

TRIUNE CHARACTER AREA 1 (TCA-1)

Purpose and Intent

The purpose of the Triune Character Area 1 (TCA-1) zoning district is to help implement the vision and policies of the Triune Special Area Plan. The development standards established for this district are intended to help ensure that future development is consistent with the Character Area 1 recommendations outlined in the Plan.

Maximum Gross Residential Density

1 unit per 5 acres (0.20 units per acre)

5 acres for Traditional Subdivisions

1.5 acres for Conservation Subdivisions

Minimum Lot Width (based on lot size as follows)

1.50 – 2.99 acre lots: 130 feet

3.00 – 4.99 acre lots: 160 feet

5.00 and greater lots: 200 feet

Front Yard Setback (based on lot size as follows)

Less than 5 acre lots: 60 feet

5 acre and greater lots: 100 feet

Side Yard Setback (based on lot size as follows)

Less than 5 acre acre lots: 20 feet

5 acre and greater lots: 30 feet

Rear Yard Setback (based on lot size as follows)

60 feet

Maximum Height

3 stories

Additional Conservation Subdivision Standards

1. A minimum of 25% of the Open Space provided in Conservation Subdivisions within the TCA-1 zoning district must consist of unconstrained land that does not contain natural resources as outlined in Article 13 of the Zoning Ordinance.
3. All healthy deciduous trees with a diameter at breast height (DBH) of 28 inches or greater, along with the drip line of such trees, shall be preserved in permanently protected Open Space. Such trees shall only be allowed to be removed according to the following:
 - a. If a certified arborist has determined that the tree is dying or structurally unsound;
 - b. If it can be demonstrated that removal of such tree(s) is necessary in order to gain access to the site. In such cases, replacement trees shall be provided at a rate of 2 caliper inches for each caliper inch of tree removed.
 - c. If trees meeting the above criteria are removed for any other reason, replacement trees shall be provided at a rate of 3 caliper inches for each caliper inch of tree removed.

Multi-modal Greenway Trails

1. Where the Triune Special Area Plan shows a potential future greenway on a development property, a ten (10) foot asphalt trail, along with a fifteen (15) foot public access easement, shall be required for all new construction, renovations, additions, or expansions to existing structures which fall into one of the following categories:
 - a. All new major subdivisions consisting of five (5) or more lots;
 - b. All new non-residential development;
 - c. All additions or expansions of existing nonresidential uses where the addition or expansion exceeds fifty (50) percent of the size of the existing structure; or

- d. All renovations of existing nonresidential uses resulting in an increase of more than fifty (50) percent of the value of the structure.
2. Where the Triune Special Area Plan shows a potential future greenway on a development property that does not fall into one of the above categories but for which County approval is required, the property owner shall dedicate to the County or other governmental entity a fifteen (15) foot public access easement in order to accommodate the future construction of a greenway trail that would be owned and maintained by such governmental entity upon acceptance:
3. Where a trail and/or public access easement is required, the exact location of the trail and/or public access easement must be agreed upon by the Planning Director or the applicable reviewing body (e.g. Planning Commission, Board of Zoning Appeals).

TRIUNE CHARACTER AREA 2 (TCA-2)

Purpose and Intent

The purpose of the Triune Character Area 2 (TCA-2) zoning district is to help implement the vision and policies of the Triune Special Area Plan. The development standards established for this district are intended to help ensure that future development is consistent with the Character Area 2 recommendations outlined in the Plan.

Maximum Gross Residential Density

2 units per acre

Minimum Lot Area

Parcels on State Highways: 1 acre

All other parcels: ½ acre

Minimum Lot Width (based on lot size as follows)

Parcels on State Highways: 150 feet

All other parcels:

Nonresidential: 75 feet

Residential (based on

Lot size as follows):

.50 - .99 acre lots:	75 feet
1.00 – 2.99 acre lots:	100 feet
3.00 – 4.99 acre lots:	130 feet
5.00 and greater lots:	160 feet

Front Yard Setback

Properties on State Highways: 40 feet, with a maximum setback of 50 feet

On corner lots where both streets are State highways, both street sides shall be considered to be “front”

All other parcels: 20 feet with a maximum setback of 30 feet

- maximum setback standards do not apply to religious institutions or educational facilities

Side Yard Setback

5 feet, but 20 feet on corner lots (except as provided above under front yard setback)

Rear Yard Setback

30 feet

Maximum Height

2 stories for street-facing elevations, with a maximum of 3 stories on other elevations.

