



ORDINANCE 24-04

An Ordinance Amending Article XII, Traditional Neighborhood Development, §440-126 Purpose, Minimum Criteria, Administrative Procedures, Subsection B; §440-127 Permitted Uses, Subsection A; §440-128 Development Standards; Article XIII, §440-141 Table 13.3 – Dimensional and Density Standards; §440-216 Design Standards, Subsection A; Article III, Single Family Residential Zone (R-1), §440-21 Purpose, Subsection C; and Article VII, Neighborhood Commercial Zone (C-1), §440-61 Purpose, Subsection C.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF HARRINGTON IN COUNCIL MET:

Section 1. That article XII, §440-126, Purpose; Minimum Criteria; Administrative Procedures, Subsection B, be amended as follows:

B. Minimum Criteria

- (1) TND shall only be permitted on parcels of 25 10 acres or greater. Parcels less than the minimum acreage may be developed as TND if they are contiguous to an existing TND zoned area and development on said parcels or tracts can be harmoniously integrated consistent with the requirements and purposes of this zone.
- (2) ~~The TND Zone shall have access to an existing or planned arterial or collector road.~~
- (3) The TND Zone shall be served by adequate existing or planned infrastructure.
- (4) No land shall be classified as a TND Zone unless it is so designated in the City Comprehensive Land Use Plan.

Section 2. That article XII, §440-127, Permitted Uses, Subsection A, be amended as follows:

A. Permitted Uses

- (1) Single-family detached dwellings.
- (2) ~~Cottage dwellings.~~ Public Service Facilities.
- (3) Duplex dwellings.
- (4) Townhouses.
- (5) Multifamily dwellings.
- (6) Uses in the C-1 and C-2 Zones.

- (7) Residential above retail, restaurants, and service uses.
- (8) Office units located on upper floors above commercial uses.
- (9) Public and private noncommercial parks and recreation areas, including clubs, parks, and swimming pools.

Section 3. That article XII, §440-128, Development Standards, be amended as follows:

A. Density and Dimensional Standards

1. Number of dwelling units permitted. The number of residential dwelling units and the amount of nonresidential development (excluding open spaces) shall be determined as follows:

~~C. Dwelling units constructed above retail and service uses shall be permissible in addition to the number of dwelling units authorized under this section. However, the total number of dwelling units constructed above retail and service uses shall not be more than 10% of the total number of single-family attached and detached units.~~

B. Design Requirements

1. General Design Requirements

- ~~(a) At least 75% of residential structures shall be within 1/4 mile radius from existing or proposed retail, institutional, and open space areas; reviewed and approved by the Planning Commission on a case-by-case basis.~~
- ~~(b.a)~~ A mix of residential dwelling types is required within a TND; however, not less than 50% of the total dwelling units must be single-family detached dwellings. ~~No more than 50% of the single-family detached dwellings provided shall be cottage dwellings.~~
- ~~(e.b)~~ A minimum of at least ~~three~~ two of the following permitted housing types must be provided: single-family, duplex, townhouse, and multifamily dwellings.

2. Lot and Block Standards and Alley Design

- ~~(a)~~ All lots shall have frontage on a street, ~~or square~~ a public green, square, or courtyard. All buildings, except accessory structures, shall have their main entrance onto a street, ~~or square~~ a public green, square, or courtyard. The lots directly fronting a public green, square or courtyard shall directly abut a sidewalk.
- ~~(b)~~ Nonresidential and mixed-use buildings shall abut sidewalks.
- ~~(e)~~ ~~Lot and building widths shall create a relatively symmetrical street cross section that reinforces the public space of the street as a simple, unified public space.~~
- ~~(d.c)~~ ~~Street layouts shall provide for perimeter blocks that are generally in the range of 180 to 300 feet deep by 400 to 600 feet long.~~ Neighborhoods shall generally be laid in a block or grid pattern formed by an interconnected network of streets and alleys. Blocks should generally be 180 – 300 ft. in depth and 400 – 700 ft. in length. Blocks longer than 700 ft. shall have mid-point pedestrian connections. Dead-end cul-de-sac streets are only permitted

for single-family units.

- (e-d) A variety of lot sizes shall be provided to facilitate housing diversity and choice and meet the projected requirements of people with different housing needs.
- (f-e) Alley design.
- (f) Connections and/or street stubs should be made to adjacent properties to provide interconnectivity between other developed or potentially developable residential neighborhoods and commercial centers wherever practicable.
- (g) Non-residential buildings shall be of an appropriate scale, massing, and character to complement the adjoining residential neighborhood.
- (h) A street hierarchy shall be utilized to ensure that street and right-of-way widths are appropriately scaled based on the street classification.
- (i) The streetscape shall be lined with street trees and streetlights.

3. Circulation Standards

B. Motor Vehicle Circulation

- [3] The use of alleys is required except for single-family lots that are greater than or equal to 50ft. wide. Off-street parking shall be a minimum of 24 ft. from the back of the sidewalk or right-of-way, whichever is greater, for lots with no alleys. ~~The Planning Commission may waive the alley requirement for single-family homes for good cause. Alleys provide secondary access to residential properties where street frontages are narrow, where the street is designed with a narrow width to provide limited on-street parking, or where alley access development is desired to increase residential densities.~~ Alleys may also provide delivery access or alternate parking access to nonresidential properties.

4. Street Layout Standards.

- (d) ~~Secondary streets shall not end in a cul-de-sac unless existing natural constraints make it necessary.~~

5. Parking

- (b) ~~The maximum number of parking spaces provided shall not exceed the minimum number required by more than 10%.~~ Reduction of parking areas and the use of shared parking facilities, as set forth in § 440-215, Joint use, shared facilities, and satellite parking, is encouraged.
- (e) The vehicular entrance of a parking area from a public street shall be ~~no wider than 30 feet.~~ designed to accommodate the site design vehicle.
- (g) ~~Parking areas shall not include dead-end aisles.~~

C. Architectural standards. A variety of architectural features and building materials is encouraged to give each building or group of buildings a distinct character.

