXCEPTIONS.

- a. Direct vehicular access from a lot to a street is permitted in a Neighborhood Edge Area or if a lot does not abut an alley.
- b. The Town may grant vehicular access from a lot to a street if the Town determines it is warranted by exceptional circumstances.

3. JOINT ACCESS DRIVEWAYS. If adjacent lots have direct vehicular access to a street, the Town may require that the access be through a common or joint driveway.

J. PARKING.

1. The following parking regulations apply in a Traditional Neighborhood District:

- a. A parking lot or garage may not be adjacent to a square or adjacent to a street intersection.
- b. A parking lot shall be located at the rear or side of a building. If located at the side, screening shall be provided at the lot line by landscaping or decorative walls or fences as required in Chapter 15 of the Town Code.
- c. There is no off-street loading requirement for a building with less than 10,000 square feet of gross building area. The Town shall determine the location, number, and dimensions of the off-street loading for a larger building.
- d. Except as approved by the Town, parking in alleys is prohibited.
- e. All nonresidential parking lots or garages must provide not less than one bicycle parking space for every 10 motor vehicle parking spaces.
- f. All nonresidential buildings shall include an area for parking bicycles. This area may be a designated parking space within the parking lot near the building or an area outside the parking lot adjacent to the building. The bike parking area must include at least one bike rack with locking area.

2. The following parking regulations apply in a Neighborhood Center Area:

- a. The required parking for a use may be located on site or within 500 feet in the Neighborhood Center Area. Community parking facilities are encouraged.

- b. Not more than 125% of the required parking for a use may be provided on-site.
 - c. A commercial or a multi-family use, with the Town approval, may apply adjacent on-street parking toward the minimum parking requirements.
3. In a Mixed Residential Area or Neighborhood Edge Area, the required parking for a use must be provided on-site.

K. PARKING AREA DESIGN AND CONSTRUCTION STANDARDS.

1. Areas used for primary circulation, for frequent idling of vehicle engines, or for loading activities shall be designed and located to minimize impacts on adjoining properties, including provisions for screening or baffling.
2. All parking and loading facilities shall be maintained to assure desirability and usefulness of the facility. The facilities shall be maintained free of refuse, debris, or other accumulated matter and shall at all times be available for the off-street parking or loading for which they are required or intended.

L. COMPATABILITY STANDARDS.

1. **LIGHTING.** Exterior lighting standards shall comply with existing codes and ordinances.
2. **NOISE.** In accordance with SEC. 17.5-2 of the Town of Normal Code, it shall be unlawful to use or operate a sound amplifying device, so that the device produces loud and raucous sounds at a distance greater than 50 feet from said device unless one has obtained a permit to do so from the Chief of Police or his designee(s).
3. **REFLECTIVE SURFACES.** The use of highly reflective surfaces, including reflective glass and reflective metal roofs with a pitch of more than a run of seven to a rise of 12, is prohibited. This prohibition does not apply to solar panels and copper or painted metal roofs.
4. **DUMPSTERS.** Dumpsters and permanently placed refuse receptacles must be located at least 20 feet from adjacent residential uses. The location of and access to dumpsters or any other refuse receptacles must comply with the zoning code.
5. **SCREENING.** Yards, fences, vegetative screening, or berms shall be provided to screen off-street parking areas, mechanical equipment, storage areas, and areas for refuse collection in commercial, multi-family, and condominium areas. If fences are used for screening, the height may not exceed six feet unless otherwise permitted in the zoning code. The

property owner is responsible for the upkeep and maintenance of fences, berms, and vegetative screening. Additional screening shall comply with Chapter 15 Zoning Code requirements.

M. ADDITIONAL REGULATIONS FOR ALL DEVELOPMENT.

1. ENTRANCES. A principal building must have its main entrance from a street or plaza.
2. DRIVE-THROUGH FACILITIES. Drive-through facilities and other facilities that allow people to remain in vehicles while receiving products or services are prohibited. This prohibition does not apply to the fueling facilities of a service station.
3. RESIDENTIAL USES IN COMMERCIAL BUILDINGS. A residential use may be located above the first floor of a commercial building.
4. STOOPS, PORCHES, AND BALCONIES. A stoop, open porch, or balcony may extend into the front setback not more than one-half of the setback requirement. Stoops, porches, or balconies may not extend into any easement.
5. TOWNHOUSE. A townhouse must have a private rear yard not less than 200 square feet in size. A townhouse must have a finished first floor elevation not less than eighteen inches above the elevation of the sidewalk at the front lot line.

