

*Willow Oaks*  
*Traditional Neighborhood Development Plan*  
*Greensboro, North Carolina*

Submitted by:

Mid-City Urban, LLC

*In conjunction with*  
*The Greensboro Department of Housing and Community Development*

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**WILLOW OAKS**  
*Traditional Neighborhood Plan*

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**III. Architectural Standards** ~ Architectural Standards are addressed as part of the Willow Oaks Design Standards document.

**IV. Landscape Standards** ~ Landscape Standards are addressed as part of the Willow Oaks Design Standards document.

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**WILLOW OAKS**  
*Traditional Neighborhood Plan*

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Willow Oaks Traditional Neighborhood General Overview and Standards

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## 1. Introduction

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This project is a neighborhood redevelopment for an area of approximately 250 acres about two miles southeast of downtown Greensboro. The area is almost fully developed and contained the 380-unit Morningside Homes public housing community. Approximately 1000 dwellings surrounded Morningside Homes in adjacent neighborhoods as well as a neighborhood convenience center that provided retail service to this area. The project's primary mission is to revitalize Morningside Homes and the surrounding area to create a mixed-income, mixed-use, pedestrian-friendly community. This mission will be achieved through the accomplishment of the following objectives:

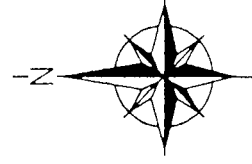
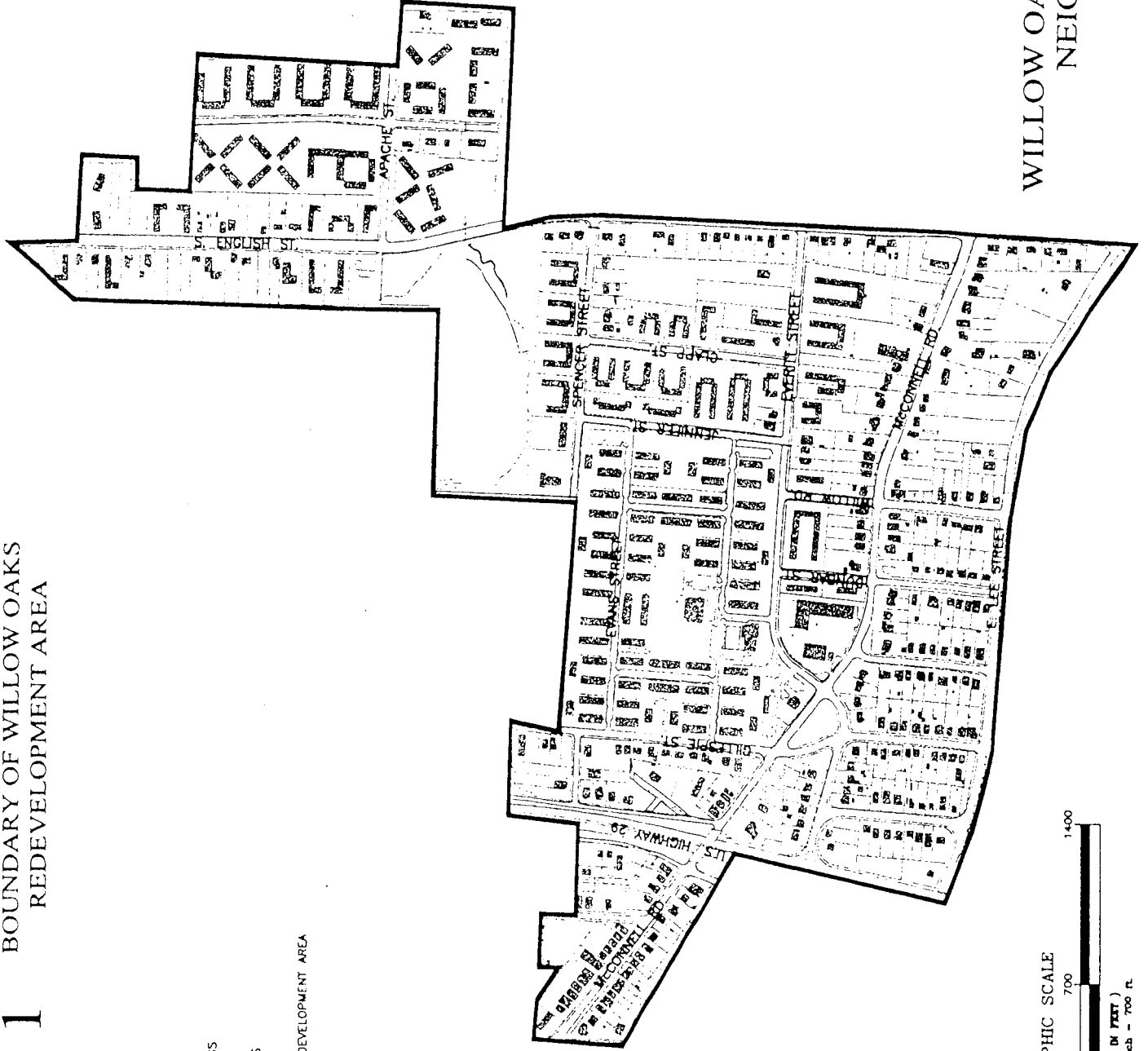
- The removal of structurally substandard buildings;
- The construction of new single-family home and multi-family units;
- The rehabilitation of existing housing units;
- The upgrade and replacement of certain public improvement; and
- The adoption of a **Traditional Neighborhood Development** district plan.

The boundary of the Willow Oaks Redevelopment Area, as depicted on Map 1, begins at the intersection of East Lee Street and English Street; extends west along East Lee Street to its intersection with Highway 29N (O'Henry Boulevard); extends north approximately 900 feet; extends in a northwesterly direction following the northern boundary of parcel 102-8-20 and extending along rear property lines through this block to the intersection of Dewitt Street; extends north along Dewitt Street for approximately 310 feet; then extends east beginning at the northern boundary of parcel 102-2-25 down 125 feet to its intersection with Spencer Street; extends east along East Washington Street to its intersection with Gillespie Street; extends east along Spencer Street to its intersection with Bingham Street; extends north along Bingham Street approximately 610 feet; extends east along the southern boundary of Maplewood Cemetery approximately 800 feet to the Cemetery's southeast corner; extends north along the eastern boundary of the Cemetery to its intersection with the Southern Railroad tracks; extends east along the Southern Railway Tracks for approximately 300 feet to the intersection of English Street; extends south on English Street for approximately 325 feet to the northern boundary of parcel 191-2-2; extends east to the parcel's eastern boundary; extends south approximately 180 feet to the northern boundary of parcel 191-2-43; extends west along the northern boundary of parcel 191-2-43 to its southwest corner; extends east along the southern boundary of parcel 191-2-43, extends across Avalon Road and continues along the northern boundary of parcel 191-3-1 to its northeast corner; extends south along the eastern boundaries of parcels 191-3-1 and 191-3-3 to the intersection of Apache Street approximately 250 feet to the eastern boundary of parcel 202-1-1; extends south along the eastern boundaries of parcels 202-1-1 and 192-2-1 to the southeast corner of parcel 192-2-1; extends west along the southern boundaries of parcels 191-2-1, 192-1-9, and 192-1-1 to the intersection with English Street; extends south along English Street to its intersection with East Lee Street, hence the point of beginning.