3. Residential Garages.

(a) ~~Front-loading garages attached to the front of the main structure are prohibited.~~

Section 4. That article XIII, §440-141, Dimensional and Density Standards, Table 13.3 shall be amended as follows:

C-2 Central Commercial

Zone	Lot Area	Width	Depth	Front	Side	Rear	Height	Lot Coverage
Commerical/ Mixed use/nonresiden- tial	2,500	25	100	Min-0 Max-15	See § 440- 73	See § 440- 73	Min-2 stories Max-35	85%
Single-family detached	3,600	36	100	Min-0 Max- 15 <u>30</u>	6	20	Min-2 stories Max-35	85%
Duplex	2,500/ unit 5,000/ duplex	25/unit 50/dupl ex	100	Min-0 Max- 15 <u>30</u>	6	20	Min-2 stories Max-35	85%
Townhouse	1,800	18	100	Min-0 Max- 15 <u>30</u>	See § 440- 42	20	Min-2 stories Max-35	85%
Multifamily	7,500	75	100	Min-0 Max-15	See § 440- 52	See § 440- 52	45	85%

C-3 Service Commercial

Commercial	7,500	75	150	25	10	20	35	50%
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Single-family detached	2,880	36	80	Min- 0 <u>5</u>	5	20	Min-1.5 stories	70%
				Max- 20 <u>30</u>			Max-35	
Duplex	2,000/ unit	25/unit	80	Min-5	5	20	Min-2 stories	70%
	4,000/ duplex	50/dupl ex		Max- 20 <u>30</u>			Max-35	
Townhouse	1,440	18	80	Min-5	See § 440- 42	20	Min-2 stories	85%
				Max- 20 <u>30</u>			Max-45	

Section 5. That Article V, §440-42, Development Standards, Subsection A shall be amended as follows:

A. Dimensional and Density Standards.

- (1) Dimensional and density standards. See § **440-141**, Dimensional and density Standards, Table 13.3.
- (2) Building setbacks.
 - (a) The minimum distance between any two unattached townhouse structures shall be 60 feet as to facing walls and ~~30~~ 12 feet as to end walls. This distance shall exclude any driveway or vehicular access, which shall be in addition to the combined side yard width. Setback between buildings in townhouse projects designed in a courtyard fashion may be approved on a case-by-case basis by the Planning Commission.
 - (b) No townhouse structure shall be closer than ~~30~~ 15 feet to any interior driveway, abutting street, parking area, or open space.

Section 6. That Article XV, §440-216, Design Standards, Subsection A shall be amended as follows:

A. Parking Space Dimensions.

- (1) Perpendicular and diagonal parking: ~~10 feet by 20 feet.~~ 9 feet by 18ft.
- (2) Parallel parking: ~~10~~ 8 feet by 22 feet off-street; eight feet by 22 feet on-street.

Section 7. That Article III, §440-21, Purpose; uses permitted, Subsection C shall be amended by adding a permitted use as follows:

C. Permitted uses. The following uses are permitted in the R-1 Zone:

1. Single-family detached dwellings, not to exceed one such dwelling per lot.
2. Public buildings, structures, and uses, including parks and playgrounds.
3. Existing manufactured housing may be replaced if all dimensional and density standards can be met.

4. Public Service Facilities.

Section 8. That Article VII, §440-61, Purpose; uses permitted, Subsection C shall be amended by adding the a permitted use as follows:

C. Permitted uses.

1. The following uses are permitted in the C-1 Zone:

- A. Retail sales.
- B. Retail food establishments.
- C. Business services.
- D. Personal services.
- E. Retail services.
- F. Social services.
- G. Residential dwellings on the second floor.

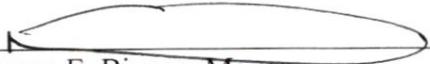
H. Institutional uses, such as government administration, post offices, community centers, public libraries, museums, and offices for public utilities.

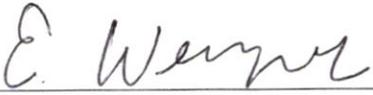
I. Public Service Facilities.

Repealer. All Ordinances and parts of Ordinances inconsistent with the provisions of this Ordinance are hereby repealed.

Effective Date. The Clerk of Council shall certify to the adoption of this Ordinance and cause the same to be published as required by law, and this Ordinance shall take effect and be in force from and after its approval by Council.

SO ORDAINED by the majority of Council Members present at a regular session of Harrington City Council, to be effective upon signing.


Duane E. Bivans, Mayor

Attest: 
Emma Werner, Clerk of Council

Date of Adoption: April 15, 2024

SYNOPSIS

This ordinance amends Article XII, §440-126-128 – Traditional Neighborhood Development by updating the TND zoning to be more developmentally flexible within the TND zone; Article XIII, §440-141 – Dimensional and Density standards, by adjusting the front line setbacks within C-2 and TND zoning development standards; Article V, §440-42, Subsection A and B, by adjusting the minimum townhouse setback distance; Article XV, §440-216 – Parking Design Standards, by adjusting the parking space size for perpendicular and parallel parking spaces; Article III, §440-21 – Single Family Residential, by adding Public Service Facilities as a permitted use; and Article VII, §440-61 – Neighborhood Commercial, by adding Public Service Facilities as a permitted use.

First Reading: March 4, 2024

Public Hearing: April 15, 2024

Second Reading: April 15, 2024