N. ACCESSORY USES.

1. APPLICABLE REGULATIONS. The accessory use regulations of this Chapter apply except as provided in this section.
2. COMMERCIAL ACCESSORY USES. Notwithstanding Chapter 15 of the Town Code (Accessory Uses: Commercial Use Types), commercial uses may include the following as accessory uses, activities, and structures on the same site or lot:
 - a. Any other commercial use type not listed as a permitted use in the same district, and which complies with all of the following criteria:
 - (1) Is operated primarily for the convenience of employees, clients, or customers of the principal use;
 - (2) Occupies less than 10% of the total floor area of the use; and
 - (3) Is located and operated as an integral part of the principal use and does not comprise a separate business use or activity.

- O. MAJOR CIVIC USE SITE DEVELOPMENT REGULATIONS. Civic site developments are subject to site plan review. The following site development regulations do not apply to a major civic use:
1. maximum front yard setback;
 2. minimum front yard setback;
 3. minimum street side yard setback;
 4. minimum interior yard setback;
 5. minimum rear yard setback;
 6. maximum building coverage;
 7. maximum building footprint; and
 8. maximum height.

SEC. 15.18-10: NEIGHBORHOOD CENTER AREA DEVELOPMENT STANDARDS

- A. APPLICABLE TO NEIGHBORHOOD CENTER AREA. This article applies to the design and development of a Neighborhood Center Area.
- B. SIZE OF NEIGHBORHOOD CENTER AREA. A Neighborhood Center Area must contain not less than 5% of the gross land area of the Traditional Neighborhood District.
- C. LOCATION OF NEIGHBORHOOD CENTER AREA. A Neighborhood Center must be easily accessible by pedestrians from all parts of the Mixed Residential Areas. At least 90% of the lots in the Mixed Residential Areas must be within 1,500 linear feet of a Neighborhood Center Area boundary.
- D. SITE DEVELOPMENT REGULATIONS FOR NEIGHBORHOOD CENTER AREA. The following table lists the site development regulations for a Neighborhood Center Area.

REGULATION	TOWNHOUSE	COMMERCIAL MULTIFAMILY	CIVIC¹
Minimum Lot Size	2,000 SF 2500 SF on corner lot	3,600 SF 4,000 SF on corner lot	3,600 SF 4,000 SF on corner lot
Maximum Lot Size	4,000 SF	43,560 SF	43,560 SF
Minimum Lot Width ²	20 FT 25 FT on corner lot	40 FT 45 FT on corner lot	40 FT 45 FT on corner lot
Maximum Site Area	20,000 SF	43,560 SF	43,560 SF
Minimum Frontage Buildout ³	80%	80%	60%
Maximum Height	35 FT	60 FT	60 FT
Maximum Front Yard Setback	5 FT	5 FT	5 FT
Minimum Front Yard Setback	0	0	0
Minimum Street Side Yard Setback	5 FT	5 FT	5 FT
Minimum Interior Side Yard Setback	0	0	0
Minimum Rear Yard Setback ⁴	10 FT	10	10 FT
Maximum Building Coverage	70%	70%	70%
Maximum Impervious Cover	90%	90%	90%

¹See Section 13-9-58 for Major Civic Use site development regulations

²On a courtyard or curved street, the minimum lot width between the front lot line and the minimum front yard setback is 15 feet for a townhouse and 30 feet for other lots.

³The Director may reduce the minimum frontage buildout to accommodate a protected tree or significant tree cluster.

⁴No rear yard setback is required between a neighborhood center civic lot and a parking lot

E. ADDITIONAL REGULATIONS FOR NEIGHBORHOOD CENTER AREA.

1. AUTOMOTIVE RENTAL. An Automotive Rental use may keep not more than 20 vehicles on site.
2. AUTOMOTIVE REPAIR SERVICES. An Automotive Repair Services use may not exceed 2400 square feet of gross building area.
3. BUILDING HEIGHT ON SQUARE. A building that is adjacent to a square may be not less than two stories high.
4. COLONNADES, BALCONIES, AND AWNINGS. No permanent improvement may extend over a utility easement, sidewalk, or public right-of-way with a utility. An awning or walkway covering with a minimum clearance of eight feet above finished grade may extend five feet over a public sidewalk.
5. COMMERCIAL OFF-STREET PARKING. A Commercial Off-street Parking Use may not exceed one acre in site size. Not more than one Commercial Off-street Parking Use site may be located in a block. A site must be screened from the street by low hedges or walls not less than three feet and not more than four feet in height.
6. KENNELS. A Kennel use must be conducted entirely within an enclosed structure.
7. RESIDENTIAL. A residential use with street level living space must have a finished floor elevation not less than eighteen inches above the elevation of the sidewalk at the front lot line. A residential use may not front at ground level on a square.
8. SERVICE STATION. A Service Station use may have the capability of fueling not more than eight vehicles at one time.
9. TELECOMMUNICATIONS TOWER. A Telecommunication tower is not permitted in Traditional Neighborhood District.

