



TOWN OF WALDEN PLAN

zoning updates public meeting

05.12.2022



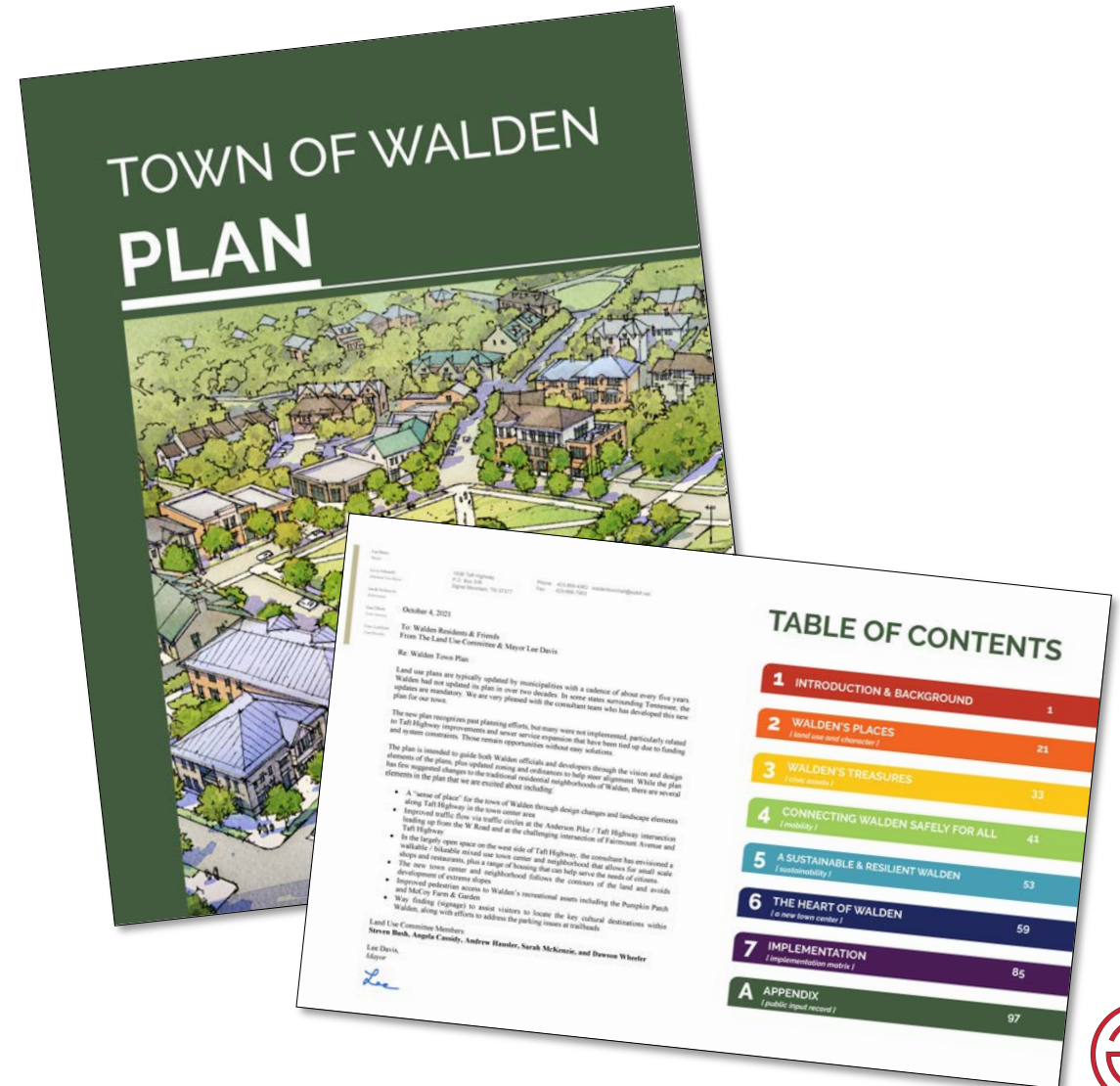
agenda

- **Background on the Zoning Updates**
- **Land Use Policy vs. Zoning**
- **Overview of the Updates**
- **Deeper Dive into Town Center Zoning**
- **Other Zoning Updates in Progress and Next Steps**
- **Questions and Discussion**



background on the zoning updates

- **Town of Walden Plan**
 - First land use plan in over 20 years
 - Comprehensive
 - Focus on the Taft Highway corridor
- Establishes a vision for the land uses and character of future development
- Recommends changes to the zoning ordinance to allow for implementation of the vision