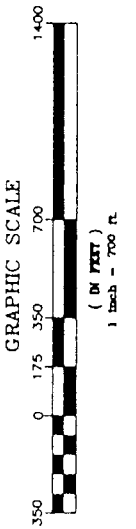
# MAP 1

BOUNDARY OF WILLOW OAKS  
REDEVELOPMENT AREA

-  EXISTING BUILDINGS
-  TAX MAP PARCELS
-  WILLOW OAKS REDEVELOPMENT AREA



WILLOW OAKS TRADITIONAL  
NEIGHBORHOOD



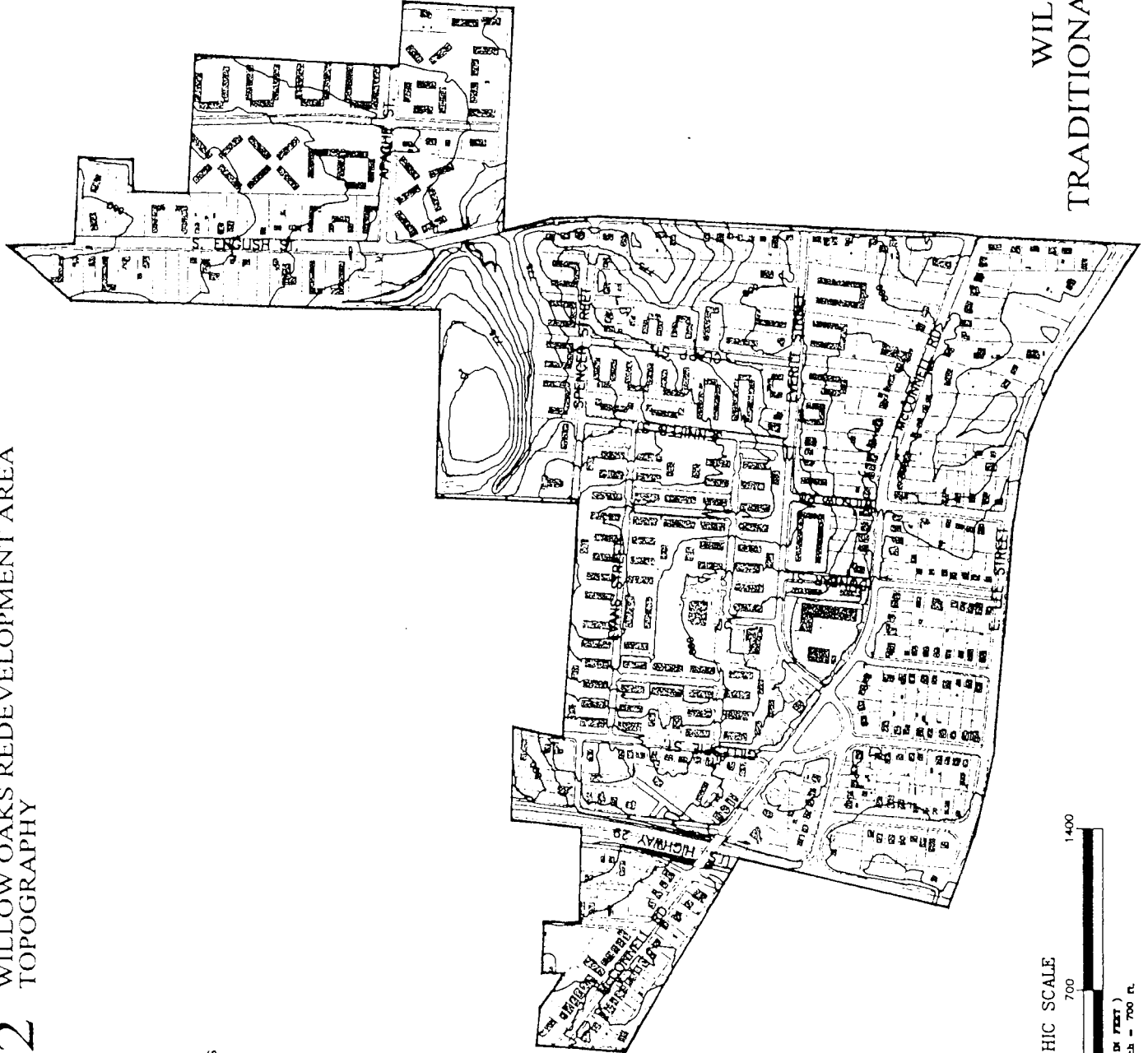
## **2. Physical Characteristics**

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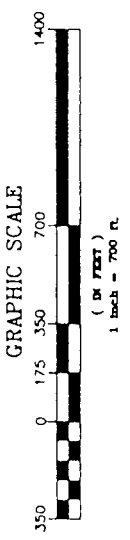
As shown on Map 2, the topography of this area of Greensboro has a gentle roll. The land slopes with small "noses" and valleys that run toward the creek located just north of Spencer Street. There is evidence of an informal diagonal pedestrian pathway running through the Morningside site starting from the location of the community center on Everitt Street down towards the creek and Gillespie Street Park. Both the natural topography and the man-made pathways influenced the layout and design of the Traditional Neighborhood including the street patterns and infrastructure grid.

As indicated on Map 3, the entire redevelopment area is located outside of the five-hundred-year flood plain area. It also shows that the entire area lies outside of Greensboro's Watershed Critical Area (WCA) and the General Watershed Area (GWA).

