

### Neighborhoods / Settlements

## *New Residential-Medium Neighborhood*

### Appropriate Land Uses:

#### Conventional Subdivisions:

- Single-family Detached Residential
- Single-family Attached Residential (limited to two-family houses)

#### Alternative Development Types:

- Mixed-use/Commercial/Office (TND only)
- Multi-family Residential (TND, CS only)
- Single-family Attached Residential
- Single-family Detached Residential
- Civic/Institutional

### Development Character:

#### Conventional Subdivisions:

- Narrow mix of residential building types (single-family houses, two-family houses)
- Narrower range of lot sizes (2 dwelling units per acre gross density)
- Deeper setbacks; up to 2.5 stories

#### Conventional Planned Unit Development (PUD) Option:

- Narrow mix of residential building types (single-family houses, two-family houses)
- Smaller lots optional (4 dwelling units per acre gross density)
- Shallow to deep setbacks
- Up to 2.5 stories
- Civic Open Space

#### Traditional Neighborhood Development (TND) Option:

- Emphasis on walkability
- Mixed-use
- Mixture of residential building types
- Wide range of lot sizes (8 dwelling units per acre gross density)
- Shallow to deep setbacks
- Up to 3 stories
- 20% minimum open space preserved (including drip field for STEP system)
- Parking to the rear or side of buildings
- Civic Open Space at neighborhood center and distributed throughout

#### Conservation Development (CD) Option:

- Mixture of residential building types
- Wide range of lot sizes (6 dwelling units per acre gross density)
- Shallow to deep setbacks
- Up to 2.5 stories
- 50% minimum open space preserved (including drip field for STEP system)
- Parking to the rear or side of buildings; Civic Open Space

### Appropriate Zoning:

- RS-40
- R-20 with PUD
- New district that would permit Traditional Neighborhood Development/Conservation Subdivision

### Appropriate Street Type(s):

#### Conventional Subdivisions:

- Rural, Suburban

#### Alternative Development Types:

- Rural, Suburban, and Urban