SEC. 15.18-11: MIXED RESIDENTIAL AREA DEVELOPMENT STANDARDS

- A. APPLICABLE TO MIXED RESIDENTIAL AREA. This article applies to the design and development of a Mixed Residential Area.

B. SITE DEVELOPMENT REGULATIONS FOR MIXED RESIDENTIAL AREA.
The following table lists the site development regulations for a Mixed Residential Area:

REGULATION	SINGLE-FAMILY DUPLEX	TOWNHOUSE	COMMERCIAL MULTIFAMILY	CIVIC ¹
Minimum Lot Size	3,600 SF ² 4,000 SF on corner lot ²	2,000 SF 2,500 SF on corner lot	3,000 SF 4,000 SF on corner lot	3,600 SF 4,000 SF on corner lot
Maximum Lot Size	None	4,000 SF	20,000 SF	20,000 SF
Minimum Lot Width ³	40 FT ² 45 FT on corner lot ²	20 FT 25 FT on corner lot	40 FT 4 FT on corner lot	40 FT 45 FT on corner lot
Maximum Site Area	None	20,000 SF	20,000 SF	20,000 SF
Maximum Height	35 FT	35 FT	35 FT	35 FT
Maximum Front Yard Setback	15 FT	10 FT	10 FT	10 FT
Minimum Front Yard Setback	10 FT	5 FT	5 FT	5 FT
Minimum Street Side Yard Setback	10 FT	10 FT	10 FT	10 FT
Minimum Interior Side Yard Setback	5 FT ²	0 FT	5 FT	5 FT
Minimum Rear Yard Setback	10 FT	10 FT	10 FT	10 FT
Maximum Building Coverage	55%	55%	55%	55%
Maximum Building Footprint	5,000 SF	5,000 SF	5,000 SF	5,000 SF ⁴
Maximum Impervious Cover	65%	65%	65% ⁵	65%

¹ See Section 13-9-58 for Major Civic Use site development regulations.

² See Section 13-9-73, Zero lot line Houses.

³ On a courtyard or curved street, the minimum lost width between the front lot line and the minimum front yard setback is 15 feet for a townhouse lot and 30 feet for other lots.

⁴ A community meeting hall may exceed this limitation.

⁵ Maximum impervious cover for a commercial use is 90%.

C. ZERO LOT LINE HOUSES.

1. A zero lot line house is permitted on a lot if the following requirements are met:
 - a. The lot is in a Mixed Residential Area that has been designated as single family residential on a Land Use Allocation Map; and
 - b. All the lots in the same block and fronting on the same street comply with this subsection.
2. An owner of a lot must impose the following limitations on the lot by the filing of appropriate deed restrictions:
 - a. A structure may be erected adjacent to an interior side lot line. The wall of a structure erected adjacent to an interior side lot line must be solid and opaque with no openings of any kind. The eaves of a structure may extend across the interior side lot line not more than three feet.
 - b. Except for a patio or patio cover, the minimum distance between structures on adjoining lots is twelve feet. The minimum distance between a patio or patio cover and a structure on an adjoining lot is six feet.
 - c. An easement is required on each lot that abuts a lot with a structure adjacent to a common interior side lot line. The easement is for the purpose of construction and maintenance of the structure and drainage. The easement must be not less than five feet wide and extend the full length of the interior side lot line.
3. If a lot is subject to this section, the following site development regulations apply:

The minimum interior side yard setback is zero feet.
The minimum required side yard between structures is 12 feet.
The minimum lot width is 30 feet, or 35 feet on a corner lot.
The minimum lot size is 2400 square feet, or 2800 square feet on a corner lot.

D. ADDITIONAL REGULATIONS FOR MIXED RESIDENTIAL AREA.

1. Similar land uses should face across streets, and dissimilar land uses should abut at rear lot lines or across alleys.
2. A commercial use may only be located on the first floor of a building. Up to 20% of the second floor may be used for accessory uses that are not open to the public.

3. Commercial uses are limited to corner locations that are designated on the Development Plan.
4. A commercial use may not be open to the public between the hours of 11:00 p.m. and 6:00 a.m. except restaurants.
5. There may be not more than eight dwelling units in a single structure.
6. There may be not more than one principal structure on a lot.
7. There may be not more than one accessory dwelling unit on a lot.
8. A garage entry may not face the street unless it is at least 20 feet behind the front building face of the principal structure.
9. A front porch or stoop is required on a single family residential or duplex structure.

