

1 **15C.05 Traditional Neighborhood Development (TND)**

2 [NOTE: THIS IS A WORKING DRAFT FOR FURTHER DISCUSSION RE FORMAT, STANDARDS, ETC. WITH THE
3 PLANNING COMMISSION AND COMMUNITY. AS DRAFTED, ALSO INTENDED TO BE GENERALLY
4 CONSISTENT WITH REQUIREMENTS FOR THE STATE'S NEIGHBORHOOD DEVELOPMENT AREA
5 DESIGNATION PROGRAM...]

6
7 **Key to Comments:**

8 "Notes" are notes for readers

9 "For PC discussion" in RED are priority questions from staff/consultant

10 "For PC discussion" in BLUE are secondary questions from staff/consultant

11
12
13 **A. Description.** A Traditional Neighborhood Development (TND) is a type of planned development
14 that results in a more compact, pedestrian-oriented form of neighborhood development characterized
15 by a discernable center such as a central green or square; walkable, interconnected residential streets
16 and blocks; a variety of housing types that front on local streets; and smaller civic spaces and facilities
17 strategically located throughout to serve neighborhood residents. A TND may include one or more
18 distinct, but interconnected neighborhoods that can be traversed from center to edge in a ten- to
19 fifteen-minute walk. It may involve new, greenfield development in areas served by existing or
20 extended city infrastructure, smaller compatible or complementary infill development on vacant or
21 underdeveloped parcels within or immediately adjacent to an established neighborhood, or a
22 combination of the two.

23
24 **B. TND Characteristics.** Defining characteristics of a Traditional Neighborhood Development
25 (TND) include:

- 26 • Predominantly residential uses, with limited supporting civic and neighborhood commercial
27 uses.
- 28 • Efficient, highly interconnected local street, sidewalk and path network that accommodates all
29 users, while also limiting through traffic on neighborhood streets.
- 30 • Walkable, pedestrian-oriented blocks, building lots, and streetscapes that include continuous,
31 uninterrupted, ADA-compliant sidewalks as established by the Street Type.
- 32 • Recreation paths within greenways or along busier streets that connect with or serve the
33 adjoining neighborhood.
- 34 • Direct pedestrian access to transit facilities, and neighborhood goods and services located
35 within easy walking distance (¼- to ½-mile) of neighborhood areas.
- 36 • Predominantly detached buildings, including a variety and integrated mix of housing types, that
37 are oriented to and front directly on local streets, courtyards, or civic spaces.
- 38 • A centrally located, well-defined civic space, such as a square or green, that contributes to
39 neighborhood identity and accommodates neighborhood gatherings.
- 40 • Smaller civic spaces and facilities, such as pocket parks and playgrounds, within direct walking
41 distance (¼-mile) of the preponderance of neighborhood residences, that encourage social
42 interaction and provide access to outdoor recreation and neighborhood activities.
- 43 • Amenities (e.g., civic, streetscape, recreational, open space improvements) that contribute to
44 the built environment, and enhance neighborhood character, pedestrian access, and use.

Commented [SM1]: (1) Note to PC: These, along with the purpose statement are to be used by the DRB in reviewing/evaluating alternative forms of compliance, if the PC goes that route

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- Vehicle access to adjoining lots primarily from a rear alley, side street, or shared service lane or driveway.
- Onsite parking areas, and detached accessory buildings (including garages), that are located to the rear [*or side*] of fronting, principal buildings, and screened from view from adjoining streets and civic spaces.
- Attached garages that, where allowed by building type, are set back from, and do not visually dominate or obscure the front building façade or main building entrance.

C. Applicability. A Traditional Neighborhood Development (TND) is an allowed PUD type within the underlying, primarily residential zoning districts listed in Table 15C-1.

(1) The boundaries of the TND, as indicated on the PUD master plan, and more specifically delineated on preliminary and final subdivision plans, must delineate a unified, compact, and walkable form of neighborhood development, typically defined as an area within a ¼- to ½-mile walk from TND center to edge. TND boundaries must include designated development areas within the tract to be developed, and exclude large, contiguous Hazard and Level I environmental resource areas identified for protection under Articles 10 and 12, as necessary to maintain a compact and well-integrated form of neighborhood development.