Maximum Building Size

Properties on State Highways: 15,000 square foot maximum building footprint
25,000 square foot maximum building size

All other Parcels: 10,000 square foot maximum building footprint
16,000 square foot maximum building size

- Maximum building size standards do not apply to religious institutions or educational facilities

Parking and Access

1. New off-street parking must be located to the side or rear of buildings and may be no closer to the street than the front façade of the building.
2. For parcels on State Highways, up to twenty five (25%) of the parking may be in the front of buildings.
3. Where the Triune Special Area Plan shows a potential future roadway on a development property, the site shall be designed in such a way as to provide an internal drive that is stubbed to adjacent properties as appropriate in order to allow for the future extension of such internal drive.

Building Orientation and Setbacks

1. New buildings shall be oriented toward the street rather than the parking area and shall provide at least one entrance on the street-facing façade.
2. In cases where there is more than one building on the parcel, the orientation requirement shall only apply to the structure(s) closest to the right-of-way.
3. In cases where a maximum setback is required, the following standards will apply:
 - a. The maximum setback applies to new structures, not additions to existing structures;
 - b. The maximum setback is met if a minimum of 60% of the front building façade does not exceed this distance;
 - c. In cases where there is more than one building on the parcel, the maximum setback applies to the structure with the largest street-facing façade; and
 - d. Structures with front facing patios for outdoor dining falling between the building and the front property line may be set back to a maximum distance of forty (40) feet from the front property line.

Façade Articulation/Fenestration

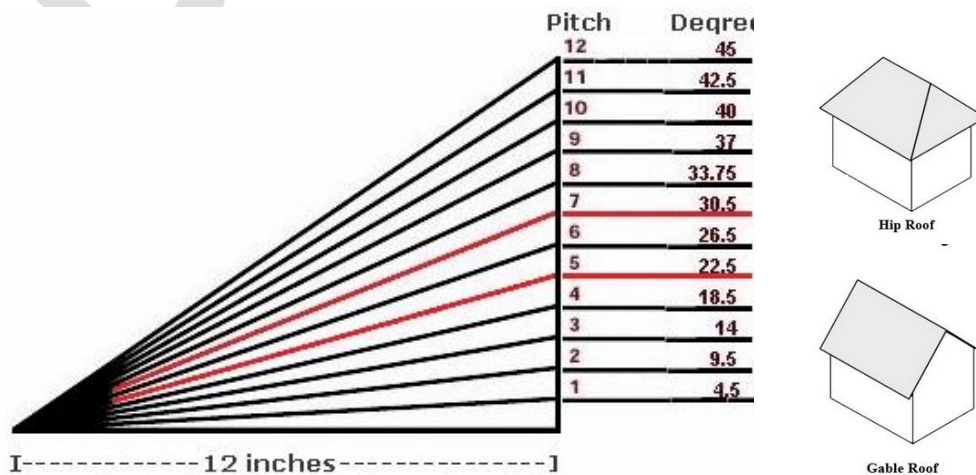
1. Building facades should be varied and articulated to provide visual interest. A minimum of forty (40) percent of the first floor and twenty (20) percent of the

second floor (as applicable) on the front façade shall have window/door fenestration.

2. A minimum of 30 percent of the front façade shall either be two stories in height, or shall be designed so as to appear to be two stories in height. This can be accomplished by providing “upper story” windows on one or more of the following:
 - a) Gable walls
 - b) Non-gabled walls with a height of at least 20 feet
 - c) Dormers
3. In cases where building facades will be wider than 35 feet in width, the façade shall be broken up into increments not exceeding this width by varying setbacks and roof forms.
4. In multi-tenant buildings, each individual tenant space with a first floor exterior entrance shall be differentiated from adjoining such tenant spaces by creating variations within the front façade. These variations may include materials, texture, color or detail, a change in wall plane, or a change in roofline.

Roof Form

1. Roof forms shall be gabled or hipped, with at least one gable end facing the street.
2. The minimum roof pitch required is as follows:
 - a. Buildings facing State Highways must have a minimum roof pitch of 5:12; and
 - b. Buildings facing all other streets must have a minimum roof pitch of 7:12.



