

## **CHAPTER 19**

### **TN TRADITIONAL NEIGHBORHOOD DISTRICT**

#### **Section 1: Purpose.**

The regulations set forth in this Chapter, or set forth elsewhere in this Ordinance when referred to in this Chapter, are the district regulations for the TN Traditional Neighborhood District.

- The Traditional Neighborhood District is intended to provide for compact, pedestrian-oriented mixed-use areas of limited size, with a variety of residential, office and service uses that primarily serve neighborhood needs. It is also intended to serve as a transitional use of land between commercial or industrial districts and residential districts or other less intensive land uses.

#### **Section 2: Permitted uses**

1. Commercial uses contained in Chapter 29 of this Ordinance.
2. Single-family detached and attached dwellings.
3. Two-family dwellings.
4. Multi-family dwellings. These units shall not be on ground/first level of any building also containing a Commercial use listed in Chapter 29 of this Ordinance.
5. Home Occupations in compliance with Ch. 4, Sec. 11 of this Ordinance.
6. Churches
7. Parks, playgrounds, and civic buildings.
8. Accessory buildings and accessory uses customarily incident to any of the above uses.

#### **Existing Uses**

Any existing use, which is conforming as of January 1, 2009, shall be considered a conforming use for that zoning lot for the purposes of this Ordinance. The use can change to any other listed conforming use for the zoning lot, or to a special use. The zoning lot for the businesses after January 1, 2009, may expand provided that the new area is a listed conforming use for that zoning lot or to a listed special use by following the procedures in Chapter 30, Special Use Regulations.

#### **Section 3: General Provisions.**

1. Chain link fences shall not be allowed.
2. All commercial buildings should be less than forty (40) feet in width. Any commercial building over forty (40) feet in width shall be divided into smaller increments, between twenty (20) and forty (40) feet in width.
3. A minimum of one tree per lot shall be placed in the terrace pursuant to Section 27: 19-20 of the City Code of Ordinances.
4. Paving shall be allowed over the City-owned right-of-way in front of any Commercial use with Public Works approval. Any approved paving shall be brick, stone, or stamped concrete. Colored concrete shall be acceptable with staff approval.
5. All regular business must take place inside a structure. This regulation shall not apply to any establishment that employs a full-service wait staff or gas station pumps.
6. Multiple buildings shall be allowed on one zoning lot, with the exception of single-family detached housing.

#### **Section 4: Bulk Requirements.**

The following requirements shall be observed:

Use <sup>a</sup>	Front Yard Setback (min/max)	Rear Yard Setback minimum	Side Yard Setbacks (minimum/combined)	Minimum lot area required/unit	Maximum Height	Minimum Lot Width
Single-Family Detached	15/25 feet	15 feet	6/12	3,500 sq. feet	35 feet	35 feet
Single-Family Attached	10/25 feet	15 feet	6/12 <sup>b</sup>	2,000 sq. feet	35 feet	25 feet
Multi-Family	0/25 feet	10 feet	None <sup>d</sup>	1,700 sq. feet	45 feet	25 feet
Commercial <sup>c</sup>	0/15 feet	0	None <sup>d</sup>	800 sq. feet	45 feet	25 feet

<sup>a</sup> Does not include residential units above a commercial space.

<sup>b</sup> None if shared walls

<sup>c</sup> Including residential uses above commercial space.

<sup>d</sup> 6 feet minimum per side when adjacent to a residential dwelling.

### Section 5: Parking Requirements.

1. Whenever structures are erected or structurally altered, parking spaces shall be provided on the same lot as the building in accordance with Chapter 7 of this Ordinance.
2. Parking lots shall be located in the rear of all commercial uses or on the side if on a corner.
3. Parking areas shall be designed to minimize headlights shining into residential properties.
4. The maximum amount of surface parking shall not exceed the specified minimum by more than then (10) percent or two spaces, whichever is greater. If additional parking is desired, it must be placed underground, within an enclosed building, or in a tuck-under garage.

### Section 6: Design Guidelines.

1. All attached or detached garages shall be placed towards the rear of a building except on a corner, where the side may also be allowed. These can be accessed via privately controlled lanes and alleyways.
2. The front façade of any commercial or multi-family building shall be at least fifty (50) percent brick or masonry stone.
3. One story commercial buildings shall be constructed to appear of greater height in relation to the street. This can be achieved through the use of pitched roofs with dormers or gables facing the street, a higher parapet, and/or the use of an intermediate cornice line to separate the ground floor and the upper level.
4. The length of any new non-residential building shall be comprised of at least fifty (50) percent windows and doors at the ground level.