



Eggertsville Action Plan



APPENDIX B

TRADITIONAL NEIGHBORHOOD BUSINESS DISTRICT

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Proposed

Traditional Neighborhood Business District

The purpose of this district is to recognize the special attributes of the business districts in Eggertsville, and to provide a legal mechanism by which to maintain their unique traditional neighborhood qualities. It allows for the development of fully integrated, mixed-use, pedestrian-oriented neighborhoods. The intent is to encourage walkability, minimize traffic confusion and congestion, minimize suburban sprawl, infrastructure costs and environmental degradation.

Its provisions adapt traditional development conventions that were normal in the United States from colonial times until the 1940's, and historically were based on the following principals.

- *All neighborhoods have identifiable centers and edges.*
- *Uses and housing types are mixed and in close proximity to one another.*
- *Streets are interconnected and blocks are small.*
- *Civic buildings are given prominent sites throughout the neighborhood.*

Highlights for recommended Design Regulations should include, but are not limited to:

- Permitted Uses – Similar to current Town NB District, but adds community facilities. Motor service related uses are permitted under special use permits.
- Minimum lot width – thirty (30) feet
- Front yard setback should be eliminated in favor of allowing buildings to be set tight to the right-of-way lines.
- Side yards can be reduced to lot line, where they are about a non-residential use, and remain at 15 feet where abutting residential areas.
- Similar land uses shall generally enfront across streets. (i.e., residential fronting residential)
- Prohibited uses are to include any commercial use which encourages patrons to remain in their automobiles while receiving goods or services, except service stations. (i.e., drive-thru pharmacies, restaurants, and donut shops)
- Parking
 - *Parking lots shall generally be located at the rear or at the side of buildings and shall be screened from the sidewalk by low walls, fences or hedges.*
 - *Parking lots shall not abut street intersections or civic buildings, be adjacent to squares or parks, or occupy lots which terminate a vista.*

- *The required number of parking spaces may be reduced by demonstrating the possibility of shared parking.*
- *Adjacent parking lots shall have vehicular connections internally.*
- *On-street parking directly enfronting shall count toward fulfilling the parking requirement of that lot.*
- *There shall be one parking space per 500 square feet of building space, except office use which shall have one per 300 square feet.*

- **Lots and Buildings**
 - *The character and scale of buildings shall be appropriate to the surrounding buildings and area.*
 - *Mixed-use structures are encouraged. (i.e., retail or office first floor with residential above).*
 - *The maximum building height shall be 35 feet.*
 - *The minimum building height shall be 26 feet.*
 - *Business buildings shall not cover more than 50% of the lot area.*

- **Landscaping**
 - *Trees shall be planted within right-of-ways, wherever possible, parallel to the street along all streets.*
 - *Tree spacing shall be determined by species type. (i.e., large maturing trees at 40-50 feet on center, small and medium maturing trees at 10-30 feet on center).*