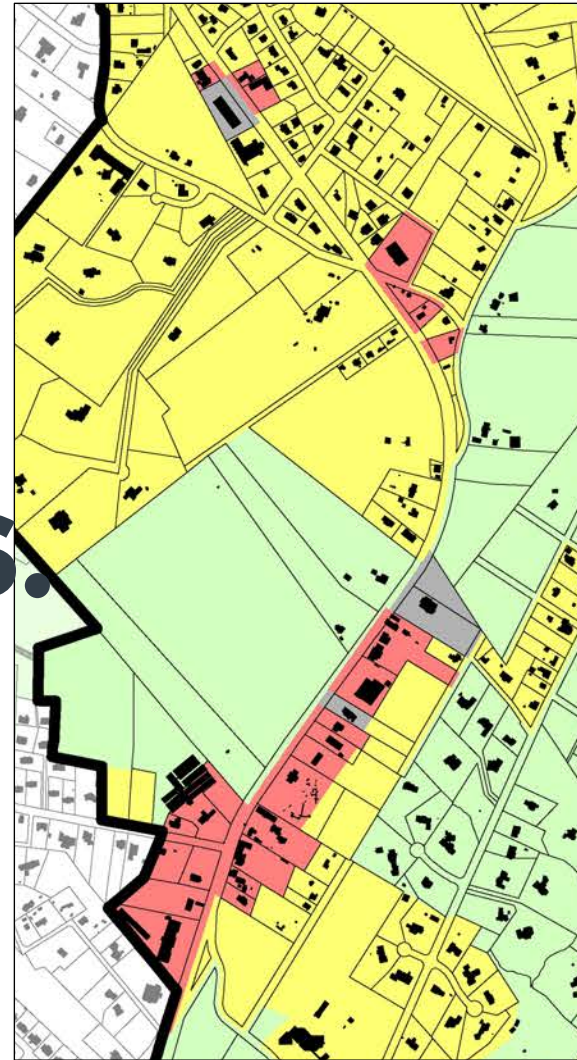
land use policy vs. zoning

POLICY

- How a property is envisioned to be used or designed in the future
- Addresses multiple issues (parks, mobility, etc.)
- A guide for decisions on zoning, etc.
- Primarily used by the RPC



VS.



ZONING

- How a property can be legally used
- The legal requirements and standards that govern the design of buildings on a property and the site around them
- Zoning authority lies with the Town Board



overview of the updates

- **Tweak to 2.01 Divisions into Zones**
 - Adds “Town Center” zoning to list of districts
- **Revision to 4.03 Residential Zone (R-1)**
 - Changed “Townhouses” to “Mixed Housing Types” as a Special Use
- **Revisions to 8.01 Applications for a Special Permit under (j)**
 - Adds mix of housing types (townhouses, duplexes, cottage courts)
 - Applies to R-1 properties in the Taft Highway focus area
 - Updates some of the dimensional standards
 - Adds design standards for site layout, buildings, and landscaping



overview of the updates

- **Revisions to 4.04 General Commercial Zone (C-1)**
 - Adds a pre-application conference
 - Adds a site and building plan review (geotechnical report, engineered plans, building elevations, landscape plans, wastewater/stormwater plans, etc.)
 - Updates to some of the dimensional standards (setback)
 - Establishes how the new standards would be applied (new construction, additions, etc.)
 - Adds design standards for site layout, buildings, and landscaping
- **Expanded Article 6 Steep Slopes and Escarpment**
 - Defines moderately steep (15%-25%) and very steep slope areas (greater than 25%)
 - Requires engineered site plan for any portion of a building envelope that is within a moderately steep slope area
 - Prohibits structures on very steep slope areas