3. Buildings with a footprint of greater than 7,500 feet may have a flat roofwell located in the central area of the roof, not to exceed 50 percent of the roof area, with a pitched roof design on all sides of the building. The height of the partial pitched roof profile must be at least 50% of the height of the façade when two-stories and at least 75% of the height of the façade when one-story.
4. Roof eave overhangs shall be a minimum of 1 foot.
5. Mechanical and other roof-mounted equipment shall be screened from view.

Sidewalks

1. A sidewalk with a minimum width of five (5) feet shall be required along the front of the property for all new construction, renovations, additions, or expansions to existing structures which fall into one of the following categories:
 - a. All new single family dwellings;
 - b. major subdivisions;
 - c. All new non-residential development;
 - d. All additions or expansions of existing non-residential uses where the addition or expansion exceeds fifty (50) percent of the size of the existing structure; or
 - e. All renovations of existing non-residential uses resulting in an increase of more than fifty (50) percent of the value of the structure.
2. Where a sidewalk is required, the property owner shall also record a ten (10) foot public access easement running the length of the property frontage.
3. For properties that do not meet the above criteria, but for which County approval is required, the property owner shall record a ten (10) foot public access easement running the length of the property frontage in order to accommodate the future construction of a sidewalk.

Multi-modal Greenway Trails

1. Where the Triune Special Area Plan shows a potential future greenway on a development property, a ten (10) foot asphalt trail, along with a fifteen (15) foot public access easement, shall be required for all new major subdivisions consisting of five (5) or more lots.

2. Where the Triune Special Area Plan shows a potential future greenway on a development property falling into one of the following categories, the property owner shall dedicate to the County or other governmental entity a fifteen (15) foot public access easement in order to accommodate the future construction of a greenway trail that would be owned and maintained by such governmental entity upon acceptance:
 - a. All new nonresidential development;
 - b.. All additions or expansions of existing nonresidential uses where the addition or expansion exceeds fifty (50) percent of the size of the existing structure; or
 - c. All renovations of existing nonresidential uses resulting in an increase of more than fifty (50) percent of the value of the structure.
 - d. Development that does not fall within one of the above categories but for which County approval is required.
3. Where a trail and/or public access easement is required, the exact location of the trail and/or public access easement must be agreed upon by the Planning Director or the applicable reviewing body (e.g. Planning Commission, Board of Zoning Appeals).

Multi-Family Dwellings

Multi-family dwellings shall meet the Special Use Review Standards established in Section 5.01: Special Use and shall meet each of the following standards:

1. Each individual dwelling unit must be owned independently along with the land on which the dwelling unit sits.
2. There shall be a maximum of six (6) dwelling units in any single building.
3. Dwelling units shall be arranged horizontally in a linear arrangement, having a totally exposed front and rear wall to be used for access, light, and ventilation. See Figure 10.02-I: Linear Multi-Family Dwelling Arrangement.

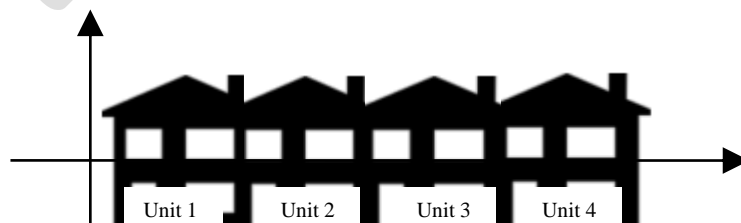


Figure 10.02-I: Linear Multi-Family Dwelling Arrangement

4. Each dwelling unit shall have at least one (1) separate, exterior entrance on ground level, with no common interior space shared between dwelling units.
5. Individual dwelling units shall be distinguished from adjacent dwelling units by creating variations within the front façade. Such variations may include changes in materials, texture, color or detail, a change in wall plane, or a change in roofline.
6. Side elevations visible from a public street shall be designed in keeping with the design elements of the front façade of the corresponding dwelling unit and shall, at a minimum, provide fifteen (15) percent door and window fenestration on exterior walls.
7. Buildings shall be oriented toward the street, or private drive if internal to the development, and designed with front porches or stoops along the front façade.
8. There shall be a minimum of forty (40) feet of separation between buildings.
9. The elevation of the ground floor shall be a minimum of twenty-four (24) inches above the finished grade at the front of the building.
10. Parking areas, including garages, shall be located in the rear of the building.
11. A minimum five (5) foot continuous sidewalk shall be required along the entire length of the front façade of each building within the development. These sidewalks shall also provide access to rear parking areas.
12. Each dwelling unit shall include a private, ground level outdoor open space area such as a patio, porch, or small yard.
13. All trash storage areas and mechanical equipment shall be located in the rear of buildings and shall be screened from streets and surrounding properties.
14. If the development site abuts one or more side street, access must be taken from a side street, rather than from an arterial or collector road.

