

## ARTICLE 2 – USE PATTERNS

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## 2.1 PURPOSE

The purpose of this Article is to consolidate the regulations pertaining to patterns of development that occur within the city. These “Use Patterns” reflect either the majority of anticipated permitting activity or patterns, such as Traditional Neighborhood Development (TND), that the city would like to encourage. Each section in this Article describes the Use Pattern, the procedure for approval and the standards relating to approval, with cross-references to other parts of this Chapter where needed. The intent is to present a visual, user-friendly overview of the regulations that apply to those types of uses or development styles.

The Use Patterns established in this Article are not zoning districts. Instead, they are forms of development that may be permitted in the various zoning districts established by this Chapter, where indicated in this Article or Article 3, Zoning Districts, or both. The Use Patterns typically involve multiple uses on the same property. They are described here and in the Use Matrix as a land use activity in order to trigger the appropriate permitting process. Some multiple use developments, such as Planned Developments (PD), involve multiple uses and are permitted through a special or overlay district. However, a PD is not a land use activity, but rather a procedure for providing design flexibility. By contrast, the Use Patterns are specific land use activities involving specific land uses and design controls which produce a discrete pattern of development.

Each section is generally arranged as follows:

- a. Applicability
- b. Processing Procedures
- c. Size and Location of Site
- d. Uses and Dimensional Standards

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- e. Adequate Public Facilities
- f. Lot Layout
- g. Street Design
- h. Stormwater Management
- i. Utilities
- j. Open Space and Parks
- k. Natural Resource Protection
- l. Landscaping
- m. Parking
- n. Urban Design

### 2.2 GENERALLY

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#### 2.2.1 Criteria

This section provides the substantive criteria for approval of a proposed Use Pattern, consistent with the Development Standards, Articles 6-18, of this Chapter.

#### 2.2.2 Applicability

This section applies to any application for development approval where the applicant chooses to develop pursuant to the standards and procedures of a Use Pattern described in this Article. These provisions are optional, in that a decision to develop pursuant to the regulations established herein is subject to the discretion of the applicant. However, the improvement standards, parking requirements, and other regulations may vary depending upon whether an applicant chooses to develop pursuant to a Use Pattern established in this Article.

#### 2.2.3 Standards

A Use Pattern shall comply with the following standards:

- a. The applicable standards of this Article; and
- b. The standards of Articles 6-18 of this Chapter, unless this Article indicates that a particular Article does not apply.

#### 2.2.4 Waiver

See §5.9

### 2.3 CONSERVATION SUBDIVISION

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#### 2.3.1 Purpose

Conventional subdivisions typically produce little open space except floodplains and steep slopes. Common open space areas in conventional subdivisions are often unusable or are devoted only to specific purposes, such as golf courses. Most open space in conventional subdivisions is contained in private yards with no common access or maintenance. Further, private open space typically involves lawns and landscaping that require heavy maintenance and water demands. Accordingly, the purpose of this section is to provide flexibility in site design in order to allow developers to preserve common open space and natural resources in Conservation Areas within a subdivision.

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The specific purposes of this section are:

- a. To protect the public health, safety and general welfare by avoiding surface and ground water pollution, contaminated runoff, air quality contamination and urban heat islands which result from pavement and the clearing of natural vegetation;
- b. To protect and preserve natural resources such as wetlands, streams, lakes, steep slopes, woodlands and water recharge areas;
- c. To reduce infrastructure and housing costs by reducing the engineering and construction costs produced by conventional subdivision design, which requires more pavement, wetland crossings, grading of trees and natural areas, and lawn and landscaping maintenance;
- d. To protect property values by allowing open space design features which enhance the marketability of development;
- e. To provide design flexibility; and
- f. To promote development on soils which are most suitable for urban densities, while preserving soils that are primarily adaptable to other uses such as woodlands, wildlife habitat and agricultural uses.

### **2.3.2 Applicability**

This section applies to any application meeting the requirements of this section and which is designated a Conservation Subdivision by the applicant.

### **2.3.3 Processing Procedures**

A Conservation Subdivision shall be processed in accordance with the subdivision procedures of this Chapter.

### **2.3.4 Size and Location of Site**

**2.3.4.1** A Conservation Subdivision may be approved in any residential zoning district, and with conditions in some commercial districts, where a Conservation Subdivision is listed as a permitted use in Table 3-2, Use Matrix.

**2.3.4.2** There is no minimum or maximum size for a Conservation Subdivision provided, however, that the minimum open space requirements may limit the availability of this option for some landowners. Parcels that cannot demonstrate compliance with the minimum open space standards on-site shall dedicate and maintain an open space system that is connected to an open space system on an adjacent site in accordance with Article 11, Open Space and Parks.

**2.3.4.3** Platted lots located within subdivisions and PDs shall be located outside of the Conservation Areas, which constitute the total required open space. Conservation Areas shall be placed in undivided preserves, although they are not required to be contiguous.

### **2.3.5 Uses and Density**

**2.3.5.1** Permitted uses are governed by the applicable zoning district regulations.

**2.3.5.2** In order to provide undivided open space, direct views and access, not less than forty percent (40%) of the lots within a Conservation Subdivision shall abut a Conservation Area. Direct pedestrian access to the open space from all lots not

## **ARTICLE 2 – USE PATTERNS**

adjoining the open space shall be provided through a continuous system of sidewalks and Greenways.