# MAP 2 WILLOW OAKS REDEVELOPMENT AREA TOPOGRAPHY



EXISTING BUILDINGS  
TAX MAP PARCELS



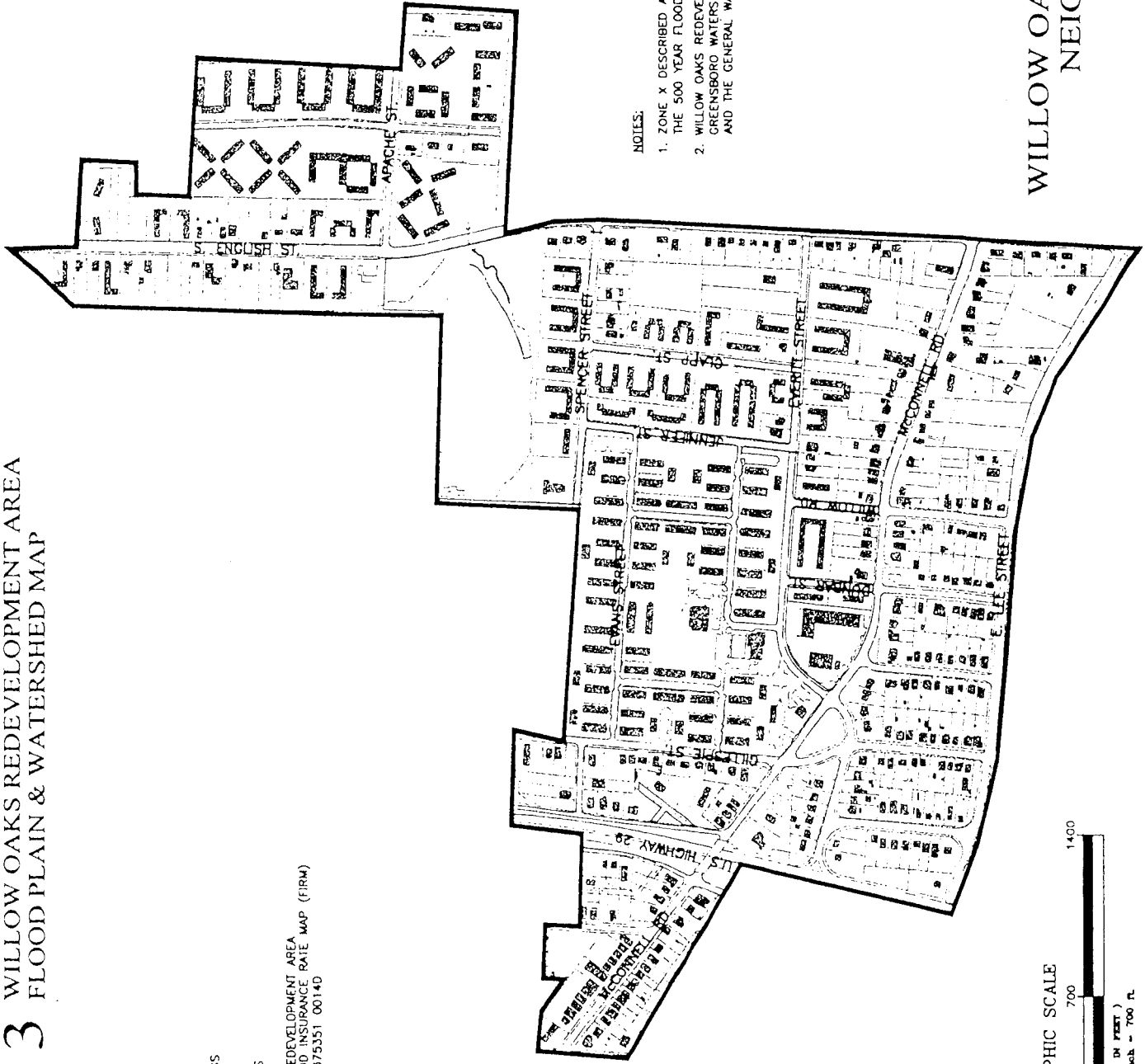
## WILLOW OAKS TRADITIONAL NEIGHBORHOOD

# MAP 3 WILLOW OAKS REDEVELOPMENT AREA FLOOD PLAIN & WATERSHED MAP

EXISTING BUILDINGS

TAX MAP PARCELS

WILLOW OAKS REDEVELOPMENT AREA  
ZONE X OF FLOOD INSURANCE RATE MAP (FIRM)  
PANEL NUMBER 375351 00140

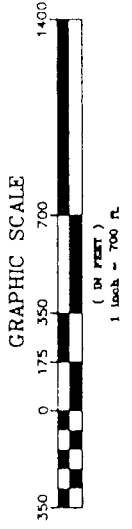


**NOTES:**

1. ZONE X DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN."
2. WILLOW OAKS REDEVELOPMENT AREA LIES OUTSIDE OF THE GREENSBORO WATERSHED CRITICAL AREA (MCA) AND THE GENERAL WATERSHED AREA (GWA)



## WILLOW OAKS TRADITIONAL NEIGHBORHOOD



### **3. Land Use**

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The Willow Oaks Redevelopment Area seeks to establish a mixed-use and pedestrian-oriented community. Map 4, located on the next page, reflects the original land use mix for the Willow Oaks area. The Willow Oaks TND Land Use Map identifies the land use type within the traditional neighborhood district (see Zoning Maps – Section 5) as well as the land use pattern within the larger Willow Oaks Redevelopment Area.

The subcategories of the Traditional Neighborhood District are defined as the Neighborhood Center and the Neighborhood General. The project-specific land uses for each of these categories is outlined in Exhibit 1, Project Specific Land Use Schedule, located on page 9. General definitions of both categories are given below.








1. Neighborhood Center (NC) = the central hub of the traditional neighborhood district that will include a mix of land uses to promote economic and social activity within the district.
2. Neighborhood General (NG) = the primary dwelling area of the traditional neighborhood district, which promotes residential, certain recreational and civic uses and limits the retail and service uses within the area.

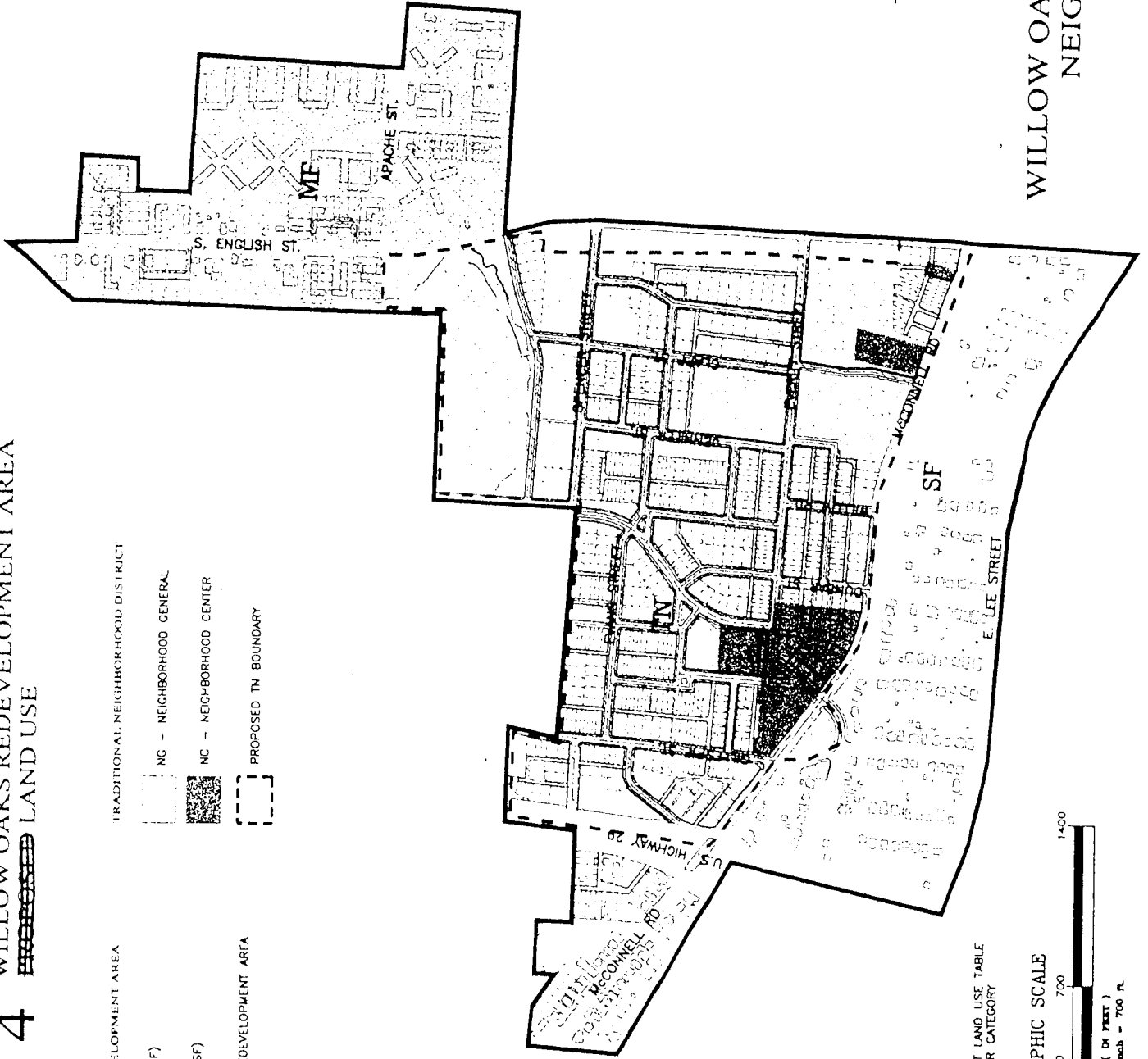
The remaining general Willow Oaks Redevelopment Area has been designated Single Family (SF) or Multi-Family (MF) use as depicted on Map 4 in compliance with the Willow Oaks Redevelopment Plan adopted by City Council.



