Town of Walden

Design Review Standards

Draft – 2/21/2025

ARTICLE 1: GENERAL PROVISIONS

I. Definitions

As used in this document, the following terms shall mean:

- Accessory Building- A subordinate building, the use of which is incidental to that of a main building and located on the same lot therewith.
- Addition - An extension or increase in floor area or height of a building or structure
- Adjacent or Abutting – To physically touch or border upon, or to share a common property line or border. “Adjacent” or “abutting” shall include properties or uses that are separated by a drive, street, or other public dedicated right-of-way.
- Alteration. Any construction or renovation to an existing structure other than repair or addition.
- Arcade – A series of arches supported on piers or columns.
- Berm – An earthen mound designed to provide visual interest, screen undesirable views, decrease noise, and/or control or manage surface drainage.
- Block Face – The properties abutting one side of a street and lying between the two nearest intersecting or intercepting streets, or nearest intersecting or intercepting street and railroad right-of-way, unsubdivided land, watercourse or city boundary.
- Buffer – Open spaces, landscaped areas, fences, walls, berms, or any combination thereof, used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.
- Building Form – The shape and structure of a building as distinguished from its substance or material.
- Building Mass – The three dimensional bulk of a building height, width, and depth.
- Building Scale – The size and proportion of a building relative to surrounding buildings and environs, adjacent streets, and pedestrians.

- Caliper – The standard method for measuring the diameter of the trunk of a non-mature tree at a height of 4.5 feet above the soil for trees under six (6) inches in diameter.
- Change of Occupancy. A change in the use of the building or a portion of a building. A change of occupancy shall include any change of occupancy classification, any change from one group to another group within an occupancy classification or any change in use within a group for a specific occupancy classification.
- Diameter at Breast Height (DBH) – The standard method for measuring the diameter of the trunk of a mature tree at a height of 4.5 feet above the soil for trees six (6) inches in diameter and above.
- Exterior Lighting Plan – Plan that details all outdoor lighting fixtures including their placement, type of lighting, intensity, and mounting height.
- Facade – Front or principal face of a building, and any side of a building that faces a street or other open space.
- Fence – An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.
- Floor Area Ratio – The relationship of the total gross floor area of a building to the land area of its site, as defined in a ratio in which the numerator is the gross floor area and the denominator is the site area.
- IDA-IES Model Lighting Ordinance – A document published by the International Dark Sky Association and the Illuminating Engineering Society that provides detailed standards for lighting within multiple lighting zones. The Model Ordinance can be found online at www.darksky.org. A copy is also available at Town Hall.
- Maximum Extent Feasible – No feasible and prudent alternative exists, and all possible efforts to comply with the regulation or minimize potential harm or adverse impacts have been undertaken. Economic considerations may be taken into account, but shall not be the overriding factor in determining "maximum extent feasible."
- Maximum Extent Practicable – Under the circumstances, reasonable efforts have been undertaken to comply with the regulation or requirement, that the costs of compliance clearly outweigh the potential

benefits to be public or would unreasonably burden the proposed project, and reasonable steps have been undertaken to minimize any potential harm or adverse impacts resulting from the noncompliance.

- Mixed-Use Development – A single building containing more than one principal permitted land use, or a single development of more than one building containing more than one principal permitted land use in the TC-MU district. Such land uses may include office, retail, residential, or service uses such as hotels and motels. In a mixed –use development, the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of vehicular and pedestrian access and parking areas.
- Multi-Family Residential Development – A single building, a portion thereof or a single development of more than one building designed for occupancy by two or more families living independently in which they may or may not share common entrances or other spaces. Individual dwelling units may be detached buildings used as dwelling units located on a lot that is in single ownership having yards, courts, or facilities in common. This shall include dormitories, apartments, duplexes, triplexes, quadraplexes, etc., but it shall not be construed to include townhouses which have individual units on individually owned lots.
- Natural Features—"Natural features" include but are not limited to flood plains and surface drainage channels, stream corridors and other bodies of water, steep slopes, prominent ridges, bluffs, or valleys, and existing trees and vegetation.
- Orient – To bring in relation to, or adjust to, the surroundings, situation, or environment; to place with the most important parts facing in certain directions; to set or arrange in a determinate position: as in 'to orient a building.'
- Pad Site – Typically used in the context of retail shopping center development, a building or building site that is physically separate from the principal or primary building and reserved for free-standing commercial uses, each such use containing no more than 15,000 square feet of restaurants, banks, and auto services.

- Primary Abutting or Access Street – The street abutting a development that carries the most traffic volume. If a development abuts two streets that have traffic volumes within twenty percent (20%) of each other, the applicant shall designate which street is the "primary abutting or access street."
- Primary Building Wall – Primary building walls shall be the exterior building walls visible from a primary abutting, or access street and/or containing the primary customer entrance into a structure.
- Riparian – The interface between land and a stream (a "creek bank."). Occurs in many forms, such as, grassland, woodland, wetland, etc.
- Repair. The reconstruction or renewal of any part of an existing building for the purpose of its maintenance or to correct damage.
- Secondary Building Wall – A wall not containing the primary customer entrance into a building and/or one from with less visibility primary abutting or access streets. Secondary building walls shall be designed in a manner consistent and/or compatible with its primary building facades.
- Setback line – A line, parallel to the respective lot line and internal to the lot, which defines the required building setback.
- Specimen Tree – Tree that is an impressive or noteworthy example of a particular species due to its size, shape, or age or any other trait that epitomizes the character of the species.
- Standards – Shall mean mandatory regulations. Standards are indicated by use of the terms "shall" and "must."
- Steep Slopes – Any portion of a development site where the natural grade of the land has a slope of twenty-five percent (25%) or greater.
- Thoroughfare Street – "Thoroughfare street" shall mean streets designated by the city's Master Plan as thoroughfares (arterials, collectors, highways, and state roads).
- Transitions – Generally, an array of tools and techniques designed to ensure compatibility between adjoining land uses that may differ by type and in intensity, including the following techniques:

- Architectural Transitions – Designing adapting the form of a building to take into consideration neighboring buildings and land uses.
- Landscape Buffer and Screening Transitions – The use of landscaping, berms, fences, walls, or any combination of these, to buffer and screen a more intense land use from an adjacent, less intense land use.

II. Statutory Authority

The Legislature of the State of Tennessee has in Sections 6-19-201 and 6-54-133 of Tennessee Code Annotated enabled a municipality to create a design review commission and develop general guidelines for the exterior appearance of nonresidential property, multiple family residential properties, and any entrance to a nonresidential development within the municipality.

III. Intent

It is the intent of the Walden Design Review Standards to ensure development that conforms to the adopted Town of Walden Plan and Zoning Ordinance. The Standards enable development that:

- allows for an interconnected pattern of development through streets and non-vehicular connections in the Town Center;
- allows for a complementary and interconnecting mixture of uses in the Town Center;
- allows for a mixture of housing types that meet a variety of needs for all walks of life;
- promotes the inclusion of usable formal and informal open space;
- creates a comfortable and safe environment for pedestrians and bicyclists through appropriate building placement and sidewalk and street design; and
- is sensitive to the unique environmental features of Walden.

- is sensitive to adjacent properties and land uses through appropriate placement and scale of development

IV. Applicability

A. Location
Except for the exemptions specifically listed in this section, the Design Review Standards shall apply to all commercial, mixed-use, and multi-family development with the Town Center Boundary as defined in the Walden Zoning Ordinance.

B. New Construction
Unless specifically exempt in Part C below, all new construction shall be required to meet the intent of Town of Walden Design Review Standards.

C. Existing Buildings
The Design Review Standards shall apply to modifications to existing buildings as follows:

1. Repair shall be defined as the reconstruction or renewal of any part of an existing building for the purpose of its maintenance or to correct damage. Repairs are exempt from Design Review.
2. Change of Occupancy shall be defined as a change in the use of the building or a portion of a building. A change of occupancy shall include any change of occupancy classification, any change from one group to another group within an occupancy classification or any change in use within a group for a specific occupancy classification. **A change of occupancy alone shall not require Design Review.** When a change of occupancy results in alterations, Design Review shall apply as detailed in elsewhere in this section. Signage related to a change in occupancy shall meet the requirements of Article 14 of the Town of Walden Zoning ordinance.

3. Additions shall be defined as an extension or increase in floor area or height of a building or structure. The following additions shall be exempt from Design Review:
   (a) Additions under 1,000 square feet that are not visible from the public right-of-way
   (b) Additions under 10% of the buildings' total footprint that are not visible from the public right-of-way
4. Alterations shall be defined as any construction or renovation to an existing structure other than repair or addition. Design Review shall apply to alterations as follows:
   (a) Alterations include the removal and replacement or the covering of existing exterior materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose. Alterations include the addition or elimination of any exterior door or window visible from the public right of way. Alterations shall be subject to Design Review EXCEPT when the alterations are fully within the interior of the building. Any alterations to the exterior walls oriented towards the public right-of-way shall be subject to Design Review. Otherwise, alterations shall be exempt.

D. Exemptions

The following are exempt from the Design Review Standards:

1. A development or project under construction or previously approved before the adoption of this Ordinance
2. Signage relating to an existing use. Only signage related to any change of occupancy within an existing building or structure must comply with the signage provisions of the Design Review Standards.
3. Public Utilities
4. Single-family attached or detached residential structures are exempt from the design review process.

5. Maintenance or repairs on existing structures, except as indicated in section IV. Part C, "Existing Buildings."
6. Interior remodeling
7. Routine maintenance including painting, gutter repair, or replacing roof shingles or lighting to match the existing that will not change the building's appearance

E. Single Family Homes

Single family attached or detached residential structures are exempt from the design review process. However, single family attached and detached structures within the Town Center Boundary are required to meet the dimensional requirements of Article III of the Walden Design Review Standards.

Compliance with the architectural requirements for single-family attached and detached homes are encouraged but not required.

V. Review Process

A. General

The Commercial, Multi-Family Residential and Mixed-Use Design Standards shall be applied, as applicable, in the normal review processes for rezoning, special permits, subdivision plats, site plans, and development plans or the normal review process for all commercial development, multi-family development, mixed-use development and special use permits.

B. Review Criteria

In addition to the review criteria specified, each rezoning, site plan, subdivision, or development plan application for commercial, multi-family residential and/or mixed-use development, unless exempt under

Section D (Exemptions) above, shall submit evidence in compliance with these Commercial, Multi-Family Residential and Mixed Use Design Standards.

C. Review Steps

STEP 1: Is the Land Use Permitted? Verify that the proposed use of the property is permitted in the zoning district (see Walden Zoning Ordinance) and whether a Special Use Permit is required.

STEP 2: **Is a Design Review Required?**

1. Is the project a single-family home?
2. Does the project consist of interior remodeling only?
3. Does the project consist of routine maintenance?

Routine maintenance includes such activities as painting, gutter repair, or replacing roof shingles or lighting to match the existing that will not change the building's appearance.

If you answered "Yes" to any of the questions above, the project is exempt from review by these guidelines. However, you will need to obtain a building permit if your project cost exceeds the amount specified in the Zoning Ordinance.

If you answered "No" to the questions above, or are uncertain whether the project requires review, proceed to next step. A detailed list of exemptions is available under Section D above.

