

# ZONING

## *27 Attachment 4*

Township of North Lebanon

### **Appendix A Pocket Neighborhood Development Design Guidelines [Added by Ord. No. 4-2019, 5/20/2019]**

The following design guidelines are intended to be used by an applicant and the Planning Commission in reviewing a pocket neighborhood development. In the event that any of the following guidelines conflict with the provisions found in Part 6, § 27-602, Subsection 16, of Chapter 27 (Zoning) the provisions of § 27-602, Subsection 16, shall prevail.

A. Objectives: to serve the objectives provided in Part 6, § 27-602, Subsection 16A, of Chapter 27 (Zoning).

B. Definitions.

**COMMON OPEN SPACE** — The central space used by all occupants of a pocket neighborhood cluster. The common area shall be outside of ponds, wetlands, stormwater management facilities, floodplains, sensitive area buffers and slopes in excess of 15% and developed and maintained so it is usable for active or passive recreation activities.

**POCKET NEIGHBORHOOD CLUSTER** — A clustered group of four to 12 dwellings oriented around a common open space.

**POCKET NEIGHBORHOOD COMMUNITY DEVELOPMENT** — Multiple pocket neighborhood clusters and porch-fronted dwellings amalgamated into a larger, coherent pedestrian-oriented development.

C. Development Configuration.

1. Most dwellings are intended to be placed in pocket neighborhood clusters adjacent to common open space. Between four and 12 dwellings should be located in a cluster.

D. Typical Uses. Typical uses within a pocket neighborhood community development include single-family detached dwellings, single-family semi-detached dwellings, townhouses, community buildings, temporary real estate sales offices and vehicle parking lots and garages.

E. Design Guidelines.

1. Common Open Space.

a. Intent. Open space is a key feature in fostering community.

## NORTH LEBANON CODE

- b. Common open space shall be maintained by the landowner.
  - c. Common open space shall be adequately sized and centrally located.
  - d. Individual dwelling entrances oriented towards the open space.
  - e. Maximize the number the dwelling units abutting common open space.
  - f. Common open space should have dwellings abutting at least two sides.
2. Private Open Space.
- a. Intent. A sense of community requires the right balance of personal privacy. Private open space is an essential component of this balance. A front yard creates a buffer between public and private spaces, while a side or back yard offers increased seclusion.
  - b. Location. Private open space should separate the main entrance to the dwelling from the common open space or street. A hedge or fence not to exceed 36 inches in height should be provided to separate private from common open space. Private open space may also be located in the side and rear yards.
  - c. Size. Each residential unit should be provided with a minimum of 200 square feet of usable private open space, with no dimension less than 10 feet. Such open space requirements may be met with a combination of front, side or rear yard locations.
3. Front Porch.
- a. Intent. A front porch is a key element in fostering neighborly connections, providing a human scale to a dwelling, and offering surveillance of public space. Its placement, size, relation to interior and public spaces, and the height of railings are all factors in achieving these purposes.
  - b. Location. Every dwelling should have an entry porch oriented toward the common open space or street. This porch should be open on at least two sides, and should not be enclosed.
  - c. Size. The porch should be greater than 70 square feet in area, with a minimum dimension of six feet, except that dwellings less than 700 square feet in size may have a porch greater than 50 square feet in area and five feet minimum dimension.
4. Eyes on Public Space.

