

ULDC

TRADITIONAL MARKET DEVELOPMENT (TMD)

PURPOSE

PROVIDE CONCENTRATED AREA FOR SHOPPING, ENTERTAINMENT, BUSINESS, SERVICES AND CULTURAL OPPORTUNITIES ...

...BY ALLOWING A MIX OF COMMERCIAL AND INSTITUTIONAL USES ...

...ESTABLISHING PHYSICAL DEVELOPMENT AND DESIGN STANDARDS THAT CREATE PEDESTRIAN ORIENTED DEVELOPMENT.

ULDC

TRADITIONAL MARKET DEVELOPMENT (TMD)

PURPOSE

PROVIDE HOUSING OPPORTUNITIES THROUGH VERTICALLY INTEGRATED RESIDENTIAL USES

PROMOTE A MIX OF USES IN A MANNER THAT CREATES A STRONGER PEDESTRIAN ORIENTATION THROUGH DESIGN, PLACEMENT AND ORGANIZATION OF BUILDINGS, PLAZAS, COMMON PUBLIC SPACE, AND DISPERESED PARKING

ENSURE TRADITIONAL MARKETPLACES ARE COMPATIBLE WITH THE OVERALL DESIGN OBJECTIVES OF THE PLAN AND THE MANAGED GROWTH TIER SYSTEM (MGTS).

TMD

USES ALLOWED IN THE U/S TIER

PERMITTED BY RIGHT

RESIDENTIAL

- TOWN HOUSE
- MULTI-FAMILY
- CLF TYPE I & II

AGRICULTURAL

- NURSERY, RETAIL

PUBLIC AND CIVIC

- GOVERNMENT SERVICES

RECREATION

- FITNESS CENTER
- PASSIVE PARK
- PUBLIC PARK

UTILITIES AND EXCAVATION

- UTILITY, MINOR
- TYPE II EXCAVATION

COMMERCIAL

- AUCTION, ENCLOSED
- CONVENIENCE STORE
- GREEN MARKET
- LAUNDRY SERVICES
- KIOSK
- MEDICAL OR DENTAL OFFICE OR CLINIC
- MEDICAL OR DENTAL LAB.
- BUSSINES OR PROF. OFFICE
- PERSONAL SERVICES
- PRINTING AND COPYING SERV.
- REPAIR SERV. LIMITED
- RETAIL SALES, GRAL
- THEATER, INDOOR
- VET. CLINIC
- WORK/LIVE SPACE

TMD

USES ALLOWED IN THE U/S TIER

DRO APPROVAL

PUBLIC AND CIVIC

- DAY CARE, LIMITED

COMMERCIAL

- RESTAURANT, TYPE II

UTILITIES AND EXCAVATION

- COMMUNICATION PANNEL, ANTENNAS, COMMERCIAL
- COMMUNICATION TOWER, COMMERCIAL
- RECYCLING COLLECTION STATION
- RECYCLING DROP-OFF BIN

TMD

USES ALLOWED IN THE U/S TIER

REQUESTED USE

RESIDENTIAL

- CLF TYPE III

PUBLIC AND CIVIC

- ASSEMBLY NONPROFIT INST.
- ASSEMBLY NONPROFIT, MEMBERSHIP
- PLACE OF WORSHIP
- DAY CARE, GENERAL
- HOSPITAL OR MEDICAL CENTER
- KENNEL, TYPE IV (SHELTER)
- SCHOOL

RECREATION

- INDOOR, ENTERTAINMENT

COMMERCIAL

- AUTOMOTIVE SERV. STATION
- CONV. STORE W/ GAS SALE
- DOG DAYCARE
- FINANTIAL INST.
- FLEA MARKET, ENCLOSED
- KENNEL, TYPE III (COMMERCIAL ENCLOSED)
- LOUNGE, COCKTAIL
- RESTAURANT, TYPE I

TDD CORRESPONDING LAND USE

	AGR	RR	CL	CH	CLO	CHO	IND	INST	CRE	MLU	EDC
TMD			√	√	√	√			√	√	√

TMD DEVELOPMENT STANDARDS

MINIMUM GROSS LAND AREA 10 ACRES

MINIMUM TOTAL FLOOR AREA 200,000 SQUARE FEET – MIN. 125,000 SF IN THE FIRST PHASE. CIVIC AND INST. USES NOT SUBJECT TO FLOOR AREA LIMITATION.