Step 3: Pre-application meeting

Applicants must meet with Town of Walden Staff or their designee to discuss conception plans for the proposed project. Contact Town Hall to schedule a pre-submittal meeting: (423) 886-4362. Applicants are encouraged to bring the following to the pre-submittal meeting:

- Sketch map or aerial photograph of the site illustrating known constraints and conditions, including existing landmarks, utilities, easements, historic features, archeological features, and topographic conditions;
- Description or sketches of the proposed development or use;
- Information or reports regarding topographic, geotechnical, and other known environmental constraints on the site;
- Information or concepts for stormwater management and wastewater treatment; and
- Any other supporting materials the applicant wishes to share about the development.

Step 4: Application Submittal

Submit an official design review application with the required supporting documents and fees to Town Hall. Fees will be set by the Town of Walden Board of Mayor and Alderman. Projects will not be reviewed by Staff until all required documents have been submitted. Staff accept applications on a rolling basis. Submissions received less than 30 days before the next Design Review Commission meeting will be rolled over to next month's meeting.

The following documents are required with the submission (All site plans, building elevations, and site and building sections must be drawn to scale):

1. Survey of existing conditions on the property showing the following: 5-foot elevation contours; natural drainage areas, streams, and wetlands; existing structures; existing rights-of-way and easements of record; existing paved areas or roads; live specimen trees exceeding 12 inches in diameter at breast height; any features of the land that may impact development.
2. A Vicinity Plan showing the project in relation to the surrounding area within 1,000 feet of the site. The plan should include building footprints, streets, access points, and parking areas.

3. A Site Plan that shows access, parking (including the number of spaces), service areas and trash collection facilities, conceptual landscaping, property lines, building footprints, topography lines at a minimum 2-foot contour interval for finished grade, and areas of cut and fill.
4. Applicable calculations that indicate compliance with the provisions of the zoning designation shall be included on the site plan in tabular format. Calculations shall include required parking; amount of natural open space provided; building height; building setbacks; building transparency calculations; impervious surface area; specifications as required by the Tree Ordinance; and all other calculations as applicable;
5. Exterior Lighting Plan showing fixture locations, specifications, and lighting levels at all property lines measured in foot candles (FC), and documenting consistency with Lighting Zone 1 of the IDA-IES Model Lighting Ordinance. Areas within preserved natural open space areas shall comply with Lighting Zone 0 of the IDA-IES Model Lighting Ordinance. A copy of the IDA-IES Model Lighting Ordinance may be found at http://www.darkskies.org and is available at Town Hall.
6. If requested by the Design Review Commission, a geotechnical survey for the entire site;
7. A conceptual landscape narrative, in accordance with the Tree Ordinance, to include species of all plantings and the location and design of all fences and walls indicated on the submitted site plan above;
8. Site and Building Section Drawings illustrating how the proposed building or addition and the site would appear in cross-section, including elevations of all building facades showing dimensions and materials;
9. Physical samples of proposed exterior materials;
10. Photographs of the project site;
11. For projects exceeding 5 acres, an environmental assessment detailing the impact of the development on air quality, endangered species, geology, topography, topsoil, historic

Commented [AG1]: Complete list to be created once the remainder of the document is finalized. Checklist and application to be included.

Commented [AG2]: Reference to where it could be found in Municipal Code and/or Town website should be added when available

preservation, wildlife, wildlife habitat, solid waste management, and water resources.

12. For all proposals that are accessed via Taft Highway, involve commercial development over 5,000 square feet, or include more than 50 residential units, a Traffic Impact Study shall be provided.
13. When applicable, documentation from TDOT showing compliance with their highway access permit requirements for any access points along Taft Highway.
14. Floor Plans, Perspectives, and Axonometric views are encouraged, but not required.
15. Additional information as required by the Town of Walden or Hamilton County to show requirements for engineering, wastewater, and stormwater management.

Step 5: Staff Review.

Staff will contact the applicant within seven (7) working days to confirm whether the application is considered complete. Staff will contact the applicant at least fifteen (15) working days prior to the Design Review Commission meeting with a review of the submission and recommended corrections. The applicant will have the opportunity to submit corrections prior to the Design Review Commission meeting.

Step 6: Design Review Commission Review

The Design Review Commission will review submitted requests at a regularly scheduled meeting. Town of Walden staff will notify adjacent property owners within 300 feet of the property line at least seven (7) working days ahead of the scheduled Design Review Commission meeting.

The Design Review Commission will meet and hear the applicant's presentation, the staff recommendation, and take public comment per the by-laws of the Design Review Commission. The Design Review Commission will review the application for compliance with the Design

Review Standards, Town of Walden Plan, Zoning Ordinance and Subdivision Regulations.

Step 7: Appeal

If the project is denied by the Design Review Commission, the applicant may appeal to the Mayor and Board of Alderman. Appeals must be made in writing at least fifteen (15) working days prior to the scheduled meeting of the Board of Mayor and Alderman. Town of Walden staff will notify adjacent property owners within 300 feet of the property line at least seven (7) working days ahead of the Board of Mayor and Alderman meeting.

Step 8: Building Permits

If approved, staff will provide written notice of the approval and the applicant may proceed with obtaining the appropriate building permits.

D. Changes to Approved Plans

Requests to revise or modify an approved Site and Building Plan in whole or in part shall be filed with and considered by Town staff or their designee. Town staff or their designee, at their discretion and at any time, may submit the request to revise an approved Site and Building Plan to the Design Review Commission for approval. In instances where any of the area within an adopted Site and Building Plan is developed, the following types of changes shall require approval from Design Review Commission including a public hearing:

1. More than 5% change in land area being added or removed from the Site and Building Plan;
2. Change to the number of dwelling units;

3. An increase of more than 5% in the building area of any single nonresidential building, or an increase of more than 10% in the total building area of all non-residential buildings in the development

VI. VARIANCES AND MODIFICATIONS ALLOWED

A. Variances

Commented [AG3]: Pending attorney review

The Design Review Commission may grant variances to the Design Review Standards when the Commission finds:

1. That unusual physical or other conditions exist which would cause practical difficulty or
2. unnecessary hardship if these regulations are strictly adhered to; and
3. That the granting of a variance will not be detrimental to the public interest; and
4. That the variance will not be in conflict with the intent and purpose of these regulations.

Any variance that is granted, and the justification for granting the variance, shall be in writing and entered in the minutes of the Design Review Commission. In the event that a variance is denied, the reason(s) for denial shall be stated in writing and entered in the minutes of the Design Review Commission meeting.

B. Additions to Existing Structures

Occasionally, building proposals will include a major external addition to an existing structure. Such instances require design review under this ordinance. However, staff and the Walden Design Review Commission shall have the ability to deviate from other provisions contained herein to assure that such additions are compatible in form and architectural design to the existing structure (i.e. historic structures). No requirement of this ordinance is intended to cause architectural incompatibility when enlarging an existing structure. ~~However, use of building facade materials prohibited by this ordinance to match an existing structure is not allowed.~~ In cases such as these, alternative means of compliance will be determined.

C. Conditions of Approval

In granting a variance, deviation, or modification, the Design Review Commission may require conditions substantially securing the objectives of the modified standard that will serve to mitigate any potential adverse impact on the environment or on adjacent properties. Such conditions may include, but are not limited to, modification of building colors, building materials, or architectural detailing. Modifications such as alterations to parking lot configuration, landscaping, or buffering may also be required.

VII. Conflicting Provisions

A. **Conflict with State or Federal Regulations**. If the provisions of the Walden Design Review Standards are inconsistent with those of the state or federal government, the more restrictive provision will control, to the extent permitted by law. The more restrictive provision is the one that imposes more stringent controls.

B. **Conflict with other Town Regulations.** If the provisions of the Walden Design Review Standards are inconsistent with one another, or if they conflict with applicable provisions found in other adopted ordinances or regulations of the Town the provisions of the Design Review Standards will control.

C. **Graphics.** The graphics in this section are for illustrative purposes only. Where there is a conflict between a graphic and the text, the text controls.

ARTICLE 2: SITE PLANNING

I. Cohesive Development

Individual developments must work together to form a complete Town Center that is consistent with the purpose and intent of this section. Developments ten (10) acres and greater shall demonstrate that the system of blocks, streets, open space, and development mix promote a complete Town Center.

A. Incremental development is permitted; however, developments with less than ten (10) acres should be master planned together to form complete neighborhoods whenever possible, and, at a minimum, the Site and Building Plan shall demonstrate interconnection with adjacent existing or future development.

B. Development on the west side of Taft Highway should be interconnected with a north/south street between the Anderson Pike/Taft Highway intersection on the south to Timesville Road and from Timesville Road to Taft Highway near the Anderson Pike/Fairmount Pike/Taft Highway intersection on the north in a manner consistent with the Town of Walden Plan and adopted Subdivision Regulations.

II. Grading

Proposed development shall be designed in a manner that is sensitive to and enhances the natural features of the immediate site and its surroundings. This section shall apply to all projects that require Design Review.

A. **Clearing:** Excessive clearing of existing, mature vegetation is discouraged.
    1. Specimen trees, particularly within groups of mature vegetation, should be preserved and incorporated into the design of the development to the maximum extent possible.
    2. All Specimen Trees within 10 feet of any proposed septic fields shall be preserved.
    3. Tree removal shall be prohibited on natural slopes of 25% or greater

Commented [AG1]: Will need to be consistent with tree ordinance when adopted.

4. Tree removal within required stream buffers shall be prohibited. See Hamilton County Water Quality manual for required stream buffers
5. Clearing allowances for specific building types shall be permitted as follows:
    i. Principal building – not to exceed 40’ beyond the perimeter of the building
    ii. Detached accessory building – not to exceed 20’ beyond the perimeter of the building
    iii. Buildings under 100 square feet – not to exceed 5’ beyond the perimeter of the building
6. It is recommended that “Fire Wise” construction standards as established by the National Forestry Division be the basis for perimeter buffer clearing techniques and shall consist of primarily underbrush clearing.

B. **Grading:** Mass grading of sites should be avoided. Proposed development should be designed in a manner that works with the topographic form of the site.
    1. If large expanses of significant topographic change exist, the type of proposed development in such areas should be appropriate to the landform to avoid grading that significantly alters the landscape.
    2. The natural, existing topography of a site shall be used in development and grading shall be minimized.

C. **Stabilization:** Finished slopes shall be stabilized by perennial vegetative cover. Slope face stabilization by use of rip-rap or hydraulically applied concrete is prohibited. Slope stabilization must meet the standards of the Tennessee Erosion Control Handbook, published by the Department of Environment and Conservation.

III. Drainage and Stormwater Control

A. **Location:** Stormwater drainage and detention systems shall not be viewable from the public right-of-way, unless the facility is designed in such a way that it becomes an attractive landscaped feature or water feature, such as a rain garden, bio swale, perimeter drain or a combination of techniques to allow infiltration and absorption of water onsite by means of planting native trees, shrubs grasses and perennials.

B. **Review:** All development must be reviewed by the Hamilton County Department of Water Quality.
   1. Land disturbance greater than one (1) acre requires a General Construction permit from Hamilton County Department of Water Quality and Stormwater Management Plan.
   2. Land disturbance under one (1) acre that is part of a larger development plan must also be covered by a General Construction permit and Stormwater Management Plan approved by the Hamilton County Department of Water Quality.
   3. All development, regardless of size, must be reviewed by the staff of the Hamilton County Department of Water Quality prior to the issuing of a building permit. If this review results in substantial changes to the project design after approval by the Design Review Commission, the changes must be reviewed by the Design Review Commission. The types of changes requiring review by the Design Review Commission are outlined in the section titled “Changes to Approved Plans,” under Article 1, Section V.