# MAP 4 WILLOW OAKS REDEVELOPMENT AREA

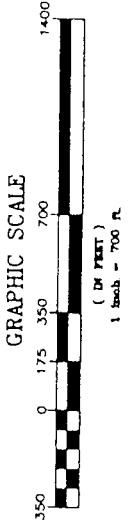
## PROPOSED LAND USE

- |   |                                |   |                                   |
|---|--------------------------------|---|-----------------------------------|
|  | WILLOW OAKS REDEVELOPMENT AREA |  | TRADITIONAL NEIGHBORHOOD DISTRICT |
|  | MULTI FAMILY (MF)              |  | NC - NEIGHBORHOOD GENERAL         |
|  | SINGLE FAMILY (SF)             |  | NC - NEIGHBORHOOD CENTER          |
|  | WILLOW OAKS REDEVELOPMENT AREA |  | PROPOSED TN BOUNDARY              |



WILLOW OAKS TRADITIONAL  
NEIGHBORHOOD

\* REFER TO THE PROJECT LAND USE TABLE FOR SPECIFIC USES PER CATEGORY



**WILLOW OAKS**  
Traditional Neighborhood Plan

**Exhibit 1: Project Specific Land Use Schedule**

	TN District	
	NG	NC
<b>TYPES OF USE</b>		
<b>RESIDENTIAL USES</b>		
Common Area Recreation & Service Facilities	ρ	ρ
Family Care Homes (6 or less)	ρ	
Family Care Homes (9 or less)	ρ	
Maternal Care Homes (6 or less)	ρ	
Maternal Care Homes (9 or less)	ρ	
Multifamily Dwellings (including Condominiums)	ρ	ρ
Shelters, Emergency		
Shelters, Temporary		
Single Family Detached Dwellings	ρ	
Townhouse Dwellings	ρ	ρ
Two Family Dwellings (Twin Homes or Duplexes)	ρ	ρ
<b>ACCESSORY USES AND STRUCTURES**</b>		
Accessory Dwelling Units, Attached	ρ	ρ
Accessory Dwelling Units, Detached	ρ	ρ
Accessory Uses and Structures (customary)	ρ	ρ
Home Occupations (including renting of rooms)	ρ	ρ
Recycling Collection Points	ρ	ρ
Satellite Dishes/Communication Towers	ρ	ρ
Swimming Pools	ρ	
Yard Sales (no more than 2 per year)	ρ	ρ
<b>RECREATIONAL USES</b>		
Athletic Fields	ρ	ρ
Clubs or Lodges	ρ	ρ
Dance Schools		ρ
Physical Fitness Centers		ρ
Public Parks	ρ	ρ
Public Recreation Facilities	ρ	ρ
Swim and Tennis Clubs	ρ	ρ
<b>EDUCATIONAL AND INSTITUTIONAL USES</b>		
Cemeteries/Mausoleums		
Churches	ρ	ρ
Day Care Centers, Adult (5 or less, Home Occupation)	ρ	
Day Care Centers, Adult (6 or more)		ρ
Day Care Homes, Child (5 or less, Home Occupation)	ρ	
Day Care Homes, Child (6 or more)		ρ
Elementary or Secondary Schools		
Fire Stations	ρ	ρ
Government Offices		ρ
Libraries		ρ
Museums or Art Galleries		ρ
Police Stations, Neighborhood		ρ
Post Offices		ρ
<b>BUSINESS, PROFESSIONAL, &amp; PERSONAL SERVICES</b>		
Accounting, Auditing, or Bookkeeping		ρ
Administrative or Management Services		ρ
Advertising Agencies or Representatives		ρ
Banks, Savings & Loans, or Credit Unions		ρ
Barber Shops		ρ
Beauty Shops		ρ
Business Associations		ρ
Business Incubators		ρ
Clothing Alterations or Repairs		ρ

**WILLOW OAKS**  
Traditional Neighborhood Plan

	TN District	
	NG	NC
Computer Maintenance and Repairs		p
Computer Services		p
<b>BUSINESS, PROFESSIONAL, &amp; PERSONAL SERVICES (Continued)</b>		
Economic, Socio, or Educational Research		p
Employment Agencies, Personnel Agencies		p
Engineering, Architect, or Survey Services		p
Equipment Repairs, Light		p
Finance or Loan Offices (no drive-through)		p
Insurance Agencies (no on-site claims inspections)		p
Laundromats, Coin-Operated		p
Laundry or Dry Cleaning Substations		p
Law Offices		p
Medical, Dental, or Related Offices		p
Noncommercial Research Organizations		p
Office Uses Not Otherwise Classified		p
Photocopying and Duplicating Services		p
Photography Studios		p
Real Estate Offices		p
Rehabilitation or Counseling Services		p
Shoe Repair or Shoeshine Shops		p
Stock, Security, or Commodity Brokers		p
Tanning Salons		p
Television, Radio, or Electronic Repairs		p
Tourist Homes (Bed & Breakfast)	p	p
Travel Agencies		p
Vocational, Business, or Secretarial Schools		p
Watch or Jewelry Repair Shops		p
		p
<b>RETAIL TRADE</b>		
Antique Stores		p
Arts & Crafts		p
Bakeries		p
Bookstores		p
Cake Decorating Supply Stores		p
Camera Stores		p
Candle Shops		p
Candy Stores		p
Clothing, Shoe, and Accessory Stores		p
Coin, Stamp, or Similar Collectible Shops		p
Convenience Stores (without fuel pumps)		p
Cosmetics Shops		p
Dairy Products Stores		p
Department, Variety or Gen. Merchandise Stores		p
Drugstores		p
Fabric or Piece Goods Stores		p
Florists		p
Food Stores		p
Gift or Card Shops		p
Hardware Stores		p
Hobby Shops		p
Home Furnishings, Miscellaneous		p
Jewelry Stores		p
Luggage or Leather Goods Stores		p
Musical Instrument Sales		p
Newsstands		p
Optical Goods Sales		p
Record and Tape Stores		p
Restaurants (no drive-through)		p
Sporting Goods Stores		p

**WILLOW OAKS**  
*Traditional Neighborhood Plan*

	TN District	
	NG	NC
Stationery Stores		ρ
Television, Radio, or Electronic Sales		ρ
<b>RETAIL TRADE (Continued)</b>		
Tobacco Stores		ρ
Used Merchandise Stores		ρ
Video Tape Rental and Sales		ρ
<b>TRANSPORTATION, WAREHOUSING AND UTILITIES</b>		
Land Clearing & Inert Debris Landfills, Minor		
Utility Lines and Related Appurtenances	ρ	ρ
Utility Substations	ρ	
Wireless Telecommunication Towers	ρ	ρ
<b>MANUFACTURING AND INDUSTRIAL USES</b>		
Artisans and Crafts		ρ
Jewelry and Silverware (no plating)		ρ
Musical Instruments		ρ
<b>OTHER USES</b>		
Automotive Parking (subject to Sec. 30-5-3.5)	ρ	ρ
Mixed Developments (including Live/Work Units)	ρ	ρ
Temporary Construction Office, Construction Equipment Storage, Real Estate Sales or Rental Offices (with concurrent building permit for Permanent building)	ρ	ρ
Temporary Events, including but not limited to: (Refer to Section 30-3-3.5)	ρ	ρ
Arts and Crafts Shows		ρ
Concerts, Stage Shows		ρ
Outdoor Religious Events	ρ	ρ

#### 4. Traditional Neighborhood Development Plan

Based on the redevelopment objectives, physical site characteristics, and the land uses, Map 5 depicts the illustrated Willow Oaks Traditional Neighborhood Development Plan. This master plan addresses a wide range of community needs, including the provision of a range of affordable housing choices, lessening the stark contrast between the public housing community and adjacent neighborhoods, convenient and accessible shopping and support services, and modifications to streets to encourage a more cohesive and pedestrian-friendly community.

