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PLANNING COMMISSION MEETING AGENDA REGULAR MEETING

Marianna Perakis, Chair, Lakshmi Malalahalli, Vice Chair
Toby Buechner, Carlton Faison, Tyler Fox, Michael W. Hutson, Tom Krent,
Dave Lambert and John J. Tagle

July 22, 2025

7:00 P.M.

Council Board Room

1. ROLL CALL
2. APPROVAL OF AGENDA
3. APPROVAL OF MINUTES – July 8, 2025
4. PUBLIC COMMENT – For Items Not on the Agenda

ZONING ORDINANCE TEXT AMENDMENT

5. ZONING ORDINANCE TEXT AMENDMENT (File Number 258) – Neighborhood Node Revisions

OTHER ITEMS

6. PUBLIC COMMENT – For Items on the Agenda
7. PLANNING COMMISSION COMMENT
8. ADJOURN

NOTICE: People with disabilities needing accommodations for effective participation in this meeting should contact the City Clerk by e-mail at clerk@troymi.gov or by calling (248) 524-3317 at least two working days in advance of the meeting. An attempt will be made to make reasonable accommodations

Televised Live, Government Channel WTRY (10 WideOpenWest and 17 Comcast) Replayed Wednesdays 3:00 pm, 6:00 pm and 11:00 pm

Chair Perakis called the Regular meeting of the Troy City Planning Commission to order at 7:00 p.m. on July 8, 2025, in the Council Chamber of the Troy City Hall. Chair Perakis and Vice Chair Malalahalli presented opening remarks relative to the role of the Planning Commission and procedure for tonight's meeting.

1. ROLL CALL

Present:

Toby Buechner
Tyler Fox
Michael W. Hutson
Tom Krent
David Lambert
Lakshmi Malalahalli
Marianna Perakis

Absent:

Carlton M. Faison
John J. Tagle

Also Present:

R. Brent Savidant, Community Development Director
Salim Huerta Jr., Planner I
Julie Quinlan Dufrane, Assistant City Attorney
Kathy L. Czarnecki, Recording Secretary

2. APPROVAL OF AGENDA

Resolution # PC-2025-07-038

Moved by: Malalahalli
Support by: Buechner

RESOLVED, To approve the agenda as prepared.

Yes: All present (7)
Absent: Faison, Tagle

MOTION CARRIED

3. APPROVAL OF MINUTES – June 10, 2025

Resolution # PC-2025-07-039

Moved by: Buechner
Support by: Fox

RESOLVED, To approve the minutes of June 10, 2025 Regular meeting as submitted.

Yes: All present (7)
Absent: Faison, Tagle

MOTION CARRIED

4. PUBLIC COMMENT – For Items Not on the Agenda

Arban Stafa, 1612 Muer, Troy; spoke on behalf of Sterling Construction Inc., the applicant for a Crooks Road project. Mr. Stafa stated to date he has not received a response to several email communications sent to the Planning staff and administration regarding the proposed project. He respectfully asked that the item be placed on the next available Planning Commission agenda or that the administration inform the applicant of any outstanding issues that might be preventing the item to be placed on an agenda.

STREET VACATION

5. PUBLIC HEARING - STREET VACATION REQUEST (SV JPLN2025-0017) – Request to vacate Deerfield Drive, approximately 60-feet wide by 85-feet long, West of Rochester, South of Wattles, Abutting 3836 Gatwick and 3874 Gatwick and Town Haven Site Condominium, Platted as part of Edenderry Subdivision No. 1, in Section 22

Mr. Savidant gave a brief explanation of a street vacation request, the administrative approval process, and items the Planning Commission should take into consideration in its deliberation for a recommendation to the City Council.

Mr. Savidant reviewed the street vacation application, citing the history of the “paper” street and its relationship to the Town Haven Site Condominium development. He reported there were no issues identified in the departmental review of the application. Mr. Savidant said approval of the street vacation request would be a win-win situation for the applicant and the City. Mr. Savidant said in following through with a question asked by the applicant, the Assessing Department informed him there would be no increase in property taxes.

John Stankrauff, 3836 Gatwick, said the Town Haven Site Condominium developer approached him with a proposal to vacate the street and he also offered to plant arborvitaes and trees on site. Mr. Stankrauff addressed the improvements to the area that would be aesthetically pleasing to their properties and the City. He said it is their intent to enjoy the additional green space and thanked all the City departments for their assistance in the application process.

Some comments during discussion related to the following:

- Responsibility of a developer to make required site improvements per City standards.
- Improvements to site; clearing, grading, sprinkler system repair, seeding.
- Property would remain unbuildable because of setback requirements and an encumbered existing easement.

PUBLIC HEARING OPENED

There was no one present who wished to speak.

PUBLIC HEARING CLOSED

Resolution # PC-2025-07-040

Moved by: Fox
Support by: Krent

RESOLVED, That the Planning Commission hereby recommends to the City Council that the street vacation request to vacate a portion of right of way, approximately 60 feet wide by 85 feet long, abutting 3836 Gatwick to the south, 3874 Gatwick to the north and the Town Haven Site Condominium to the east, Platted as part of Edenderry Sub. No. 1, in Section 22, be approved, subject to the following:

1. The City shall retain easements for utilities.

Discussion on the motion on the floor.

Mr. Buechner addressed his personal win-win experience with a street vacation and voiced support for the request.

Vote on the motion on the floor.

Yes: All present (7)
Absent: Faison, Tagle

MOTION CARRIED

6. **PUBLIC COMMENT** – For items on the Agenda

There was no one present who wished to speak.

OTHER ITEMS

7. **PLANNING COMMISSION COMMENT**

Mr. Savidant addressed:

- An application for an apartment project located on the west side of Crooks, north of Wattles.
- The July 22, 2025 Planning Commission meeting.
 - Scheduled to be held in the Council Board Room.
 - Discussion on Neighborhood Node amendment language.
 - Consideration to create North Troy zoning district.
- **Congratulations!** The City is the recipient of the *Implementation Award from Michigan Association of Planning (MAP) for Big Beaver Corridor*.

Mr. Krent announced an Oakland County Planners Gathering; online seminar on July 15, 10 a.m.-11 a.m., *Regulating Home Occupations Post-Pandemic*.

Ms. Dufrane addressed an appeal filed by El Car Wash in the Oakland County Circuit Court. She reported Judge Rowe remanded the matter back to the Planning Commission for consideration, citing the Board did not adequately make findings and conclusions with respect to the application. Ms. Dufrane said she would draft a memorandum outlining how the Board going forward should make its findings and conclusions on specific applications and agreements (Special Use, Planned Unit Development (PUD), Conditional Rezoning and Rezoning).

8. ADJOURN

The Regular meeting of the Planning Commission adjourned at 7:35 p.m.

Respectfully submitted,

Marianna J. Perakis, Chair

Kathy L. Czarnecki, Recording Secretary

[https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT Planning Commission Minutes/2025/2025 07 08 Draft.docx](https://d.docs.live.net/2f7ed4fe5f664ea8/Documents/Kathy/COT%20Planning%20Commission%20Minutes/2025/2025%2007%2008%20Draft.docx)

ITEM #5

DATE: July 15, 2025

TO: Planning Commission

FROM: R. Brent Savidant, Community Development Director

SUBJECT: ZONING ORDINANCE TEXT AMENDMENT (File Number ZOTA 258) –
Neighborhood Node Revisions

The Planning Commission's Neighborhood Node Steering Committee met three times to discuss revisions to the Neighborhood Node provisions in the Zoning Ordinance. These revisions are required to implement recent amendments to the Master Plan.

The attached memo summarizes the Steering Committee meetings. Proposed draft amended language (clean and redlined) is also attached.