Open Space

1. **Non-Residential Development**
 - a. A minimum of thirty five (35) percent open space shall be required.
 - b. New non-residential development projects which utilize pervious paving materials, such as pervious concrete, to meet parking requirements may reduce their open space requirement to twenty five (25) percent.
2. **Major Traditional Subdivisions**
 - a. A minimum of twenty (20) percent open space shall be required.

Signage

1. All signage requirements of Article 18 of the Zoning Ordinance must be met. In addition, ground signs shall only be permitted for parcels containing multiple businesses or tenants.
2. New ground signs must be monument style signs with a masonry base.

TRIUNE CHARACTER AREA 3 (TCA-3)

Purpose and Intent

The purpose of the Triune Character Area 3 (TCA-3) zoning district is to help implement the vision and policies of the Triune Special Area Plan. The development standards established for this district are intended to help ensure that future development is consistent with the Character Area 3 recommendations outlined in the Plan.

Maximum Gross Residential Density

2 units per acre

Minimum Lot Area

½ acre for traditional subdivisions

8,000 square feet for conservation subdivisions **

1 acre for multi-family uses

1 acre for nonresidential uses

** In Conservation Subdivisions, the minimum lot size may be reduced to 6,000 square feet for up to 50% of the lots provided that any lot that is less than 8,000 square feet is surrounded by open space or lots of 8,000 square feet or greater.

Minimum Lot Width

Nonresidential: 150 feet

Conservation Subdivisions: 40 feet

Traditional Subdivisions:	75 feet
Multi-family uses:	150 feet

Front Yard Setback

Properties on State Highways: 50 feet, with a maximum setback of 75 feet

On corner lots where both streets are State highways, both street sides shall be considered to be “front”

All other parcels:

Nonresidential: 35 feet with a maximum setback of 50 feet

Conservation Subdivisions: 25 feet (15 feet for alley loaded lots)

Traditional Subdivisions: 35 feet

Multi-family uses: 35 feet

- maximum setback standards do not apply to religious institutions or educational facilities

Side Yard Setback

Traditional Subdivisions: 10 feet

Conservation Subdivisions: 5 feet

Multi-family uses: 10 feet

Nonresidential: 5 feet, but 20 feet on corner lots (except as provided above under front yard setback)

Rear Yard Setback

Traditional Subdivisions: 30 feet

Conservation Subdivisions: 30 feet (15 feet for alley loaded lots)

Multi-family uses: 30 feet

Nonresidential: 30 feet

Maximum Height

3 stories

Sidewalks

1. A sidewalk with a minimum width of five (5) feet shall be required along the front of the property for all new construction, renovations, additions, or expansions to existing structures which fall into one of the following categories:
 - a. All new single family dwellings;
 - b. major subdivisions;
 - c. All new non-residential development;
 - d. All additions or expansions of existing non-residential uses where the addition or expansion exceeds fifty (50) percent of the size of the existing structure; or
 - e. All renovations of existing non-residential uses resulting in an increase of more than fifty (50) percent of the value of the structure.
2. Where a sidewalk is required, the property owner shall also record a ten (10) foot public access easement running the length of the property frontage.
3. For properties that do not meet the above criteria, but for which County approval is required, the property owner shall record a ten (10) foot public access easement running the length of the property frontage in order to accommodate the future construction of a sidewalk.

Multi-modal Greenway Trails

1. Where the Triune Special Area Plan shows a potential future greenway on a development property, a ten (10) foot asphalt trail, along with a fifteen (15) foot public access easement, shall be required for all new major subdivisions consisting of five (5) or more lots.
2. Where the Triune Special Area Plan shows a potential future greenway on a development property falling into one of the following categories, the property owner shall dedicate to the County or other governmental entity a fifteen (15) foot public access easement in order to accommodate the future construction of a greenway trail that would be owned and maintained by such governmental entity upon acceptance:
 - a. All new nonresidential development;
 - b.. All additions or expansions of existing nonresidential uses where the addition or expansion exceeds fifty (50) percent of the size of the existing structure; or
 - c. All renovations of existing nonresidential uses resulting in an increase of more than fifty (50) percent of the value of the structure.