The basic concepts of traditional neighborhood development (TND) guided the preparation of this plan. Key TND features of this plan include:

- The neighborhood center is the focus for business and civic uses. This center is planned along McConnell Road in the general location of the previous commercial center.
- A diverse housing mix is planned throughout the TND district, including single-family homes for rent and sale, and rental housing units in townhouse buildings ranging from two to ten units each. All housing will be designed to be compatible in scale and style.
- The development pattern utilizes smaller lot sizes, narrower streets, and sidewalks throughout the community to encourage pedestrian-oriented activities.
- Automobile access, parking and service uses are provided by means of rear alleyways where practical to allow for a more attractive and functional streetscape.

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## WILLOW OAKS

### *Traditional Neighborhood Plan*

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- The relationship of buildings and streets will encourage a safe and stable neighborhood by providing “eyes on the street” and encouraging resident interaction.

In addition to this document, design and architectural standards for Willow Oaks are found in the Willow Oaks Design Standards document, which is enforced through deed restrictions and includes the following sections:

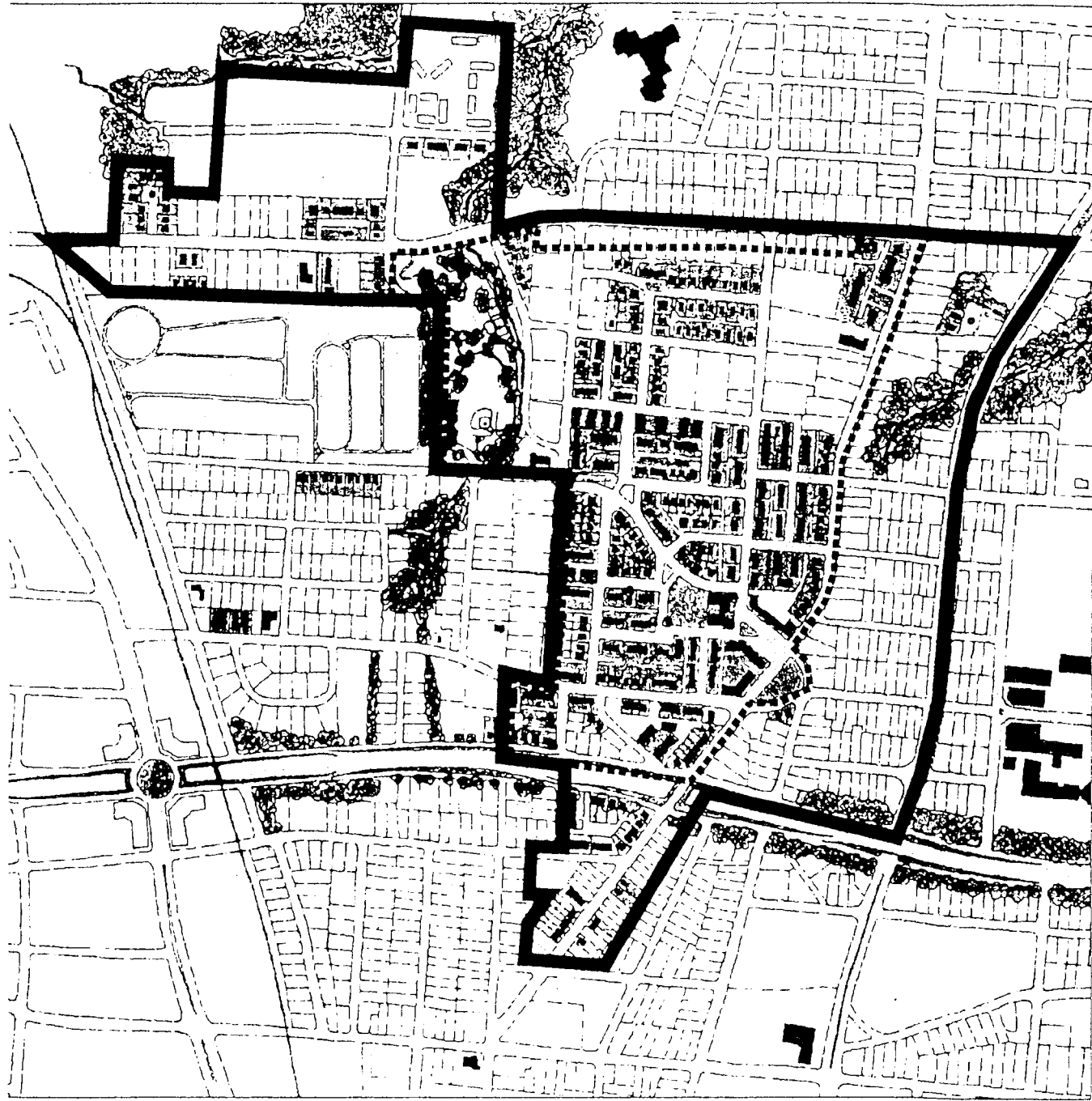
- **Urban Standards** – The Urban Standards is a matrix of text and/or diagrams that regulates those aspects of private buildings that affect the public realm. They vary according to the land use categories of the Willow Oaks TND Land Use Map and define the streetscape. The standards encourage the provision of certain building types and frontage elements.
- **Architectural Standards** – The Architectural Standards is a matrix of text that specifies the materials and configurations permitted for walls, roofs, openings, and facades and is intended to produce visual compatibility among disparate building types. The standards relate to the vernacular building traditions of the region,
- **Landscape Standards** – The Landscape Standards is a list of plant species with instructions regarding their location and planting pattern. The lists are separated into those pertaining to public areas and to private lots. The planting lists are coordinated toward achieving a coherent forestation of the urban fabric. The selection and disposition of the planting is intended to create an ecosystem harmonious with the region.
- **Design Review Procedure** – The Design Review Procedure functions to encourage the architectural harmony of Willow Oaks and exercises design review over all construction and alterations in Willow Oaks that are visible from the street and neighboring residences.

The TND Plan and the Design Standards are conceived and administered to guide the build-out of the Willow Oaks Traditional neighborhood within the city of Greensboro. These two documents assure that all development is harmonious with the traditional neighborhood character of Greensboro. Both documents further assure that the community adheres to a neighborhood structure having the following characteristics:

- The neighborhood is limited in size by a five-minute walking distance from edge to center.
- Residences, shops, workplaces, and civic buildings are included in close proximity.
- A variety of thoroughfares serve the needs of the pedestrian and the automobile equitably.
- Public open spaces in the form of squares and parks and playgrounds provide places for informal social activity and recreation.
- Building frontages in disciplined alignment define the public space.
- Civic buildings reinforce the identity of community by providing places for purposeful assembly.
- The build-out of the Plan is reviewed and approved by a designated Review Architect or Committee.
- Deviations from an approved plan book are considered on a case-by-case basis.

# MAP 5

## WILLOW OAKS TRADITIONAL NEIGHBORHOOD



WILLOW OAKS  
REDEVELOPMENT AREA



WILLOW OAKS  
TRADITIONAL NEIGHBORHOOD

NOT TO SCALE

WILLOW OAKS TRADITIONAL

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## WILLOW OAKS

### *Traditional Neighborhood Plan*

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## 5. Zoning

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Previous zoning patterns in the Willow Oaks neighborhood (Map 4) were a reflection of the predominant land uses that have developed over the years. From McConnell Road south, single-family residential zoning predominated. Almost all areas north of McConnell Road were previously zoned for multi-family residential development.





The zoning changes described on Map 5 include an approximately 80-acre Traditional Neighborhood Development (TN-1) district centrally located within the Willow Oaks Redevelopment area and several acres along McConnell Road west of Gillespie Street that are recommended for conversion from multi-family to single family residential zoning in the Willow Oaks Redevelopment Plan.