### **2.3.6 Lot Layout**

**2.3.6.1** A Conservation Subdivision shall comply with §3.5, except as otherwise provided herein.

**2.3.6.2** Lots within a Conservation Subdivision are not subject to the minimum lot size, minimum frontage or minimum lot width requirements of the Use Matrix, Table 3-2.

**2.3.6.3** Lots within one-hundred (100) feet of a Conservation Area shall front on a Local Street, as defined in Article 14, Streets. Lots shall not front on a Collector or higher order street.

### **2.3.7 Street Design**

A Conservation Subdivision shall comply with Article 14, Streets, unless otherwise provided, and this subsection. The design of local streets shall comply with the standards for rural streets, as set forth in Article 14. The Connectivity Index for internal streets as set forth in Article 14 shall not apply to local streets within a Conservation Subdivision.

**2.3.7.1** The Conservation Subdivision shall include a pedestrian circulation system designed to assure that pedestrians can walk safely and easily on the site, between properties and activities or special features within the neighborhood open space system, by complying with the standards set forth herein. All sidewalks shall connect to other sidewalks or with Greenways, which in turn shall connect to potential areas qualifying as Conservation Areas on adjoining undeveloped parcels or with existing open space on adjoining developed parcels, where applicable.

**2.3.7.2** Streets shall not cross wetlands or existing slopes exceeding fifteen percent (15%).

### **2.3.8 Stormwater Management**

A Conservation Subdivision shall comply with Article 15, Stormwater Management.

### **2.3.9 Utilities**

A Conservation Subdivision shall comply with Article 16, Water and Sewer.

### **2.3.10 Open Space and Parks**

**2.3.10.1** Lands designated as permanent open space including Conservation Areas:

- a. Are not to be further subdivided; and
- b. Shall be protected through a conservation easement or fee simple title held by the city or by an approved land trust or conservancy. The conservation easement or fee simple title shall prohibit further development of the open space.

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**2.3.10.2** Article 11, Open Space and Parks, relating to maintenance, shall apply to a Conservation Subdivision. No other requirements of the Open Space and Parks standards shall apply to a Conservation Subdivision.

**2.3.10.3 Conservation Areas** – A minimum of forty percent (40%) of the total tract area shall be designated as Conservation Areas. The following areas may be designated as Conservation Areas:

- a. Wetlands;
- b. Woodlands;
- c. Sensitive aquifer recharge features, including areas with highly permeable, excessively drained, soil;
- d. All of the floodway and flood fringe within the 100-year floodplain, as shown on official Federal Emergency Management Association (FEMA) maps;
- e. All areas within one hundred (100) feet of the edge of the 100-year floodplain as delineated on the FEMA maps and any Letter of Map Revision;
- f. All areas within one hundred (100) feet of the banks of any stream shown as a blue line on the United States Geological Survey (USGS) 1:24,000 (7.5 minute) scale topographic maps for Aiken County;
- g. Slopes exceeding twenty five percent (25%);
- h. Soils subject to slumping, as indicated on the medium-intensity maps contained in the county soil survey published by the United States Department of Agriculture (USDA) Natural Resources Conservation Service;
- i. Significant wildlife habitat areas;
- j. Historic, archaeological or cultural features listed, or eligible to be listed, on national, state or county registers or inventories; and
- k. Scenic views into the property from existing public roads.

**2.3.10.4** Stormwater detention ponds or basins and land within the rights of way for underground pipelines may be included as part of a Conservation Area. Not more than fifty percent (50%) of the land within the right of way of high-tension power lines shall be included within a Conservation Area.

**2.3.10.5** Conservation Areas shall abut existing open space land on adjacent parcels, including the North Augusta Greenway, passive open space located in other subdivisions, public parks or properties owned by or leased to private land conservation organizations.

### **2.3.11 Natural Resource Protection**

A Conservation Subdivision shall comply with Article 9, Floodplain Management, and Article 10, Landscaping. In addition, the Conservation Subdivision shall comply with the following standards:

**2.3.11.1** No Conservation Area shall be cleared, graded, filled or subject to construction. However, rights of way for Greenways, Article 14, Streets, any streets needed to provide access to the proposed subdivision, and water, sewer, electric, or cable lines may be cleared. The width of rights of way for streets or Greenways shall be restricted to the minimum as designated in §14.4.

**2.3.11.2** No lot may be platted within woodlands located on highly erodible soils with slopes exceeding ten percent (10%).

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### **2.3.12 Landscaping**

A Conservation Subdivision shall comply with Article 10, Landscaping.

### **2.3.13 Parking**

In order to encourage design flexibility, to preserve open space and to minimize impervious surfaces, a Conservation Subdivision shall not be subject to the minimum parking requirements of Article 12, Parking. A Conservation Subdivision shall be subject to the maximum parking requirements of Article 12.