SEC. 15.18-12: NEIGHBORHOOD EDGE AREA DEVELOPMENT STANDARDS

- A. **APPLICABLE TO NEIGHBORHOOD EDGE AREA.** This article applies to the design and development of a Neighborhood Edge Area.
- B. **LOCATION OF NEIGHBORHOOD EDGE AREA.**
 1. A Neighborhood Edge Area may be designated along the perimeter of a Traditional Neighborhood District. Unless there is a park, green, greenway, or preserve at least 100 feet wide, a Neighborhood Edge Area must be designated for those portions of a Traditional Neighborhood District that abut:
 - a. land zoned Single Family Residence District;
 - b. land used for any use permitted in Single Family Residence District;
 - c. land included in an approved preliminary subdivision plan or final subdivision plat that is designated on the plan or plat for any use permitted in an or more restrictive district.
 2. The minimum width of a Neighborhood Edge Area is 100 feet. The maximum width of a Neighborhood Edge Area is 250 feet, but if the 250 foot width line falls within a block, the width may be extended to the nearest block edge.

C. **SITE DEVELOPMENT REGULATIONS FOR NEIGHBORHOOD EDGE AREA.** The site development regulations for a Neighborhood Edge Area are as follows:

1. Minimum lot size: 5,750 square feet
2. Minimum lot width: 50 feet
3. Maximum height: 35 feet
4. Minimum front setback: 25 feet
5. Minimum street side yard setback: 15 feet
6. Minimum interior side yard setback: 5 feet
7. Minimum rear yard setback: 10 feet, or match existing adjacent minimum rear yard setback
8. Maximum building coverage: 55%
9. Maximum impervious cover: 65%

D. **ADDITIONAL REGULATIONS FOR NEIGHBORHOOD EDGE AREA.**

1. There may be no more than one principal structure on a lot.
2. A garage entry may not face the street unless it is at least 20 feet behind the front building face of the principal structure.

SEC. 15.18-13: WORKSHOP AREA AND EMPLOYMENT CENTER AREA DEVELOPMENT STANDARDS

A. **APPLICABLE TO WORKSHOP AREA AND EMPLOYMENT CENTER AREA.** This article applies to the design and development of a Workshop Area or an Employment Center Area.

B. **SITE DEVELOPMENT REGULATIONS FOR WORKSHOP AREA AND EMPLOYMENT CENTER AREA.** The site development regulations for the Workshop Area and Employment Center Area are as follows:

1. Minimum lot size: 5,000 square feet
2. Maximum lot size:
 - a. In Workshop Area: 5 acres
 - b. In Employment Center Area: 10 acres
3. Minimum lot width: 50 feet
4. Minimum frontage buildout: 80%
5. Maximum height: 60 feet
6. Minimum front yard setback: 0 feet
7. Maximum front yard setback: 10 feet
8. Minimum side setback: 10 feet
9. Minimum rear yard setback: 25 feet
10. Maximum building coverage: 65%
11. Maximum impervious coverage: 80%
12. Maximum floor-to-area ratio: 1:1
13. Buildings prohibited within easements

SEC. 15.18-14: BUILDING AND CONSTRUCTION PERMITS

- A. SITE PLAN. Site plan requirements for a traditional neighborhood district are the same as under the existing building code.
- B. PERMITS. Permitting requirements for a traditional neighborhood district are the same as under existing codes.
- C. SIGNS. All signs in a traditional neighborhood district are subject to discretionary legislative review by the Town. The following guidelines shall assist in the development of a sign plan:
 - 1. A sign may be a wall sign, an awning sign, a berm sign, or a hanging sign.
 - 2. The area of a hanging sign may not exceed eight square feet, and there must be not less than eight feet clearance between the bottom of the sign and the finished grade.
 - 3. A building in a Neighborhood Center Area of a Traditional Neighborhood District may have not more than three signs with a total sign area of not more than 24 square feet.
 - 4. A commercial building in a Mixed Residential Area of a Traditional Neighborhood sign district may have not more than two signs with a total sign area of not more than 12 square feet.
 - 5. A townhouse, condominium, or multi-family building within a Mixed Residential Area of a Traditional Neighborhood sign district may have not more than two signs with a total sign area of not more than eight square feet.
 - 6. Spotlights on signs and exterior lighting of signs shall be concealed from view and shall be oriented away from adjacent properties and roadways.
 - 7. Internal lighting of signs is prohibited, except where the internal lighting is only of individual letters.

(ENTIRE DIVISION 18 Added 10/21/02 by Ord. No. 4822)