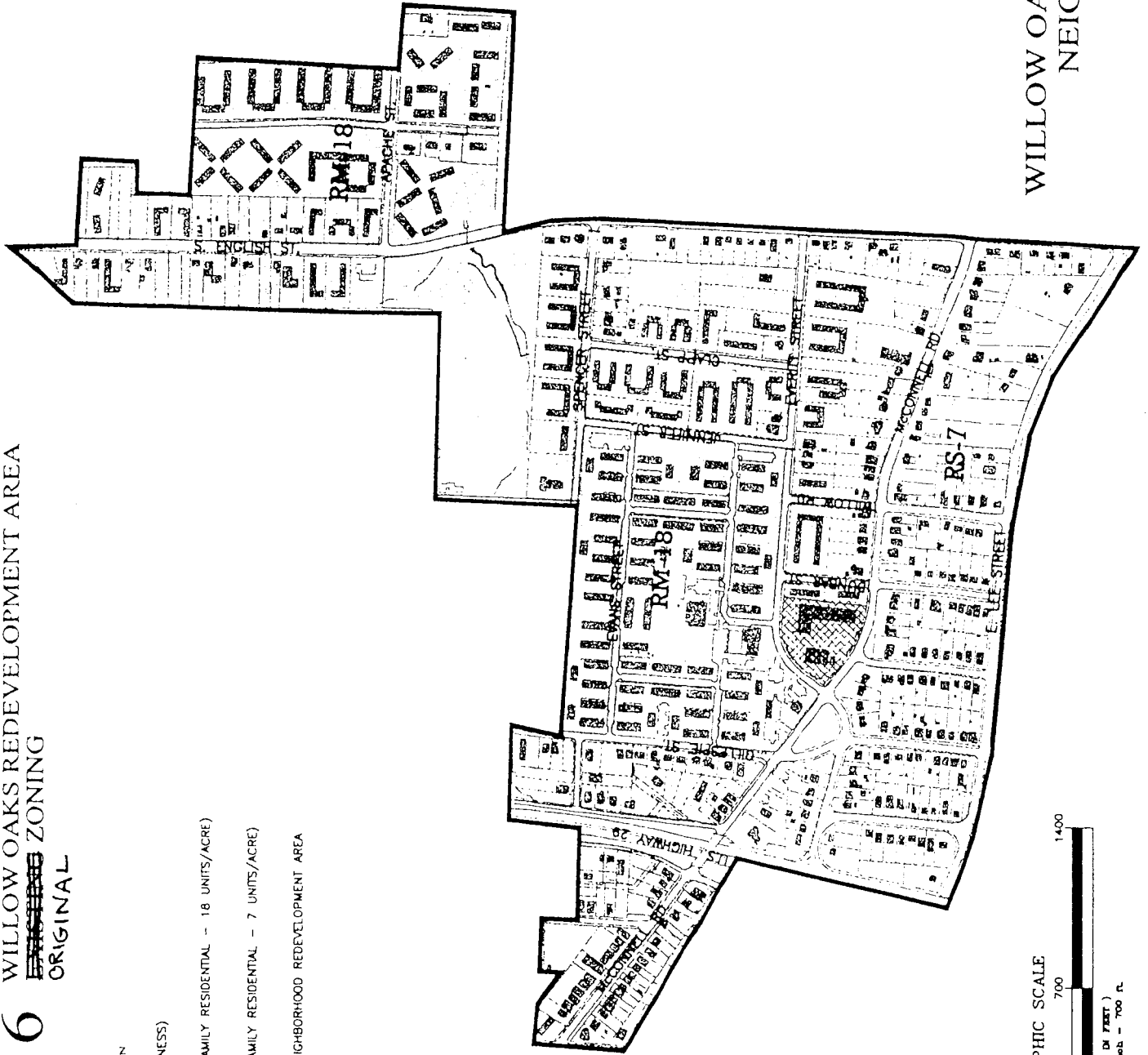
The TN-1 district covers all of the former Morningside Homes public housing site and additional areas to the west, north and east. The boundaries of the TN-1 district were selected to include mostly areas where the City and Greensboro Housing Authority (GHA) are the current owners of the property or plan to purchase the property as part of the project. There will, however, be some properties not owned by the City or GHA that are included in the TN-1 district. These owners shall be given the right to bring their properties under the coverage of deed restrictions within the TN-1 district if they choose to do so. In the future, should this TN-1 district be expanded, existing property owners within the expanded district would have the same option to bring their properties under subjection to the design and architectural standards developed for the Willow Oaks neighborhood and enforced through deed restrictions placed on those properties.

# MAP 6 WILLOW OAKS REDEVELOPMENT AREA

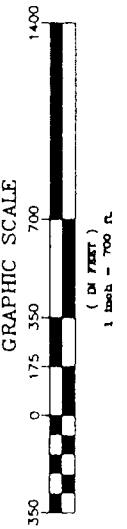
## ZONING ORIGINAL

ZONING CLASSIFICATION

-  LB (LIMITED BUSINESS)
-  RM-18 (MULTI-FAMILY RESIDENTIAL - 18 UNITS/ACRE)
-  RS-7 (SINGLE FAMILY RESIDENTIAL - 7 UNITS/ACRE)
-  WILLOW OAKS NEIGHBORHOOD REDEVELOPMENT AREA



WILLOW OAKS TRADITIONAL  
NEIGHBORHOOD

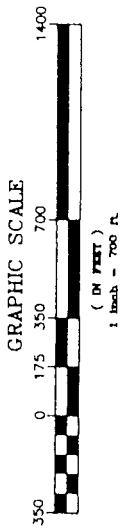
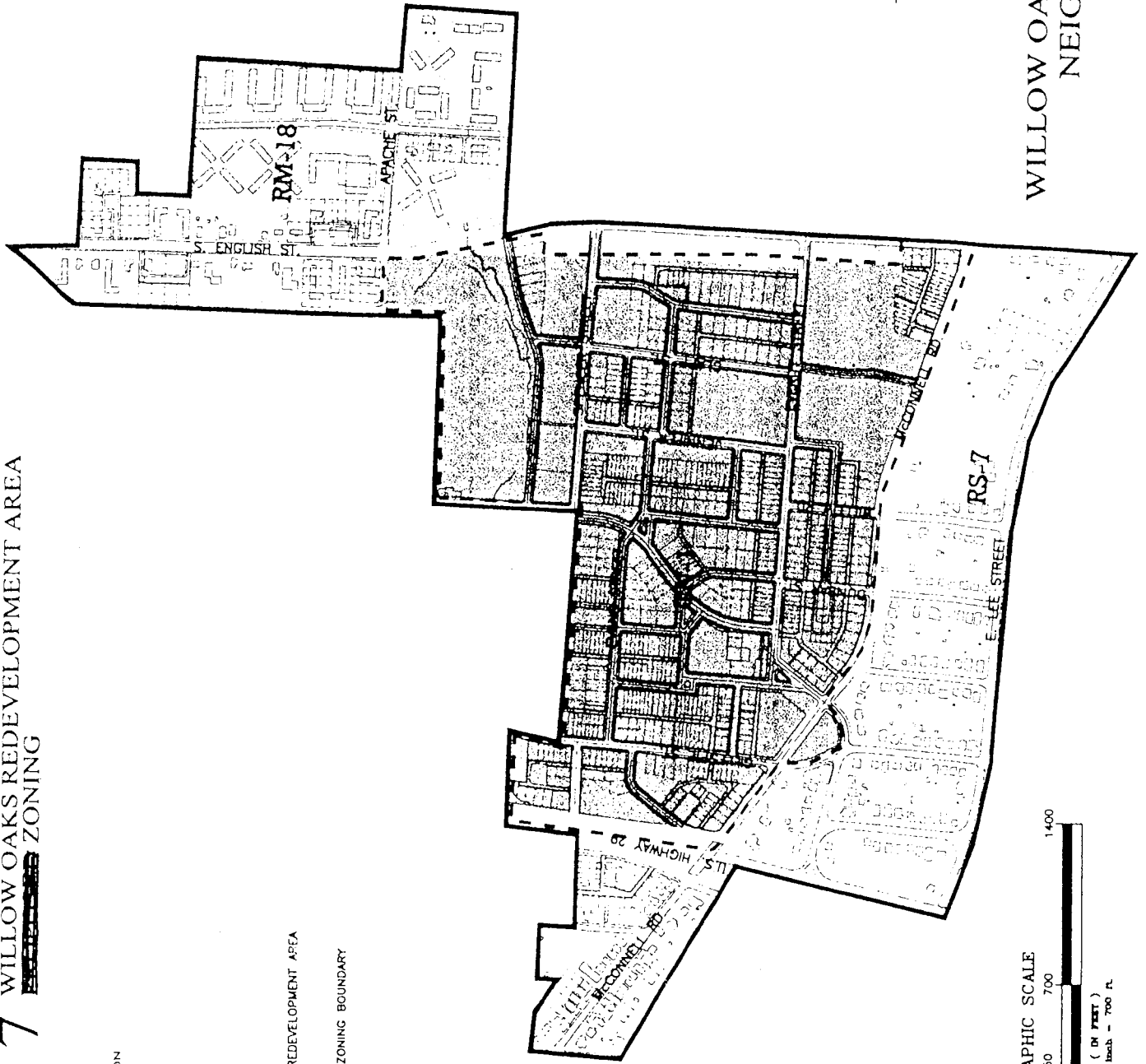