- d. Development that does not fall within one of the above categories but for which County approval is required.
3. Where a trail and/or public access easement is required, the exact location of the trail and/or public access easement must be agreed upon by the Planning Director or the applicable reviewing body (e.g. Planning Commission, Board of Zoning Appeals).

Open Space

1. **Non-Residential Development**
 - a. A minimum of thirty five (35) percent open space shall be required.
 - b. New non-residential development projects which utilize pervious paving materials, such as pervious concrete, to meet parking requirements may reduce their open space requirement to twenty five (25) percent.
2. **Major Traditional Subdivisions**
 - a. A minimum of twenty (20) percent open space shall be required.
3. **Conservation Subdivisions**
 - a. A minimum of fifty (50) percent open space shall be required.

Signage

New ground signs must be monument style signs with a masonry base.

NONRESIDENTIAL STANDARDS

Maximum Building Size

Nonresidential: 45,000 square foot maximum building footprint
70,000 square foot maximum building size

- Maximum building size standards do not apply to religious institutions or educational facilities

Parking and Access

1. A minimum of 75% of new off-street parking must be located to the side or rear of buildings and may be no closer to the street than the front façade of the building.
2. Where the Triune Special Area Plan shows a potential future roadway on a development property, the site shall be designed in such a way as to provide an internal drive that is stubbed to adjacent properties as appropriate in order to allow for the future extension of such internal drive.

Building Orientation and Setbacks

1. New buildings shall be oriented toward the street rather than the parking area and shall provide at least one entrance on the street-facing façade.
2. In cases where there is more than one building on the parcel, the orientation requirement shall only apply to the structure(s) closest to the right-of-way.
3. In cases where a maximum setback is required, the following standards will apply:
 - a. The maximum setback applies to new structures, not additions to existing structures;
 - b. The maximum setback is met if a minimum of 60% of the front building façade does not exceed this distance; and
 - c. In cases where there is more than one building on the parcel, the maximum setback applies to the structure with the largest street-facing façade.

Façade Articulation/Fenestration

1. Building facades should be varied and articulated to provide visual interest. A minimum of forty (40) percent of the first floor and twenty (20) percent of the second floor (as applicable) on the front façade shall have window/door fenestration.
2. In cases where building facades will be wider than 35 feet in width, the façade shall be broken up into increments not exceeding this width by varying setbacks and roof forms.

Trash Storage and Mechanical Equipment

1. All trash storage areas shall be located in the rear of buildings and shall be screened from streets and surrounding properties.
2. All mechanical equipment shall either:
 - a. Be located in the rear of buildings and shall be screened from streets and surrounding properties; or
 - b. If located on a roof, be screened from view from adjacent streets and properties. Acceptable screening techniques include a parapet wall made of a primary exterior finish material used on other portions of the building, or setting the equipment back toward the center of the roof so that it won't be visible.

Gas Station Canopies

1. The design, materials, roof pitch and other architectural details used for the canopy, including the columns, shall match those used for the principal building and shall ensure that the canopy will appear as a subordinate structure through one or more of the following:
 - a) The canopy is located behind the principal building;
 - b) The canopy is physically connected to the principal building and the connection shall be wide enough to cover a pedestrian walkway;
 - c) The length of the canopy is less than the length of the principal building; or
 - d) The height of the canopy is less than the average height of the principal building.
2. The canopy shall have a maximum clearance height of 16 feet, as measured from the finished grade to the underside of the canopy.
3. Canopy lighting shall be fully recessed into the canopy and the roof structure shall not be internally illuminated in such a way as to allow light to show through the roof structure.
4. All signage, including logos and trademarks, are prohibited on the canopy and canopy supports. This prohibition does not include noncommercial information located on support structures provided the size of the information shall be the minimum necessary to convey such noncommercial information.

