

Development Director or their designee that the application is substantially the same, provided a petition for appeal is filed in writing with the Community Development Director or their designee within ten (10) days of the Community Development Director's or their designee's determination.

- (2) The Common Council shall affirm or reverse the determination of the Community Development Director or their designee, regarding whether the new application is in substantially the same form after receipt of a petition for appeal.
- (3) If it is determined that the new application is not substantially in the same form, then the applicant shall be entitled to continue with the application process in accordance with the provisions of the set forth herein.

## Sec. 17.0708. Amendments and Alterations to Approved Planned Developments

- (a) Except as provided in subsection b below, any modifications to an approved planned development or any addition to or expansion of an existing planned development shall require separate review and approval under the provisions of the Zoning Ordinance.
- (b) A minor change is any change in the site plan or design details of an approved planned development which is consistent with the standards and conditions applying to the planned development and which does not alter the concept or intent of the planned development. A minor change shall not increase the planned development's density, increase the height of buildings, reduce open space, modify the proportion of housing types, change or add new parking areas, alter alignment of roads, utilities or drainage, amend final development agreements, provisions or covenants, or provide any other change inconsistent with any standard or condition imposed by the Common Council in approving the planned development. Said minor change may be approved by the Community Development Director or their designee without obtaining separate approval by the Common Council. In addition, the Common Council may, after reviewing the request for a major change made by the applicant, direct the Community Development Director or their designee to process the request as a minor change.
- (c) A major change is any change in the site plan or design details of an approved planned development which is not a minor change as detailed in subsection b above.

## Sec. 17.0709. Traditional Neighborhood Development (TND) Standards

The Traditional Neighborhood Development (TND) District, enacted pursuant to §§ 62.23 and 66.1027, Wis. Stats. (as amended), is intended to allow the optional development and redevelopment of land in Oak Creek consistent with the design principles of traditional neighborhoods.

- (a) A traditional neighborhood:
  - (1) Is compact and designed for the human scale;
  - (2) Provides a mix of uses, including residential, commercial, civic, and open space uses, in close proximity to one another within the neighborhood;
  - (3) Provides a mix of housing styles, types, and sizes to accommodate households of all ages, sizes, and incomes;

- (4) Incorporates a system of relatively narrow, interconnected streets with sidewalks and access to bicycle and transit routes, offering multiple routes for motorists, pedestrians, and bicyclists; and provides for the connections of those streets to existing and future developments;
  - (5) Retains existing buildings with historical or architectural features that enhance the visual character of the community;
  - (6) Incorporates significant environmental features into the design;
  - (7) Is consistent with the City of Oak Creek Comprehensive Plan.
- (b) **Applicability.** This ordinance applies as an alternative set of standards for development or redevelopment on sites of 20 acres or more and is identified for Mixed Use in the Comprehensive Plan, or is contiguous to an existing mixed-use development of 20 acres or more.
- (c) **Interpretation.** Development shall be planned, reviewed, and carried out in conformance with all municipal, state, and other laws and regulations. However, if there is a conflict between the provisions of this subchapter and other provisions of the zoning or subdivision sections of the Oak Creek Municipal Code, this subchapter shall take precedence.
- (d) **Application and Approval Process.**
- (1) **Pre-Application Conference.** Prior to the official submission of the application for the approval of a Traditional Neighborhood Development, the Applicant shall meet with City staff to discuss the scope and proposed nature of the contemplated development.
  - (2) **Zoning Map Amendment and Planned Unit Development Review.** Following the pre-application conference, the Applicant shall submit a development plan with related applications and fees for Zoning Map Amendment (“Rezone”) to a Traditional Neighborhood Development District, and Planned Unit Development (PUD) approval. The requirements and review procedures in **Section 17.0325 (as amended)** shall apply. If there is a conflict between the provisions of this **Section and Section 17.0325 (as amended)**, the requirements of this Section shall be in addition to **Section 17.0325 (as amended)** unless otherwise determined in writing by the Department of Community Development. The Plan Commission shall consider the Rezone and PUD request at a regular public meeting, and shall issue a recommendation to the Common Council for consideration at a public hearing in conformance with Municipal Code.
  - (3) **Planned Unit Development (PUD).**
    - a. **Development Plan Requirements.** The Development Plan for the PUD shall include the following:
      - 1. A written report containing
        - i. The relationship of the proposed PUD to the City’s adopted Comprehensive Plan, or any adopted component thereof.
        - ii. An analysis of site conditions and development objectives.
        - iii. Total area to be included in the PUD and area(s) of open space.
        - iv. All contemplated land uses within the PUD, along with the proposed intensity of use.
        - v. Total number and types of dwelling units, including affordable units, residential density computations, demographics analysis, availability of or requirements for municipal services,