Proposed map amendments will be presented at a future meeting for discussion.

Attachments:

1. Memo prepared by Carlisle/Wortman Associates
2. Steering Committee Meeting #1 cover memo
3. Steering Committee Meeting #2 cover memo
4. Steering Committee Meeting #3 cover memo
5. Revised Neighborhood Node Ordinance (Clean and Redline)



Carlisle | Wortman
ASSOCIATES, INC.

117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: City of Troy Planning Commission

From: Benjamin Carlisle, AICP

Date: July 15, 2025

Re: Neighborhood Node Zoning Text Amendments

Following the City Council’s adoption of the updated Master Plan—particularly its emphasis on revisions to the Neighborhood Nodes—the Planning Commission was tasked with amending the Zoning Ordinance to reflect the updated vision and policies. To lead this effort, a Neighborhood Node Steering Committee was established, composed of Chair Perakis, Commissioner Krent, Commissioner Lambert, and Commissioner Faison. The Steering Committee convened for three working sessions between June and October 2024 to evaluate and recommend comprehensive amendments to the Neighborhood Node (NN) zoning regulations. The objective of this process was to ensure the Zoning Ordinance aligned with the intent and purpose of the Master Plan, addressed recurring development challenges, and provided context-sensitive standards tailored to the unique character of each node.

Meeting #1 – Kickoff (June 25, 2024)

Key Focus:

- Reaffirmed the Master Plan’s intent for Neighborhood Nodes:
 - Serve adjacent neighborhoods
 - Encourage first-floor commercial and upper-story residential
 - Promote pedestrian design and open space
 - Transition sensitively near single-family neighborhoods

Identified Issues:

- Overreliance on residential-only development
- Lack of placemaking and mixed-use outcomes
- Development scale/massing impacts and poor transitions
- Architecture, traffic, and setback concerns

Initial Direction:

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David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
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- Add a third site type (Site Type C) to improve context sensitivity
- Update building form allowances (limit larger forms in Nodes)
- Create a Node-specific Use Group Table
- Eliminate auto-oriented and incompatible uses

Meeting #2 – Mapping & Use Group Refinement

Key Discussions:

- Reviewed and debated appropriate site type assignments by parcel
- Refined Use Group categories and permissions
 - Example: Use Group 1 to include duplexes (not single-family)
 - Senior housing clarified and limited to specific site types
- Addressed format, consistency, and intent of terms used for building types and use designations

Key Steering Feedback:

- Support for distinguishing site types based on adjacency to SF neighborhoods
- Suggested parcel-specific adjustments (e.g., Wattles & Dequindre, John R & Long Lake)
- Clarified that Site Type A is intended for more intense, mixed-use development and should not permit standalone residential

Meeting #3 – Draft Ordinance Review

Revised Zoning Text Highlights:

- Updated Intent Statement to reflect Master Plan direction
- Fully integrated Use Group Table and Building Forms specific to Neighborhood Nodes
- Added Site Type C (smaller, transitional sites adjacent to single-family areas)
- Introduced clear standards for amending the regulating plan
- Clarified dimensional, height, and transparency requirements

Proposed Amendments

Based on the direction from the Steering Committee, please find the attached complete revised draft of the Neighborhood Node section of the Zoning Ordinance.

Major amendments include:

- Update intent statement to reflect additions to Master Plan
 - Reinforce that Neighborhood Nodes are small-scale, mixed-use centers.
 - Encourage walkability, public space, active ground floors, and context-sensitive design.
 - Prioritize compatibility with adjacent single-family neighborhoods.
- Remove any mention of “Street Types”
 - Felt there wasn’t enough contextual differences to categorize by various “Street Types”
 - Sites are only regulated by Site Types
- Add third (Site Type C) Site Type
 - A three-tier Site Type classification replaces the previous two site types classification. Each parcel within a Neighborhood Node is assigned a Site Type on the Regulating Plan:
 - NN:A High-intensity node center; allows mixed-use, retail, and upper-story housing
 - NN:B Transitional parcels; mid-scale commercial and residential uses
 - NN:C Edge parcels adjacent to neighborhoods; low-scale residential and small commercial
- Add regulations and standards to modify a regulating plan (i.e amending a site type)
 - Planning Commission may modify Site Type designations (e.g., from C to B) through public hearing and site plan review.
 - Modification criteria include:
 - Change in conditions since the Master Plan
 - Compatibility with adjacent uses
 - Conformance with district intent
- Add dimensional requirements for single family residential and duplexes
- Clarify transparency requirements
- Clarify how height in Neighborhood Nodes is calculated
- Add additional design requirements
 - Street-facing entrances and minimum transparency (50% for street walls, 30% for parking walls)
 - Emphasis on pedestrian-scale architecture, materials, and massing
 - Transitional requirements at residential edges: screening, setbacks, and compatible form
 - Introduced semi-basement apartment units with strict livability standards
- Add Use Group Table and amended Use Groups

- Create a separate use group table for Neighborhood Nodes. Currently the use Group Table is shared with Big Beaver and Maple Road.
- Eliminate a number of uses allowed in Neighborhood Nodes:
 - Schools
 - All auto-use
 - Data Centers
 - Technology Centers/Office Research
 - Funeral Homes
 - Retail large format
 - Shopping Centers
 - Building and Lumber Supply
 - Garden Centers
 - Outdoor Commercial Recreation
 - Self-storage
 - Commercial kennels
 - Drive-Through Facilities
 - Contractor's equipment storage
 - Food products
 - Commercial outdoor storage
 - Manufacturing, processing, etc.
 - Metal plating Plastics Printing
 - Tool & die, gauge & machine shops
 - Truck/trailer rental
 - Warehousing/wholesale
 - Experimental research & testing labs
- Allow single-family uses as a special use in very small sites (site type C).
- Do not allow residential-only in larger Site Type A sites / only allow residential as part of a mixed use project in larger Site Type A sites.

I look forward to meeting with you all July 22, 2025. Please let me know if you have any questions.

Sincerely,



CARLISLE/WORTMAN ASSOC., INC
Benjamin R. Carlisle, AICP, LEED AP
President

Attachments: -Steering Committee Meeting #1
 -Steering Committee Meeting #2
 -Steering Committee Meeting #3
 -Revised Neighborhood Node Ordinance (Clean and Redline)



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117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: City of Troy Planning Commission Neighborhood Node Steering Committee

From: Benjamin Carlisle, AICP

Date: June 26, 2024

Re: Neighborhood Node Steering Committee Meeting

Thank you for serving on the Neighborhood Node Steering Committee. Our goal is to complete our work in three meetings. The tentative outline of the three meetings are as follows:

- Meeting 1: Kickoff
 - Identification of Issues
 - Site Type
 - Building Forms
 - Use Table
- Meeting 2: Mapping
- Meeting 3: Draft Language

Meeting 1: Kickoff

When considering comprehensive amendments neighborhood nodes, it is important to recognize the identified purpose of the nodes as formulized through the Master Plan process, as well as the issues that have been identified in the nodes through various development proposals.