# MAP 7 WILLOW OAKS REDEVELOPMENT AREA ZONING

## ZONING CLASSIFICATION

- RS-7
- RM-18
- TN-1
- WILLOW OAKS REDEVELOPMENT AREA
- PROPOSED TN ZONING BOUNDARY



WILLOW OAKS TRADITIONAL  
 NEIGHBORHOOD

## **II. Project Specific Development Standards**

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### **1. General Narrative of Standards to Stand in Lieu of Existing Standards**

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The Willow Oaks Traditional Neighborhood Plan utilizes several standards in lieu of the existing standards. These differences are outlined in the sections listed below as specified in Section 30-4-2.1 of the Code of Ordinances for the City of Greensboro. Please note no modifications to the existing code of ordinances have been made for the sections without asterisks (\*). A hyphen (-) entry in a table connotes "same as Ordinance".

- A. Table 30-4-6-6\* ~ TND Dimensional Requirements
- B. Section 30-4-7 ~ Supplementary Dimensional Requirements
- C. Section 30-4-8\* ~ Accessory Building, Structure, & Use Requirement
- D. Section 30-4-9\* ~ Fences
- E. Section 30-5-4\* ~ Landscaping Requirements
- F. Section 30-5-5\* ~ Sign Requirements
- G. Table 30-6-13-1\* ~ Minimum Public Street Design Standards
- H. Table 30-6-13-4\* ~ Minimum Private Alley Standards for TND
- I. Section 30-6-13.5 ~ Sidewalks

#### ***A. TND Dimensional Requirements: Table 30-4-6-6\****

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Willow Oaks TND Dimensional Requirements are reflected in Table 30-4-6-6\*, located on the following page.

#### ***B. Supplementary Dimensional Requirements: Section 30-4-7***

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Subsection 30-4-7.4(C) Canopy Projections, shall not apply. All other subsections except 30-4-7.4(B) shall apply. That subsection is modified as follows:

##### **Single-family detached**

###### *Street setback (front and side)*

1. Porches may encroach into setback, but in no case shall be closer than three (3) feet to the property line.
2. Cornices, overhanging eaves and gutters, windowsills, bay windows, or similar architectural features may project into setback, but in no case shall be closer than one and one-half (1.5) feet to the property line.
3. Steps attached to above-grade structures may project anywhere into setback.

###### *Interior setback*

1. Porches may encroach into setback, but in no case shall be closer than three (3) feet to the property line.
2. Cornices, overhanging eaves and gutters, windowsills, bay windows, or similar architectural features may project into setback, but in no case shall be closer than two (2) feet to the property line.
3. Steps attached to above-grade structures may project into setback, but in no case shall be closer than one and one-half (1.5) feet to the property line.

**WILLOW OAKS**  
*Traditional Neighborhood Plan*

**Single-family attached (duplexes, twin homes, townhouses with deeded lots)**

Same as Single-family detached

**Multifamily (condos, apartments)**

*Street setback (front and side)*

1. Porches may encroach into setback, but in no case shall be closer than three (3) feet to the property line.
2. Cornices, overhanging eaves and gutters, windowsills, bay windows, or similar architectural features may project into setback, but in no case shall be closer than one and one-half (1.5) feet to a street line.

*Interior setback*

1. Encroachments into interior setbacks must comply with building code safety requirements.

For Civic, Commercial and Mixed Uses, the covers listed in subsection 30-4-14.1(B), Permitted Projections, may extend into the street right-of-way as if in the Central Business District.

**C. Accessory Building, Structure, & Use Requirements: Section 30-4-8\***

Accessory Building and Structure Setback Requirements are reflected in the table below.

Location Relative to Principal Building	Accessory Building/Structure Size							
	< 600 sq. ft				≥ 600 sq. ft			
	Side		Rear		Side		Rear	
	Ordinance	WO TND	Ordinance	WO TND	Ordinance	WO TND	Ordinance	WO TND
Between Front Wall and Rear Wall (Projected)	Same as Principal Building	-	N/A	-	Same as Principal Building	-	N/A	-
Behind Rear Wall	5 ft.	3 ft.	5 ft.	3 ft.	5 ft.	3 ft.	10 ft.	3 ft.

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Table 30-4-6-6\* Willow Oaks Traditional Neighborhood District Dimensional Requirements\*

	SF Detached		SF Attached		Multiple Family		Mixed Use		Commercial		Civic	
	Ordinance	WO TND	Ordinance	WO TND	Ordinance	WO TND	Ordinance	WO TND	Ordinance	WO TND	Ordinance	WO TND
Min Lot Area per D.U. (sq. ft.)	5,000	2,975 <sup>a</sup>	3,600	2,000 <sup>a,b</sup>	2,000	1,375 <sup>a,b</sup>	2,000 <sup>b</sup>	N/A	N/A	N/A	N/A	
Min Lot Width (ft.)												
Interior Lot	40	34	20	-	40	-	40	40	40	40	-	
Corner Lot	45	39	25	-	45	-	45	45	45	45	-	
Min. Street Frontage (ft.)	40	34	15	-	40	-	N/A	N/A	N/A	N/A	N/A	
Min. Street Setback (ft.)	10	5	5	-	5	-	5	0	0	0	0	
Max. Street Setback (ft.) <sup>d</sup>	20	-	20	-	20	-	20	5	5	20	-	
Min. Interior Setback (ft.)												
Side	5	-	0	-	5	-	0	0	0	0	-	
Rear	5	-	5	-	10	-	0	0	0	5	-	
Max. Height (ft.) <sup>e</sup>	50	-	50	-	50	-	50	50	50	50	-	
Max. Bldg. Coverage	55%	65%	55%	65% <sup>a</sup>	55%	65%	70%	70%	70%	55%	65%	
Max. Bldg. Footprint (sq. ft.)	5,000	-	5,000	-	10,000	-	18,000	18,000	18,000	N/A	N/A	

<sup>a</sup> This is a minimum lot size.  
<sup>b</sup> Multiply this number by the number of dwelling units to get the minimum size of the zone lot.  
<sup>c</sup> No more than three (3) full or partial stories entirely above grade.  
<sup>d</sup> Larger setbacks may be authorized by the Technical Review Committee (TRC) to address special circumstances on individual lots.

