

towns. All of these are under the umbrella of “smart growth”. The proposed ordinance that will be developed for the Northumberland County villages will draw on a number of these models as applicable.

The purpose of including TND concepts in the Comprehensive Plan and in developing an appropriate ordinance is to guide the development of the villages along the TND path. It is much easier to start this now than try to undo conventional development in the villages. Conventional development is outlined in the figure below.

COMMON FEATURES OF CONVENTIONAL DEVELOPMENT
<ol style="list-style-type: none">1. Isolated “pods” of look-alike, single-price-range houses;2. Separation from other uses;3. Few places to walk;4. Lack of parks or open spaces;5. Houses dominated by garages;6. Dead-end streets and cul-de-sacs; and7. No way to get around without a car.

The concept of traditional neighborhood development is the subject of a growing body of community planning literature. While there is no single model for a traditional neighborhood development, certain principles define this type of development.

Understanding the principles and objectives of traditional neighborhood development is an important step in the process of developing a traditional neighborhood development ordinance. The Comprehensive Plan provides a context for traditional neighborhood developments in the definition of the villages. As part of this planning process, the County should analyze the development patterns and designs of the past to provide a context for the specific standards to apply to the County. These principles are discussed below and will be used to guide the development of the ordinance.

¹ Adapted from the introduction to a Model Ordinance for a Traditional Neighborhood Development approved by the Wisconsin legislature on July 28, 2001

Compact development also means the development is designed for the human scale. The human scale is defined as the relationship between the dimensions of the human body and the proportion of the spaces which people use. This includes paying attention to walking distances, the height of buildings, the design of street lights and signs, sidewalks, and other features.

Compact development can also promote social interaction by including civic spaces such as parks and public buildings. It also means residential, commercial, and civic buildings are within close proximity of each other that can encourage people to walk between the various uses.

Mixed Uses

Traditional neighborhood developments are designed to include a mixture of uses. This means that nonresidential land uses, such as commercial, civic and open space, are mixed with residential land uses. Mixing land uses can broaden the tax base of a community. Mixing uses also helps promote walking between the various uses. Different modes of transportation are promoted in the community such as walking, bicycles, transit, and automobiles.

Mixed use also provides a community center or focus. For example, the community center may be a public facility such as a park, recreational facility, school, or library, or it may be a retail area. Mixed use also means promoting a mix of housing types and sizes to accommodate households of all ages, sizes, and incomes. This means varying lots sizes and densities, and allowing other types of housing such as attached single-family residences, townhomes, duplexes, fourplexes, and specialty housing for seniors. Mixed use may also mean that housing is provided in the same building above commercial uses such as shops or offices.

Multiple Modes of Transportation

major roads. Short blocks in traditional grids create multiple routes and more direct ones for pedestrians, bicyclists, and motorists. Independent networks of sidewalks and bikeways complement the street network.

Traditional neighborhoods are also meant to be "pedestrian friendly." Given the compact design of the neighborhood, streets will be narrower than what is required in conventional subdivision ordinances. Narrow streets and other "traffic calming" techniques help slow traffic down to promote pedestrian safety. Front porches and other amenities like, street trees, can also encourage walking.

The mixed uses of traditional neighborhood developments will also promote walking if shops, offices, and public services and facilities are within walking distance.

Responsive to Cultural and Environmental Context

Significant cultural and environmental features of a site (amenities as well as constraints such as steep slopes, wetlands, critical wildlife areas, and highly erodible soils) should influence the way the site is developed. Developments with a clear "sense of place" require careful design and siting of buildings, streets, and other infrastructure. This includes the provision of adequate open space, neighborhood parks and playgrounds. Environmentally responsive stormwater management systems (LID), the use of indigenous vegetation, and the energy conservation measures in the design and orientation of structures also help create "sustainable developments." The historic and architectural characters of the community are other important design influences.

Traditional Neighborhood Development concepts can be summarized in the thirteen points outlined below which are features of a traditional neighborhood:

THE THIRTEEN POINTS OF TRADITIONAL NEIGHBORHOOD DEVELOPMENT
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2. Most of the dwellings are within a five-minute walk of the center. This distance averages one-quarter of a mile.

3. There is a variety of dwelling types within the Neighborhood. These usually take the form of houses, row houses, and apartments, such that younger and older people, singles and families, the poor and the wealthy, may find places to live.

4. There are shops and offices at the edge of the Neighborhood. The shops should be sufficiently varied to supply the weekly needs of a household. A convenience store is the most important among them.

5. A small ancillary building is permitted within the backyard of each house. It may be used as one rental unit, or as a place to work.

6. There is an elementary school close enough so that most children can walk from their dwelling. This distance should not be more than one mile.

7. There are small playgrounds quite near every dwelling. This distance should not be more than one-eighth of a mile.

8. The streets within the Neighborhood are a connected network. This provides a variety of itineraries and disperses traffic congestion.

9. The streets are relatively narrow and shaded by rows of trees. This slows down the traffic, creating an environment for the pedestrian and the bicycle.

10. Buildings at the Neighborhood center are placed close to the street. This creates a strong sense of place.

11. Parking lots and garage doors rarely enfront the streets. Parking is relegated to the rear of the buildings, usually accessed by alleys.

12. Certain prominent sites are reserved for civic buildings. Buildings for meeting, education, religion, or culture are located at the termination of the street vistas or at the Neighborhood center.

13. The Neighborhood is organized to be self-governing. A formal association debates and decides on matters of maintenance, security and physical change.