Purpose

The following items have been identified as Neighborhood Node Purpose as outlined in Master Plan

- “These nodes are intended to serve the neighborhoods they abut.”
- Stressed Mixed Use intent
 - First floor commercial
 - Limited residential uses to second story
- Emphasized non-motorized connections and encouraged creativity in open space, pedestrian elements, and landscaping

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- Stressed transition
 - Multiple story buildings along major thoroughfare and not adjacent to residential uses.
 - Landscaping and open space

Issues:

The following issues have been identified through review of various development proposals:

- Lack of amenities for adjacent neighborhoods
- Lack of mixed use - Residential Uses Only
- Lack of placemaking
- Development impacts
 - Scale / Massing / Height
 - Transition
 - Setback
 - Traffic
- Architecture
 - Scale / Massing / Height
 - Density
 - Type

Proposed

Based on the identified purpose of the nodes and identified development issues, we are proposing the following amendments for consideration:

Site Type

Nodes are currently controlled by two site types: A and B. Nodes are too complex to only have two site types. As such we propose to add a third site type. A third site type will allow for more unique tailoring of contextual differences and desired future development for each node:

- Site Type A: large sites, not adjacent to SF residential
- Site Type B: Smaller sites, maybe adjacent to SF residential
- Site Type C (New): Smaller sites, adjacent to SF residential

Building Forms

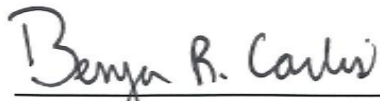
There are six building forms- A through F. Each building form has a different intent. The most common building forms in nodes are A and C. Currently intense, large building forms (such as D, E, and F) are allowed as permitted or by special approval for both Site Type A and B. We recommend amending the building form table to prohibit building forms D, E, and F in any neighborhood node.

Use Table

We propose creating a new use table just for Neighborhood Nodes. Doing so will allow for the implementation of the new site type, reclassification of some uses to different use groups, and elimination of undesired and inappropriate uses (automobile oriented, etc).

Wholistically these proposed amendments build on each other with the creation of a new site type, eliminating the use of some building forms, and amending the use table. Additional details and discussion will be provided at the Steering Committee meeting on July 2. I look forward to meeting with you then.

Sincerely



CARLISLE/WORTMAN ASSOC., INC
Benjamin R. Carlisle, AICP, LEED AP
President



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117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: City of Troy Planning Commission Neighborhood Node Steering Committee

From: Benjamin Carlisle, AICP

Date: August 13, 2024

Re: Neighborhood Node Map Amendments

Nodes are currently controlled by two site types: A and B. We find that nodes are too complex to only have two site types. As discussed during the first Steering Committee, we propose to add a third site type. A third site type will allow for more unique tailoring of contextual differences and desired future development for each node:

- Site Type A: Larger sized sites, not adjacent to SF residential. Intent for Site Type A to permit the most intensity and variety of uses allowed in Neighborhood Nodes.
- Site Type B: Medium sized sites, maybe adjacent to SF residential. Intent for Site Type B is to permit for a limited variety of intensity and uses which provide a transition between more intense and diverse uses of Site Type A, and less intense and use diversity of Site Type C.
- Site Type C (New): Smaller sized sites, adjacent to SF residential. Intent for Site Type C is to permit the least intensity and uses which a focus on uses that are of a scale and type that offer a buffer between Site Types B and A, and are compatible with adjacent residential uses.

As a follow up to Steering Committee meeting #1, we have provided a series of maps that show the proposed zoning map amendments to the following:

- Intersections (nodes) that were recommended to be rezoned from Neighborhood Node to other zoning districts. These intersections include Dequindre and Fourteen Mile, Wattles and Rochester, Wattles and Livernois, Long Lake and Rochester, Long Lake and Livernois, and Rochester and South.
- Existing nodes that were recommended to remain nodes. These intersections include John R and Maple, Maple and Dequindre, Big Beaver and Dequindre, Wattles and Dequindre, Walles and John R, Crooks and Wattles, Long Lake and Dequindre, John R and Long Lake, Square Lake and Livernois, Square Lake and Rochester, Square Lake and John R, Square Lake and Dequindre, and Livernois and South, and Crooks and South.

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We have “reassigned” parcels within nodes to either a Site Type A, B, or C. Please review the Meeting #1 Follow Up memo for details regarding proposed Use Group Table, Use Group Chart, and Building Form Table. Please note that the proposed amendments to use table, use chart, and building forms, correlate to the proposed amendments to the Neighborhood Node Maps.

Next Steps:

Please review and send thoughts by August 26th. By August 30th I will send out a cover memo with synthesized Steering Committee comments. On September 3rd the Steering Committee and staff will meet to discuss the proposed zoning amendments.

I want to give a special thanks to Salim Huerta JR, Troy Planning Department, for his tremendous assistance in the mapping exercise. Please contact myself or Brent if you have any questions. We look forward to meeting with you on September 3rd.

Sincerely



CARLISLE/WORTMAN ASSOC., INC
Benjamin R. Carlisle, AICP, LEED AP
President

Attachment: -Map series of intersections recommended to be rezoned to other districts
-Map series of amendments to remaining nodes
-Meeting #1 Follow Up memo



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117 NORTH FIRST STREET SUITE 70 ANN ARBOR, MI 48104 734.662.2200 734.662.1935 FAX

To: City of Troy Planning Commission Neighborhood Node Steering Committee

From: Benjamin Carlisle, AICP

Date: October 1, 2024

Re: Third Meeting

Based on the direction from the Steering Committee, please find the attached complete revised draft of the Neighborhood Node section of the Zoning Ordinance.

Major amendments include:

- Updates to intent statement to reflect additions to Master Plan
- Removed any mention of "Street Types"
- Added third (Site Type C) Site Type
- Added regulations and standards to modify a regulating plan (i.e amending a site type)
- Added dimensional requirements for single family residential and duplexes
- Clarified transparency requirements
- Clarified how height in Neighborhood Nodes is calculated
- Added Use Group Table, Use Groups, and Building Forms

I look forward to meeting with you all October 7, 2024.

Please let me know if you have any questions.

Sincerely,

CARLISLE | WORTMAN ASSOC., INC
Benjamin R. Carlisle, AICP, LEED AP
President

Attachment: -Revised Neighborhood Node Ordinance

Benjamin R. Carlisle, *President* John L. Enos, *Vice President* Douglas J. Lewan, *Principal*
David Scurto, *Principal* Sally M. Elmiger, *Principal* R. Donald Wortman, *Principal* Craig Strong, *Principal*
Paul Montagno, *Principal* Megan Masson-Minock, *Principal* Laura Kreps, *Principal*
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SECTION 5.06 NEIGHBORHOOD NODES DISTRICT

- A. Intent. The Neighborhood Nodes (NN) District is derived from the 2008 [City of Troy Master Plan](#), and updated after extensive review in 2024, which specifically identifies 15 specific intersections that play a critical role in the daily function, image, quality of life, and continued viability of the City. These nodes vary widely in character and context but share common characteristics.

Neighborhood Nodes are meant to serve as the core of the “economic neighborhoods” of Troy identified in the [Master Plan](#). Economic neighborhoods are destinations created as “go to” places that take on a social role, serving both as a place to meet basic needs of the community and as 21st century village centers, which can include integrated residential development. They are intended to serve the abutting neighborhoods.

The Neighborhood Nodes should draw people, and should be visually distinguished from the surrounding area because of their greater intensity, density and design. Design techniques such as the variation of [building height, land use transitions, increased buffers, and landscape techniques](#) shall be encouraged by these regulations to help transition development in the Node to the surrounding area. Such variations, however, will respect the adjacent neighborhoods and will not be so extreme as to visually overpower residential areas.

The success of the Neighborhood Nodes will play a critical role in the protection and cultivation of a high quality of life in Troy.

B. Regulating Plan.

1. The [regulating plan](#), as set forth in [Map 5.06.1](#), identifies allowable [uses](#) and permissible development within the District based on location.
2. The regulating plan is based on Site Type. Site Types, as described in Section 5.06.B.3, are determined by lot size, location, and relationship to neighboring sites.
3. Site Types. The regulating plan includes three (3) different site types, described as follows:
 - a. Site Type NN:A (high intensity, commercial or mixed use, regionally visible)– The NN:A category is meant to accommodate the most ambitious redevelopment within the Nodes, as they typically have the location and the size to allow for the most creative solutions for mixed use and node-specific development with a mix of open space and landscaping to provide an amenity to residents, visual relief to passersbys, and a buffer to adjacent

properties. They are predominantly located at the hard corner of major arterial roads, and rarely abut single family residential neighborhoods. Type A sites are predominantly large enough to provide adequate setback and landscape buffers and provide proper building height transitions to mitigate any negative impact on adjacent properties.