Additional Standards for Multi-tenant developments

1. In multi-tenant buildings, each individual tenant space with a first floor exterior entrance shall be differentiated from adjoining such tenant spaces by creating variations within the front façade. These variations may include materials, texture, color or detail, a change in wall plane, or a change in roofline.
2. Multi-tenant developments consisting of 5 or more tenant spaces shall incorporate on-site outdoor common spaces or community amenities as visible, accessible, focal points. Common spaces shall be connected, to the maximum extent practicable, to pedestrian areas, sidewalks, trails or public open space in order to create functional pedestrian connectors. The following features may be used to satisfy the common space or community amenity standard:
 - a. Patio or plaza with seating and landscaping;
 - b. Landscaped mini-park or square;
 - c. Rooftop or community garden; or
 - d. Similar features as approved by the Planning Commission upon recommendation of the Planning Director.
3. Common spaces and community amenities shall be constructed of materials that are of a comparable quality and of a compatible design as the building they are attached to or the public space in which they are placed.

RESIDENTIAL STANDARDS

Additional Conservation Subdivision Standards

1. A minimum of 25% of the Open Space provided in Conservation Subdivisions within the TCA-3 zoning district must consist of unconstrained land that does not contain natural resources as outlined in Article 13 of the Zoning Ordinance.
2. All healthy deciduous trees with a diameter at breast height (DBH) of 28 inches or greater, along with the drip line of such trees, shall be preserved in permanently protected Open Space. Such trees shall only be allowed to be removed according to the following:
 - a. If a certified arborist has determined that the tree is dying or structurally unsound;

- b. If it can be demonstrated that removal of such tree(s) is necessary in order to gain access to the site. In such cases, replacement trees shall be provided at a rate of 2 caliper inches for each caliper inch of tree removed.
 - c. If trees meeting the above criteria are removed for any other reason, replacement trees shall be provided at a rate of 3 caliper inches for each caliper inch of tree removed.
3. All lots with an area of less than 8,000 square feet or a width of less than 60 feet shall have garage access from a rear alley. Alleys shall be privately owned and maintained by the subdivision's Homeowner's Association and this maintenance responsibility shall be specifically noted in the covenants and restrictions for the subdivision.

Multi-Family Dwellings

Multi-family dwellings shall meet the Special Use Review Standards established in Section 5.01: Special Use and shall meet each of the following standards:

1. Each individual dwelling unit must be owned independently along with the land on which the dwelling unit sits.
2. There shall be a maximum of ten (10) dwelling units in any single building.
3. Dwelling units shall be arranged horizontally in a linear arrangement, having a totally exposed front and rear wall to be used for access, light, and ventilation. See Figure 10.02-I: Linear Multi-Family Dwelling Arrangement.

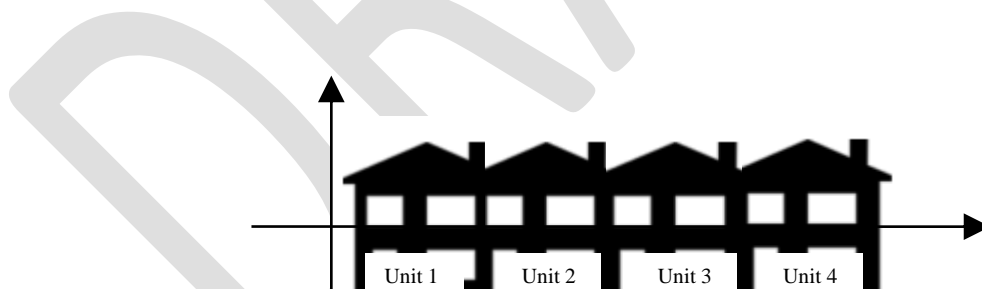


Figure 10.02-I: Linear Multi-Family Dwelling Arrangement

4. Each dwelling unit shall have at least one (1) separate, exterior entrance on ground level, with no common interior space shared between dwelling units.
 5. Individual dwelling units shall be distinguished from adjacent dwelling units by creating variations within the front façade. Such variations may include changes in materials, texture, color or detail, a change in wall plane, or a change in roofline.