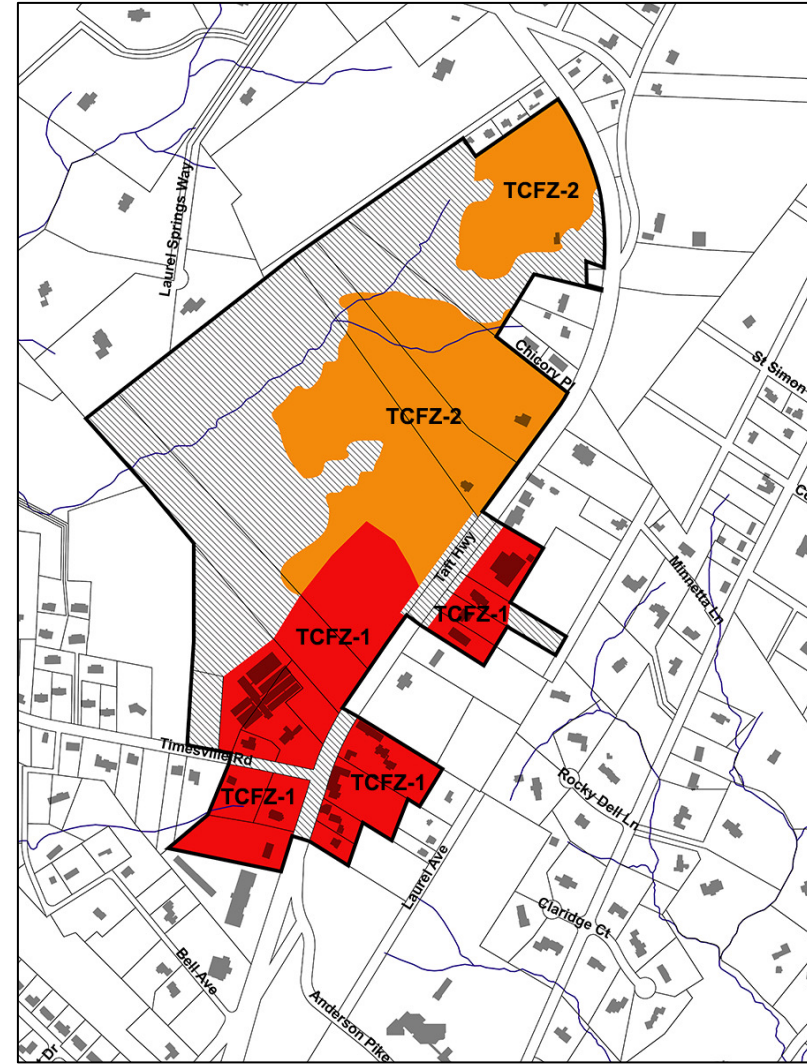


deeper dive into town center zoning

- **Replace 4.05 Village Center Zone (VC-1) with new “Town Center Zoning”**
 - **Establishes Sub-districts based on the Plan**
 - Establishes Administrative Procedures for review and approval of development
 - Pre-application Conference
 - Site and Building Plan Review
 - Addresses Permitted Land Uses
 - Establishes General Design Standards
 - Development Layout
 - Streets
 - Open Space
 - Lots and Buildings
 - Architectural Design
 - Parking and Access
 - Landscaping and Screening
 - Signage
 - Establishes standards specific to Sub-districts



town center zoning territory and sub-districts



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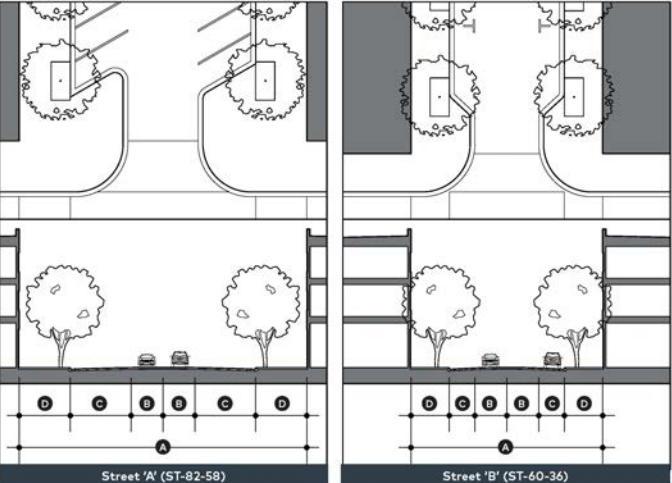


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graphics as well as text



Street 'A' (ST-82-58)
A street intended to serve intense commercial and mixed-use development with significant on-street parking opportunities in form of diagonal parking. This street includes wide pedestrian ways and consistent streetscape.

Street 'B' (ST-60-36)
A street intended to serve moderate commercial and mixed-use development with on-street parking opportunities in the form of parallel parking.

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

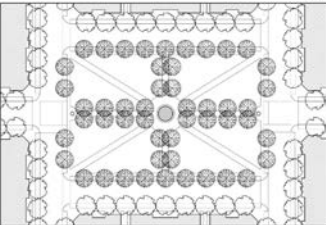
Planters/Planting Strip
Planting strips shall be composed of trees in grates, wells, or planters. Planting strips shall not contain turf grass. While the street trees are the only plant materials required in the planting strip, low-growing shrubs and groundcovers are also encouraged within wells and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