They have larger parcel sizes than their Site Type NN:B or NN:C counterparts, and have established driveways, cross access, and typically larger square footage that can accommodate commercial and Mixed Uses.

While the NN:B and NN:C sites are intended primarily to provide a transition between the Node and the adjacent residential areas, the NN:A sites are intended to house the destination retail, service, and employment uses that are central to the economic neighborhoods outlined by the [Master Plan](#). These NN:A sites may also often incorporate higher-density residential development on upper floors, to create a compact, walkable environment at the Node and to diversify the City's housing base. A general zoning provision for form-based districts is that larger parcels permit greater intensity and density for development, and also greater use flexibility.

The ordinance encourages combining parcels in order to allow for efficient site development, reduce both infrastructure needs and sprawl, contribute to sustainable development, and provide greater area for increased landscape and screening buffers.

- b. Site Type NN:B (transitional smaller scale, commercial, office, retail, and mixed use) – NN:B sites are the most diverse of all neighborhood node site types. They are located along major arterial roads and typically smaller than Site Type A but larger than Site Type C. They may contain a variety of [uses](#), including residential at grade, in a higher-density arrangement, but may also include medium scale retail and service or office uses. Site Type B parcels are intended to serve as a transitional buffer between more intense Type A sites and/or major arterial roads to Site Type C and/or abutting residential neighborhoods. Site Type B may incorporate a variety of uses including low to medium-scale duplex and attached residential, and/or service, office, and commercial development.

The ordinance encourages combining parcels in order to allow for efficient site development, reduce infrastructure needs and sprawl, contribute to sustainable development, and provide greater area for increased landscape and screening buffers. Combining parcels such as combining Site Type B parcels together or combining a Site Type B parcel to a Site Type A parcel to create a larger parcel is a standard for a site type modification, as set forth in Section 5.06.B.4.

- c. Site Type NN:C (single-family, low-scale duplex and attached residential, and smaller-scale, neighborhood-serving commercial areas that are accessible by foot or bike from adjacent residential neighborhoods.) –NN:C are the smallest sites located at the edges of Neighborhood Nodes throughout the City. They serve as transitional and buffer areas between more intense Site Type B and the adjacent established neighborhoods. They are intended to serve as single-family, and low-scale duplex and attached residential. In limited and specific circumstances, they can also support compact scale neighborhood oriented commercial development. The ordinance encourages combining parcels in order to allow for efficient site development, reduce infrastructure needs and sprawl, contribute to sustainable development, and provide greater area for increased landscape and screening buffers. Combining parcels such as combining Site Type C parcels together or combining a Site Type C parcel to a Site Type B parcel to create a larger parcel is a standard for a site type modification, as set forth in Section 5.06.B.4.

4. Modification of Regulating Plan in Neighborhood Nodes.

a. Process:

- I. The Planning Commission has the authority to grant a modification to site type of a regulating plan as part of the site plan review process after holding a public hearing.
- II. The Planning Commission shall hold a public hearing as set forth in 3.04.

b. Standards: The Planning Commission shall consider the following in making a determination to modify a site type designation:

- I. Area has been modified from the subject property in question or there has been a change in conditions since the Master Plan was adopted.
- II. The proposed modification and resulting development will not alter the essential character of the area.
- III. The proposed modification meets the intent of the district and is consistent with the Master Plan.
- IV. The proposed modification will ensure compatibility with adjacent uses of land.

C. Authorized Use Groups. Authorized [use](#) groups, as set forth in [Table 5.06.C-2](#), are applied to the site types.

D. Authorized Building Forms.

1. Authorized building forms are set forth in [Table 5.06.C-3](#).
2. Residential-One Family Detached shall apply R-1E residential district dimensional requirements as set forth in Section 4.06.C.
3. Residential-Two Family shall apply RT One-Family attached residential district dimensional requirements as set forth in Section 4.07.C

E. Design Standards. In addition to standards set forth in this Ordinance, all proposed development shall comply with the standards set forth herein.

1. Building Orientation and Entrance.

- a. Primary Entrance. A [building](#) entrance for any building that is adjacent to a public right of way, shall be clearly identifiable and useable and located in the front façade parallel to the [street](#).
- b. Recessed Doorways. Where the [building](#) entrance is located on or within five (5) feet of a [lot line](#), doorways shall be recessed into the face of the building to provide a sense of entrance and to add variety to the streetscape. The entrance recess shall not be less than the width of the door(s) when opened outward.
- c. Residential Dwellings. Entrances for all residential dwellings shall be clearly defined by at least one (1) of the following:
 - i. Projecting or recessed entrance. A recessed entrance is required if the building entrance is located on or within five (5) feet of the lot line.
 - ii. Stoop or enclosed or covered porch.
 - iii. Transom and/or side light window panels framing the door opening.
 - iv. Architectural trim or unique color treatments framing the door opening.

2. Ground Story Activation.

- a. Transparency.
 - i. The first floors of all [buildings](#) shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active [uses](#) within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building. The first floor of any front façade facing a street or private road shall be no less than fifty (50) percent windows and doors, and the minimum transparency for facades facing a parking area shall be no less than thirty (30) percent of the façade.
 - a) The [Planning Commission](#) may waive this requirement for projects requiring site plan approval when an existing building with unique or historic attributes that help define the character of the node, as determined by the Planning Commission, is being reused, or for residential uses where the Planning Commission determines that

transparency requirements may impede residential safety and privacy. In these cases, the Planning Commission may require additional architectural requirements in lieu of transparency to comply with the design intent of the Neighborhood Node district.

- ii. Transparency requirements shall not apply to building elevations which abut an alley or a side or rear yard.
 - iii. Windows for building sides shall be concentrated toward the front edge of the building, in locations most visible from an urban open space or public right-of-way.
- b. Transparency Alternatives. The following alternatives may be used singularly or in combination. If used in combination, they may count toward no more than fifty (50) percent of the transparency requirement set forth in Section 5.06.E.2.a.
- i. Wall Design. Wall designs must provide a minimum of three (3) of the following elements, occurring at intervals no greater than twenty-five (25) feet horizontally and ten (10) feet vertically:
 - (a) Expression of structural system and infill panels through change in plane not less than three (3) inches.
 - (b) System of horizontal and vertical scaling elements such as: belt course, string courses, cornice, pilasters.
 - (c) System of horizontal and vertical reveals not less than one (1) inch in width/depth.
 - (d) Variations in material module, pattern, and/or color.
 - (e) System of integrated architectural ornamentation.
 - (f) Green screen or planter walls.
 - (g) Translucent, fritted, patterned, or colored glazing.
 - ii. Outdoor Dining/Seating. Outdoor dining/seating that is located between the building and the arterial street lot line.
 - iii. Permanent Art. Non-commercial art or graphic design of sufficient scale located between the building and the arterial street lot line and rendered in materials or media appropriate to an exterior, urban environment and permanently integrated into the building wall.