## **2.4 NEIGHBORHOOD CENTER**

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### **2.4.1 Purpose**

A Neighborhood Center provides shopping, service and employment opportunities within walking or driving distance of residential areas. The Center is concentrated in a nodal pattern, as opposed to conventional strip shopping centers. Neighborhood Centers feature urban design guidelines such as zero setbacks and streetscapes with windows and entryways.

This section is designed to permit Neighborhood Centers in a wider variety of districts and situations, subject to strict design standards that prohibit strip development and encourage walkable streetscapes. Freestanding commercial uses that do not meet the standards of this section shall be located in a commercial zoning district.

North Augusta has a rich architectural tradition which has contributed significantly to the city's image, economic growth and quality of life. The purpose of these regulations is to provide specific criteria so that new buildings blend into the historic architectural framework of the city. These criteria are not intended to restrict imagination, innovation or variety, but rather to assist in focusing designs, which can result in creative solutions that will develop a satisfactory visual appearance within the city, preserve taxable values and promote the public health, safety and general welfare. Unless otherwise specified in this Chapter, this section applies to all residential and commercial zoning districts.

This section encourages a mix of uses designed to foster the growth of the city's neighborhoods as special places of the community and as mixed-use activity centers. These standards promote a quality urban streetscape and a pedestrian friendly environment, provide for the establishment of a variety of mixed uses in neighborhoods, provide for an orderly development pattern, serve to maintain a supply of developable land while preserving compact development, improve traffic circulation and promote alternatives to automobile travel. These standards also serve to provide housing opportunities within walking distance of employment, provide service and retail opportunities, maintain an overall design theme, preserve a human scale for new buildings, provide economic development opportunities through clean industry, office and commercial uses, and provide for the daily needs and services of the community.

This section requires new commercial buildings using the Neighborhood Commercial option to respect the city's architectural heritage, while preserving flexibility to adapt to modern conditions.

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**2.4.2 Applicability**

This section shall apply to any application meeting the requirements of this section and which is designated a Neighborhood Center by the applicant.

**2.4.3 Processing Procedures**

A Neighborhood Center requires approval of a site plan, or may be approved as part of a PD.

**2.4.4 Size and Location of Site**

**2.4.4.1** A Neighborhood Center may be located at the intersection of any of the street classifications and within the zoning districts as set forth in Table 2-1, Neighborhood Center Intersection Locations. In Table 2-1, a “P” indicates that a Neighborhood Center may be established as of right, unless otherwise indicated below, at the intersection of the street classifications listed in Column A and in the zoning district designated in Columns B through D. A dash (“--”) indicates that the Neighborhood Center is not permitted at that location. A “C” indicates that a Neighborhood Center may be permitted only upon approval of a conditional use.

**TABLE 2-1 NEIGHBORHOOD CENTER INTERSECTION LOCATIONS**

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
	<b>Intersecting Street Classifications</b>	<b>R-14</b>	<b>R-10, R-7, R-5, R-MH</b>	<b>All Other Districts</b>
<b>1.</b>	<b>Arterial – Arterial</b>	C	P	P
<b>2.</b>	<b>Arterial – Collector</b>	C	P	P
<b>3.</b>	<b>Arterial – Local</b>	--	P	P
<b>4.</b>	<b>Collector – Collector</b>	--	--	P
<b>5.</b>	<b>Local – Collector</b>	--	--	P
<b>6.</b>	<b>Local – Local</b>	--	--	--

**2.4.4.2** No Neighborhood Center shall be approved in a location where the combined lineal frontage of commercial uses, including the Neighborhood Center, exceeds five hundred (500) feet. A Neighborhood Center shall not be established within one thousand, three hundred twenty (1,320) feet or one quarter (1/4) of a mile of another Neighborhood Center or commercial zoning district unless it is located in an NC, Neighborhood Commercial zoning district. This distance shall be measured from the exterior boundary of the lot or parcel on which the existing and proposed Neighborhood Centers and existing Neighborhood Centers or commercial zoning districts are located.

**2.4.4.3** The establishment of a Neighborhood Center shall not justify or establish a precedent for higher-density or more intense zoning between the nodes or intersections where the Neighborhood Centers are established.

**2.4.5 Uses and Dimensional Standards**

**2.4.5.1** A Neighborhood Center may include any of the uses permitted in the NC, Neighborhood Commercial zoning district.



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**2.4.5.2** Residential dwelling use shall be permitted above or below the first floor of any building occupied by or intended for a commercial use.

**2.4.5.3** Dimensional requirements shall conform to Table 2-2, Neighborhood Center Dimensional Requirements.

**2.4.5.4** No parcel shall include more than three (3) commercial or non-residential uses or tenants unless a conditional use permit is approved pursuant to §5.5 of this Chapter.