(2) A TND at minimum must incorporate one or more contiguous or highly interconnected development areas equaling 10 acres or more, as designated on the master plan and delineated on preliminary and final subdivision plans.

(3) An Infill TND must incorporate a designated development area of four (4) acres or more, to include buildable vacant or underdeveloped land within or adjacent to an established neighborhood, within the City’s existing water and sewer service areas.

(4) A TND may border or be accessed from an arterial street but must not be traversed or divided by an arterial street. No residential building lots within a TND may front directly on or be individually accessed from an arterial street.

D. TND Dimensional Standards. A TND must meet TND acreage, land use allocation, density, coverage, height, building, and building lot dimensional standards under Table 15C.05-1 unless modified or waived by the DRB as applicable within an Infill TND or a designated Edge or Transition Zone, or in in association with an approved form of alternative compliance under TND design standards. Building and building lot standards also vary by allowed building type, listed under Table 15C.05-2b.

Table 15C.05-1 TND Dimensional Standards

	Minimum	Maximum	Note:
Total Buildable Tract Area (Acres)			
Full TND	10 A	---	Connected, generally contiguous, as necessary to allow for integrated, unified neighborhood development
Infill TND	4 A	<10 A	
Land Allocation (% Buildable Area)			
Residential	65%	85%	

Commented [PC2]: (2) Note to PC: An “Infill PUD” [separate from an Infill TND] could also be permitted down to 2 acres in size. At that scale, though, we would need to distinguish its features from a TND, as it’s too small to have some of the typical components.

Commented [PC3]: (3) Note to PC: At a December meeting there was a question as to how/whether a “cottage court” type mini-neighborhood, like Kirby Cottages, could be allowed on less than 2 acres. This could be achieved by allowing that structure through a standard subdivision (allowing for homes and lots to face onto the court rather than a street) and does not HAVE to be a PUD [example: aa cottage court is permitted in the FBC T3]. Staff recommends this question/idea be posted to the Affordable Housing Committee. *Also, I believe there was some work done on this subject by a working group some years ago. That would be a good starting point.

Commented [PC4]: (4) For PC Discussion. In order to include this, we’ll need to review and possibly amend the map of “arterial roads” in the Comprehensive Plan. Also need to consider places such as Williston Road in the vicinity of Mayfair Park.

Commented [PC5]: (5) Note to PC: The standard below would supersede subdivision or underlying district standards.

Commented [PC6]: (6) Note to draft following PC direction 1/12: be specific on standard for Infill TND, not a “waiver.

Commented [PC7]: (7) Note to PC: See discussion of direction to applicants & the DRB under Article 15C – PUDs.

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Nonresidential/Mixed Use	5%	25%	Unallocated = developer option; may also be "reserved" subject to allocation under PUD master plan amendment. Maximum % by category includes entire unallocated portion (20%).
Civic Space	10%	30%	
Resource Land	0%	20%	
Unallocated	0%	20%	
Buildable Area Coverage Limit (% Impervious)	---	40% [60%]	As applied to total buildable area; not to individual building lots.
Height Limit (FT)	---	35 [40] FT	Height limits (stories) vary by building type.
Residential Density (DU/Acre)			
Residential – Neighborhood Area	4DU/A or District	Variable	Minimum = Base Density (DU/A), or maximum specified for underlying zoning district (District), whichever is greater. Minimum density within transit area = minimum within ½-mile of an existing or planned transit route. Maximum density dependent on selected building (housing) types.
Residential – Transit Area	8 DU/A or District	Variable	
Residential – Center	8 DU/A or District	Variable	
Nonresidential Density	---	Variable	Maximum density dependent on selected building types
Block			
Perimeter (FT)	800 FT	2,000 FT	Midblock connection, pedestrian pass required for any block length > 500 FT
Average Length (FT)	200 FT	500 FT	
Building Lot			
Area (SF)	2,500 SF	10,000 SF	Building lot standards also vary by building type; the more restrictive apply
Width to Depth (Ratio)	1:2	1:5	
Frontage Width (FT)	25 FT	80 FT	
Frontage Buildout (% Width)	35% [40%]	---	
Building			
Front Setback (FT)	10 FT	25 FT	Building standards also vary by building type; the more restrictive apply.
Side Setback (FT)	0/5 FT	10 FT	
Rear Setback – Principal (FT)	10 FT	---	Min and max front setbacks define the Build-to Zone (BTZ) as measured from street right-of-way or civic space lot line. Minimum side setback (0 FT) applies to attached building types, where applicable.
Rear Setback – Accessory (FT)	5 FT	---	
Height– Principal (Stories)	1.5	2.5	
Height – Accessory (Stories)	1.0	2.0	

Commented [PC8]: (8) For PC discussion: a possible allowance for an increase amount in the SEQ as an alternative to having the land be "reserved."