and any other similar data pertinent to a comprehensive evaluation of the proposed development. (Affordable units are those in which mortgage, amortization, taxes, insurance, and condominium/association fees, if any, constitute no more than 30% of gross annual household income for a household of the size which may occupy the unit. Rental units are considered affordable if the rent and utilities constitute no more than 30% of gross annual household income for a household of the size that may occupy the unit.)

- vi. Estimated value of structures and site improvement costs, landscaping, and special features.
  - vii. Covenants, easements, or agreements which will be used to manage and maintain the proposed development.
  - viii. Any proposed departures from the standards of development as set forth in the City zoning regulations, other City regulations or administrative rules, or other universal guidelines.
  - ix. The expected dates of commencement and completion of physical development as set forth in the proposal. If the PUD is to be developed in phases, a phasing plan setting forth the starting and completion dates of each phase shall be submitted.
  - x. A statement indicating the type of Federal or State program being used to provide a subsidy or less-than-market ("affordable") rents for the units proposed.
2. A general location map of suitable scale which shows the location of the property within the community and adjacent parcels, including locations of any public streets, railroads, major streams or rivers, and other major features within 1,000 feet of the site.
  3. Natural drainage patterns and water resources, including streams, drainage swales, ponds, lakes, wetlands, and floodplains, and proposed major changes in the above.
  4. Plans, including proposed topographic contours at two-foot intervals, with the following information:
    - i. A legal description of the property prepared by a professional surveyor.
    - ii. Identification of the developer, if different from owner(s).
    - iii. The circulation system indicating pedestrian, bicycle, and motor vehicle movement systems, including existing and proposed public and private streets or rights-of-way; transit stops; easements or other reservations of land on the site; the location and dimensions of existing and proposed curb cuts, off-street parking, loading spaces, and service access; sidewalks and other walkways.
    - iv. The size, type, and locations of proposed and existing structures that will remain. Gross square footage and height of existing structures shall be included.
    - v. Proposed parks, open space, recreational areas, preserved areas, and areas dedicated for public uses, and percentage of overall development dedicated to each use.
    - vi. Characteristics of soils related to contemplated specific uses.
    - vii. General location of trees, vegetation, landscaping proposed or existing to remain.
    - viii. The location of street and public pedestrian lighting, including lamp intensity and height.