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**D. Fence Regulations: Section 30-4-9\***

Fence regulations are reflected in the table below.

**Fence Regulations for Willow Oaks TND Plan**

Height	Ordinance <sup>1</sup>	WO TND
Residential Uses:	Shall not exceed four (4) feet in height within fifteen (15) feet of any public or private ROW.	Shall not exceed 3.5 feet in height from the front street ROW to the front facade line of the building. <sup>2</sup>
	Shall not exceed seven (7) feet in height otherwise.	Shall not exceed 7.5 feet in height in all areas at and behind the front facade line to the rear property line. <sup>2</sup>
Commercial, Industrial, Institutional, or other Non-residential uses:	Shall not exceed eight (8) feet in height unless the fence observes the required building setbacks or is at least fifteen feet from all property lines.	Shall not exceed 3.5 feet in height from the front street ROW to the front facade line of the building. <sup>2</sup>
		Shall not exceed 7.5 feet in height in all areas at and behind the front facade line to the rear property line. <sup>2</sup>

<sup>1</sup> Portions of the Ordinance not specifically modified herein remain the default standard.

<sup>2</sup> Where no building exists, the build-to facade line as described in the Willow Oaks Design Standards shall be used as the front facade line for purposes of determining fence heights.

**E. Landscaping Requirements: Section 30-5-4\***

Landscaping requirements are reflected in the table below.

**Landscaping Requirements for Willow Oaks TND Plan**

Street Planting Yards	Ordinance <sup>1</sup>	WO TND
Canopy Tree Rate:	2 canopy trees per 100 linear feet. (Understory trees can be substituted at the rate of 2 understory trees for each required canopy tree).	Canopy trees planted 30 foot on center along both sides of all commercial and residential streets, excluding alleys and parkside drives.
Shrub Rate:	17 shrubs per 100 linear feet.	No shrubs required.
Location:	Required trees and shrubs shall not be installed in street rights-of-way.	Street trees shall be planted in the publicly-owned grass strip between sidewalk and curb where possible. <sup>2</sup>

<sup>1</sup> Portions of the Ordinance not specifically modified herein remain the default standard.

<sup>2</sup> Street trees planted in the public R.O.W. grass strip shall be maintained by the adjacent property owner or the corresponding neighborhood homeowners' association as reflected in the TND neighborhood association documents.

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**F. Sign Requirements: Section 30-5-5\***

Sign requirements are reflected in the table below.

**Sign Regulations for Willow Oaks TND Plan**

	Ordinance <sup>1</sup>	WO TND
<b>Freestanding Signs (Outdoor Advertising)</b>		
Maximum number of signs.	1 per lot frontage.	None allowed.
<b>Wall Signs (Allowed in Neighborhood Center District only)</b>		
Maximum number of signs	No limit.	1 per business.
Maximum area (sq. ft.)	5% of the first 30' of wall area. <sup>2</sup>	5% of wall area or 24 sq. ft., whichever is less.
Minimum area regardless of calculation based on wall size.	25' or 50' depending on zoning district.	No minimum area.
Maximum height	Top of wall.	No higher than base of second floor windowsill.
<b>Projecting Signs (Allowed in Neighborhood Center District only)</b>		
Maximum number of signs	1 per entrance	1 per business.
Maximum area.	6 sq. ft.	6 sq. ft.
Maximum distance from wall.	-	12 inches
Maximum width.	-	3 feet
<b>Awning Signs (Allowed in Neighborhood Center District only)</b>		
Maximum area if awning sign is main sign	25% of the awning face.	10 sq. ft.
Maximum area if awning sign is auxiliary sign on valance only.	25% of the awning face.	4 sq. ft.

<sup>1</sup> Portions of the Ordinance not specifically modified herein remain the default standard.

<sup>2</sup> For purposes of calculating sign areas, the wall area shall be the facade facing the principal frontage. No additional area shall be added for facades that face a side street.

**G. Minimum Public Street Design Standards: Table 30-6-13-1\***

**Purpose of Street Types**

**Streets:** The purpose of a Street is to accommodate pedestrian and vehicular access. Streets provide frontage for buildings such as offices, shops, apartment buildings, and row houses. A street is urban in character, with raised curbs, closed drainage, sidewalks, parallel parking on one or both sides, and regular tree plantings. Character may vary somewhat, however, responding to the scale and mix of adjacent land uses being served by the respective street.

**Alleys:** The purpose of an Alley is to provide a narrow pedestrian and vehicular access way to the rear of urban or neighborhood lots. Alleys typically provide locations for maintenance access, utility locations, service areas, and parking access. Alleys are not designed for on-pavement parking. In more dense locations typically with adjacent commercial uses, alleys may be paved for the full width of the right-of-way.

Multiple access routes to any property within a TND are a significant and important feature, particularly for emergency access. No property within the Willow Oaks TND has less than two potential access routes via public right-of-way.

Minimum Public Street Design Standards as outlined in Section 30-6-13-1 of the Code of Ordinances are reflected in the table on the following page.

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Table 30-6-13-1\* Proposed Modification to the Minimum Public Street Design Standards\*

	Row <sup>a</sup> (ft)		Pavement Width <sup>a,b</sup> (ft)		Stopping Sight Distance (ft)		Centerline Radius (ft)	
	Ordinance	WO TND	Ordinance	WO TND	Ordinance	WO TND	Ordinance	WO TND
MAJOR THOROUGHFARE	90 to 100	-	64 to 68	-	650	-	1530	-
MINOR THOROUGHFARE								
Five-lane	80	-	48	-	550	-	1240	-
Four-lane	68	-		-	475	-	955	-
COLLECTOR	60	-	40	-	400	-	765	-
2-sides parking	60	-	34	-	400	-	765	-
1-side parking	50	-	27	-	400	-	765	-
SUBCOLLECTOR	56	-	36	-	250	-	440	-
2-sides parking	56	-	36	34	250	-	440	-
1-side parking	56	50	36	27	250	-	440	-
LOCAL RESIDENTIAL <sup>c</sup>								
2-sides parking	50	47	26	-	107	-	90	-
1-side parking	46	41	20	-	107	-	90	-
One-way - 1 side parking		30		18		44		22
LOCAL COMMERCIAL	60	-	30	-	196	-	195	-

<sup>a</sup> Additional width may be required under Section 30-6-13.3 (conformance with Thoroughfare and Collector Street Plans)

<sup>b</sup> Dimensions in this column are from face-of-curb to face-of-curb, except for ribbon pavement.

<sup>c</sup> In case where design conditions make these numbers unattainable, the design speed may be reduced to obtain lower minimum requirements based on the Institute of Transportation Engineers "Traditional Neighborhood Development - Street Design Guidelines" October 1999.

**H. Minimum Private Alley Standards for TND: Table 30-6-13-4\***

Table 30-6-13-4 Minimum Private Alley Standards

	Row (ft)		Pavement Width (ft)		Stopping Sight Distance (ft)		Centerline Radius (ft)	
	Ordinance	WO TND	Ordinance	WO TND	Ordinance	WO TND	Ordinance	WO TND
<b>Alley</b>	20	-	15	12 <sup>a</sup>	73	44	50	-

<sup>a</sup> Alleys with less than 15' paved width shall be one-way. Parking will not be allowed on alleys.

**I. Proposed Sidewalks Requirements: Section 30-6-13.5**

Sidewalks shall be on both sides of all public streets.