**TABLE 2-2 NEIGHBORHOOD CENTER DIMENSIONAL REQUIREMENTS**

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
	<b>Dimensional Requirement</b>	<b>R-14</b>	<b>R-10, R-7, R-5, R-MH</b>	<b>All Other Districts</b>
<b>1.</b>	<b>Maximum Parcel Size (square feet)</b>	20,000	20,000	20,000
<b>2.</b>	<b>Minimum Frontage (feet)</b>	15	15	15
<b>3.</b>	<b>Maximum Frontage (feet)</b>	150	150	150
<b>4.</b>	<b>Maximum Height (stories)</b>	2	2	4
<b>5.</b>	<b>Maximum Height (stories) with dwelling units on upper floors</b>	2	3	4
<b>6.</b>	<b>Minimum Front Setback (feet)</b>	0	0	0
<b>7.</b>	<b>Maximum Front Setback (Principal Arterial, Arterial) (feet)</b>	20	20	20
<b>8.</b>	<b>Maximum Front Setback (Collector, Local) (feet)</b>	5	5	5
<b>9.</b>	<b>Maximum Building Size (ground floor square feet)</b>	10,000	12,000	15,000
<b>10.</b>	<b>Maximum Size per Use or Tenant (square feet)</b>	4,000	4,000	4,000

### 2.4.6 Parks and Open Space

**2.4.6.1** If the proposed development includes at least fifteen thousand (15,000) gross square feet of building for all uses, at least zero-point-three (0.3) square feet of parks and open space shall be provided for each square foot of non-residential space. The parks and open space shall include only a plaza, playground, courtyard or Greenway, and shall be maintained as provided in Article 11, Open Space and Parks. No other provisions of Article 11 shall apply to a Neighborhood Center. Up to fifty percent (50%) of this space may be combined with landscaping areas required by Article 10, Landscaping.

**2.4.6.2** Not less than one (1) linear foot of seating shall be provided for each fifty (50) square feet of open space. Seating dimensions shall comply with the requirements of the Americans with Disabilities Act (ADA) and/or S.C. Code §10-5-250, as applicable.

**2.4.6.3** At least two (2) of the following amenities shall be provided in an open space area: ornamental fountains, ornamental lampposts, stairways, waterfalls,

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sculptures, arbors, trellises, planted beds, drinking fountains, clock pedestals, awnings, outdoor restaurant seating or canopies.

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Comment: Approximately twenty-eight percent (28%) of the current provided demand for open space and parks is attributable to non-residential demand, or zero-point-four (0.4) square feet per square foot of estimated non-residential space. This figure is adjusted to zero-point-three (0.3) square feet to be consistent with the National Recreation and Park Association recommended level of service, which is lower than that currently provided by the city and produces a more conservative figure.

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### **2.4.7 Landscaping**

A Neighborhood Center shall comply with Article 10, Landscaping.

### **2.4.8 Urban Design**

With the exception of uses and density, buildings shall conform to the standards for “A” streets as designated in the D, Downtown Mixed Use District.

## **2.5 COMMERCIAL REDEVELOPMENT**

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### **2.5.1 Purpose**

The purpose of this section is to encourage the redevelopment of existing shopping centers, big-box retail sites and other sites characterized by large expanses of surface parking into a development pattern that is pedestrian friendly, compatible with surrounding development, visually attractive and which reduces reliance on the automobile for vehicular trips. This section also permits the market to enhance the value of such sites by adding new uses to economically distressed or struggling sites, upgrading design quality and allowing income generation (rent to be collected) from areas formerly designated as free parking.

### **2.5.2 Applicability**

Existing parking lots adjoining the frontage of any site located within a commercial zoning district may be replaced with buildings. Minimum parking requirements may be reduced by fifty percent (50%), setbacks may be reduced by fifty percent (50%) and maximum height may be increased by thirty-three percent (33%). (Rev. 12-1-08; Ord. 2008-18)

### **2.5.3 Processing Procedures**

A Commercial Redevelopment requires site plan approval.

### **2.5.4 Size and Location of Site**

This section applies to any site with parking lots adjoining the frontage in any commercial zoning district.

### **2.5.5 Uses and Density**

Development may consist of the following activities:

**2.5.5.1** The construction of additional buildings or the expansion of an existing building between an arterial or collector street right of way and the existing building(s), hereinafter “Additional Buildings”. The facades of the Additional Buildings facing the

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public right of way and the existing buildings on the lot, tract or parcel shall conform to the building design standards in Article 7.

**2.5.5.2** The demolition of existing buildings and construction of new streets, blocks and buildings consistent with this section.

**2.5.5.3** Residential use may be placed above new or existing commercial uses. The additional floors devoted to residential use shall not exceed the following:

**TABLE 2-3 RESIDENTIAL USE ABOVE FIRST FLOOR**

	<b>A</b>	<b>B</b>	<b>C</b>
	<b>Zoning District</b>	<b>Existing Number of Stories</b>	<b>Additional Stories of Apartment Use Permitted</b>
<b>1.</b>	<b>CO, Commercial Office</b>	1	2
<b>2.</b>		2	1
<b>3.</b>		3 or more	0
<b>4.</b>	<b>All Other Commercial Zoning Districts</b>	1	2
<b>5.</b>		2	2
<b>6.</b>		3 or more	2

**2.5.6 Adequate Public Facilities**

The Adequate Public Facilities standards prescribed in Article 8 relating to streets and stormwater management shall not apply to a Commercial Redevelopment.

**2.5.7 Lot Layout**

The Additional Buildings shall have facades oriented to other buildings and, where possible, existing and new street rights of way, and public and internal private access drives. The facades shall conform to the requirements for “A” streets in the D, Downtown Mixed Use District.