## ZONING

- a. Intent. The first line of defense for personal and community security is a strong network of neighbors who know and care for one another. When the active dwelling spaces look onto public space, a stranger is noticed. As well, nearby neighbors can see if daily patterns are askew next door or be called upon in an emergency.
  - b. Common open spaces, streets and alleys should have a minimum of one residential dwelling window providing clear surveillance of public and semi-public space.
5. Privacy Between Dwellings.
- a. Intent. Having a next-door house or apartment peering into your own can be uncomfortable and claustrophobic; therefore, arrange openings to preserve privacy.
  - b. Dwellings should be designed so that no window peers into the living space of adjacent dwellings closer than 30 feet apart. This may be accomplished by:
    - i. Nesting dwellings with open and closed sides: The open side may have windows facing its own side or rear yard, while the closed side may have high windows, translucent windows, or skylights to bring in ample light while preserving privacy;
    - ii. Zero-lot-line dwellings (semi-detached dwellings or townhouses) with no side windows;
    - iii. Where walls of two dwellings are located less than 30 feet apart, windows along such walls should not be aligned to allow direct views from one window into the window of another dwelling. This can be accomplished through variations in window locations, landscaping, fencing or similar measures.
  - c. The side yard of a dwelling may be fully usable to the face of the neighboring building through access easements or other means.
6. Community Buildings and Elements.
- a. Intent. Common buildings and shared elements are direct amenities of living in a pocket neighborhood. Beyond these benefits, these common facilities foster connections among neighbors and strengthen their sense of community.
  - b. Every pocket neighborhood cluster should contain at least one of the following elements:
    - i. Outdoor area for cooking by the residents during special events.

## NORTH LEBANON CODE

- ii. Shared vegetable, fruit or flower garden.
    - iii. Gazebo or similar sheltered structure.
  - c. Larger pocket neighborhood developments with more than 30 dwellings should contain at least one of the following elements:
    - i. Picnic pavilion.
    - ii. Community recreation building.
    - iii. Playground.
    - iv. Outdoor recreation areas such as bocce court, shuffleboard court, pickleball court, and fitness stations.
- 7. Parking.
  - a. Intent. Parking areas should be located so their visual presence is minimized, and associated noise and other impacts do not intrude into public spaces.
  - b. Parking requirements shall be considered based on the scale and type of the overall development.
  - c. Detached garages serving single or multiple dwellings should be located off alleys and limited to five single-car bays with doors up to 10 feet wide.
  - d. In a pocket neighborhood cluster, consider locating parking so that residents and guests walk through the shared open space rather than entering the dwelling through an attached garage. This arrangement increases the opportunities for neighbor-to-neighbor contacts.
  - e. Where dwellings must have garages located along a street, such garages must be set back from the front facade of the dwelling by a minimum of one foot and have a maximum of one garage door up to 10 feet wide.
  - f. Storage of items within a garage that precludes the use of vehicle parking should be prohibited.
  - g. Head-in surface parking areas for more than two cars should be:
    - i. Prohibited in the front yard setback area;
    - ii. Screened from public streets and adjacent residential uses by landscaping or architectural screening.

## ZONING

8. Storage.
  - a. Every household has storage needs for items such as bicycles, tools, luggage, sports equipment and the like. When there is inadequate storage space, these items tend to move to the porch or garage.
  - b. Every dwelling unit shall have a minimum of 40 square feet of enclosed storage space outside the heated living area. This space may be located in a garage if it does not preclude required vehicle parking, or in an exterior storage closet attached to the dwelling unit.
9. Refuse and Recycling.
  - a. Intent. Garbage and recycling is a necessary element in residential living. Storage of these containers should be located so their visual and odorous impact on adjacent properties is minimized.
  - b. Refuse and recycling containers shall be on a concrete pad and screened with a combination of landscaping and four-sided gated fence and shall not be located in the front setback area or where smells may be offensive to adjacent properties. The containers shall be covered and verminproof. Collection shall take place at a minimum of once a week.
10. Pedestrian Network.
  - a. Intent. The quality of life in residential neighborhoods is reported to be better where there is a network of walkable pedestrianways.
  - b. Pocket neighborhood developments should provide a network of pedestrian pathways, including sidewalks along at least one side of streets, midblock walkways, and shared local streets and alleys.
  - c. Connections to a wider neighborhood should be made.
  - d. All such pathways should be accessible by the general public, except that walkways into and through the pocket neighborhood clusters may be limited to residents and their guests.