3. Semi-basement Apartment Units.

- a) Intent: To allow for the creation and safe use of semi-basement apartment units as quality housing within multi-family residential areas.
- b) Definition: A residential unit located on a floor that is below the main entry level of a building but is partially exposed to the outside environment. This exposure permits natural light, ventilation, and emergency egress, allowing the unit to meet habitable space requirements.
- c) Standards:
 - 1) Minimum Ceiling Height: A minimum of 8.0 feet from floor to ceiling in habitable rooms is required to ensure comfort and livability.
 - 2) Natural Light: At least 20% of habitable floor area must be within access of natural light, typically through windows or light wells. Each habitable room must have at least one operable window for natural light and ventilation.
 - 3) Minimum Floor Area: The minimum area for a semi-basement unit shall be no less than 300 square feet to ensure comfortable living space.
 - 4) Outdoor space (patio) must be provided
 - a) Patio spaces must be adjacent to the semi-basement apartment and directly accessible from within the unit.
 - b) Minimum Size Requirement: Patio spaces must provide a minimum of 30 square feet per unit to allow for comfortable outdoor seating.
 - c) Patios must include railing of at least 4 feet in height on any side adjacent to other units or public areas.
 - d) Railing materials should be consistent with the architectural style of the building and neighborhood.

4. Transitional Features.

- a. Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher intensity [uses](#) and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large [setbacks](#).
- b. Intensity.
 - i. A continuum of use and height intensity, where moderate intensity uses and height are sited between high-intensity [uses](#) and low-intensity uses and heights, shall be developed for multi-building developments.
- c. Height.

- i. Any building, or portion of a building, on a parcel abutting a one-family residentially zoned parcel shall not exceed 2.5-stories, 30 feet in height. Height in the neighborhood nodes shall be calculated as the vertical distance as measured from the established grade to the highest point of the roof.
- ii. Any building, or portion of a building, on a parcel that is not abutting a one-family residentially zoned parcel shall not exceed 3-stories, 38 feet in height. Height in neighborhood nodes shall be calculated as the vertical distance as measured from the established grade to the highest point of the roof.

d. Setback and Greenbelt:

- i. When a parcel is abutting a one-family residential zoned parcel the building setback from the property line of the one-family residential zoned parcel shall be no less than the height of the proposed building or twenty (20) feet, whichever is greater.
- ii. When a parcel is abutting a one-family residential zoned parcel a minimum 20-foot landscaped greenbelt shall be maintained from the property line of the one-family residential zoned parcel. The greenbelt shall be landscaped and screened in accordance with 13.02.B.
- iii. The Planning Commission may deviate from these setback and greenbelt provisions in the course of its site plan review process; however, the Planning Commission shall not permit a setback or greenbelt that is less than required in the building form or Section 13.02.B. In the review of the deviation, the Planning Commission shall consider the following standards:
 - a) The deviation will not adversely impact public health, safety, and welfare.
 - b) The deviation maintains compatibility with adjacent uses.
 - c) The deviation is compatible with the Master Plan and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.
 - d) The deviation will not adversely impact essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools.
 - e) The deviation will be in compliance with all other zoning ordinance standards.

- f) The deviation will not adversely impact any on-site or off-site natural features.

e. Orientation. Buildings shall be oriented in such a way as to minimize the impact on abutting residential uses.

f. Architectural Features. Similarly sized and patterned architectural features such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

4. Site Access, Parking, and Loading.

a. Required Parking. Off-street parking shall be provided for a [principal use](#), erected, altered, or expanded after the effective date of this Ordinance in accordance with the standards set forth in [Article 13, Site Design Standards](#).

The [form-based](#) districts are intended to encourage pedestrian- and transit-friendly design and compact mixed-use developments. Applicants are encouraged to consider the provisions for shared parking set forth in [Section 13.06.E](#), and flexibility in application set forth in [Section 13.06.F](#).

b. Location.

- i. When parking is located in a [side yard](#) (behind the front [building line](#)) but fronts on the required building line, no more than fifty (50) percent of the total site's linear feet along the required building line or one hundred (100) feet, whichever is less, shall be occupied by parking.
- ii. For a [corner lot](#), shall be no more than fifty (50) percent of the site's cumulative linear feet along the required building lines or one hundred (100) feet, whichever is less, shall be occupied by parking. The building shall be located in the corner of the lot adjacent to the intersection
- iii. For a [double frontage lot](#) or a [lot](#) that has frontage on three (3) [streets](#), the cumulative total of all frontages occupied by parking shall be no more than sixty-five (65) percent of the total site's linear feet along a required building line or one hundred and twenty-five (125) feet, whichever is less.
- iv. Where off-street parking is visible from a [street](#), it should be screened in accordance with the standards set forth in [Section 13.02.C](#).

Map 5.06.1: Neighborhood Node District Regulating Plan

Table 5.06. C-1

Table 5.06. C-1 Use Groups Permitted			
Use Group ¹	Site Type A	Site Type B	Site Type C
1. Residential-One Family Detached	NP	NP	S
2. Residential-One Family Attached and Two Family	NP	P	P
3. Residential-Multiple Family	P ²	P	S
4. Office	P	P	S
5. Retail / Entertainment / Service	P	P	S
6. Miscellaneous	S	NP	NP
7. Mixed Use	P / S ³	P	S
<p>Notes:</p> <ol style="list-style-type: none"> 1. Drive-through uses are not permitted 2. Permitted on upper floors only as part of a mixed-use development 3. Mixed use includes a vertical or horizontal mix of any permitted uses in district. If one use of the proposed mix of uses requires a special use then the mixed-use development requires a special use. <p>P-Permitted Use Groups S-Special USE Approval Groups NP-Prohibited Use Group</p>			

**Table 5.06.C-2
Principal Use**

Use Group 1: One Family Detached
One Family Detached
Use Group 2: One Family Attached and Two Family
One Family Attached
Two Family
Use Group 3: Multiple Family / Institutional Living
Multiple Family Dwelling
Live/Work Units
Senior Housing - Independent Living
Senior Housing – Congregate Care
Use Group 4: Office
General Office
Professional and Medical Office
Publicly owned / operated office and service facility
Veterinary Clinic
Child Care Center
Use Group 5: Retail, Entertainment, and Service
Financial Institutions
General Retail
Restaurants
Personal Services
Business Services
Use Group 6: Miscellaneous Uses
Places of Worship
Fitness, Gymnastics, and Exercise Centers
Theaters and Places of Assembly
Indoor Commercial Recreation Establishments
Commercial kennels / Pet Day Care
Use Group 7: Mixed Use

Table 5.06.C-3

Building Forms Permitted

Building Forms	Site Type NN: A	Site Type NN: B	Site Type NN: C
Single-family residential detached	NP	NP	P
Two-family residential	NP	P	P
A: Small, single-purpose out buildings	P	P	P
B: Small, multi-tenant commercial with mixed use	P	P	S
C: Attached single-family residential or live-work	NP	P	P
D: Multi-story mixed use, medium density	S	NP	NP

P-Permitted Building Form
 S-Special Approval Building Form
 NP-Prohibited Building Form

5.02.G Modification of Regulating Plan.

SECTION 5.06 NEIGHBORHOOD NODES DISTRICT

- A. Intent. The Neighborhood Nodes (NN) District is derived from the 2008 [City of Troy Master Plan](#), [and updated after extensive review in 2024](#), which specifically identifies ~~24-15~~ specific intersections that play a critical role in the daily function, image, quality of life, and continued viability of the City. These nodes vary widely in character [and context](#), but share common characteristics.

Neighborhood Nodes are meant to serve as the core of the “economic neighborhoods” of Troy identified in the [Master Plan](#). Economic neighborhoods are destinations created as “go to” places that take on a social role, serving both as a place to meet basic needs of the community and as 21st century village centers, which can include integrated residential development. [They are intended to serve the abutting neighborhoods.](#)

The Neighborhood Nodes should draw people, and should be visually distinguished from the surrounding area because of their greater intensity, density and design. Design techniques such as the variation of [building height, land use transitions, increased buffers, and landscape](#) ~~shall~~ techniques shall be encouraged by these regulations to help ~~separate transition development in the~~ the Node ~~from to~~ the surrounding area. Such variations, however, will respect the adjacent neighborhoods and will not be so extreme as to visually overpower ~~transitional or~~ residential areas.