**2.5.8 Street Design**

In lieu of the requirements of §14.8.3.3, a Commercial Redevelopment is permitted one (1) access point for every one hundred fifty (150) feet of frontage. If, however, the Commercial Redevelopment fronts on more than one (1) street or thoroughfare, an access point on each frontage shall be required if feasible.

**2.5.9 Stormwater Management**

A Commercial Redevelopment shall comply with Article 15, Stormwater Management.

**2.5.10 Open Space and Parks**

A Commercial Redevelopment shall not be subject to Article 11, Open Space and Parks, provided, however, that a Commercial Redevelopment may provide plazas, courtyards and/or forecourts as defined in Article 11.

**2.5.11 Natural Resource Protection and Landscaping**

A Commercial Redevelopment is not subject to Article 10, Landscaping, except the Parking Lot Landscape Area requirements of §10.6.

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### **2.5.12 Parking**

**2.5.12.1** The minimum parking space requirements of Article 12, Parking, do not apply to a Commercial Redevelopment. Additional parking may be placed to the rear of principal buildings provided that the number of spaces for the entire site does not exceed the maximum parking requirements of Article 12.

**2.5.12.2** The applicant shall connect parking areas to parking lots on adjoining properties in order to allow customers to drive to other locations without re-entering the major roadway network and adding to traffic volumes. The Director may waive this requirement where he finds that the requirement is not practicable due to unique site topography, natural barriers to vehicular travel or similar obstacles.

**2.5.12.3** Service entrances and service yards shall be located only in the rear or side yard. Service yards shall be screened from adjacent residentially zoned or used property by the installation of a buffer as set forth in Article 11, Open Space and Parks. Not more than one (1) parking bay may be placed between any Additional Building constructed or expanded and the street right of way pursuant to this section. Not more than one (1) parking bay may be placed between the existing buildings and any Additional Building constructed pursuant to this section.

## **2.6 TRADITIONAL NEIGHBORHOOD DEVELOPMENT**

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### **2.6.1 Purpose**

The Traditional Neighborhood Development (TND) option permits the development of land in a manner consistent with the historic and timelessness of North Augusta's existing neighborhoods. A TND combines a variety of housing types with commercial and civic uses in a compact, walkable neighborhood setting. TNDs feature an interconnected street network and setbacks appropriate to create a public realm built on a human scale. A TND is developed such that the street network recognizes and complements site topography and other natural features.

### **2.6.2 Applicability**

A TND may be approved in any zoning district in which a TND is listed as a permitted use, Table 3-2, Use Matrix.

### **2.6.3 Processing Procedures**

**2.6.3.1** This section applies to any application meeting the requirements of this section and which is designated a TND subdivision by the applicant. Where the existing zoning classification does not permit a TND, the applicant may request a rezoning. (Rev. 12-2-08; Ord. 2008-18)

**2.6.3.2** Applications for subdivision approval in any of the districts in which a TND is permitted may file a combined subdivision plat and site plan that complies with the standards of this section and other applicable provisions of this Chapter. Such applications shall be labeled "TND Subdivision" and may be processed and approved in accordance with the site plan procedures and the subdivision plat procedures set forth in Article 5, Approval Procedures.

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### 2.6.4 Size and Location of Site

**2.6.4.1** A TND may be located adjacent to, but shall not be bisected by, an arterial street unless the street is designed to conform to the requirements of an avenue or main street as set forth in Article 14, Streets.

**2.6.4.2** If the TND is located adjacent to a collector or higher classification street and the street is not designed to conform to the standards of an avenue or main street, the following criteria shall apply:

- a. The internal streets providing access to the TND shall be aligned perpendicular to the collector or higher order street; and
- b. The buildings or structures that take access from the internal streets shall face the internal streets.

**2.6.4.3** The site shall be divided into the following subareas:

- a. A “Center” consisting of civic, retail, service and multi-family uses. The size of the Center is based on the size of the entire site, as provided below. The Center shall include a minimum building area of thirty-thousand (30,000) square feet gross floor area. For a TND exceeding two hundred fifty (250) dwelling units, the TND Center shall have a minimum area of one hundred twenty (120) square feet per dwelling unit. A Center shall only be located on a main street as set forth in Article 14, Streets. A continuous system of sidewalks shall connect the Center with streets and lanes which provide access to dwelling units.
- b. A neighborhood or series of neighborhoods consisting of multi-family and single-family uses, small-scale retail and service uses and public outdoor gathering places. It is the intent of this Chapter that all areas within a neighborhood are within a five (5) minute walking distance from edge to edge. A neighborhood shall not exceed forty (40) acres in size, not including greenbelts.

### 2.6.5 Dimensional Standards

**2.6.5.1** The requested densities, in terms of number of units per gross residential acre and total number of dwelling units, shall be set forth in the subdivision or site plan application. The subdivision or site plan for a TND shall comply with Table 2-4, TND Land Use Allocations. The applicable land use categories are set forth in Column A. The minimum land area that shall be devoted to the land use is shown in Column B and the maximum land area that shall be devoted to the land use is shown in Column C. Minimum land area is stated as the percentage of gross land area. The density for the particular use shall be at least the amount set forth in Column D for residential uses and shall not exceed the amount shown in Column E. The Floor Area Ratio (FAR) for the particular use shall be at least the amount set forth in Column F and shall not exceed the amount shown in Column G.