Commented [PC9]: (9) Note to PC: Staff is evaluating whether to apply the maximums from the underlying zoning district rather than a blanket figure here. Need, though, to be certain that allowed building types match up.

Commented [PC10]: (10) For PC discussion. This minimum would be for the Residential Allocation of the Buildable Area only.

Commented [PC11]: (11) For PC Discussion. See above.

1
2 **E. TND Street, Building and Civic Space Types.** Street, building and civic space types allowed
3 within a TND are specified by TND subzone under Tables 15C.05-2(a)-(c). Separate DRB approval is
4 required for a street, building or civic type within the TND Edge (Transition) Subzone that is not allowed
5 type within an adjoining Neighborhood Center or Residential Subzone, to ensure that the proposed type
6 is compatible with the type and form of adjacent development.

Table 15C.05-2A TND Street Types (also see associated standards under Appendix ___)

	Center	Neighborhood	Edge/Transition
Neighborhood – Narrow		■	□
Neighborhood	■	■	■
Support	■		□
Alley	■	■	■
Pedestrian Street/Pass	■	■	■
Bicycle Boulevard			□

Table 15C.05-2B TND Building Types (also see associated standards under Appendix ___)

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	Center	Neighborhood	Edge/Transition
Residential			
Detached House	■	■	■
Duplex	■	■	■
Multiplex, Small	■	■	■
Carriage House (ADU)	■	■	■
Cottage Court		■	□
Town House	■		□
Live/Work (Variant)	■		□
Multiplex, Medium			□
Nonresidential			
Civic	■	■	■
Cottage Commercial	■		□
Neighborhood Storefront	■		□

Table 15C.05-2C TND Civic Space Types (also see associated standards under Appendix ___)

	Center	Neighborhood	Edge/Transition
Green	■		□
Square	■		□
Plaza			□
Courtyard	■	■	■
Neighborhood Park			□
Pocket Park/Plaza	■	■	■
Playground		■	□
Greenway		■	□

■ – Allowed; □ – May be allowed, subject to separate DRB review and approval, in relation to context.

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F. TND Design Standards.

(1) The plan for a TND must incorporate each of the following TND design standards, unless modified or waived by the Development Review Board for an Infill TND, or in association with an approved form of alternative compliance under Section 15C.04.

(a) The DRB may modify or waive one or more required standards under this subsection for an Infill TND that can be met off site, if located within a ¼- to ½-mile of the TND boundary; or as necessary to complement or fully integrate new neighborhood development with existing development in the vicinity of the project. See Infill PUD under Section ___.

(b) Any proposed form of alternative compliance under a TND design standard must achieve the intent of standard to be modified, as required under Section 15C.04(C).

(2) **Purpose.** The applicant for any TND must demonstrate how the TND is consistent with the stated description and defining characteristics of a TND under 15C.05(A) and (B) above.

(3) **Context.** For planning and design purposes, the “neighborhood area” includes all existing and proposed properties, buildings, and uses located within a ¼-mile “pedestrian shed” or, if located

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1 on an existing or planned transit route [*within the Transit Overlay District*], within a ½-mile “transit
2 shed” of the tract or parcel to be developed, as measured from the approximate center of the TND.

3
4 (a) The TND must be designed to establish or to otherwise incorporate and complement
5 the existing and planned pattern of neighborhood development in the vicinity of the project,
6 consistent with TND connectivity and design standards under this section.