C. **Design Standards:** Stormwater Control Measures must meet the standards of the Hamilton County Stormwater Manual, January 2025 edition, or subsequent revisions. Permanent Stormwater Control Measures must be designed to meet the following criteria:
   1. Stormwater Quality Treatment: SCMs must be designed to achieve 80% removal of total suspended solids (TSS) from the water quality volume (WQv)

2. Downstream Channel Protection: The runoff volume from the 1-year, 24-hour storm event must be detained for no less than 24-hours
3. Flood Control (Detention): Post-development peak discharges must be no greater than predevelopment peak discharges up to the 2, 10, 25, 50, and 100-year, 24-hour storm events.
    i. Rare exemptions from the flood control (detention) standard may only be approved with a waiver from Hamilton County Water Quality based on the downstream hydrologic assessment. Such exemptions do not waive the Stormwater Quality Treatment and Downstream Channel Protection requirements.

Commented [AG2]: This exemption is sometimes needed to avoid two or more developments having peak runoff at the same time to the same stream, which would cause flooding issues.

D. **Design:** The selected Stormwater Control Measures (SCMs) will depend on the site conditions and geography. A variety of SCMs are available to meet the requirements of the Hamilton County Stormwater Manual, which are divided into four (4) tiers.
    1. Green stormwater infrastructure, in combination with stormwater harvest and reuse, shall be used to the maximum extent practical to treat stormwater and reduce runoff.
        i. Green stormwater infrastructure means engineered-as-natural ecosystems such as green roofs, porous pavement, swales and rain gardens that largely rely on using soil and vegetation to infiltrate, evapotranspirate, and/or harvest stormwater runoff and reduce flows to drainage collection systems.
    2. Large detention ponds are discouraged as the sole means of stormwater management unless such ponds can be designed in a naturalistic manner that complements the development and is part of a usable public space network.

E. Utilities

All utilities for new development or redevelopment in public or private right-of-way, shall be placed underground, except for extreme cases where underlying rock or other barriers make this requirement unreasonable; or where certain appurtenances and accessories must be installed above ground for servicing. In such instances, above ground utility systems shall not be located between the building and the street.

F. Wastewater Treatment

Wastewater treatment shall meet the "Sanitary Wastewater Discharge Requirements" of the Walden Zoning Ordinance and shall be properly permitted by Hamilton County Ground Water Protection. Tennessee Department of Environment and Conservation and the Hamilton County Water & Wastewater Treatment Authority must approve all plans for decentralized systems. All proposed leach fields shall be included in the design plans.

Commented [AG3]: Standards / ideas under consideration by the Board of Mayor and Aldermen.

G. Open Space

A. **Definitions**

1. **Open Space** is intentionally undeveloped land not occupied by a structure or other impervious surface.
   i. Parking areas, driveways, buildings, required sidewalks along streets, public right-of-way, and individual private yards shall not be counted as open space.
   ii. Stormwater retention ponds may only count as open space if they are adequately landscaped with native species and amenities such as a path or bench are provided.

Commented [AG4]: We need to determine of septic field areas will be considered open space. The leach fields for decentralized systems are typically grass fields that are fenced in and not open to the public. They require a lot of space. This will be a significant factor in the open space calculation and whether the Walden Town Center is developable.

2. **Improved Open Space** means open space areas containing such amenities as: designed landscaping, architectural paving materials, passive or active recreational facilities, lawns, parks, and/or trails made of pervious materials. Improved Open Space ~~are open to the public and/or residents of the~~ must be occupiable to the multi-family residential development.

3. **Natural Open Space** means areas that are largely undisturbed, retained in a natural state with no more than 10% of the area being subject to impacts~~, related to allowing for public access or use.~~.

4. **Impervious surface area** means a surface which is compacted or covered with material that is resistant to infiltration by water. It is measured by the number of square feet of horizontal surface covered by buildings, and other impervious surfaces.

B. **Maximum Impervious Surface Coverage**

1. **Planned developments with more than one lot**
   The impervious surface area shall not exceed 50% of the entire development.

2. **Single lot developments**
   The maximum impervious surface area shall not exceed 50% of the area of the lot. The Design Review Commission may grant an exception to allow greater lot coverage if the lot was originally included in a larger planned development previously approved by the DRC, and the proposed impervious area will not cause the development to exceed 50% of the impervious surface area.

C. **Minimum Open Space Required**

1. **Commercial or Mixed Use, 5 acres or larger**
   a. Minimum of 50% of the entire site shall be preserved as open space
   b. A minimum of 10% of the open space required shall be incorporated into the developed areas as improved open space and neighborhood amenities.
   c. Greenways and trails within natural open space areas are encouraged and shall be counted towards the open space requirements.
2. **Commercial or Mixed Use under 5 acres:** Minimum of 50% of the entire site shall be designed as open space.
3. **Multi-Family Residential:** Minimum of 50% of the entire site shall be designed as open space.
4. **Phased Developments:** Open space percentages ~~shall be calculated based on all phases combined~~ shall be calculated in combination with already completed phases provided the

Commented [AG5]: The land use plan has a goal of 50% open space for the entire Town Center area. The type of open space, and what counts as open space, is not specified.

Commented [AG6]: Revised to clarify that only completed phases may count towards open space requirements, rather than relying on promised open space in a future phase.

proposed phase is contiguous with the completed phase. In other words, preserved open space in earlier phases will count towards the open space requirement in later phases.

~~5. **Incentive for grass paving or pervious parking surfaces:** 25% of any parking surface that utilizes a grass paving system or pervious parking systems may count towards the minimum required improved open space requirement. A grass paving system shall be defined as interlocking concrete blocks or synthetic fibrous grids with open areas filled with grass which are laid on a prepared base of sand or crushed stone. A pervious parking surface should allow for infiltration of rainwater, providing for a significant reduction in runoff.~~

D. **Ownership and Maintenance**. Open spaces shall be owned and maintained as permanent open space by a homeowner's association, property owners' association, private or non-profit ownership with conservation easement, or public ownership when dedicated to and accepted by the Town of Walden or another appropriate public agency.

E. **Open Space Standards**

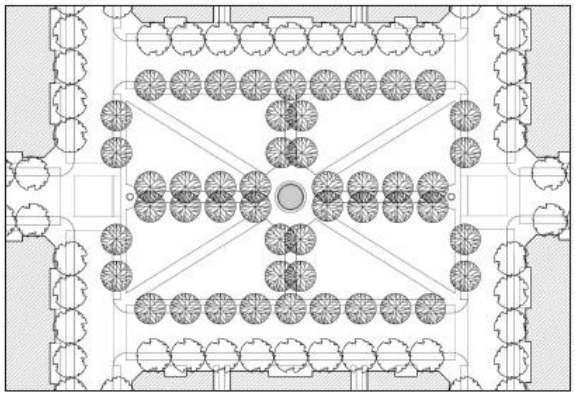
1. **Location.** Where location is not dictated by site geography, open space shall be allocated in a location that is readily accessible and useable by residents and users of the development.
   a. Where possible, a portion of the open space should provide focal points for the development. These open spaces should be designed to serve as central gathering points for residents within the development and the Walden community.
   b. Natural open space is encouraged to serve as a buffer between the development and adjacent properties in a manner to allow for larger tracts of contiguous open space

2. **Preservation of Sensitive Natural Features.** To the maximum extent practicable, sensitive environmental features of a site shall be protected.
   a. Steep slopes shall follow the requirements regarding steep slopes and escarpments within the Walden Zoning Ordinance.

b. Perennial streams, wetlands, and their riparian corridors shall be incorporated into site plans and site designs as major amenities, with trails, seating, and appropriate supplemental vegetation. Buildings, parking areas, and other structures should be set back from such features a sufficient distance to ensure their continued quality and natural functions. Setback requirements must follow TDEC guidelines.
c. The developer and property owner shall be responsible for the erection and maintenance of barriers necessary to protect any existing or installed vegetation from damage both during and after construction.

2. **Open Space Types.** Standards for the types of open spaces permitted are established according to type on the following pages.

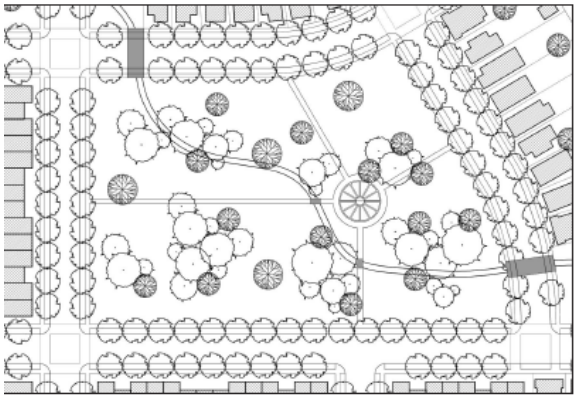
SQUARE



A Square is a formal open space that is composed of landscaped areas and is fronted on all sides by buildings that should contain commercial uses on the ground floor. The Town of Walden Plan envisions a square as a central focal point for the community.

Min. Size: 5,000 sf
Max. Size: 40,000 sf
Zone: TC-MU

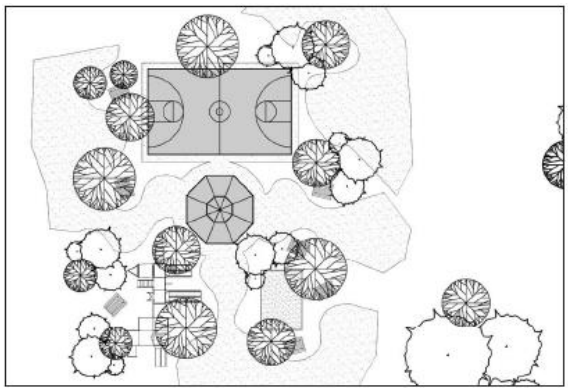
GREEN



A Green is a medium-sized formal or informal open space for unstructured recreation with residential buildings fronting all sides. Greens are composed of paved or unpaved walks; grassy areas; and shade trees.

Min. Size: 10,000 sf
Max. Size: 5 ac.
Zones: TC-MU, TC-R

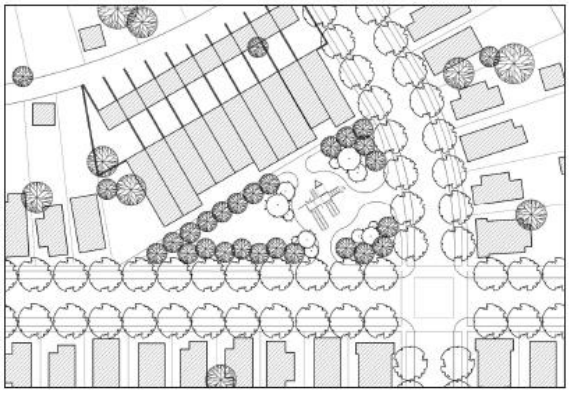
PLAYGROUND



A playground is a formal or informal open space that accommodates recreational equipment for children. Playgrounds may be included within Greens and should contain an open shelter; paved areas for court games; and space for spontaneous play. Ideally, playgrounds should be located within one quarter mile of dwelling units.