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**TABLE 2-4 TND LAND USE ALLOCATIONS**

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>
	<b>Land Use Category</b>	<b>Minimum Land Allocation</b>	<b>Maximum Land Allocation</b>	<b>Minimum Density</b>	<b>Maximum Density</b>	<b>Minimum FAR</b>	<b>Maximum FAR</b>
1.	<b>Open Space &amp; Parks</b>	5% or 5 acres, whichever is less	--	--	--	--	--
2.	<b>Civic Uses</b>	2%	20%	--	--	2.0	--
3.	<b>Retail or Service Uses</b>	5%	20%	--	--	1.5	6.0
4.	<b>Multi-Family Uses</b>	10%	40%	5	30	1.5	6.0
5.	<b>Single-Family Uses</b>	15%	75%	4	10	--	--

**2.6.5.2** The setback for principal buildings shall be as set forth in Table 2-2, Neighborhood Center Dimensional Requirements. Setbacks for accessory structures or accessory dwellings shall comply with Article 3, Zoning Districts. The frontage and setback requirements shall not apply to parks and open space. Examples of lot configurations that meet the criteria below are set forth in Table 2-7, Sample Lot Configurations.

**TABLE 2-5 TND DIMENSIONAL STANDARDS**

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>	<b>F</b>	<b>G</b>	<b>H</b>	<b>I</b>	<b>J</b>	<b>K</b>
	<b>Location</b>	<b>Minimum Frontage</b>	<b>Maximum Average Frontage</b>	<b>Minimum Front Setback</b>	<b>Maximum Front Setback</b>	<b>Minimum Side Setback</b>	<b>Maximum Side Setback</b>	<b>Minimum Rear Setback</b>	<b>Impervious Surface Ratio</b>	<b>Minimum Height</b>	<b>Maximum Height</b>
1.	<b>Arterial</b>	100'	--	10'	--	0' or 3'	20'	40'	85%	--	80'
2.	<b>Collector</b>	40'	80'	5'	25'	0' or 3'	20'	0'	85%	--	80'
3.	<b>Boulevard Street</b>	10'	40'	0'	12'	0' or 3'	5'	5'	100%	24'	80'
4.	<b>Large Street</b>	20'	40'	5'	25'	0' or 3'	3'	0'	75%	--	60'
5.	<b>Local Street</b>	14'	70'	0'	12'	0' or 3'	--	0'	75%	--	45'

## ARTICLE 2 – USE PATTERNS

### Notes to Table 2-5:

- a. In order to allow for variations for unique uses, such as anchor retail tenants or auditoriums, the maximum frontage requirements in Column C shall be computed as an average.
- b. Applies only to single-family detached dwellings, or buildings or structures adjacent to a single-family detached dwelling.
- c. There are no height restrictions on civic buildings and portions of structures with footprints less than two hundred twenty-five (225) square feet. See §2.6.5.3 for standards relating to lots facing a square or a plaza.

**2.6.5.3** Lots with frontages or side lot lines adjoining at least one square or plaza, or facing across a street from the square or plaza, as designated in the general development plan, shall conform to the standards below. This section does not apply to a general development plan consisting of less than one hundred (100) acres, unless a square is required by §2.6.8 because of common ownership.

- a. The maximum side setback for at least eighty-five percent (85%) of the frontages shall be three (3) feet. The remaining fifteen percent (15%) shall be devoted exclusively to plazas, entryways, walkways or access drives to parking in the rear or in a structure.
- b. All buildings shall have a minimum height of two (2) stories or twenty-four (24) feet, whichever is less.
- c. Not less than two-thirds ( $\frac{2}{3}$ ) of the linear building frontage shall have a minimum height of thirty-two (32) feet or three (3) stories, whichever is less.
- d. No building less than thirty-two (32) feet or three (3) stories in height may exceed twenty-five (25) feet in width.

### 2.6.6 Uses

**2.6.6.1** The location of uses shall be governed by street frontage, as shown in Table 2-6, TND Uses by Street Classification. In Table 2-6, “P” means the use is permitted on a lot with primary frontage on the designated street and the structure fronts on the designated street.

**TABLE 2-6 TND USES BY STREET CLASSIFICATION**

	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
	<b>Street</b>	<b>Civic Uses</b>	<b>Retail or Service Uses</b>	<b>Multi-Family Uses</b>	<b>Single-Family Uses</b>
<b>1.</b>	<b>Arterials</b>	P	--	--	--
<b>2.</b>	<b>Collectors</b>	P	P	P	--
<b>3.</b>	<b>Boulevard</b>	P	P	P	--
<b>4.</b>	<b>Large</b>	P	P	P	--
<b>5.</b>	<b>Local</b>	--	--	P	P

**2.6.6.2** Multi-family and non-residential buildings may be constructed on any lot type. Such buildings have no setback, build-to line or building coverage limitations. Parking is not allowed forward of any portion of the front plane of the building, except for on-street parking.