7
8 **(4) TND Subzones:** Designated development areas, and associated land use allocations within a
9 TND must include the following subzones, as generally indicated on the master plan, and more
10 specifically identified on preliminary and final subdivision plans:

11
12 (a) **Neighborhood Center.** Consisting of a distinct, attractive, centrally located civic space
13 such as a central square or green that serves the surrounding residential neighborhood, is
14 intended for access and use by all neighborhood residents, and is fronted on at least three sides
15 by allowed housing types, or one or more neighborhood-scale nonresidential civic or
16 commercial buildings. A TND center may be located on or accessed from a collector street, if
17 fully integrated with the surrounding residential neighborhood.

18
19 (b) **Neighborhood Residential.** Consisting of one or more compact residential blocks,
20 bounded by local streets, that incorporate an integrated mix of housing types, at a density of
21 not less than four (4) to eight (8) dwelling units per acre, unless otherwise specified under Table
22 15C-X; and smaller civic spaces (e.g., pocket parks or playgrounds) that are strategically located
23 within a ¼-mile walking distance of all [the majority of] dwelling units within the TND.

24
25 (c) **Neighborhood Edge.** A TND must either have a clearly defined “edge” that physically
26 and visually distinguishes the TND from the surrounding area (e.g., a greenway, park or
27 conserved area); or [*as applicable to an Infill TND*], include one or more designated “transition
28 zones” or areas along the periphery, in which street and path connections to adjoining
29 properties are maintained, but dimensional standards, street and building types may be
30 adjusted as necessary to integrate new development with the adjoining existing or planned form
31 of development. As provided for transition zones under Subsection 15C.04(E):

32
33 (i) A TND transition area may accommodate lot sizes, densities and building types that
34 complement or fully integrate with the existing or planned pattern of adjacent
35 development.

36
37 (ii) A TND transition area may also incorporate a greenway or buffer as necessary to
38 separate the TND from resources identified for protection, or from adjoining incompatible
39 nonresidential uses or forms of development.

40
41 **(5) TND Street and Path Network.** The TND must incorporate a highly interconnected street
42 grid that, in addition to meeting relevant connectivity, street and block standards under Article 15A,
43 also incorporates TND block standards and street types. The local street and path network must

Commented [PC12]: (12) Note to PC: Staff and Sharon working to make sure there is sufficient guidance here. Input welcome!

Commented [PC13]: (13) Note from Sharon: Some TND regulations more quantitatively reference either a connectivity index/ratio (total # street intersections/# of segments) or minimum intersection density (# intersections/area). See allowed TND Street Types(Table XX.XX)].

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1 serve all users, including pedestrians, cyclists, and transit riders and, to emphasize and ensure
2 pedestrian access and walkability, include:

3
4 (a) "T" street intersections, located as necessary to limit through traffic on neighborhood
5 streets and, where appropriate, to incorporate terminating views of prominent civic spaces,
6 buildings, or adjoining conserved lands.

7
8 (b) Sidewalks that meet minimum ADA requirements and street type standards along both
9 sides of each street, pedestrian street crossings at street intersections and, where the block
10 length exceeds 500 feet, a mid-block pedestrian passage and street crossing. Street trees,
11 furniture, lighting, and other streetscape elements may also be required, as specified by street
12 type.

13
14 (c) Direct (shortest linear distance) pedestrian sidewalk or path connections from local
15 streets to the main entrances of all principal buildings; and to civic spaces, recreation paths,
16 shared parking areas, and existing or planned transit stops or facilities serving the
17 neighborhood, including any off-site facility (e.g., neighborhood park, transit stop, commercial
18 center) within the extended ¼- to ½-mile neighborhood area that is available and intended for
19 use by TND residents.

20
21 (d) Off-street walking and recreation paths as necessary to connect with existing or planned
22 facilities on adjoining properties; or to provide more direct, internal pedestrian and bicycle
23 connections that cannot be accommodated on local streets.

24
25
26 **(6) Vehicle Access and Parking.** A TND must be designed to give pedestrian access and
27 movement priority over vehicle access within blocks, along fronting streets, and to principal
28 buildings and civic spaces.

29
30 (a) To ensure walkability within a TND, the number and width of curb cuts and driveways
31 on fronting streets or block faces must be minimized to the extent physically and functionally
32 feasible, as necessary to avoid breaks in adjoining sidewalks.