5. A stormwater management plan for the site in conformance with Chapter 13 of the Municipal Code (as amended).
  6. Elevations and/or conceptual renderings incorporating building materials, color schemes, dimensions, and related information for proposed commercial and multifamily residential buildings, and typical elevations of all other residential buildings.
  7. A utilities plan showing existing and proposed (public and private) underground and above ground lines and structures for water, sanitary sewers, electricity, gas, telecommunications, etc., and easements therefor.
  8. Phasing plan (if applicable).
  9. Any other information deemed necessary by the Department of Community Development in order to evaluate plans.
- (4) **Site and Building Plan Review.** Detailed site, architectural, landscaping, lighting, and related plan review shall be required for the development following approval of the PUD. Architectural review shall be required for all multifamily residential dwellings with a density of four (4) or more units per structure, all mixed-use structures, and all other non-residential structures. General architectural plans detailing designs and allowed materials shall be included as part of the approved PUD for all single-family, two-family, and three-family dwellings, which do not require additional site and architectural reviews.
- (d) **Ownership and Maintenance of Public Space.** Provisions shall be made for the ownership and maintenance of streets, squares, parks, open space, multimodal paths, and other public spaces in a Traditional Neighborhood Development by dedication to the City or as otherwise approved by the Common Council.
- (e) **Subdivision of Land.** If the Traditional Neighborhood Development involves a subdivision and/or condominium plat as defined in Chapter 14 of the Municipal Code (as amended), the Applicant shall submit all required land division documents in accordance with the requirements of the Subdivision and Platting Code and Ch. 236, Wis. Stats. If there is a conflict between the design standards of the subdivision ordinance and the design guidelines of this ordinance, the provisions of this ordinance shall apply.
- (f) **Amendments to the Traditional Neighborhood Development/PUD.**
- (1) **Major Change.** Except as provided in subsection (2) below, any modifications to an approved Traditional Neighborhood Development Plan (TND) and/or PUD or any addition to or expansion of an existing TND Plan/PUD shall be considered major changes requiring separate review and approval under the provisions of Section (d) above and **Section 17.0327** of the Zoning Ordinance (as amended).
  - (2) **Minor Change.** A minor change is any change in the site plan or design details of an approved TND Plan/PUD which is consistent with the standards and conditions applying to the TND Plan/PUD, and which does not alter the concept or intent of the TND Plan/PUD. A minor change shall not increase the TND Plan's/PUD's density; increase the height of buildings; reduce open space; modify the proportion of housing types; change or add new parking areas; alter alignment of roads, utilities or drainage; amend final development agreements, provisions or covenants; or provide any other change inconsistent with any standard or condition imposed by the Common Council in approving the TND Plan/PUD. Said minor change may be approved by the Department of Community Development without obtaining separate approval by the Common Council. In addition, the Common Council may, after reviewing the request for a major change made by the Applicant, direct the Department of Community Development to process the request as a minor change.

(g) **TND Design Standards**

(1) In order to achieve the proximity necessary to make neighborhoods walkable, it is important to mix land uses. A TND shall consist of residential, mixed-use, and open space, as specified below.

a. **Residential Area(s).** The TND shall include one (1) or more residential area(s) to meet the housing needs of the City. For infill development, the required mix of residential uses may be satisfied by existing residential uses adjacent to the TND site.

1. **Permitted residential uses:**

	<b>Minimum Density/Net Acre</b>	<b>Maximum Density/Net Acre</b>
Single-Family Detached	4	11
Single Family Attached		
2 units	6	12
3-4 units	6	12
5-9 units	10	30
Multifamily/Senior Housing	NO MINIMUM	97/102

2. **Required Mix.** A minimum of two (2) housing types from this list must be present in any TND. Single-family detached dwellings shall constitute a **maximum** of 70 percent of the dwelling units.

3. **Density Bonus.** Increases over the maximum allowed density - up to 10% - may be considered on a case-by-case basis for plans that include affordable housing units as defined in subsection (d)(3)(a)(1)(v) above. A minimum of 10% of the housing type requested for the density bonus shall be affordable housing units.

b. **Mixed-Use Area.** A TND shall include one (1) or more mixed-use area(s) containing commercial, civic, residential, and open space uses. For infill development, this requirement may be satisfied by existing commercial, civic, and open space uses, provided that these are located within a one-half-mile radius of all proposed dwellings.

1. **Commercial uses.** Commercial uses listed below, up to 10,000 square feet in size, are permitted. Commercial uses exceeding 10,000 square feet in size shall require a Conditional Use Permit.

i. Food services (e.g., grocery stores, butcher shops, bakeries, and other specialty food stores); restaurants without drive-through facilities; cafes; coffee shops; bars, taverns, microbreweries, neighborhood scale distilleries or wineries, and tasting rooms; ice cream or candy shops; and similar uses.

ii. Retail, excluding adult entertainment.

iii. Services, including financial institutions without drive-up or drive-through facilities, day care centers, veterinary services or hospitals, self-service laundry or dry-cleaner, and similar uses.

2. **Lodging Uses.** Bed and Breakfast, motels, hotels, and similar uses shall require a Conditional Use Permit.