Min. Size: none
Max. Size: none
Sub-districts: TC-MU, TC-R

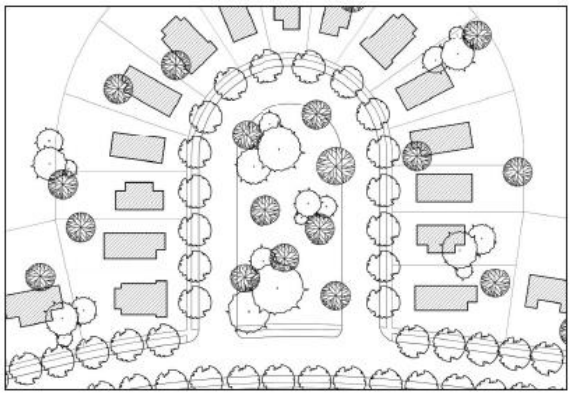
POCKET PARK



A Pocket Park is a formal or informal open space formed by the remaining space between streets, blocks, and buildings.

Min. Size: none
Max. Size: 1/2 block in length
Zones: TC-MU, TC-R

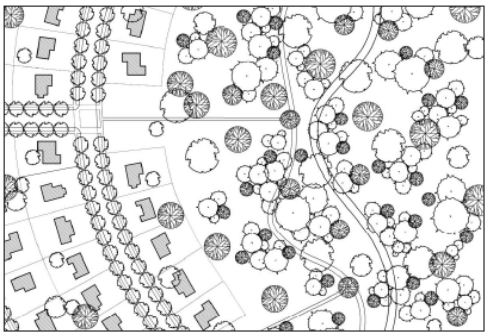
CLOSE



A Close is a dead-end street with open space in the center of the turnaround area. A Close is an acceptable alternative to a cul-de-sac when natural features require a dead-end street.

Min. Size: 100 ft. diameter
Max. Size: 1/2 ac.
Sub-districts: Both

GREENWAY/TRAIL



Greenway/Trail

A trail for recreation purposes along the edges of neighborhoods or natural areas such as rivers. Greenways are part of the open space network and provide a rural transportation network for pedestrians and cyclists.

Min. Size: none
Max. Size: none
Zones: TC-MU, TC-R

ARTICLE 3 SITE DESIGN

I. Parking, Access, and Loading

A. Parking Location

1. **Parking Lot Setbacks.** Parking shall be located within the parking setbacks as established for each Town Center zone.
   a) Town Center – Residential (TC-R) Zone
      i. From Primary Street: Minimum 50 feet
      ii. From Secondary Street: Minimum 10 feet
      iii. Side from lot line: Minimum 5 feet
      iv. Side from lane/alley: Minimum 5 feet
      v. Rear: 5 feet or 15+ feet

   b) Town Center – Mixed Use (TC-MU) Zone
      ii. From Primary Street: Minimum 50 feet
      iii. From Secondary Street: Minimum 5 feet
      iv. Side from lot line: Minimum 0 feet
      v. Side from lane/alley: Minimum 0 feet
      vi. Rear: Minimum 0 feet
      vii. Below grade parking may encroach to the lot line. Parking that is partially below grade may encroach within 20 feet of the lot line.
      viii. Parking located in an attached garage may encroach within 20 feet of the front façade of the principal building

2. Alternative Parking Lot Locations

   a) Required parking, except for required accessible spaces, may be located off-site, if located within six hundred (600) feet of the primary pedestrian entrance
   b) On-street parking may be allowed to meet off-street parking requirements. An applicant may be credited with one or more legally permitted on-street parking spaces located on a public right-of-way or private street immediately adjacent to the subject lot's street frontage toward the required minimum off-street parking. The location and number of on-street parking spaces shall be identified on the submitted site plan. These spaces shall be public spaces and not reserved for a specific business or residence.

3. **Loading Facilities.** Where loading facilities are provided in the Town Center Zone, they must be located, and accessed from, the rear and/or alley side of buildings. In all zoning districts, loading facilities should be located to minimize the impact on adjacent residential development.

B. Parking Lot Access

1. Town Center – Residential (TC-R) Zone
    a) Access shall be from a rear alley or secondary street where feasible
    b) For front-loaded instances:
        i. Any attached garages that are accessed from and face a street shall be recessed behind the front façade of the principal building a minimum of 10 feet
        ii. Attached garages may be forward of the front façade if the garage forms a courtyard and the garage doors do not face the street
        iii. Front-loaded garage doors shall be a maximum of 9 feet wide

Commented [AYG1]: Limits to single-car garage doors

2. Town Center – Mixed Used (TC-MU) Zone
    a) Access shall be from a rear alley or a secondary street
    b) Cross access between parking areas is required

C. Parking Lot Design

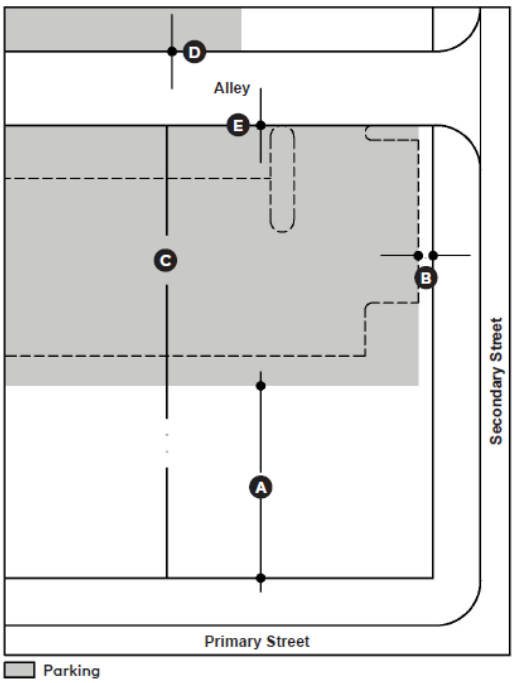
1. Parking spaces shall be nine (9) feet wide, twenty (20) feet in length, exclusive of access or maneuvering space. Handicapped parking as required by T.C.A. shall meet the current ADA standards.

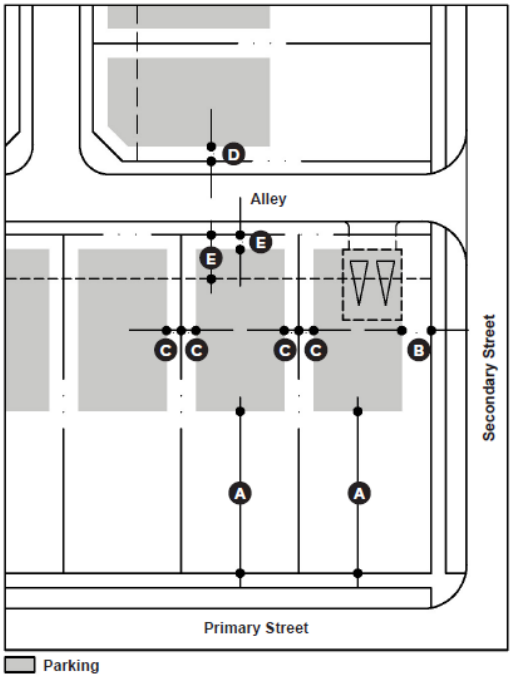
Commented [AG2]: Could permit a certain percentage as compact spaces

2. Driveways shall be a maximum of twenty-four (24) feet wide.

3. Parking Lot Landscaping
    a) Surface parking lots shall be designed so that no parking space is more than 80 ft. from a tree.
    b) The ends of interior parking bays with a minimum of 12 spaces shall be bordered with landscape islands.
    c) The ends of perimeter parking bays shall be bordered by landscape peninsulas.
    d) Each landscape island should contain a minimum of one (1) shade tree with a caliper of two and one half (2 ½) inches at installation.

4. Parking Lot Screening
    a) Surface parking lots shall be screened from view of all streets, other than alleys.
    b) Screening shall have a minimum height of three (3) feet and a maximum height of four (4) feet above adjacent grade.
    c) Screening shall, at a minimum, consist of a compact row of native evergreen shrubs spaced to ensure enclosure at maturity; an architecturally compatible opaque wall or fence, or a combination of both.
    d) If vegetation alone is used, the planting bed shall be five (5) feet minimum in width. Vegetation shall not extend into the sight triangle of any street or driveway intersection.
    ~~d)~~e) All tree plantings shall meet the requirements of the Walden Tree Ordinance.





PARKING – TC-MU ZONE

Parking Setbacks:		
Primary Street	50 ft. min	
Secondary Street	5 ft. min	
Side:		
Lot:	0 ft. min	
Alley:	0 ft. min	
Rear:	0 ft. min	F

Miscellaneous:

a. Below grade parking may encroach to the lot line. Parking that is partially below grade may encroach to within 20 ft. of the lot line.
b. Parking located in an attached garage may encroach within 20 ft. of the front facade of the principal building.
c. Access shall be from a rear alley or secondary street and cross access between parking areas is required.

PARKING – TC-R ZONE

Section Component:	Width	
Right-Of-Way:	50 ft.	A
Travel Lane(s):	13 ft.	B
Parallel Parking:	informal or striped one side	
Continuous Planting Strip::	7 ft.	C
Sidewalk:	5 ft.	D
Drainage:	Curb and gutter	

Planters/Planting Strip

Planting strips shall be continuous and composed of turf grass, low shrubs, perennials, or groundcover plantings

II. Landscaping and Screening

A. Plant materials should be native, drought-tolerant species. Invasive plant species are prohibited. Native species shall be those identified in the USDA PLANTS database as native to Hamilton County, Tennessee. Invasive species shall be those identified in the USDA PLANTS database as invasive or noxious in Tennessee. Trees shall meet all specifications of the Walden Tree Ordinance.

B. Parking lots shall be landscaped and screened as required by the sub-section titled “Parking Lot Design.”

C. Street Trees shall be planted as required by the section titled “Street Trees” under the section titled "Streets” and shall meet all other specifications of the Walden Tree Ordinance.

D. Retaining walls shall be constructed of or clad in brick, stone, or stucco.

E. All outdoor equipment, such as heating, cooling, and ventilation systems, utility meters and panels, shall be placed on the rear-facing side of the roof, in the rear or side of the building, or otherwise visually screened from the street. In no case shall mechanical equipment be allowed along street frontage(s). Mechanical equipment on the roof shall be screened from abutting streets with parapets or other types of visual screening.

F. Refuse storage.

(1) For multi-family residential developments, refuse storage shall be located to the rear or side of buildings and screened on at least three sides from public view by a wall of sufficient height to screen the container(s) or shrubs that provide year round.

(2) For commercial or mixed-use development, dumpsters shall be located to the rear of buildings and screened on at least three sides from public view by an opaque impact-resistant fence or wall of sufficient height to screen the dumpster.

G. Where loading facilities are located adjacent to residential development, they shall be screened year-round.

III. Streets and Sidewalks

The design of streets within the Town Center district is crucial to the creation of a functional transportation system that comfortably and safely accommodates all modes of transportation. Subdivision and street construction outside the Town Center Zone and Town Center Overlay Zone must meet the requirements of the Walden Subdivision Regulations.

Approval of street layout and design through the Design Review process does not constitute approval of the required subdivision plats. The plat review and design review may happen concurrently. See the Walden Subdivision Regulations.

A. **Blocks**. Each development shall be internally connected by a clear pattern of streets that form blocks. No block face shall be more than six hundred (600) feet in length without a pedestrian passage providing through access, except where environmental conditions warrant longer blocks.

Commented [AG3]: Thoughts on including exception?

B. **Dead end streets**. Dead-end and cul-de-sac streets should be avoided, except where topographic features or configuration of property boundaries prevent street connections. In such locations, dead-end streets shall be limited to one thousand five hundred (1,500) feet and designed to include an open space in the center of the turnaround.

