

TND Traditional Neighborhood District

The Traditional Neighborhood District is provided to encourage developments that incorporate the principles of new urbanism. These principles include an interconnecting network of pedestrian oriented streets and public spaces, a mixture of housing types and prices, prominently sited civic or community buildings, and stores/offices/workplaces to provide a balanced mixed use development.

AREA, YARD AND HEIGHT REQUIREMENTS:

See Special Requirement 37 (SR 37) in Section 6.5 of the Zoning Ordinance.

PERMITTED AND SPECIAL USES (SU):

Residential Uses

traditional neighborhood development

Recreational Uses

public parks
recreation facilities, public
recreation facility, private:
 including country clubs, private
 neighborhood parks & multi-family
 recreation areas where the principal
 use is permitted in the zoning district
swim & tennis clubs

Educational & Institutional Uses

churches, synagogues & other
 associated activities
governmental offices & facilities
schools, including public schools &
 private schools, having a curriculum
 similar to those given in public schools
schools, specialty training, such as cosmetology,
 vocation or trade services, not elsewhere
 classified, where no retail, wholesale, or
 repair is conducted

Business, Professional &

Personal Services

automobile parking lots & facilities for
 permitted uses in the district
automobile parking (commercial)
signs as regulated by Article IX
structures & uses clearly incidental to a
 permitted use

Public Works Etc.

electric transmission distribution poles,
 towers supporting cable, lines &

related appurtenances
governmental public works facilities,
 utilities, infrastructure & appurtenances
natural gas distribution lines & related
 appurtenances
sewage collection lines, pump stations
 & appurtenances
sewage treatment plants, non-
 government public (SU)
telephone & television cable poles,
 towers supporting cable, lines &
 related appurtenances
water distribution lines, booster pumps,
 storage facilities & appurtenances
water treatment plants, non-government
 public (SU)
wireless telecommunications towers &
 facilities (SU)

Miscellaneous

temporary structures associated with
 permitted uses such as mobile
 classrooms, temporary facilities while
 construction is underway, and similar
 temporary situations for a period
 not exceeding one (1) year. The Board
 of Adjustment may permit, as a special
 exception, an extension of such permit
 beyond the one (1) year time period where
 the Board finds after due notice and public
 hearing that extenuating circumstances
 for the particular situation merits
 extension of the temporary permit.
yard sales - limited to 2 two-day events
 per year