6. Side elevations visible from a public street shall be designed in keeping with the design elements of the front façade of the corresponding dwelling unit and shall, at a minimum, provide fifteen (15) percent door and window fenestration on exterior walls.
7. Buildings shall be oriented toward the street, or private drive if internal to the development, and designed with front porches or stoops along the front façade.
8. There shall be a minimum of forty (40) feet of separation between buildings.
9. The elevation of the ground floor shall be a minimum of twenty-four (24) inches above the finished grade at the front of the building.
10. Parking areas, including garages, shall be located in the rear of the building.
11. A minimum five (5) foot continuous sidewalk shall be required along the entire length of the front façade of each building within the development. These sidewalks shall also provide access to rear parking areas.
12. Each dwelling unit shall include a private, ground level outdoor open space area such as a patio, porch, or small yard.
13. All trash storage areas and mechanical equipment shall be located in the rear of buildings and shall be screened from streets and surrounding properties.
14. If the development site abuts one or more side streets, access must be taken from a side street, rather than from an arterial or collector road.

TRIUNE CHARACTER AREA 4 (TCA-4)

Purpose and Intent

The purpose of the Triune Character Area 4 (TCA-4) zoning district is to help implement the vision and policies of the Triune Special Area Plan. The development standards established for this district are intended to help ensure that future development is consistent with the Character Area 4 recommendations outlined in the Plan.

Maximum Gross Residential Density

2 units per acre

Minimum Lot Area

½ acre for traditional subdivisions

8,000 square feet for conservation subdivisions **

1 acre for multi-family uses

1 acre for nonresidential uses

** In Conservation Subdivisions, the minimum lot size may be reduced to 6,000 square feet for up to 50% of the lots provided that any lot that is less than 8,000 square feet is surrounded by open space or lots of 8,000 square feet or greater.

Minimum Lot Width (based on lot size as follows)

Nonresidential: 150 feet

Conservation Subdivisions: 40 feet

Traditional Subdivisions: 75 feet

Multi-family uses: 150 feet

Front Yard Setback

Properties on State Highways: 50 feet, with a maximum setback of 75 feet

On corner lots where both streets are State highways, both street sides shall be considered to be “front”

All other parcels:

Nonresidential: 35 feet with a maximum setback of 50 feet

Conservation Subdivisions: 25 feet (15 feet for alley loaded lots)

Traditional Subdivisions: 35 feet

Multi-family uses: 35 feet

- maximum setback standards do not apply to religious institutions or educational facilities

Side Yard Setback

Traditional Subdivisions: 10 feet

Conservation Subdivisions: 5 feet

Multi-family uses: 10 feet

Nonresidential: 5 feet, but 20 feet on corner lots (except as provided above under front yard setback)

Rear Yard Setback

Traditional Subdivisions: 30 feet

Conservation Subdivisions: 30 feet (15 feet for alley loaded lots)

Multi-family uses: 30 feet

Nonresidential: 30 feet

Maximum Height

3 stories

Sidewalks

1. A sidewalk with a minimum width of five (5) feet shall be required along the front of the property for all new construction, renovations, additions, or expansions to existing structures which fall into one of the following categories:
 - a. All new single family dwellings;
 - b. major subdivisions;
 - c. All new non-residential development;
 - d. All additions or expansions of existing non-residential uses where the addition or expansion exceeds fifty (50) percent of the size of the existing structure; or
 - e. All renovations of existing non-residential uses resulting in an increase of more than fifty (50) percent of the value of the structure.
2. Where a sidewalk is required, the property owner shall also record a ten (10) foot public access easement running the length of the property frontage.
3. For properties that do not meet the above criteria, but for which County approval is required, the property owner shall record a ten (10) foot public access easement running the length of the property frontage in order to accommodate the future construction of a sidewalk.

Multi-modal Greenway Trails

1. Where the Triune Special Area Plan shows a potential future greenway on a development property, a ten (10) foot asphalt trail, along with a fifteen (15) foot public access easement, shall be required for all new major subdivisions consisting of five (5) or more lots.
2. Where the Triune Special Area Plan shows a potential future greenway on a development property falling into one of the following categories, the property owner shall dedicate to the County or other governmental entity a fifteen (15) foot public access easement in order to accommodate the future construction of a greenway trail that would be owned and maintained by such governmental entity upon acceptance:
 - a. All new nonresidential development;
 - b. All additions or expansions of existing nonresidential uses where the addition or expansion exceeds fifty (50) percent of the size of the existing structure; or
 - c. All renovations of existing nonresidential uses resulting in an increase of more than fifty (50) percent of the value of the structure.

- d. Development that does not fall within one of the above categories but for which County approval is required.
3. Where a trail and/or public access easement is required, the exact location of the trail and/or public access easement must be agreed upon by the Planning Director or the applicable reviewing body (e.g. Planning Commission, Board of Zoning Appeals).