Commented [AYG4]: Should landscaping be required?

C. **Lighting**. Street lighting shall be pedestrian-scaled with a fixture mounting height of fifteen (15) feet minimum and twenty (20) feet maximum, and shall meet all requirements of the IDA-IES Model Lighting Ordinance. Any luminaire emitting more than 1800 lumens shall be fully shielded so as to produce no light above a horizontal plane through the lowest direct light-emitting part of the luminaire.

Commented [AG5]: Update with reference if adopted by the Town.

D. **Sidewalks**

1. Sidewalks are required on new streets according to the standards in required in each Street Types, below.
2. Sidewalks internal to a lot shall be provided to connect adjacent buildings. Sidewalks shall have a minimum unobstructed pathway of five (5) feet and shall be connected to the public sidewalk system along streets.
3. All sidewalks shall comply with current ADA standards.
4. For lots with frontage on Taft Highway, pedestrian circulation shall

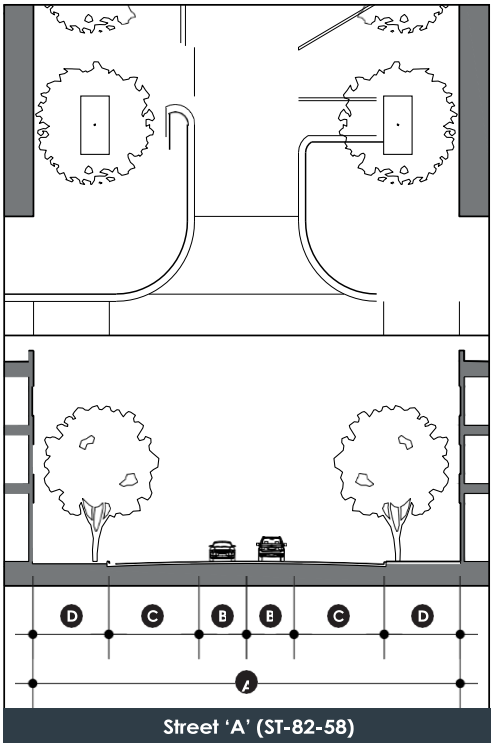
be installed according to the adopted Town of Walden Plan and any subsequently adopted transportation plans.

E. **Street trees**. Trees shall be used as a design element to provide visual identity to a development, provide comfort for pedestrians, naturally calm traffic, and reinforce the overall street hierarchy.

1. All street trees shall meet the specifications of the Walden Tree ordinance.
2. ~~Street trees shall be a single specimen along any one street and spaced thirty-five (35) feet maximum on center.~~
3. ~~3.~~2. Street trees shall have a two and one half (2 ½) inch caliper at installation and free of branches to a height of seven (7) to nine (9) feet.
4. ~~4.~~3. Trees should be selected to achieve a uniform streetscape, provide a broad canopy, prevent sidewalk damage, and conserve water. Native tree species are encouraged. Species with severe limb drop, heavy fruit or nut crops, invasive root systems, or allergen production should be avoided.
5. ~~5.~~4. Street trees shall maintain adequate sight distance at intersections to ensure safety.

F. **Street Types**. The diagrams on the following pages establish the standards for various street types permitted by Zone as indicated.

Commented [AG6]: Spacing to be specified in Tree Ordinance.



Street 'A' (ST-82-58)

A street intended to serve intense commercial and mixed-use development with significant on-street parking opportunities in form of diagonal parking. This street includes wide pedestrian ways and consistent streetscape.

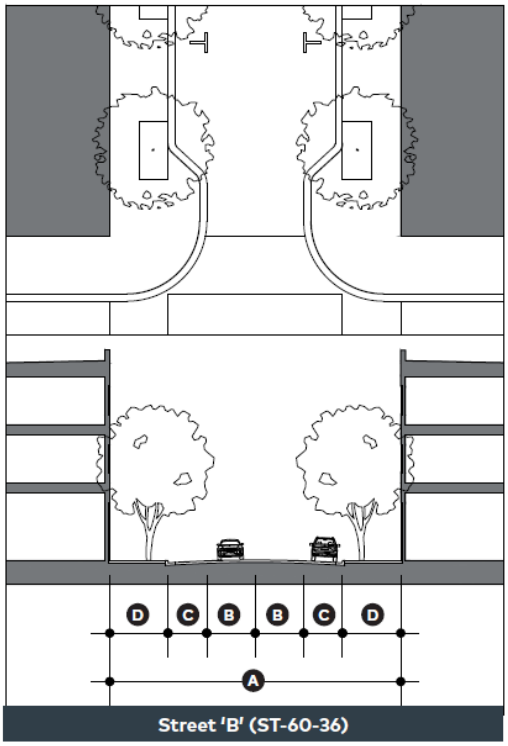
Permitted in Zones:

TC-MU

Section Component:	Width	
Right-Of-Way:	90 ft.	A
Travel Lane(s):	11 ft.	B
45 deg. Diagonal Parking w/bulb-outs:	18 ft.	C
Sidewalk w/ Planters:	12 ft. min.	D
Drainage:	Curb and gutter	

Planters/Planting Strip

Planting strips shall be composed of trees in grates, wells, or planters. Planting strips shall not contain turf grass. While the street trees are the only plant materials required in the planting strip, low-growing shrubs and groundcovers are also encouraged within wells and planters.



Street 'B' (ST-60-36)

A street intended to serve moderate commercial and mixed-use development with on-street parking opportunities in the form of parallel parking.

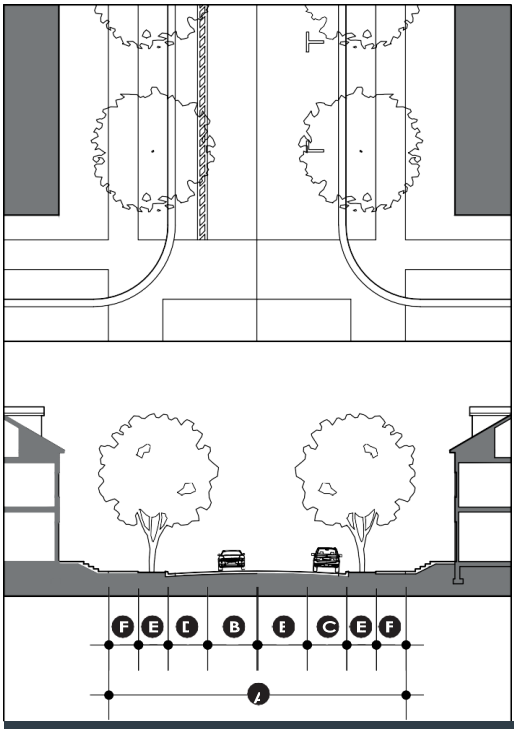
Permitted in Zones:

TC-MU

Section Component:	Width	
Right-Of-Way:	60 ft.	A
Travel Lane(s):	10 ft.	B
Parallel Parking w/bulb-outs:	8 ft.	C
Sidewalk w/ Planters:	12 ft. min.	D
Drainage:	Curb and gutter	

Planters/Planting Strip

Planting strips shall be composed of trees in grates, wells, or planters. Planting strips shall not contain turf grass. While the street trees are the only plant materials required in the planting strip, low-growing shrubs and groundcovers are also encouraged within wells and planterss



Street 'C' (ST-60-36)

A street intended to serve residential development with two options for the edge of the travelway. One provides for a buffered bicycle lanes and the other option provides dedicated on-street parallel parking.

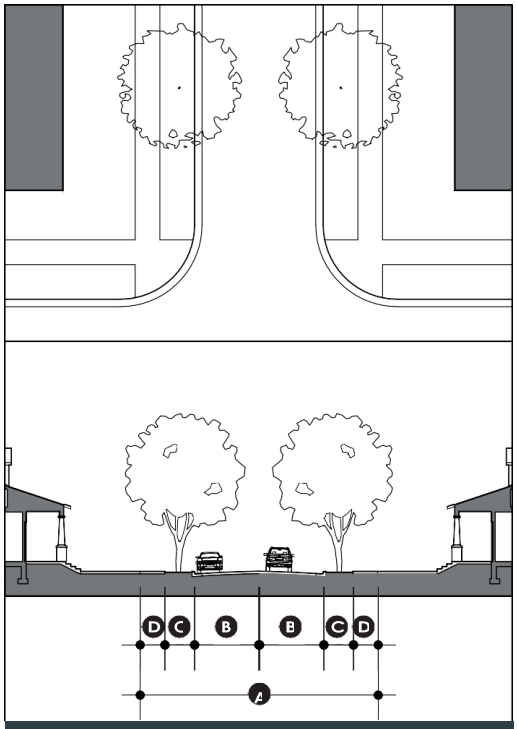
Permitted in Zones:

TC-MU and TC-R

Section Component:	Width	
Right-Of-Way:	60 ft.	A
Travel Lane(s):	10 ft.	B
Parallel Parking (option A):	8 ft.	C
Bicycle Lane and Buffer (option B):	8 ft.	D
Continuous Planting Strip:	6 ft.	E
Sidewalk:	6 ft.	F
Drainage:	Curb and gutter	

Planters/Planting Strip

Planting strips shall be continuous and composed of turf grass, low shrubs, perennials, or groundcover plantings



Street 'D' (ST-50-26)

A street intended to serve low intensity residential development. On-street parking is not formalized in this street type. The street functions more as a yield street where cars may be forced to slow as they pass one another.

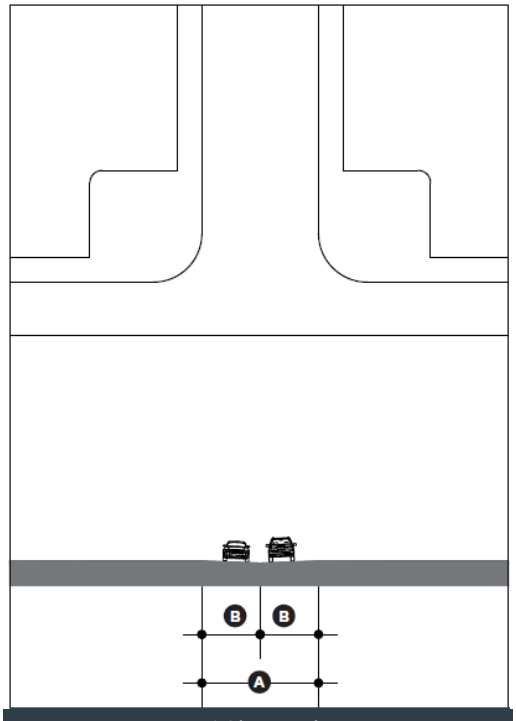
Permitted in Zones:

TC-R

Section Component:	Width	
Right-Of-Way:	50 ft.	A
Travel Lane(s):	13 ft.	B
Parallel Parking:	informal or striped one side	
Continuous Planting Strip::	7 ft.	C
Sidewalk:	5 ft.	D
Drainage:	Curb and gutter	

Planters/Planting Strip

Planting strips shall be continuous and composed of turf grass, low shrubs, perennials, or groundcover plantings



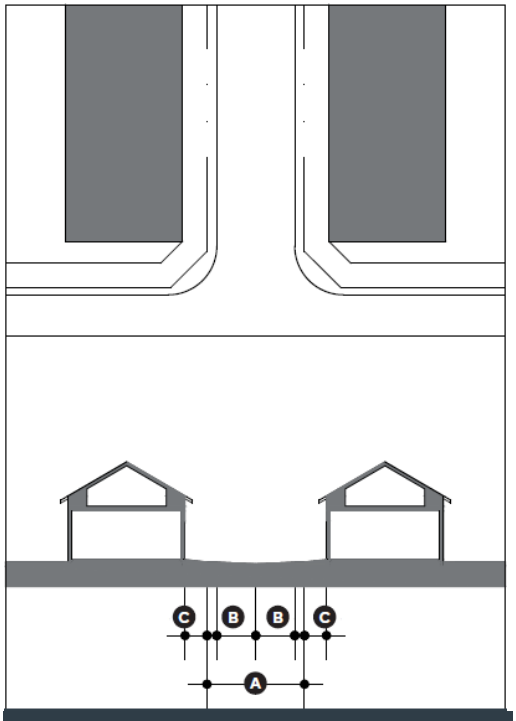
Alley 'A' (AL-22-22)

A rear service road intended to serve commercial and mixed-use development. It features a wider travelway for larger vehicles and two-way movement.