MINIMUM FLOOR AREA RATIO 0.4

PERMITTED LOCATIONS WITHIN THE CL/CH DESIGNATIONS

TMD DEVELOPMENT STANDARDS

MAXIMUM FLOOR AREA PER SINGLE TENANT 50,000 SF UNLESS REQUESTED USE UP TO 100,000 SF.

MAXIMUM GROUND FLOOR AREA PER ESTABLISHMENT 40% OF TOTAL TMD

MAXIMUM FRONTAGE PER SINGLE TENANT 200 FEET

MULTIPLE USE : UP TO 100% COMBINED RESIDENTIAL DENSITY AND COMMERCIAL INTENSITY.

MIXED USE : VERTICALLY INTEGRATED AT LEAST 20% OF THEIR ALLOWED RESIDENTIAL UNITS WITH NON-RESIDENTIAL MAY UTILIZE 100% OF DENSITY AND INTENSITY.

TMD STREET DESIGNATION

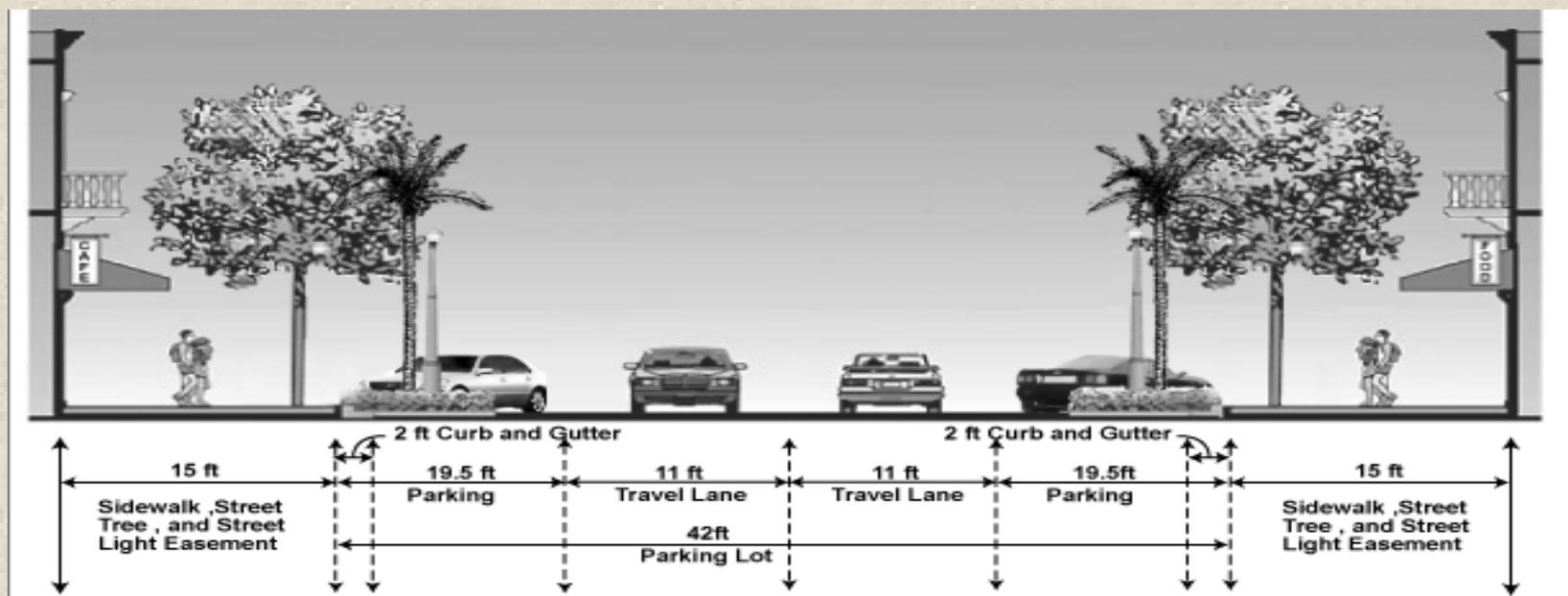
AT LEAST 2 TWO-WAY STREETS FORMING AN INTER-SECTION – MAIN STREET

ONE OF THE MAIN STREETS SHALL CROSS THROUGH THE TMD UNLESS WAIVED BY THE BCC

SIDEWALKS ARE REQUIRED ON BOTH SIDES OF ALL STREETS

MINIMUM WIDTH FOR SIDEWALKS IS 6 FEET

ON STREET PARKING REQUIRED ON BOTH SIDES OF ALL TWO-WAY STREETS.



TYPICAL COMMERCIAL STREET W/ ANGLED PARKING

TMD BUILDING FORM

MAXIMUM BUILDING HEIGHT IS 45 ' AND 2 STORIES

3RD STORY IS ALLOWED IF DEDICATED TO RESIDENTIAL USES

TMD FRONTAGES

ALL BUILDINGS SHALL BE DESIGNATED AS PRIMARY AND SECONDARY FRONTAGE

PRIMARY FRONTAGE

- **60% OF LENGTH OF STREET**
- **ARCADED SIDEWALKS**
- **AT LEAST 10 FEET IN WIDTH AND 12' HEIGHT**
- **BUILD TO LINE SHALL ABUT REQUIRED SIDEWALK**
- **MAY SET BACK MAX 20 FEET FOR USABLE SF**

SECONDARY FRONTAGE

- **40% OF LENGTH OF STREET**
- **MAY INCLUDE SEPARATION**
- **BUILDINGS TO BE LOCATED WITHIN 10' OF THE REQUIRED SIDEWALK**