Additional Conservation Subdivision Standards

1. A minimum of 25% of the Open Space provided in Conservation Subdivisions within the TCA-4 zoning district must consist of unconstrained land that does not contain natural resources as outlined in Article 13 of the Zoning Ordinance.
2. All healthy deciduous trees with a diameter at breast height (DBH) of 28 inches or greater, along with the drip line of such trees, shall be preserved in permanently protected Open Space. Such trees shall only be allowed to be removed according to the following:
 - a. If a certified arborist has determined that the tree is dying or structurally unsound;
 - b. If it can be demonstrated that removal of such tree(s) is necessary in order to gain access to the site. In such cases, replacement trees shall be provided at a rate of 2 caliper inches for each caliper inch of tree removed.
 - c. If trees meeting the above criteria are removed for any other reason, replacement trees shall be provided at a rate of 3 caliper inches for each caliper inch of tree removed.
3. All lots with an area of less than 8,000 square feet or a width of less than 60 feet shall have garage access from a rear alley. Alleys shall be privately owned and maintained by the subdivision's Homeowner's Association and this maintenance responsibility shall be specifically noted in the covenants and restrictions for the subdivision.

Multi-Family Dwellings

Multi-family dwellings shall meet the Special Use Review Standards established in Section 5.01: Special Use and shall meet each of the following standards:

1. Each individual dwelling unit must be owned independently along with the land on which the dwelling unit sits.
2. There shall be a maximum of ten (10) dwelling units in any single building.

3. Dwelling units shall be arranged horizontally in a linear arrangement, having a totally exposed front and rear wall to be used for access, light, and ventilation. See Figure 10.02-I: Linear Multi-Family Dwelling Arrangement.

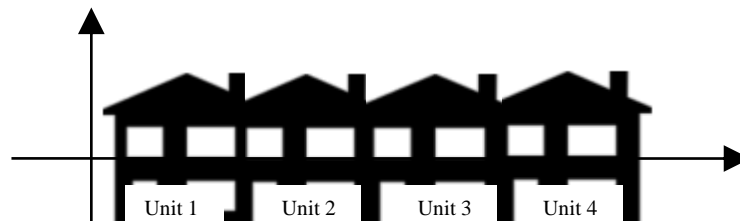


Figure 10.02-I: Linear Multi-Family Dwelling Arrangement

4. Each dwelling unit shall have at least one (1) separate, exterior entrance on ground level, with no common interior space shared between dwelling units.
5. Individual dwelling units shall be distinguished from adjacent dwelling units by creating variations within the front façade. Such variations may include changes in materials, texture, color or detail, a change in wall plane, or a change in roofline.
6. Side elevations visible from a public street shall be designed in keeping with the design elements of the front façade of the corresponding dwelling unit and shall, at a minimum, provide fifteen (15) percent door and window fenestration on exterior walls.
7. Buildings shall be oriented toward the street, or private drive if internal to the development, and designed with front porches or stoops along the front façade.
8. There shall be a minimum of forty (40) feet of separation between buildings.
9. The elevation of the ground floor shall be a minimum of twenty-four (24) inches above the finished grade at the front of the building.
10. Parking areas, including garages, shall be located in the rear of the building.
11. A minimum five (5) foot continuous sidewalk shall be required along the entire length of the front façade of each building within the development. These sidewalks shall also provide access to rear parking areas.
12. Each dwelling unit shall include a private, ground level outdoor open space area such as a patio, porch, or small yard.

13. All trash storage areas and mechanical equipment shall be located in the rear of buildings and shall be screened from streets and surrounding properties.
14. If the development site abuts one or more side street, access must be taken from a side street, rather than from an arterial or collector road.

Open Space

1. **Non-Residential Development**
 - a. A minimum of thirty five (35) percent open space shall be required.
 - b. New non-residential development projects which utilize pervious paving materials, such as pervious concrete, to meet parking requirements may reduce their open space requirement to twenty five (25) percent.
2. **Major Traditional Subdivisions**
 - a. A minimum of twenty (20) percent open space shall be required.
3. **Conservation Subdivisions**
 - a. A minimum of fifty (50) percent open space shall be required.

Signage

New ground signs must be monument style signs with a masonry base.