The success of the Neighborhood Nodes will play a critical role in the protection and cultivation of a high quality of life in Troy.

B. Regulating Plan.

1. The [regulating plan](#), as set forth in [Figure-Map 5.06.1](#), identifies allowable uses and permissible development within the District based on location.
2. The regulating plan is based on ~~two (2) factors:~~ Site Type ~~and Street Type~~. Site Types, as described in Section 5.06.B.3, are determined by lot size, location, and relationship to neighboring sites. ~~Street Types, as set forth in Section 5.06.B.4, recognize that street patterns within the City of Troy are established. Streets range from primary corridors which carry a large volume of traffic to local streets which convey lower volumes of neighborhood traffic.~~
3. ~~Site Types~~. The regulating plan includes ~~two-three (32)~~ different site types, described as follows:

3.

a. Site Type NN:A (high intensity, ~~predominantly commercial or mixed use,~~ regionally visible)– ~~These sites are predominantly located directly on major arterial roads, have larger acreage than their Site Type NN:B counterparts, and have established driveways, cross access, and larger square footage existing buildings with commercial uses.~~

~~a. –The NN:A category is meant to accommodate the most ambitious redevelopment within the Nodes, as they typically have the prime location and the size to allow for the most creative solutions for mixed use and node-specific development development with a as outlined in the Master Plan mix of open space and landscaping to provide an amenity to residents, visual relief to passersbys, and a buffer to adjacent properties. They are predominantly located at the hard corner of major arterial roads, and rarely abut single family residential neighborhoods. Type A sites are predominantly large enough to provide adequate setback and landscape buffers and provide proper building height transitions to mitigate any negative impact on adjacent properties.~~

~~They have larger parcel sizes than their Site Type NN:B or NN:C counterparts, and have established driveways, cross access, and typically larger square footage that can accommodate commercial and Mixed Uses.~~

~~While the established and intended character of each Node is distinct, the NN:A sites remain more similar to one another than do the NN:B sites, which are far more diverse in terms of use, acreage, and existing buildings. While the NN:B and NN:C sites are intended primarily to provide a transition between the Node and the adjacent residential areas, the NN:A sites are intended to house the destination retail, service, and employment uses that are central to the economic neighborhoods outlined by the Master Plan. These NN:A sites may also often incorporate higher-density residential development on upper floors when possible, to incubate create a compact, walkable environment at the Node and to diversity diversify the City's housing base. A general zoning provision for form-based districts is that larger parcels permit greater intensity and density for development, and also greater use flexibility.~~

~~The ordinance encourages combining parcels in order to allow for efficient site development, reduce both infrastructure needs and sprawl, contribute to sustainable development, and provide greater area for increased landscape and screening buffers.~~

b. Site Type NN:B (transitional smaller scale, ~~employment based commercial, office, retail, and ,mixed use~~) – ~~NN:B sites are the most diverse of all neighborhood node site types. They are located along major arterial roads and typically smaller than Site Type A but larger than Site Type C. They may contain a variety of uses, including~~

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residential at grade, in a higher-density arrangement, but may also include small medium scale retail and service or office uses. Site Type B parcels are intended to serve as a transitional buffer between more intense Type A sites and/or major arterial roads to Site Type C and/or abutting residential neighborhoods. Site Type B may incorporate a variety of uses including low to medium-scale duplex and attached residential, and/or service, office, and commercial development.

- The ordinance encourages combining parcels in order to allow for efficient site development, reduce infrastructure needs and sprawl, contribute to sustainable development, and provide greater area for increased landscape and screening buffers. Combining parcels such as combining Site Type B parcels together or combining a Site Type B parcel to a Site Type A parcel to create a larger parcel is a standard for a site type modification, as set forth in Section 5.06.B.4. A strong focus on transitional landscaping and a suitable connection to the neighboring residential areas is of critical concern for the NN:B sites, as they will often serve as the primary zone through which residents in a social neighborhood, as identified in the Master Plan, engage the Node, which serves as the core of the economic neighborhood.

- Site Type NN:CB (single-family, low-scale duplex and attached residential, and smaller-scale, neighborhood-serving commercial areas that are accessible by foot or bike from adjacent residential neighborhoods.) –NN:C are the smallest sites consolidates the smaller, diverse sites located at and around the edges of Neighborhood Nodes throughout the City. They are located both in support of NN:A sites serve as –as transitional areas and buffer areas between more intense Nodes Site Type B and and the adjacent established neighborhoods. They are intended to serve as single-family, and low-scale duplex and attached residential. In limited and specific circumstances, they can also support compact scale neighborhood oriented commercial development, and on their own, covering an entire Node, for those Nodes identified in the Master Plan as less intense, smaller scale Nodes with a direct connection to a residential area. The ordinance encourages combining parcels in order to allow for efficient site development, reduce infrastructure needs and sprawl, contribute to sustainable development, and provide greater area for increased landscape and screening buffers. Combining parcels such as combining Site Type A-C parcels together or combining a Site Type A-C parcel to a Site Type B parcel to create a larger parcel is a standard for a site type modification, as set forth in Section 5.06.B.4.

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C.

While not always present between NN:A sites and residential neighborhoods, when possible or preferable based on the parcel arrangement and existing circumstances, the NN:B category allows the Node to develop in a tiered manner, with more intense developments and uses permitted within the core of the Node, and less intense projects providing a buffer for the residential area.

NN:B sites may contain a variety of uses, including residential at grade, in a higher density arrangement, but may also include small scale retail and service or office uses. A strong focus on transitional landscaping and a suitable connection to the neighboring residential areas is of critical concern for the NN:B sites, as they will often serve as the primary zone through which residents in a social neighborhood, as identified in the Master Plan, engage the Node, which serves as the core of the economic neighborhood.

4. Street Types. The regulating plan includes two (2) different Street Types, described as follows:

a. Street Type NN:A (Arterials) — Category NN:A is meant for the main north-south and east-west roads that intersect at each of the twenty-one (21) neighborhood nodes. These roads are characterized by high traffic volumes and few individual residential curb cuts. They accommodate the majority of the regional traffic through Troy, connect Troy with its adjacent communities, and serve as the primary framework for circulating throughout the City. The intersections of these arterial roads present opportunities to cultivate highly visible, highly-used areas that connect the various elements of the City, and bridge the gap between the residential portions of Troy with the major corridors, commercial areas, employment centers, and adjacent communities of Troy.

These roads will evolve over time to form "complete streets" which continue to accommodate regional traffic, but also cater to the emerging neighborhood nodes at their intersections. These roads and intersections will have well-defined crosswalks, and will make use of a series of features intended to protect pedestrians by establishing equity between pedestrians and motorists through effective design. Raised walks of high-quality materials, signage, landscaping, and pedestrian respite islands are several options that may be found within Category NN:A.

Arterial Roads will also be characterized by strong landscaping designed

to mitigate the negative impacts of high traffic volumes from adjacent residential areas which provide a unique and memorable visual character for the roadway.