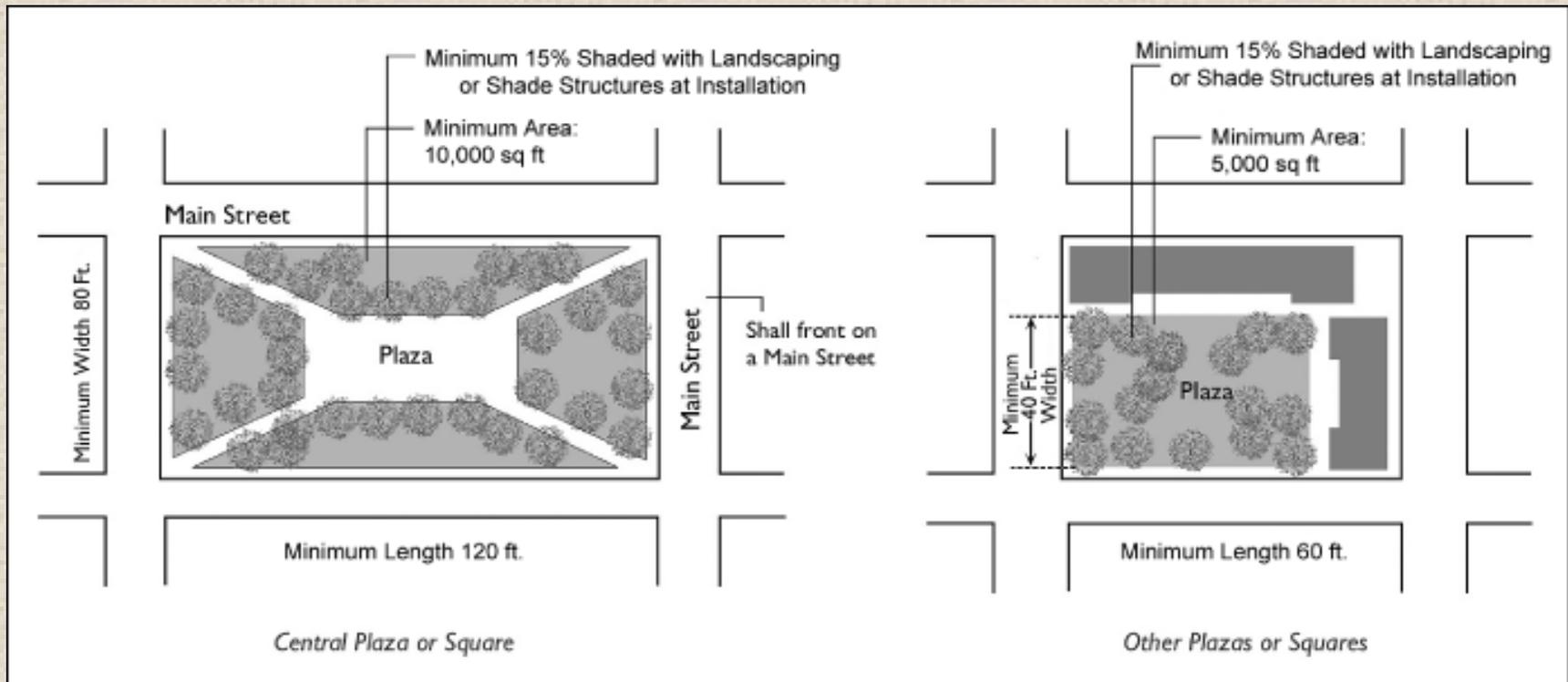
FOUNDATION PLANTING NOT REQUIRED IN PRIMARY AND SECONDARY FRONTAGE

TMD PLAZAS

20,000 OR 5% OF GROSS DEVELOPMENT SHALL BE PUBLIC PLAZAS

PLAZAS ARE REQUIRED AS FOCAL POINTS MIN. SIZE OF 10,000 SF CENTRAL PLAZA AND 5,000 SF FOR OTHER PLAZAS.