33
34 (i) Rear lot alley or service lane access, or shared driveway access from a fronting or
35 side street, is required for any building lot with a street frontage width of less than 50 feet,
36 and for attached building types, including duplexes.

37
38 (ii) Vehicle access (e.g., driveway) to a building lot from a fronting street must be
39 physically separated and visually distinct from pedestrian street access (sidewalk or path)
40 and the main building entrance.

41
42 (iii) The width of a driveway from a fronting or side street must not exceed ten (10) feet
43 where it crosses an adjoining sidewalk along the street; and must not result in a physical or

Commented [PC14]: (14) Note to PC: Staff working on this, to relate to the street types, to allow for possible alternative compliance, and to set a "density threshold" where this would apply. This is an important but challenging interface of the need for good pedestrian infrastructure in compact areas on the one hand, vs cost of installation to developer, cost of maintenance to the city, and equitable distribution of city maintenance resources across the city.

Commented [PC15]: (15) For PC discussion.

Commented [PC16]: (16) For PC Discussion.

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1 visual interruption in the adjoining sidewalk. The sidewalk must clearly extend across the
2 driveway.

3
4 (b) Off-site parking within a TND may include designated shared parking areas within
5 walking distance of, or on-street parking along adjoining building lot frontage, as allowed by
6 street type.

7
8 (c) Onsite parking on a building lot within a TND, *as also specified by housing or other*
9 *building type*, may include:

- 10 (i) driveway parking outside of the front setback area [build-to-zone];
11 (ii) parking spaces located to the rear of the building lot, behind the principal building;
12 (iii) parking within the primary building footprint (e.g., “tuck-under” or “pedestal”
13 parking), or within an attached or detached accessory structure (garage, carriage house or
14 carport), that meets associated building requirements under (8) below.

15
16 (d) With the exception of designated handicapped spaces, shared parking and service areas
17 serving more than one [two] dwelling unit or building lot must be located to the rear or side of
18 the building lot(s) behind the principal building(s); and must be screened from view from the
19 street and from adjoining residential properties [by a landscaped dividing wall or fence].

20
21 (e) No principal parking lot or facility may be located on a corner lot, except as specifically
22 approved by the DRB for a phased development in which the parking lot is reserved for
23 conversion to a building lot under a subsequent phase of development.

24
25
26 **(7) Housing Mix.** The TND must include a well-integrated mix of housing types, as specified by
27 subzone, that also vary in style by block, street, and building lot.

28
29 (i) A TND of ten (10) acres or more must include a minimum of three (3) allowed
30 housing types, none of which represents more than 50% [less than 15%] of the total number
31 of dwelling units within the TND.

32
33 (ii) An Infill TND of four (4) acres, but less than ten (10) acres, must include a minimum
34 of two allowed housing types, neither of which represents more than 60% [less than 30%] of
35 the total number of dwelling units within the TND.

36
37 (iii) Housing types and styles must be mixed within neighborhoods and blocks, along a
38 street or block face, rather than compartmentalized into areas of near-identical housing.
39 Where housing styles are repeated, as is common for attached housing types (townhouses),
40 variations in architectural elements, fenestration, materials or color must be used to
41 enhance visual variety.

42
43 (iv) A small multiplex within a TND must resemble in appearance a larger detached
44 house that is compatible in form and style with other housing types located along the same

Commented [SM17]: (17) Note to Draft:
Need to review in relation to site plan, parking
standards...

Commented [PC18]: (18) For PC (or AHC)
discussion. There are pros and cons to each.

Commented [PC19]: (19) For PC (or AHC)
discussion.

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1 street or block. Corner lots with rear alley or side street vehicle access are preferred for this
2 housing type.

3
4 **(8) Buildings.** See allowed TND building types, as specified by subzone under [redacted], and
5 associated building standards under Appendix [redacted].

6
7 (a) All principal buildings, including primary building façades and main entrances, must
8 front on a street, a designated civic space, or a common courtyard, and not on an adjoining
9 parking area. Secondary entrances may access side or rear yards, garages, or parking areas.

10
11 (b) All principal buildings must be oriented parallel to the fronting street or civic space,
12 preferably with the narrower building façade facing the street, in proportion to building lot
13 width and depth, to minimize the distance between adjoining buildings, and main building
14 entrances.