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~~b. Street Type NN:B (Local/Collector) — Category NN:B roads are those roads tying together smaller areas and connecting various parts of individual developments within the Nodes. Either as public or private streets, NN:B streets will have a more varied and localized character than larger roads, depending on their context within predominantly office, retail, or residential areas.~~

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~~They act as the connection between the Node and adjacent neighborhoods. Very few examples of streets identified as NN:B streets exist in Troy, but they can also be developed as part of a larger project in the NN District, which may require new streets to be created to adequately and successfully implement the project. It is likely that any new road in the NN District will be a Category NN:B road.~~

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~~Category NN:B roads will be very welcoming of non motorized users and will have defined pedestrian rest areas and other amenities whenever possible. Their scale will be similar to that of a main road within a conventional subdivision or industrial park, and their width will be determined primarily on their purpose. A Category NN:B road within an industrial area may be required to be wider than one in a residential area, although their purpose is similar.~~

~~Category NN:B roads will have a much higher frequency of curb cuts than Category NN:A roads, and will often provide direct rear or side yard access to retail centers, office complexes, or high density residential projects.~~

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~~Sufficient width should be retained on either side of the roadway whenever possible to allow for on-street parking to ensure that a variety of local parking options exist to directly serve the Nodes without requiring significant surface lots on private property.~~

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4. Modification of Regulating Plan in Neighborhood Nodes.

a. Process:

I. The Planning Commission has the authority to grant a modification to site type or street type of a regulating plan as part of the site plan review process after holding a public hearing.

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II. The Planning Commission shall hold a public hearing as set forth in 3.04.

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b. Standards: The Planning Commission shall consider the following in making a determination to modify a site type designation:

I. Area has been added to or deleted -modified from the subject property in question requiring the modification or there has been a change in conditions since the Master Plan was adopted.

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II. The proposed modification and resulting development will not alter the essential character of the area.

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III. The proposed modification meets the intent of the district and is consistent with the Master Plan.

IV. The proposed modification will ensure compatibility with adjacent uses of land.

C. Authorized Use Groups. Authorized use groups, as set forth in ~~Section 5.03.A and in Table 5.06.C-2~~, are applied to the site types ~~and street types in Neighborhood Nodes District in Table 5.06.C-1.~~

D. Authorized Building Forms.

1. ~~Authorized building forms, as are set forth in in Section 5.03.B and Table 5.06.C-2, is applied to the site types and street types in the Neighborhood Nodes District in Table 5.06.C-2.~~
2. ~~Residential One Family Detached shall apply R-1E residential district dimensional requirements as set forth in Section 4.06.C.~~
3. ~~Residential Two Family shall apply RT One-Family attached residential district dimensional requirements as set forth in Section 4.07.C~~

E. Design Standards. In addition to standards set forth in this Ordinance, all proposed development shall comply with the standards set forth herein.

1. Building Orientation and Entrance.

a. ~~Primary Entrance. The primary~~ A building entrance ~~for any building that is adjacent to a public right of way,~~ shall be clearly identifiable

a. and useable and located in the front façade parallel to ~~the an the arterial street.~~

b. Recessed Doorways. Where the building entrance is located on or within five (5) feet of a lot line, doorways shall be recessed into the face of the building to provide a sense of entrance and to add variety to the streetscape. The entrance recess shall not be less than the width of the door(s) when opened outward.

c. Residential Dwellings. Entrances for all residential dwellings shall be clearly defined by at least one (1) of the following:

- i. Projecting or recessed entrance. A recessed entrance is required if the building entrance is located on or within five (5) feet of the lot line.
- ii. Stoop or enclosed or covered porch.
- iii. Transom and/or side light window panels framing the door opening.
- iv. Architectural trim or unique color treatments framing the door opening.

2. Ground Story Activation.

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a. Transparency.

i. The first floors of all buildings shall be designed to encourage and complement pedestrian-scale activity and crime prevention techniques. It is intended that this be accomplished principally by the use of windows and doors arranged so that active uses within the building are visible from or accessible to the street, and parking areas are visible to occupants of the building. The first floor of any front façade facing a ~~right-of-way street or private road~~ shall be no less than fifty (50) percent windows and doors, and the minimum transparency for facades facing ~~a side street, a side yard, or parking area or a side yard~~ shall be no less than ~~thirty (30)~~ percent of the façade.

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a) The Planning Commission may waive this requirement for projects requiring site plan approval when an existing building with unique or historic attributes that help define the character of the node, as determined by the Planning Commission, is being reused, ~~or for residential uses where the Planning Commission determines that transparency requirements may impede residential safety and privacy. In these cases, the Planning Commission may require additional architectural requirements in lieu of transparency to comply with the design intent of the Neighborhood Node district.~~

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i.ii. ~~The minimum transparency requirement shall apply to all sides of a building that abut an open space, including a side yard, or public right-of-way. Transparency requirements shall not apply to sides building elevations which abut an alley or a side or rear yard.~~

ii.iii. Windows for building sides shall be concentrated toward the front edge of the building, in locations most visible from an urban open space or public right-of-way.

b. Transparency Alternatives. The following alternatives may be used singularly or in combination. If used in combination, they may count toward no more than ~~eighty-five (85)~~ percent of the transparency requirement set forth in Section 5.046.E.2-E.4.a. ~~The wall design alternative may count toward one hundred (100) percent of the side street transparency requirement, provided the entirety of the length and height of the wall is considered.~~

i. Wall Design. ~~Wall designs that provide visual interest and pedestrian scale may count toward no more than fifty (50) percent of primary street and fifty (50) percent of side street transparency requirements.~~ Wall designs must provide a minimum of three (3) of the following elements, occurring at intervals no greater than twenty-five (25) feet horizontally and ten (10) feet vertically:

- (a) Expression of structural system and infill panels through change in plane not less than three (3) inches.
 - (b) System of horizontal and vertical scaling elements such as: belt course, string courses, cornice, pilasters.
 - (c) System of horizontal and vertical reveals not less than one (1) inch in width/depth.
 - (d) Variations in material module, pattern, and/or color.
 - (e) System of integrated architectural ornamentation.
 - (f) Green screen or planter walls.
 - (g) Translucent, fritted, patterned, or colored glazing.
- ii. Outdoor Dining/Seating. ~~Outdoor dining/seating that is~~ Outdoor dining/seating located between the building and the ~~primary arterial street zone lot line~~ may count toward no more than sixty (60) percent of the transparency requirement. ~~Outdoor dining/ seating located between the building and side street zone lot line may count toward no more than eighty (80) percent of the transparency requirement.~~
 - iii. Permanent Art. Non-commercial art or graphic design of sufficient scale ~~located between the building and the arterial street lot line and orientation to be perceived from the public right-of-way~~ and rendered in materials or media appropriate to an exterior, urban environment and permanently integrated into the building wall. ~~may count toward no more than forty (40) percent of the transparency requirement.~~

3. Semi-basement Apartment Units.

- a) Intent: To allow for the creation and safe use of semi-basement apartment units as quality housing within multi-family residential areas.
- b) Definition: A residential unit located on a floor that is below the main entry level of a building but is partially exposed to the outside environment. This exposure permits natural light, ventilation, and emergency egress, allowing the unit to meet habitable space requirements.
- c) Standards:
 - 1) Minimum Ceiling Height: A minimum of 8.0 feet from floor to ceiling in habitable rooms is required to ensure comfort and livability.
 - 2) Natural Light: At least 20% of habitable floor area must be within access of natural light, typically through windows or light wells. Each

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habitable room must have at least one operable window for natural light and ventilation.

- 3) Minimum Floor Area: The minimum area for a semi-basement unit shall be no less than 300 square feet to ensure comfortable living space.

- 4) Outdoor space (patio) must be provided

- a) Patio spaces must be adjacent to the semi-basement apartment and directly accessible from within the unit.
- b) Minimum Size Requirement: Patio spaces must provide a minimum of 30 square feet per unit to allow for comfortable outdoor seating.
- c) Patios must include railing of at least 4 feet in height on any side adjacent to other units or public areas.
- d) Railing materials should be consistent with the architectural style of the building and neighborhood.

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3.4. Transitional Features.

- a. Transitional features are architectural elements, site features, or alterations to building massing that are used to provide a transition between higher intensity uses and low- or moderate-density residential areas. These features assist in mitigating potential conflicts between those uses. Transitional features are intended to be used in combination with landscape buffers or large setbacks.

b. Intensity.