## ARTICLE 2 – USE PATTERNS

**2.6.6.3** Accessory buildings and accessory dwellings shall conform to the provisions of Article 4.

### **2.6.7 Adequate Public Facilities**

The city hereby finds that the proximity of jobs and retail uses to housing in a TND can achieve significant trip reductions produced by the internal capture of home-work and home-retail trips. The city further finds and determines that there is a compelling public interest to encourage new development to occur in accordance with the criteria set forth in this section. Accordingly, a TND subdivision plat or site plan is not subject to the full requirements of Article 8, Adequate Public Facilities, which pertain to traffic. The Article 8 requirements may be reduced by fifty percent (50%) through the reduction of the development-related trip generation calculation by fifty percent (50%).

### **2.6.8 Site Layout**

**2.6.8.1** All lots shall include frontage abutting a street or a square.

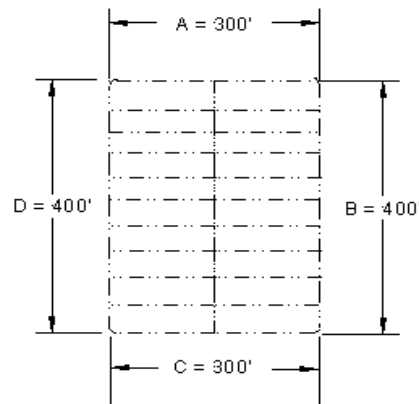
**2.6.8.2** For a proposed TND not exceeding eighty (80) acres in size, at least ninety percent (90%) of the dwelling units shall be located within one thousand, three hundred twenty (1,320) feet from the perimeter of a center or a square.

**2.6.8.3** For a proposed TND which is at least eighty (80) acres in size, at least fifty percent (50%) of the dwelling units shall be located within one thousand, three hundred twenty (1,320) feet from the perimeter of a center or a square.

**2.6.8.4** Blocks shall conform to the maximum block lengths in Table 14-2, Street Design Criteria, and shall not exceed the following dimensions:

- a. Blocks shall have an average length not exceeding four hundred (400) feet, with no block exceeding seven hundred (700) feet in length.
- b. Blocks shall have an average perimeter not exceeding one thousand, two hundred (1,200) feet, with no block perimeter exceeding one thousand, six hundred (1,600) feet.

**FIGURE 2-1 BLOCK LENGTHS AND PERIMETER**



A, B, C and D are Block Lengths

$A + B + C + D = \text{Block Perimeter}$



## ARTICLE 2 – USE PATTERNS

**2.6.8.5** Examples of lot configurations that comply with the dimensional standards of this section are set forth in Table 2-7, Sample Lot Configurations. These guidelines indicate the design parameters for lot widths, building placement and the size of the building footprint(s). Site constraints may exist and will impact the placement of a building, accessory structure or landscaping on the building site. Constraints may include, but are not limited to existing and proposed easements, utilities and natural features including trees. Lot types are not restricted to a single type of use and may accommodate various building types. For example, a retail shop front building an office building or a house may be constructed on a rear-yard lot. Waivers to the standards for lot types for individual buildings may be approved in accordance with Article 5, Approval Procedures.

**TABLE 2-7 SAMPLE LOT CONFIGURATIONS**  
(All dimensions in feet)

A Lot Type and Description	B Minimum Frontage	C Minimum Front Setback	D Maximum Front Setback	E Minimum Side Setback	F Maximum Side Setback	G Minimum Rear Setback	H Impervious Surface Ratio
1. <b>Rear-Yard Lot</b> - The principal yard is behind the building. The front yard of the building, if any, is viewed as an extension of the building and is semi-public in nature. Parking is located in the rear-yard.	14	0	12	0 or 3	--	0	75%
2. <b>Side-Yard Lot</b> - The principal yard is located to one side the building. The front yard of the building, if any, is viewed as an extension of the porch or building and is semi-public in nature. Parking may occur in the side yard, but preferably it should be located in the rear yard.	24	0	9	3.75 on one side only	10 on one side only	0	75%
3. <b>All-Yard Lot</b> - The building is entirely surrounded by its yard. Parking may occur in one of the side yards, but preferably it should be in the rear. Driveways and access ways are allowed in the front yard only when a rear lane is not present. No parking shall be permitted in the front yard.	30	5	25	3	--	0	75%
4. <b>No-Yard Lot</b> - The building occupies all or almost all of the lot. Parking can be located either at the rear of the lot, within the building or can be accommodated off-site in a private or public parking lot or garage.	14	0	12	0 or 3	3	0	100%

## ARTICLE 2 – USE PATTERNS

**2.6.8.6 Additional Lot Types** – Additional or modified lot types may be approved by the Planning Commission in conjunction with the concept plan for any phase or a preliminary plat.

**2.6.8.7 Subdivision of Platted Lots** – Unimproved individual single-family lots may be subdivided to create smaller lots provided that each resulting lot meets the dimensional requirements of this Chapter and each lot is occupied by a primary residential structure. Adequate street frontage, access to the lot and parking must be provided. Accessory structures and dwelling units may be developed on the resulting lots subsequent to the primary residential structure. Improved lots may not be subdivided to create smaller lots unless each resulting lot meets the dimensional requirements of §2.6, each lot is subsequently occupied by a primary residential structure and each primary residential structure meets the setback requirements of this Chapter. Accessory dwelling units may not be subdivided from a single-family lot that also contains a primary residential structure unless both resulting lots and residential structures meet the dimensional requirements of this Chapter.