CENTRAL PLAZA SHALL FRONT MAIN STREET



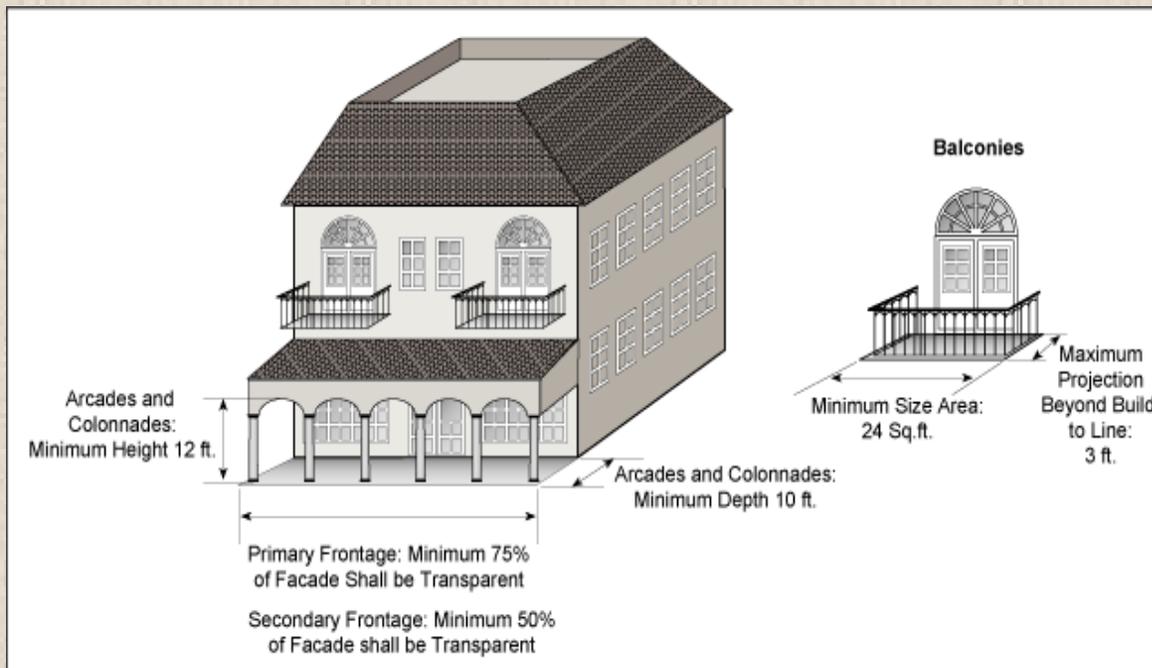
TMD BUILDING DESIGN

TRANSPARENCY OF 75% ON PRIMARY FRONTAGE

TRANSPARENCY OF 50% ON SECONDARY FRONTAGE

TRANSPARENCY OF 25% ON PERIMETER FRONTAGE

BALCONIES MAY PROJECT BEYOND BUILD TO LINES UP TO 3 FEET AND 24 SF



**BUILDING FLOOR
AREA IS ALLOWED
ABOVE ARCADES
(PRIMARY
FRONTAGE)**

COMMON ELEMENTS BETWEEN TMD AND LCC

	LCC from Comprehensive Plan Language	TMD from ULDC
FLU	<ul style="list-style-type: none"> Lifestyle Commercial Center is permitted only in the CH land use category. 	<ul style="list-style-type: none"> TMD is also permitted in the CH Future Land Use designation. (Table 3.F.1.E.)
PURPOSE AND INTENT	<ul style="list-style-type: none"> It shall include a concentrated area for shopping, entertainment, business, services, cultural, and housing opportunities similar to a TMD. 	<ul style="list-style-type: none"> Mixed-use commercial, residential, and office areas that function as town activity centers serving residents in the vicinity. (Art.3.F.1.D.2.)
PHYSICAL SITE DESIGN	<ul style="list-style-type: none"> The LCC shall function as a TMD; therefore, large single tenant buildings are required to have exterior treatments to appear as multi-tenant buildings and parking shall be treated to promote the pedestrian environment. 	<ul style="list-style-type: none"> Promotes a mix of uses in a manner that creates a stronger pedestrian orientation through design, placement and organization of buildings, plazas, common public space, and dispersed parking. (Art. 3.F.4.A.3.)
SQUARE FOOTAGE LIMITATION	<ul style="list-style-type: none"> Individual tenants shall not exceed 100,000 sq. ft. and shall not be a big box. 	<ul style="list-style-type: none"> Individual tenants shall not exceed 50,000 SF unless approved as requested use up to 100,000 SF. (Art.3.F.4.D.1.c.1)