- i. A continuum of use and height intensity, where moderate intensity uses and height are sited between high-intensity uses and low-intensity uses and heights, shall be developed for multi-building developments.

- b. An example would be an office use between commercial and residential uses.

c. Height.

- i. Any building, or portion of a building, on a parcel abutting a one-family residentially zoned parcel shall not exceed 2.5-stories, 30 feet in height. Height in the neighborhood nodes shall be calculated as the vertical distance as measured from the established grade to the highest point of the roof.

- ii. Any building, or portion of a building, on a parcel that is not abutting a one-

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- ii. family residentially zoned parcel shall not exceed 3-stories, 38 feet in height. Height in neighborhood nodes shall be calculated as the vertical distance as measured from the established grade to the highest point of the roof.

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d. Setback and Greenbelt:

- i. When a parcel is abutting a one-family residential zoned parcel the building setback from the property line of the one-family residential zoned parcel shall be no less than the height of the proposed building or twenty (20) feet, whichever is greater.
- ii. When a parcel is abutting a one-family residential zoned parcel a minimum 20-foot landscaped greenbelt shall be maintained from the property line of the one-family residential zoned parcel. The greenbelt shall be landscaped and screened in accordance with 13.02.B.
- iii. The Planning Commission may deviate from these setback and greenbelt provisions in the course of its site plan review process; however, the Planning Commission shall not permit a setback or greenbelt that is less than required in the building form or Section 13.02.B. In the review of the deviation, the Planning Commission shall consider the following standards:
 - a) The deviation will not adversely impact public health, safety, and welfare.
 - b) The deviation maintains compatibility with adjacent uses.
 - c) The deviation is compatible with the Master Plan and in accordance with the goals and objectives of the Master Plan and any associated subarea and corridor plans.
 - d) The deviation will not adversely impact essential public facilities and services, such as: streets, pedestrian or bicycle facilities, police and fire protection, drainage systems, refuse disposal, water and sewage facilities, and schools.
 - e) The deviation will be in compliance with all other zoning ordinance standards.
 - f) The deviation will not adversely impact any on-site or off-site natural features.

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- e. Orientation. Buildings shall be oriented in such a way as to minimize the impact on abutting residential uses.

- f. Architectural Features. Similarly sized and patterned architectural features such as windows, doors, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on the lower-intensity use shall be incorporated in the transitional features.

4. Site Access, Parking, and Loading.

- a. Required Parking. Off-street parking shall be provided for a [principal use](#), erected, altered, or expanded after the effective date of this Ordinance in accordance with the standards set forth in [Article 13, Site Design Standards](#).

The [form-based](#) districts are intended to encourage pedestrian- and transit-friendly design and compact mixed-use developments. Applicants are encouraged to consider the provisions for shared parking set forth in [Section 13.06.E](#), and flexibility in application set forth in [Section 13.06.F](#).

- b. Location.

- i. When parking is located in a [side yard](#) (behind the front [building line](#)) but fronts on the required building line, no more than fifty (50) percent of the total site's linear feet along the required building line or one hundred (100) feet, whichever is less, shall be occupied by parking.
- ii. For a [corner lot](#), shall be no more than fifty (50) percent of the site's cumulative linear feet along the required building lines or one hundred (100) feet, whichever is less, shall be occupied by parking. The building shall be located in the corner of the lot adjacent to the intersection
- iii. For a [double frontage lot](#) or a [lot](#) that has frontage on three (3) [streets](#), the cumulative total of all frontages occupied by parking shall be no more than sixty-five (65) percent of the total site's linear feet along a required building line or one hundred and twenty-five (125) feet, whichever is less.
- iv. Where off-street parking is visible from a [street](#), it should be screened in accordance with the standards set forth in [Section 13.02.C](#).

Map 5.06.1: Neighborhood Node District Regulating Plan

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Tables-Table 5.06. C-1

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Table 5.06.C-1 Use Groups Permitted				
Use Group (Table 5.03-1)	Site-Type-NH-A		Site-Type-NH-B	
	Street-Type-NH-A Address	Street-Type-NH-B Local street, Corner lots	Street-Type-NH-A Address	Street-Type-NH-B Local street, Corner lots
1 Residential	NP	NP	NP	NP
2 ^a Residential/Lodging	P ^a	P ^a	P	P
3 Office/Institution	P	P	P	P
4 Auto/Transportation	S	S	NP	NP
5 Retail/Entertainment/ Service	P	P	P	P
6 Misc-Commercial	S	S	NP	NP
7 Industrial	NP	NP	NP	NP
--Permitted on upper floors only-- P--Permitted Use Groups S--Special Use Approval Groups NP--Prohibited Use Groups ^a Lodging uses are permitted subject to Special Use Approval				

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Table 5.06. C-1 ¹ Use Groups Permitted			
Use Group ¹	Site Type A	Site Type B	Site Type C
1. Residential-One Family Detached	NP	NP	S
2. Residential-One Family Attached and Two Family	NP	P	P
3. Residential-Multiple Family	P ²	P	S
4. Office	P	P	S
5. Retail / Entertainment / Service	P	P	S
6. Miscellaneous	S	NP	NP
7. Mixed Use	P / S ³	P	S

Notes:

1. No-dDrive-through uses are not-is permitted
2. Permitted on upper floors only as part of a mixed-use development
3. Mixed use includes a vertical or horizontal mix of any permitted uses in district. If one use of the proposed mix of uses requires a special use then the mixed-use development requires a special use.

P-Permitted Use Groups

S-Special USE Approval Groups

NP-Prohibited Use Group

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Table 5.04.C-2 Building Forms Permitted				
Building Forms	Site Type NN-A		Site Type NN-B	
	General Type A-B-A Permitted	General Type A-B-B Conditional/Prohibited	General Type A-B-A Permitted	General Type A-B-B Conditional/Prohibited
A: Small, single-purpose, out buildings	P	P	P	P
B: Small, multi-tenant commercial with mixed use	P	P	P	P
C: Attached residential or live/work	S	S	P	P
D: Multi-story mixed-use, medium density	P	P	S	S
E: Large-format commercial	P	S	NP	NP
F: Large-format mixed-use	P	S	NP	NP
P – Permitted Building Form S – Special Approval Building Form NP – Prohibited Building Form				

Table 5.06.C-2 Principal Use
Use Group 1: One Family Detached
One Family Detached
Use Group 2: One Family Attached and Two Family
One Family Attached
Two Family
Use Group 3: Multiple Family / Institutional Living
Multiple Family Dwelling
Live/Work Units
Senior Housing - Independent Living
Senior Housing – Congregate Care
Use Group 4: Office
General Office
Professional and Medical Office
Publicly owned / operated office and service facility
Veterinary Clinic
Child Care Center
Use Group 5: Retail, Entertainment, and Service
Financial Institutions
General Retail
Restaurants
Personal Services
Business Services
Use Group 6: Miscellaneous Uses
Places of Worship
Fitness, Gymnastics, and Exercise Centers
Theaters and Places of Assembly
Indoor Commercial Recreation Establishments
Commercial kennels / Pet Day Care

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Table 5.06.C-3 Building Forms Permitted			
Building Forms	Site Type NN: A	Site Type NN: B	Site Type NN: C
Single-family residential detached	NP	NP	P
Two-family residential	NP	P	P
A: Small, single-purpose out buildings	P	P	P
B: Small, multi-tenant commercial with mixed use	P	P	S
C: Attached single-family residential or live-work	NP	P	P
D: Multi-story mixed use, medium density	S	NP	NP
P-Permitted Building Form S-Special Approval Building Form NP-Prohibited Building Form			
Use Group 7: Mixed Use			

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