Permitted in Sub-district(s):

TC-MU

Section Component:	Width	
Right-Of-Way:	22 ft.	A
Travel Lane(s):	11 ft.	B
Drainage:	Center	



Alley 'B' (AL-20-16)

rear service road intended to serve moderate and low intensity residential development. The proposed section anticipates full pavement width; however, a ribbon alley with a center grass strip may be considered for alleys with low traffic volumes serving single-family detached residential.

Permitted in Sub-district(s):

TC-R

Section Component:	Width	
Right-Of-Way:	20 ft.	A
Travel Lane(s):	8 ft.	B
Shoulder:	2 ft.	C
Drainage:	Center	

IV. Lot Design and Building Placement

A. **Building Types**

1. Multiple building types are permitted within the TC-MU and TC-R zones. To ensure a mixture of building types, minimum and maximum percentages of total building area for non-residential uses and number of units for residential uses are included for each Zone. These percentages shall apply to multi-phased and master planned developments exceeding 10 acres.

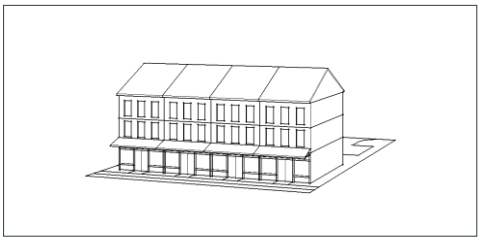
Commented [AYG7]: Potentially unenforceable outside of a large master-planned development.

Building Types

MIXED-USE/COMMERCIAL

A building with a limited or no front yard that has com- mercial use(s) on the ground floor and may have resi- dential and non-residential uses on upper floors. Park- ing is located behind or below the building in a surface lot or structure.

LIVE/WORK TOWNHOUSE



A dwelling attached on one or two sides with flexible space for a non-residential use on the ground floor. Live/ Work Townhouses have a very shallow front yard and a parking area or garage at the rear of the lot.

Massing, Main Body: 20 ft. w. min./35 ft. w. max.

TOWNHOUSE

A dwelling facing a street or courtyard and attached on one or two sides. Units typically have a shallow front yard and private courtyard between the rear of the unit and the parking area or garage at the rear of the lot.

Massing, Main Body: 18 ft. w. min./35 ft. w. max.

MANSION FLATS

A detached multi-family dwelling, of up to 8 units, on a single lot with a parking area or garage at the back of the lot. Mansion Flats are designed to resemble a large, single-family structure.

Massing, Main Body: 45 ft. w./50 ft. d. max.
Massing, Front/Side Wings: 30 ft. w./40 ft. d. max.

COTTAGE OR TOWNHOUSE COURT

Detached or attached single-family dwellings on a single lot or multiple lots arranged around a landscaped court- yard with a parking area or garages at the rear of the lot or on an adjacent lot.

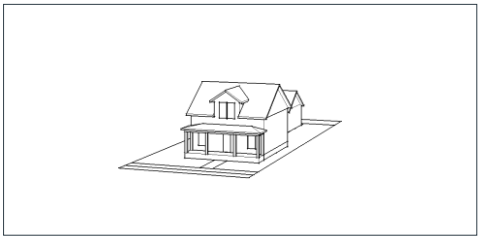
Massing, Main Body: 40 ft. w./50 ft. d. max.
Massing, Front/Side Wings: 30 ft. w./15 ft. d. max. Courtyard width: 20 ft. min.

TWO-FAMILY HOUSE

A detached two-family dwelling on a single lot with a parking area or garage at the rear of the lot. Ideally, duplexes are designed to resemble a single-family struc- ture.

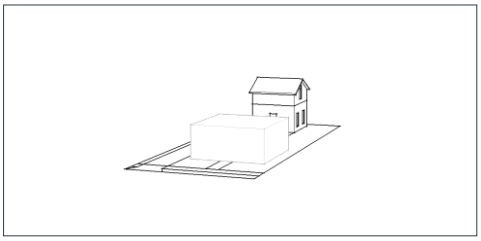
Massing, Main Body: 50 ft. w. max.
Massing, Front/Side Wings: 30 ft. w. max.

HOUSE



A detached single-family dwelling on a medium-size lot with access from its fronting street and parking recessed behind the front facade.

ACCESSORY DWELLING UNIT

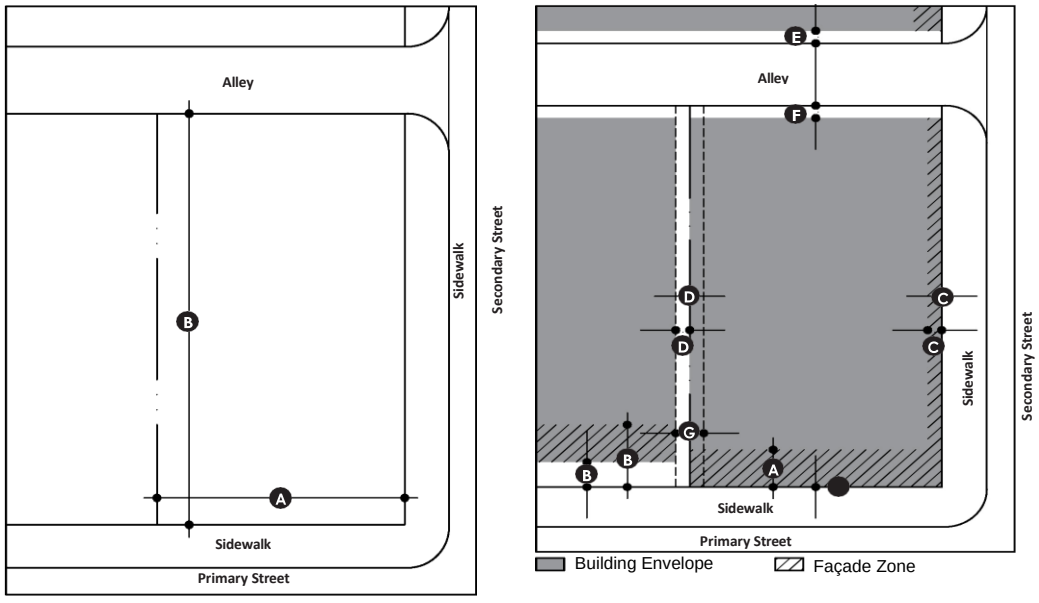


A separate additional living unit, including separate kitchen, sleeping, and bathroom facilities, attached or detached from the primary residential unit, on a sin- gle-family lot.

Massing: 30 ft. max. w. and d.
ADU size: 700 sf max.

B. Lot and Building Placement Requirements – Town Center Mixed Use Zone

Dimensional requirements for each building type, including lot size, setbacks and height are established in the following diagrams for the TC-MU Zone.



LOT AND BUILDING TYPES – TC-MU		
Lot Size by Building Type:	**Width (A)**	**Depth (B)**
Mixed-use/Commercial:	70 ft. min.	125 ft. min.
Live/Work Townhouse:	20 ft. min.	85 ft. min.
Townhouse:	20 ft. min.	85 ft. min.
Lot Coverage:		
Impervious Surface:		80% max.
Building Type:	**% of Total Building Area/Units**	
Mixed-use/Commercial:		50% min./100% max.
Live/Work Townhouse:		No min./50% max.
Townhouse:		No min./50% max.

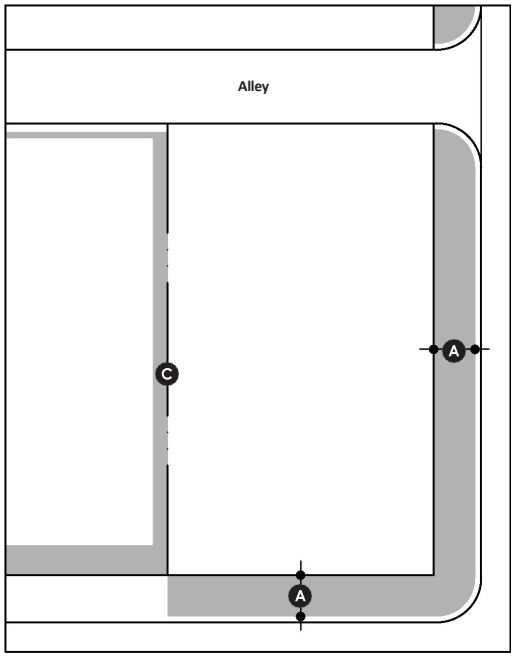
Miscellaneous Lot and Building Type Standards:

a. Live/Work Townhouses and Townhouses shall have a maximum of 6 attached units before a 10 ft. min. separation between groups of units.

PLACEMENT- TC-MU		
Build-to Zone and other Setbacks (from Lot Line):		
Principal Building:		
Mixed-use/Comm. Type Build-to:	0 ft. min./10 ft. max.	(A)
Mixed-use/Comm. Type Build-to from Existing Streets:	10 ft. min./30 ft. max.	(A)
Residential Type Build-to:	10 ft. min./20 ft. max.	(B)
Residential Type Build-to from Existing Streets:	20 ft. min./30 ft. max.	(C)
Secondary Street Build-to:	0 ft. min./10 ft. max.	
Frontage Buildout:	80% min.	(D)
Side Setback:		(E)
Lot:	0 ft. min./end units 5 ft. min.	(E)
Alley:	5 ft. min.	
Rear Setback:	5 ft. min.	
Accessory Building(s):		
Primary Street/Front Setback:	60 ft. min.	
Secondary Street Setback:	5 ft. min.	
Side Setback:	5 ft. min.	
Rear Setback:	5 ft. min.	