3. **Residential Uses.** As listed under subsection (a)(1) above, excluding single-family detached dwellings, but including the following:
    - i. Residential units located above commercial uses.
    - ii. Live-work units that combine a residence and workplace, provided that the residence is occupied by the owner of the business.
    - iii. Community living arrangements and assisted living facilities subject to approval of a Conditional Use Permit in conformance with Code and Statutory provisions. The status of each use in terms of density and housing type shall be determined based on the findings for the Conditional Use Permit.
  4. **Civic or institutional uses,** with a Conditional Use Permit.
  5. **Open space and recreational uses:**
    - i. Central square, amphitheater, promenade, or similar outdoor gathering space.
    - ii. Neighborhood park or adjacency to regional facilities (adjacent facilities are NOT included in the minimum 30% open space requirement in subsection (c) below).
    - iii. Playground, outdoor recreational facilities, and neighborhood clubhouse facilities in conformance with Code requirements.
    - iv. Natural/open space areas.
  6. **Density and Intensity.** Density ranges and required mix of single-family and multifamily dwelling units are as specified in Section (1)(a) above.
  7. **Maximum Nonresidential Area.** The total land area devoted to nonresidential development, including ground floor commercial or office uses, civic buildings, and parking areas, shall not exceed 25 percent of the gross acreage of the TND.
- c. **Open Space Area.** At least 30 percent of the gross acreage within the TND PUD shall be designated as open space. Open spaces do not include required setback areas and rights-of-way, or impervious surfaces. Open space areas may include:
1. Wetlands and stormwater detention/retention basins.
  2. Environmental corridors, greenways, and protected natural areas.
  3. Streams, ponds, and other water bodies.
  4. Neighborhood parks, squares, plazas, and playing fields, excluding community, regional, County, or State parks.
  5. At least 25 percent of the open space area must be common open space available for the development and/or public. At least 90 percent of all dwellings shall be located within one-quarter mile of such common open space.
- (2) **Stormwater management.** The design and development of the TND PUD should minimize off-site stormwater runoff, promote onsite filtration, and minimize the discharge of pollutants to ground and

surface water. Natural topography and existing land cover should be maintained/protected to the maximum extent practicable. New development and redevelopment shall meet the requirements of Chapter 13 of the Municipal Code.

- (3) **Dimensional standards.** Minimum and maximum dimensions are as shown in **Table 17.0327(h)(3)(d)** below. These standards shall apply to both the Residential and Mixed-Use areas.
- a. **Block and lot size diversity.** A variety of lot sizes should be provided to facilitate housing diversity and choice and meet the projected requirements of people with different housing needs.
  - b. **Lot widths.** Lot widths should create a relatively symmetrical street cross-section that reinforces the public space of the street as a simple, unified public space. Similar lot sizes and housing types should generally be located on opposite sides of a street. Lots are defined to include parcels, tracts, condominium lots, and other areas established by subdivision plat, Certified Survey Map, condominium plat, or other legal mechanism by which to define the boundaries of land for development.
  - c. **Standards for garages.** Garages may be placed on residential lots either attached to the principal building or as a detached accessory building in conformance with the following requirements:
    - 1. The total of all accessory buildings on a lot, including attached and detached garages, shall not exceed 1,000 square feet or 75% of the livable area of the principal structure, whichever is less, and shall meet all setback requirements. There shall be a minimum setback of 5 feet to an alley unless granted a modification by the Plan Commission as part of the TND PUD.
    - 2. An attached garage shall be located to the rear of or recessed behind the primary facade of single-, two-, and three-family residences.