**2.6.8.8 Architectural Elements** – Architectural elements including stoops, ramps, stairs, porches, awnings, colonnades, arcades, marquees, balconies and bay windows, projecting forward of the front plane of the building, may encroach upon the build-to zone (front setback) to within six (6) inches of the property line. Stoops, stairs, ramps, canopies and awnings may extend into the public rights of way, and shall extend no further than three (3) feet into the right of way, provided vehicular and pedestrian circulation is not unreasonably restricted and the encroachment is approved in writing by the Director and City Engineer.

### **2.6.9 Street Design**

**2.6.9.1** Streets shall comply with the street standards in Article 14, Streets.

**2.6.9.2** The Connectivity Ratio shall be not less than one to eight (1:8).

**2.6.9.3** Cul-de-sacs, 'T' or hammerhead turnarounds, dead-end and gated street ends are not permitted within the TND unless the Director finds that:

- a. The street end does not cause the Connectivity Ratio to decline below one to eight (1:8);
- b. The street end does not exceed one hundred (100) feet in length;
- c. The street end is needed to avoid extending impervious surfaces into a floodplain, steep slope or woodland, or to mitigate a similar topographical obstruction; and
- d. These street ends, where approved, should be designed as a close or loop cul-de-sac.

**2.6.9.4** All streets required to include curb and gutter shall have a six (6) inch vertical curb. Curb cuts shall provide handicap access at all intersections and points of pedestrian crossing.

**2.6.9.5** All sidewalks shall run parallel with the street and have a width of not less than five (5) feet, as required by the Americans with Disabilities Act.

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**2.6.10 Open Space and Parks**

Open space and parks shall comply with the standards of Table 2-8, TND Open Space Allocation. The amount of land for each open space or park classification set forth in Column A shall not be less than that prescribed in Column B, and not more than that prescribed in Column C. TND open space or parks shall comply with Article 11, Open Space and Parks, standards.

**TABLE 2-8 TND OPEN SPACE ALLOCATION**

	<b>A</b>	<b>B</b>	<b>C</b>
	<b>TYPE</b>	<b>Minimum Land Allocation</b>	<b>Maximum Land Allocation</b>
<b>1.</b>	<b>Parks or Squares</b>	For tracts of at least 100 acres, the greater of 5% gross land area or 5 acres. There is no minimum requirement for tracts of less than 100 acres and not under common ownership with an adjoining lot or parcel that, together with the subject parcel, would equal 100 acres.	40% of gross land area total. Maximum size per park is 3 acres.
<b>2.</b>	<b>Greenways or Greenbelts</b>	No minimum acreage requirement. Greenways or greenbelts shall be located within natural areas such as steep slopes, floodplains or significant stands of trees. The area shall be preserved in perpetuity in its natural condition or enhanced by the owner, as determined and permitted by the Planning Commission. The greenbelt area may be used for wetlands, water retention, golf courses or subdivided into house lots no smaller than 5 acres. Roadways may penetrate greenbelts in order to provide access to areas outside the TND.	N/A
<b>3.</b>	<b>Plazas</b>	30,000 square feet.	160,000 square feet

**2.6.11 Landscaping**

Uses within a TND shall be exempt from the standards relating to buffers in Article 10, Landscaping.

**2.6.12 Parking**

**2.6.12.1** Except as otherwise provided by this section, parking requirements for all uses shall be in accordance with Article 12, Parking.

**2.6.12.2** The minimum parking space ratio requirements of Article 12, Parking, shall not apply to a TND.

**2.6.12.3** Parking lots shall be located at the rear or at the side of buildings.

**2.6.12.4** Parking lots and parking garages shall not:

- a. Abut street intersections or civic use lots; or

## ARTICLE 2 – USE PATTERNS

b. Occupy lots which terminate a street vista.

**2.6.12.5** Parking lots shall be located in the interior of a block or shall take access from an alley.

**2.6.12.6** Loading areas shall adjoin alleys or parking areas to the rear of the principal building.

**2.6.12.7** On-street parking and structured parking is encouraged.

### **2.6.13 Urban Design**

**2.6.13.1** The principal entrance of all buildings, excluding outbuildings, shall open to a street.

**2.6.13.2** Front porches shall be provided on not less than thirty percent (30%) of all dwelling units within the single-family land use allocation. Porches shall be constructed of masonry or wood materials. Architectural metal may be used if it is consistent with the exterior or roofing materials of the primary building. The seating area shall have a minimum width of nine (9) feet and a minimum depth of five (5) feet. A front porch shall have a minimum depth of six (6) feet and a minimum width of twelve (12) feet.

**2.6.13.3** Retail and service buildings shall comply with the design standards for “A” streets in the D, Downtown Mixed Use District. Retail and service uses may designate the entire building area above the ground floor or the second floor for residential use.