Miscellaneous Placement Standards:

a. A 10 ft. min. pedestrian passage is required at max. 300 ft. intervals to connect rear parking areas with sidewalk. Large footprint buildings are exempt from this standard (G)



FRONTAGE/ENCROACHMENTS – TC-MU

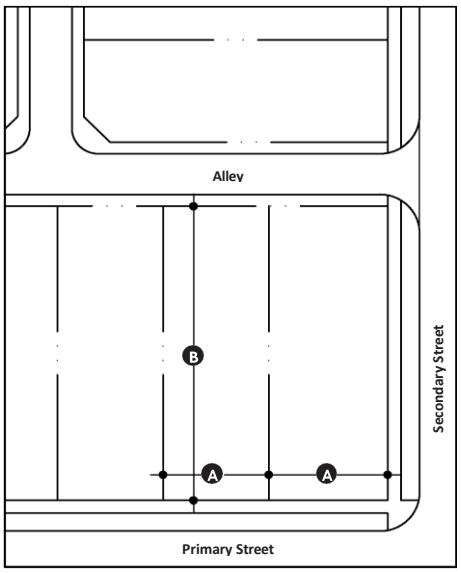
Encroachments Into Front Yards:		
Primary Street:	10 ft. max.	A
Secondary Street:	10 ft. max.	B
Other Encroachments: A B C		
Driveways/Walkways/Steps:	no max.	
Overhangs/Chimneys:	2 ft. max. (end units)	
Landscaping:	no max.	
Fences/Walls:	no max.	
Utilities/Equipment:	no max.	
Miscellaneous:		

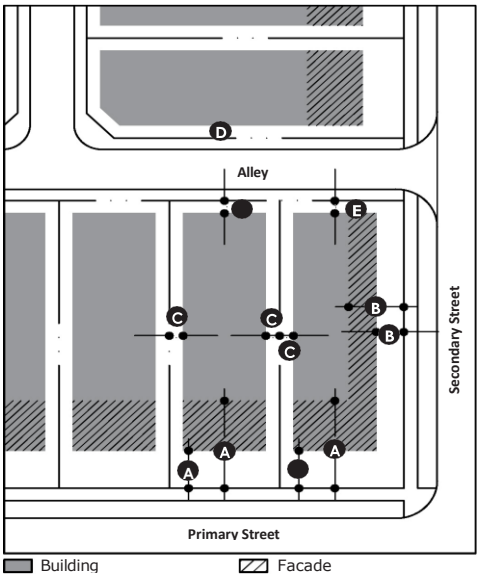
a. Encroachments are not permitted across a Lot or R.O.W. line except as indicated.

C. **Lot and Building Placement Requirements - Town Center – Residential**

Dimensional requirements for each building type, including lot size, setbacks and height are established in the following diagrams for the TC-R Zone. To ensure a mixture of building types, minimum and maximum percentages of total building area for non-residential uses and number of units for residential uses are included for each Zone. These percentages shall apply to multi-phased and master planned developments exceeding 10 acres.

Commented [AYG8]: Added this because it may be difficult to enforce mixture of building types outside of a large master planned development.





LOT – TC-R

Lot Size by Building Type:	Width (A)	Depth (B)
Townhouse	20 ft. min.	60 ft. min.
Townhouse Court	100 ft. min.	100 ft. min
Mansion Flat:		
Two-family House:	50 ft. min.	100 ft. min.
Cottage Court	100 ft. min.	100 ft. min.
House	40 ft. min.	100 ft. min.
ADU	N/A	N/A

Building Type:	% of Total Building Area/Units
Townhouse:	20% min 50% max
Townhouse/Cottage Court:	No Min. 20% max.
Two Family House:	5% min / 20% max.
Mansion Flat:	5% min. / 20% max
House	20% min. / 70% max.
ADU	No min.

Miscellaneous

a. For corner lots, the minimum lot width shall be five (5) feet greater than required.
b. For Cottage/Townhouse Court Types the minimum lot size is for developments that utilize horizontal property regime. Individual lots with a single dwelling unit may have a 30 ft. min. lot width and 60 ft. min. lot depth for Cottage Courts and a 20 ft. min. lot width for and 60 ft. min. lot depth for Townhouse Courts.

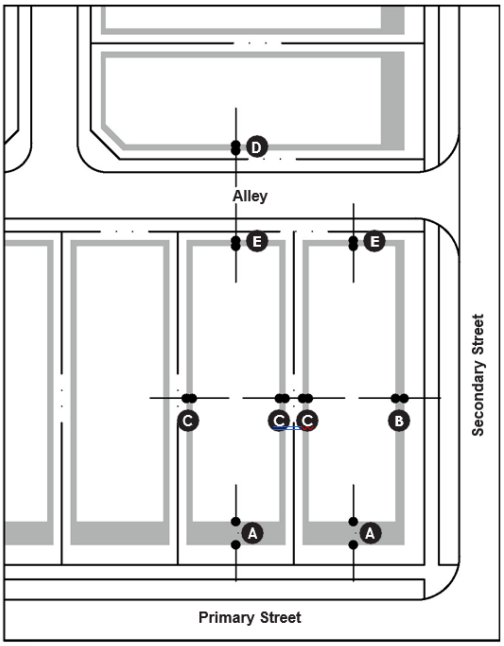
PLACEMENT – TC-R

Build-to Zone and other Setbacks (from Lot Line):

Principal Building:		
Primary Street/Front Build-to:	15 ft. min./30 ft. max	(A)
Secondary Street Build-to:	10 ft. min./20 ft. max.	(B)
Frontage Buildout	50% min.	
Side Setback:		
Lot:	5 ft. min.	(C)
Alley	5 ft. min.	(D)
Rear Setback:	5 ft. min or 15+ ft.	
Accessory Building(s):		
Primary Street/Front Setback:	50 ft. min.	(A)
Secondary Street Setback:	5 ft. min.	(B)
Side Setback:	5 ft. min.	(C) (D)
Rear Setback:	5 ft. min.	(E)

Miscellaneous

a. For Townhouse/Cottage Court Types, front facades shall be 5 ft. min. and 15 ft. max. from edge of courtyard (including sidewalk) and 10 ft. min. between buildings.



Encroachment

FRONTAGE/ENCROACHMENTS – TC-R

Encroachments into Front Yards		
Primary Street:	8 ft. max.	A
Secondary Street:	3 ft. max.	B

Other Encroachments: (A) (B) (C) (D) (E)	
Driveways/Walkways/Steps:	no max.
Overhangs/Chimneys:	2 ft. max.
Bays:	3 ft. max.
Landscaping:	no max.
Fences/Walls:	no max.
Utilities/Equipment:	no max.

Miscellaneous:

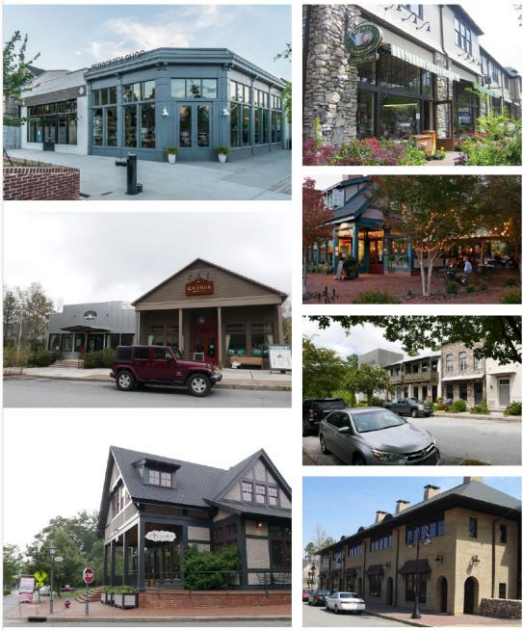
a. Encroachments are not permitted across a Lot or R.O.W. line except as indicated.

ARTICLE 4: ARCHITECTURAL DESIGN

I. Intent

There is no mandated architectural style, however, it is the intent of this Section to encourage applicants to embrace the mountain aesthetic of Walden's historic architecture. Walden's historic architecture features a variety of materials including stone, wood siding and shingles, and brick on certain civic buildings. Windows are typically vertical or square in proportion and, in some instances, are ganged together in a horizontal. Roofs are typically gabled or hipped with rustic details such as exposed rafters.

The precedent imagery below, excerpted from the Town of Walden Plan, illustrates the variety of architectural styles that the Town of Walden aspires to have built within the Town Center Boundary.



II. General

A. The standards in this section apply to facades that face a street (public or private) or usable open space (i.e. primary facades) and side facades (i.e. secondary facades) for a minimum depth of 20 feet, unless otherwise stated.
B. Buildings shall be oriented so that a primary entrance(s) faces the primary street or public open space.
C. For multi-family residential structures, building entrances (excluding service access or emergency egress) shall be defined by a roof covering or by being recessed.
D. Buildings shall be generally built parallel to the street frontage. If the street frontage is not straight, facades shall be generally built tangent to the street frontage. The Design Review Board may waive this standard in situations where the side lot lines are not perpendicular to the front property line.
E. Buildings shall have simple massing to clearly distinguish the main body of the building from side or rear wings
F. Street-facing facades shall be composed so that the rhythm of ground floor attachments and openings harmonizes with the rhythm of attachments and openings on upper stories.
G. Buildings and related elements shall be arranged in a manner to indicate the pattern of base, body or shaft, and cap.
H. Buildings on corner lots, shall address both streets with windows, doors, porches, or bay windows. For this standard, an alley is not a street.

III. Building Height

A. The height requirements by zone, as established in the diagrams on the following pages shall be measured in stories and feet. Measurement in feet shall be the vertical distance from the average elevation of natural grade along the minimum primary street building setback to the bottom of the eave on a sloped roof or the highest point of the roof surface of a flat roof not including a parapet.
B. Where a lot slopes down from the primary street a minimum of ten (10) feet vertically, one additional story is allowed beyond the

maximum number of stories as applicable by zone.

C. Non-occupiable roof elements such as spires, cupolas, water towers, and similar structures may exceed the maximum height requirements by twenty percent (20%) if set back from building facades a minimum of ten (10) feet.

D. Chimneys, flagpoles, skylights, parapets, and similar structures may exceed the maximum height requirements by six (6) feet.

E. Stairways to the roof; rooftop shade structures, elevator penthouses; and rooftop mechanical equipment may exceed the maximum height requirement by ten (10) feet if set back from building facades a minimum of ten (10) feet.

F. Minimum story height requirements shall be measured from the top of the finished floor to the ceiling above.

G. Minimum raised foundation requirements shall be measured from the top of the adjacent curb or, if no curb exists, the crown of the adjacent street to the top of the finished floor of the ground level.

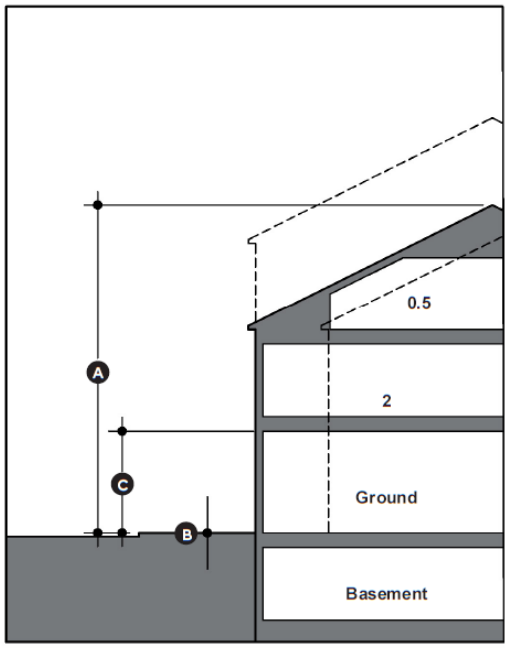
IV. Building Articulation

Articulation requirements by zone, as established by the diagrams on the following pages, shall be met in one or more of the following methods:

- Facade offset with a minimum depth of two (2) feet that extends to within two (2) feet of the full height of the facade.
- Facade projection or recession with a minimum depth of four (4) inches and a minimum width of one (1) foot that extends the full height of the first story of the facade.
- Variation in building or parapet height of a minimum two (2) feet for single story buildings and four (4) feet for buildings with two or more stories.
- The use of multiple roof forms to create the effect of different building components.