SITE AREA	<ul style="list-style-type: none"> The LCC requires that properties are greater than 10 acres. 	<ul style="list-style-type: none"> Ten acres are already the minimum area required for U/S tier TMDs. (Art. 3.F.4.D.1.a.1)

COMMON ELEMENTS BETWEEN TMD AND LCC

	LCC from Comprehensive Plan Language	TMD from ULDC
LOCATION CRITERIA	<ul style="list-style-type: none"> • Located on an arterial roadway 	<ul style="list-style-type: none"> • Located on arterial or collector street with a minimum frontage of 200 feet. (Art. 3.F.4.D.1.b.3.)
INTERCONNECTIVITY	<ul style="list-style-type: none"> • Provide a functional pedestrian and vehicular connection design guidelines as part of the adopting ordinance. 	<ul style="list-style-type: none"> • Vehicular and pedestrian connection are main components of the TMDs. Art. 3.F.2.A.1.c.2. & Art. 3.F.2.A.1.)
USES	<ul style="list-style-type: none"> • Mix of uses including live/work or residential, public open space. 	<ul style="list-style-type: none"> • Work/live also permitted in TMD (Table 3.F.1.F.)
USES INTEGRATION	<ul style="list-style-type: none"> • Vertical and horizontal integration of uses. 	<ul style="list-style-type: none"> • Only vertical integration of uses (Comp. Plan FLU 2.4-c)
STREET DESIGNATION	<ul style="list-style-type: none"> • Pedestrian oriented design with a main street and internal street network. 	<ul style="list-style-type: none"> • The main street concept and internal street network.(Art. 3.F.4.D.2.)
APPROVAL PROCEDURE	<ul style="list-style-type: none"> • Provide Design Guidelines as part of the adopting ordinance. 	<ul style="list-style-type: none"> • Subject to the review and approval procedures that apply to the planned developments. (Art. 3.F.1.C.)
PHASING	<ul style="list-style-type: none"> • Not determined yet. 	<ul style="list-style-type: none"> • In the U/S tier shall be limited to a maximum of four phases. (Art. 3.F.1.I.)