**Table 17.0327(h)(3)(d): Dimensional Standards, Traditional Neighborhood Development**

	Min. lot size	Min. lot width	Front yard setback	Rear yard setback <sup>b</sup>	Side yard setback <sup>b, c, e</sup>	Height <sup>4</sup>
			Min-Max	Minimum	Minimum	Max
<b>Single-family detached <sup>a</sup></b>	3600 sf	40 ft	5 – 15 ft	4 ft	3 ft – 5 ft	2.5 stories / 35 ft
<b>Single-family attached (2 units) <sup>a</sup></b>	7200 sf	80 ft	10 – 16 ft	4 ft	5 ft	2.5 stories / 35 ft
<b>Single-family attached (3-4 units) <sup>a</sup></b>	10,400 sf	116 ft	10 – 16 ft	4 ft	5 ft	2.5 stories / 35 ft
<b>Single-family attached (5-9 units) <sup>a</sup></b>	17,820 sf	90 ft	5 – 17 ft	18 ft	10 ft	3 stories / 35 ft

<b>Multifamily</b>	42,000 sf	120 ft	2 - / ft	2 ft	2 ft	5 stores / 75 ft
<b>Mixed Use</b>	15,000 sf	100 ft	5 – 15 ft	5 – 20 ft	10 ft	50 ft
<b>Nonresidential</b>	5000 – 10,000 sf	75 ft	5 ft	15 – 25 ft	5 ft	50 – 55 ft
<b>Civic (institutional, rec.) buildings</b>	N/A	N/A	30 ft	50 ft	30 – 50 ft	55 ft

- a. For buildings incorporating a front porch, the front setback shall be measured to the nearest point of the front porch to the lot line. Maximum front setbacks shall be measured to the front plane of the principal building to the lot line.
- b. A reduction in the required setbacks to private alleys may be approved by the Plan Commission as part of the PUD.
- c. For single-family detached dwellings, a minimum side yard setback of three (3) feet shall be provided for one (1) side lot line, and a minimum side yard setback of five (5) feet for the opposite side lot line.
- d. Height modifications shall be requested in accordance with (d)(3)a(1)(viii) above and Sec. 17.0601 (as amended).
- e. Double Lot Frontage. Structures on lots abutting two (2) opposite streets shall be provided with a front setback and a rear setback. The front and side setbacks shall be determined as part of the PUD and in a manner that prohibits access to a double frontage lot from arterial streets. The selected front setback area shall be required to comply with the front setback requirements for the district in which the lot is located. The selected rear setback area shall be required to comply with the rear setback requirements for the district in which the lot is located and the rear setback area shall be screened from arterial streets with fencing or landscaping, as may be appropriate.

**(4) Circulation Standards**

- a. **Objectives.** The circulation system shall:
  1. Allow for multiple modes of transportation.
  2. Provide functional and visual links within the residential, mixed-use, and open space areas of the TND PUD.
  3. Provide multiple connections to existing and proposed external development.
  4. Provide adequate traffic capacity.
  5. Provide multiple connections to pedestrian and bicycle routes, including off-street bicycle or multi-use paths.
  6. Control through traffic.



7. Limit lot access to streets of lower traffic volumes.
  8. Promote safe and efficient mobility through the TND PUD.
- b. **Pedestrian circulation.** Convenient pedestrian circulation systems that minimize pedestrian-motor vehicle conflicts shall be provided continuously throughout the TND PUD. Where feasible, any existing pedestrian routes through the site shall be preserved and enhanced. All streets, except for alleys, shall be bordered by sidewalks in accordance with Municipal Code and Engineering Department requirements. The following provisions also apply:
1. Sidewalks in residential areas. Clear and well-lighted sidewalks at least five feet in width, depending on projected pedestrian traffic, shall connect all dwelling entrances to the adjacent public sidewalk.
  2. Sidewalks in mixed-use areas. Clear and well-lighted walkways at least five feet in width shall connect all building entrances to the adjacent public sidewalk and associated parking areas.
  3. Disabled accessibility. Sidewalks shall comply with the applicable requirements of the Americans with Disabilities Act.
  4. Multimodal paths shall be designed and constructed to Municipal Code and Engineering Department requirements. Pedestrian-scale lighting of paths located outside of public rights-of-way is encouraged.
  5. Crosswalks. Intersections of sidewalks with streets shall be designed with clearly defined edges. Crosswalks shall be well-lit and clearly marked with contrasting paving material at the edges or with striping.
- c. **Bicycle circulation.** Bicycle circulation shall be accommodated on streets and/or dedicated multimodal paths. Any existing or planned bicycle routes through the site shall be preserved or developed. Bicycle facilities may include off-street multimodal paths (generally shared with pedestrians and other non-motorized uses) and/or separate striped bicycle lanes on streets in accordance with Municipal Code and Engineering Department requirements.
- d. **Transit access.** Where public transit service is available or planned, convenient access to transit stops shall be provided. Transit shelters, where provided, shall be well-lighted and placed in highly visible locations that provide security through surveillance.
- e. **Motor vehicle circulation.** Motor vehicle circulation shall be designed to minimize conflicts with pedestrians and bicycles. Traffic calming features, such as "queuing streets," curb extensions, traffic circles, and medians, may be used to encourage slow traffic speeds.
1. Street hierarchy and design. **Table 17.0327(h)(4)(f)** is provided as a general guide to street design in the TND PUD. Street and right-of-way widths shall be reviewed as part of the concept plan review and shall be approved as part of the TND PUD.
  2. Arterial streets should not bisect a TND PUD, but may border a TND PUD.
  3. Alleys may be used to provide primary access to residential garages and commercial parking areas. Unless otherwise approved by the Common Council, alleys shall be under private ownership.