V. Building Transparency

Transparency requirements per zone shall be measured by dividing the area of windows and doors by the total facade area of a street-facing story.



FORM - TC- MU

Height:

Principal Building:		A
Stories:	2.5 max.*	
To eave/parapet:	30 ft. max.*	
Overall:	40 ft. max.*	
Accessory Building:		
Other:	2 stories	
Raised foundation:		B
Mixed-use/Commercial Type	0 ft. min.	
Residential Type	1.5 ft. min.	
Ground floor ceiling:	14 ft. min.	C
Upper floor ceiling(s):	8 ft. min.	

*The Town Board may permit three (3) stories to accommodate topographic conditions or on key sites such as a terminated vista.

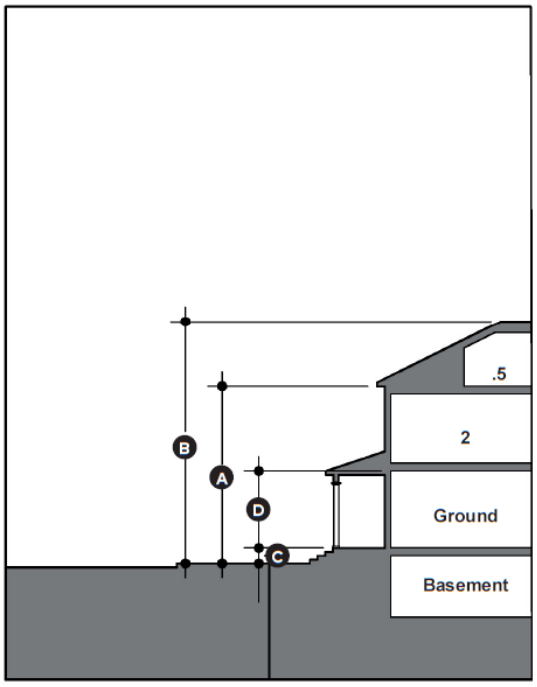
Articulation:

Building facades that face a street or open space shall not exceed 30 ft. in length without a building articulation intended to minimize the mass of the building.

Transparency:

Building facades that face a street or open space shall have a minimum transparency for each story as described below and consisting of shopfronts, doors, windows, or a combination thereof. Window and door glazing shall not be mirrored or heavily tinted to avoid obscuring visibility into the building.

a. First story commercial uses shall have a minimum transparency as follows:
   i. For a building with a footprint of 5,000 sf and less: 60% transparency on facades facing primary streets
   ii. For a building with a footprint of greater than 5,000 sf: 20%
   iii. 20% on facades facing secondary streets.
b. First story residential uses shall have a minimum transparency of 20%.
c. Upper stories shall have a minimum transparency of 15%.



FORM - TC-R

Height:

Principal Building:		
Stories:	2.5 max.	
To eave:	25 ft. max.	A
Overall:	40 ft. max.	B
Accessory Building:		
Accessory Dwelling:	2 stories max.	
Other:	1 story	
Ground floor above sidewalk:	1.5 ft. min.	C
Ground floor ceiling:	9 ft. min.	D

Articulation:

Building facades that face a street or open space shall not exceed 40 ft. in length without a building articulation intended to minimize the mass of the building.

Transparency:

Building facades that face a street or open space shall have a minimum transparency for each story as described below and consisting of doors, windows, or a combination thereof. Window

VI. Facades

A. Building material standards apply to the entire area of primary facades and secondary facades.

B. Building facades shall be built of no more than two primary materials, excluding accent materials, and shall only change material along a horizontal line (with the lighter material above the heavier material), outside corners (where material wraps the corner a minimum of 2 feet), or inside corners.

C. Permitted Materials – TC- MU

1. Primary Facade
   A minimum of 75% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic). A maximum of 25% of the facade area may be wood siding/ shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only).
2. Secondary Facade
   A minimum of 50% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic). A maximum of 50% of the facade area may be wood siding/ shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only).
3. Materials, other than masonry, shall be painted, stained, or have a factory-applied finish.

D. Permitted Materials – TC-R zone

1. Primary Façade
   A minimum of 85% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic), wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only). A maximum of 15% of the facade area may be concrete block (split-faced/ fluted), manufactured stone veneer siding, or architectural

metal panels.

2. Secondary Facade
   A minimum of 75% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic), wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only). A maximum of 25% of the facade area may be concrete block (split-faced/ fluted), manufactured stone veneer siding, or architectural metal panels.

4. Materials, other than masonry, shall be painted, stained, or have a factory-applied finish.

VII. Openings

A. Openings, including dormers, should be centered vertically with other openings or shall be centered with the wall between openings.

B. Storefronts shall have a minimum height above the sidewalk of 8 ft. It is encouraged that storefront design be inspired by the historic downtown storefronts found in other small towns

C. Except for transoms and decorative windows, windows shall be square or vertically proportioned and rectangular in shape. The grouping of individual windows to form a horizontal band is permitted if individual windows are separated with a mullion of at least three (3) inches.

D. Window muntins, if included, shall be simulated divided lites fixed on the interior and exterior surfaces and shall create panes of square or vertical proportion (as tall as wide or taller than wide).

E. Transoms may be oriented horizontally with panes that match other opening configurations. Transoms may be awning, hopper or fixed.

F. Shutters shall be the same height as the window, and one half (1/2) the width of the window. Small windows may have one shutter that is the full width of the window. Shutters shall be operable or designed and installed as if they were operable including hardware.

VIII. Roofs

A. Principal building roofs, if sloped, shall be symmetrical.
B. The ridge of the building roof should generally be oriented either parallel to or perpendicular to the street.
C. All gable and hipped roofs of a building, excluding ancillary roofs, should generally have the same slope where visible from a street or open space.
D. Flat roofs shall have parapet walls on facades that face or are visible from a public street, private street, or open space. The primary material used on parapets shall match the material of its associated facade.
E. Dormers should light attic spaces and must be placed a minimum distance of 3 feet from side building walls.

IX. Attachments

A. Awnings and Canopies on Mixed-Use and Commercial Structures
    1. Awnings/canopies shall have a minimum clear height above a sidewalk of nine (9) feet and a minimum depth of four (4) feet.
    2. Awnings and canopies shall not be internally illuminated.

Commented [AY1]: Unsure if this requirement is necessary. Occasionally lighting may be needed here for safety/visibility.

B. Balconies
    1. Balconies shall have a minimum clear height of nine (9) feet and a minimum clear depth of four (4) feet.
    2. Balconies shall not be fully enclosed.

C. Bay windows shall have visible support, either by extending the bay to grade with a foundation or transferring the projection

back to the wall with beams, brackets, or brick corbeling.

D. Chimneys shall extend to grade.

E. Decks should not be located on facades that face a street or public open space.

F. Porches
   1. Porches shall have a minimum clear depth of six (6) feet excluding steps.
   2. Porches should have square or vertically proportioned openings.
   3. Porches may be enclosed with glass or screens; however, enclosures are not permitted on porches that face a street or public open space.
   4. Posts and columns shall generally include a base, shaft, and capital. The base of posts, columns, and pedestals shall generally align with the face of the foundation wall directly below. The outside face of porch beams shall generally align with the face of the top of the column.
   5. Railings shall have top and bottom rails.
   6. Porches may not encroach into a public right-of-way.

Commented [AY2]: Screened-in porches are fairly common in this area. Unclear why they shouldn't be visible from a street or open space, especially with a grid pattern and open space being encouraged throughout Town Center

X. Signage

A. General
The requirements of this section are in addition to all requirements of Article 14. Sign Regulation of the Walden Zoning Ordinance. Should the regulations conflict, the Design Review Standards shall prevail.

B. Billboards are prohibited.

C. The following signs are exempt from review:
   1. Signs required for legal notices and other official instruments;

2. Flags and insignias of governmental, religious, charitable or fraternal organizations with an area of less than fifty (50) square feet and mounted on a single pole;
3. Decorative flags and bunting as authorized by the Town for town-wide celebrations;
4. Memorial signs, tablets or cornerstones, names of buildings and dates of erection when included as an integral part of the building;
5. Directional signs and symbols used solely for the purpose of traffic or pedestrian direction and placed on the property to which the public is directed; and
6. Holiday lights and decorations during customary holiday periods.

D. The following temporary signs are permitted:
1. Signs for political purpose, which shall be removed within fourteen (14) days after an election;
2. Special event signs erected no sooner than fourteen (14) days before the event, and removed within seven (7) days after the event;
3. Signs to indicate the opening of a new business, change of use, or going out of business sale displayed within the first sixty (60) days the occupancy is open or the last ninety (90) days before closing;
4. Signs announcing construction not exceeding thirty-two (32) square feet and ten (10) feet in height; and
5. Signs announcing real estate availability.

E. Nonconforming Signs
1. An existing sign may remain exempt from full compliance with the provisions of this Section provided the sign is maintained in good condition at all times and is not abandoned.

2. An existing sign shall be brought into compliance with the provisions of this Section, if at any time the sign is altered, repaired, restored or rebuilt to the extent that the cost exceeds fifty percent (50%) of the estimated replacement cost of the sign (in current dollar value). If the alteration or repair is caused by involuntary damage or casualty, this standard shall not apply, and the sign may be altered or repaired to any extent.

F. Any combination of Awning, Canopy, or Wall signs shall be limited to two (2) signs per tenant space on a primary facade with one additional sign permitted on a secondary facade.

G. Awning Signs
1. Awning signs shall have a maximum height of two (2) feet and a maximum area of sixteen (16) square feet.
2. Awning signs shall be limited to awnings above ground story windows and doors.
3. Awning signs shall not be internally illuminated.

H. Canopy Signs
1. Canopy signs shall have a maximum height of two (2) feet and a maximum area of sixteen (16) square feet.
2. Canopy signs shall not extend beyond the ends of the canopy.
3. Canopy signs shall be limited to one (1) sign per canopy.
4. Canopy signs may be internally or externally illuminated.

I. Ground-mounted Signs
1. Ground-mounted signs shall be limited to one sign per lot frontage.
2. Ground-mounted signs shall have a maximum height of ten (10) feet; a maximum depth of two (2) feet; and a maximum area of eighty (80) square feet. The base of a ground-mounted sign shall have a maximum height of two (2) feet.
3. Ground-mounted signs shall set back a minimum of five (5) feet from the primary or secondary street lot line and a minimum of

ten (10) feet from all other lot lines.

4. Ground-mounted signs should be externally illuminated.

J. Projecting Signs

1. Projecting signs shall have a maximum height of three (3) feet; a maximum projecting width of four (4) feet; a maximum depth of six (6) inches; and a maximum area of nine (9) square feet. A projecting sign shall have a minimum of six (6) inches and a maximum of twelve (12) inches of space between facade and sign.
2. Projecting signs shall be limited to one (1) sign per tenant space.
3. Projecting signs shall be located between ground story window and door heads and second story window sills. In single story buildings, projecting signs shall not extend above roof eaves on a sloped roof or above the surface of a flat roof.
4. Projecting signs shall not be internally illuminated.

K. Wall Signs

1. Wall signs shall have a maximum depth of one (1) foot and a maximum area of thirty-two (32) square feet.
2. Wall signs shall not extend above roof eaves on a sloped roof or above the parapet on flat roofs.
3. Wall signs shall not cover windows or doors.
4. Wall signs may be internally or externally illuminated.

L. Window Signs

1. Window signs shall be limited to ground story windows and doors.
2. Window signs shall not cover more than twenty percent (20%) of ground story windows and doors.