15
16 (c) The primary building façade, and any frontage features such as porches, balconies,
17 stoops, canopies or awnings, must be located within the Build-to-Zone (BTZ) defined by
18 minimum and maximum front setback distances. The primary building façade must also meet
19 the minimum frontage buildout requirement within the BTZ.

20
21 (d) Frontage types allowed within the TND, as specified by building type, include dooryards,
22 porches, balconies and stoops that create a semi-private space oriented to the street, to
23 promote social interaction, and neighborhood safety and security (to provide “eyes on the
24 street”). [Note: some regs also require a minimum % of units to include porches.]

25
26 (i) A front porch must have a minimum width of eight (8) feet, and a minimum depth,
27 as measured horizontally from the building façade, of six (6) feet. [Current: some regs
28 require that a porch occupy a minimum % of the front façade – e.g., 40 – 50%.]

29
30 (e) Auto-oriented principal uses and buildings, and drive-through facilities, which may be
31 allowed within the underlying zoning district, are expressly prohibited within a TND. Pedestrian-
32 oriented walkup facilities (e.g., ATMs, take-out windows) are allowed.

33
34 (f) Accessory buildings allowed within a TND include detached carriage houses (accessory
35 dwelling units), garages, garden sheds and other small accessory buildings or structures typical
36 of and incidental to a residential or civic use.

37
38 (i) A detached accessory building must be located to the rear of the building lot, behind
39 the principal building, must be separated from the main building by at least ten (10) feet,
40 and must meet relevant accessory structure side and rear setback and height requirements.

41
42 (ii) Garage placement options on a residential building lot are depicted in Fig. XX.
43

Commented [PC20]: (20) Note to Draft:
Cross-reference with section on accessory
structures, which has language to deal with
unusual circumstances such as through-lots
and corner lots.

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- 1 (iii) An attached garage must be set back a minimum of twelve (12) as measured
2 horizontally from the primary (front) building façade, excluding any projecting front porch,
3 stoop, balcony, or bay window; and must not physically or visibly dominate the front façade
4 or main building entrance. The width of a front facing garage must not exceed the lesser of
5 40 percent of the total width of the primary building façade or XX feet.
6
- 7 (1) **Civic Spaces.** See allowed TND Civic Space Types by subzone under Table 15C.05-2C and
8 Appendix __. A TND must include the following designated public or commonly held and managed
9 civic spaces, at minimum representing ten percent (10%) of the total Buildable Area of the TND,
10 except as modified or waived by the DRB for an infill TND [*or in association with an approved form*
11 *of alternative compliance*]:
12
- 13 (a) A well-landscaped, centrally located green or square, bordered [*on at least three sides*]
14 by neighborhood streets, and fronting residential, nonresidential, or civic buildings, which serves
15 as a neighborhood focal point and gathering or event space; and
16
- 17 (b) Smaller civic spaces such as pocket parks or playgrounds that are strategically located
18 by block or street, within walking distance (no more than ¼-mile) of all neighborhood
19 residences. Other accessible designated open space areas (e.g., resource land or a stormwater
20 facility) that can accommodate compatible recreational uses may also be considered in meeting
21 this requirement.
22
- 23 (c) For an infill TND, one or more a accessible civic spaces within direct walking distance (no
24 more than ¼-mile) of neighborhood residences may be used to meet TND civic space
25 requirements, in lieu of providing civic space within the TND.
26
27

Commented [PC21]: (21) For PC discussion. Sharon recommends expanding from 8 to 12 feet, and clarifying that the distance is measured from the building façade, not the porch.

Commented [PC22]: (22) For PC discussion. Rooted on the current SEQ standards, but recommend stronger standard here to promote pedestrian-oriented neighborhoods.

(23) Related, for PC consideration: mirroring this language in Article 3 to apply to all new homes, not only ones in TNDs.

Commented [SM23]: (24) For PC discussion: Consistent with subdivision standards, and current TND land use allocation – but might want to consider increasing slightly.

Commented [PC24]: (25) Commission direction 12/01: allow as alternative compliance, not waiver.

Note to draft: specify standard for infill TND if different, rather than as a “waiver”.

Commented [PC25]: (26) Note: sample “points-based” system example deleted following Commission review 1/12.