**Table 17.0327(h)(4)(f): Street Design Guidelines for Traditional Neighborhood Development**

	<b>Collector</b>	<b>Sub-Collector</b>	<b>Local Street</b>	<b>Alley</b>
<b>Typical Average Daily Trips</b>	750 or more	250—750	Less than 250	N/A
<b>Right-of-way</b>	75 - 90 ft	50—75 ft	50—60 ft	12—16 ft
<b>Auto travel lanes</b>	2 @ 12 ft	2 @ ten ft	2 @ 10 ft	2 @ 8 ft or 1 @ 12 ft (1-way)
<b>Bicycle lanes (may be required where needed)</b>	6 ft next to parking lane	4 ft without parking* or 6 ft next to parking lane	None	None
<b>Parking</b>	Both sides, 9 ft	One or both sides, 9 ft	One or both sides, 9 ft	None (access to drives and garages)
<b>Curb and gutter</b>	Required	Required	Required	Not required
<b>Terrace</b>	Both sides, min. 8 ft	Both sides, min. 6 ft	Both sides, min. 6 ft	None
<b>Sidewalks</b>	Both sides @ 5 ft min.	Both sides @ 5 ft	Both sides @ 5 ft	None

\*Not including gutter requirements.

- f. **Parking requirements.** Parking areas for shared or community use should be encouraged and designed in conformance with the following:
1. In the mixed-use area, any parking lot shall be located at the rear or side of a building. If located at the side, screening shall be provided per Code requirements.
  2. A surface parking lot or detached parking garage shall not be located adjacent to or opposite a street intersection.
  3. In the mixed-use area, a parking study shall be required for all proposed commercial uses to determine parking requirements. Parking may be provided in shared or community lots within 1,000 feet of the site.
  4. On-street parking directly adjacent to a community amenity may apply toward the minimum parking requirements for that amenity as part of an approved TND PUD.
  5. Parking setbacks shall be in conformance with Code requirements unless modified by the Plan Commission and Common Council as part of an approved TND PUD.
  6. Surface parking lots or garages shall provide bicycle parking areas in conformance with NACTO standards. Bicycle parking areas are encouraged in community areas.

- g. **Service access.** Direct access to service and loading dock areas for service vehicles should be provided, while avoiding movement through parking areas to the greatest extent possible. Alleys may be used to provide service access. Loading docks and overhead doors shall not face up on a street right-of-way.
- h. **Paving.** Reduction of impervious surfaces through the use of interlocking pavers is strongly encouraged for surface parking areas.

**(5) Architectural Standards.** A variety of architectural and design features and building materials is encouraged to give each building or group of buildings a distinct character, as well as sensitivity to the surrounding context.

a. Standards for existing structures.

