Creating Neighborhood Districts

**ISSUES IDENTIFIED**
The Code SMTX process identified the following issues with the quality and type of development in our existing zoning districts:
- No limit on number of attached
- Poor options for narrow lots
- Poor options for compatibility
- No Standards for Parking
- Poor options for large or irregular lots
- No limits to scale
- Inappropriate parking location
- Inappropriate height limits
- No standards for transitions
- No standards for massing
- No Standards for parking
- Poor options for commercial

**OLD DISTRICTS**
D
- PH-ZL
  - Duplex
  - Patio Home

**GOALS**
Goals were developed based on feedback received about how to apply the Objectives in the Comprehensive Plan:
1. Encourage home ownership
2. Options for small narrow lots
3. Options for large or irregular lots
4. Ensure compatibility in use and scale

**NEW DISTRICTS**
ND-3
- Neighborhood District - 3

**CODE SMTX TOOLKIT**
The tools below represent a few of the new tools that have been built into Neighborhood Districts to meet the established goals.
- Limited to one unit per lot
- Maximum building width
- Parking location requirements
- Compatibility Standards
- Parking in 2nd or 3rd layer
- Maximum 9 units per lot
- Maximum height 2 stories
- Protective Yards implemented
- Courtyard at street edge
- Buffers on developing lot
- Limited Commercial Options

**NEW DISTRICTS**
ND-3.5
- Neighborhood District - 3.5

**NEW DISTRICTS**
ND-4
- Neighborhood District - 4