- 1. Existing structures, if determined to be historic or architecturally-significant, shall be protected from demolition as part of a traditional neighborhood development. The National Register of Historic Places and/or the Wisconsin State Register shall be utilized to determine protections under this Section. The U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Properties shall be used as the criteria for renovating historic or architecturally-significant structures.
- 2. Additions to existing structures shall adhere to all requirements of this Section, applicable Sections of the Municipal Code, and TND PUD approvals.

b. Standards for new structures. All new structures shall meet the dimensional requirements in **17.0327(h)(3)(d)** above and the following:

- 1. Building height. To create a visually unified streetscape, buildings should be no more than 30 percent taller or shorter than the average building height on the block in mixed-use areas.
- 2. Entries and facades.
  - i. The architectural features, materials, and the articulation of a facade of a building shall be continued on all sides visible from a public street.
  - ii. Exterior building materials shall be traditional, time- and weather-tested materials and techniques.
    - a. Exterior building materials utilized on the ground floor shall be limited to wood, masonry, stucco, fiber cement, or stone veneer systems. Stone veneer systems utilized on the ground floor shall have a minimum thickness of three (3) inches.
    - b. Exterior building materials utilized on upper floors may include all materials permitted on the ground floor as well as EIFS, stone veneer systems, or precast panels with inlaid or stamped brick texture. All materials utilized on upper floors shall have a minimum thickness of one (1) inch and shall be structurally integrated into the façade of the building.
  - iii. The front or principal facade of the principal building on any lot shall face a public street and shall not be oriented to face directly toward a parking lot.
  - iv. Buildings of more than 30 feet in width shall be divided into smaller regular increments through articulation of the façade. This can be achieved through variations in materials, detailing, roof lines, and elements, such as arcades, awnings, windows, and balconies.

- v. The ground level of any multi-story, commercial, and mixed-use structure shall be visually distinct from the upper stories through the use of an intermediate cornice line, sign band, awning or arcade, or a change in building materials, texture, or detailing.
  - vi. Porches, pent roofs, roof overhangs, hooded front doors, or similar architectural elements shall be used to define the front entrance to all residences or multifamily buildings.
3. Transparency for commercial and mixed-use buildings. For commercial or mixed-use buildings, a minimum of **30 percent** of the front facade on the ground floor, excluding service entries, shall be transparent, consisting of window or door openings allowing views into and out of the interior. A modification of up to 50% of the transparent glazing requirement in this Section may be granted by a majority approval of the Plan Commission as part of Site and Building Plan review:
- i. If supplemental design elements or improvements are incorporated into the project over and above those which are otherwise required which compensate for the modification. In support of the modification request, the applicant shall detail such supplemental design elements in written and graphical form, and provide an explanation as to the nature of the standards for which the modification is requested.
  - ii. Supplemental design elements or improvements may include:
    - a. Increased percentage of brick, stone, or decorative exterior building materials.
    - b. Sustainable building materials/elements (e.g., green roof, recycled materials, etc.).
    - c. Awnings and/or canopies.
    - d. Decorative lighting fixtures (pedestrian-level).
    - e. Hanging planters, landscaped planter beds, free-standing moveable planters.
    - f. Benches and/or landscaped seating areas.
    - g. Electric vehicle charging stations, bicycle parking and repair stations, and other alternative transportation enhancements.

**(6) Site Design Standards.**

- a. **Lighting standards.** All plans for lighting within the TND PUD shall be designed in conformance with **Section 17.0808** of the Municipal Code (as amended).
- b. **Standards for exterior signage.** Sign number, size, height, and location in the TND PUD shall meet the requirements of Chapter 17 (as amended). A Master Sign Program shall be developed for the entire TND PUD that establishes a uniform sign theme.
- c. **Landscaping and screening standards.** A Master Landscape Plan shall be developed for the common areas of the TND PUD in accordance with landscaping and screening requirements in **Sections 17.0403 and 17.1010**, and the following:
  - 1. Overall composition and location of landscaping shall complement the scale of the development and its surroundings. In general, larger well-placed contiguous planting areas shall be preferred to smaller disconnected areas.

2. Street trees. A minimum of one deciduous canopy tree per 80 feet of street frontage or fraction thereof shall be required. Trees may be clustered and need not be evenly spaced. Trees should preferably be located within a planting strip between the sidewalk and the curb, within a landscaped median strip, or in tree wells installed in pavement or concrete.