8

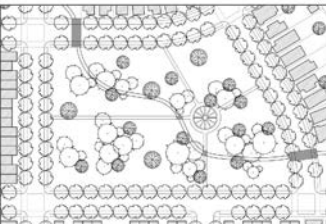
STREET TYPES AND SECTIONS

Figure 4.05-D Open Space Types

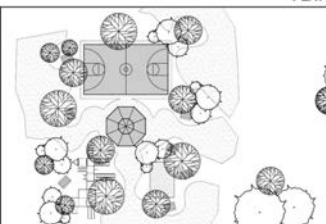
SQUARE
A Square is a formal open space that is composed of landscaped areas and is fronted on all sides by buildings that should contain commercial uses on the ground floor. The Town of Walden Plan envisions a square as a central focal point for the community.
Min. Size: 5,000 sf
Max. Size: 40,000 sf
Sub-districts: TCFZ-1



GREEN
A Green is a medium-sized formal or informal open space for unstructured recreation with residential buildings fronting all sides. Greens are composed of paved or unpaved walks; grassy areas; and shade trees.
Min. Size: 10,000 sf
Max. Size: 5 ac.
Sub-districts: Both




PLAYGROUND
A playground is a formal or informal open space that accommodates recreational equipment for children. Playgrounds may be included within Greens and should contain an open shelter; paved areas for court games; and space for spontaneous play. Ideally, playgrounds should be located within one quarter mile of dwelling units.
Min. Size: none
Max. Size: 1 ac.
Sub-districts: Both




12

OPEN SPACE TYPES AND STANDARDS


COTTAGE OR TOWNHOUSE COURT
Detached or attached single-family dwellings on a single lot or multiple lots arranged around a landscaped courtyard with a parking area or garages at the rear of the lot or on an adjacent lot.
Massing, Main Body: 40 ft. w/50 ft. d. max.
Massing, Front/Side Wings: 30 ft. w/15 ft. d. max.
Courtyard width: 20 ft. min.



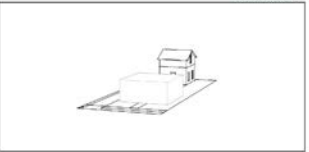
TWO-FAMILY HOUSE
A detached two-family dwelling on a single lot with a parking area or garage at the rear of the lot. Ideally, duplexes are designed to resemble a single-family structure.
Massing, Main Body: 50 ft. w. max.
Massing, Front/Side Wings: 30 ft. w. max.



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



ACCESSORY DWELLING UNIT
A separate additional living unit, including separate kitchen, sleeping, and bathroom facilities, attached or detached from the primary residential unit, on a single-family lot.
Massing: 30 ft. max. w. and d.
ADU size: 700 sf max.



16

BUILDING TYPES AND STANDARDS



deeper dive into town center zoning

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graphics as well as text

TCFZ-2

LOT

Lot Size by Building Type:	Width A	Depth B
Townhouse:	20 ft. min.	60 ft. min.
Townhouse Court:	100 ft. min.	100 ft. min.
Two-family House:	50 ft. min.	100 ft. min.
Cottage Court:	100 ft. min.	100 ft. min.
House:	40 ft. min.	100 ft. min.
ADU:	NA	NA

Lot Coverage:

Impervious Surface:	60% max.
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Miscellaneous:

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

PLACEMENT

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

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

Miscellaneous:

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

26

TCFZ-2

FRONTAGE/ENCROACHMENTS

Encroachments into Front Yards

Primary Street:	8 ft. max.	A
Secondary Street:	3 ft. max.	B

Other Encroachments: **A B C D E**

Driveways/Walkways/Steps:	no max.	
Overhangs/Chimneys:	2 ft. max.	
Bays:	3 ft. max.	
Landscaping:	no max.	
Fences/Walls:	no max.	
Utilities/Equipment:	no max.	

Miscellaneous:

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

PARKING

Parking Setbacks:

Primary Street:	50 ft. min.	A
Secondary Street:	10 ft. min.	B
Side:		
Lot:	5 ft. min.	C
Lane:	5 ft. min.	D
Rear:	5 ft. or 15 ft.+	E

Miscellaneous:

- Access shall be from a rear alley or secondary street where feasible.
- For front loaded instances:
 - any attached garages that are accessed from and face a street shall be recessed behind the front facade of the principal building 10 ft. min.
 - Attached garages may be forward of the front facade if the garage forms a courtyard and the garage doors do not face the street.
 - Front-loaded garage doors shall be a maximum of 9 ft. wide.

27

TCFZ-2

FORM

Height:

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

Articulation:

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

Transparency:

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

- First stories shall have a minimum transparency of 20%.
- Upper stories shall have a minimum transparency of 15%.

vi. MISCELLANEOUS

a. Materials

- Primary Facade**
A minimum of 85% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic), wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only). A maximum of 15% of the facade area may be concrete block (split-faced/fluted), manufactured stone veneer siding, or architectural metal panels.
- Secondary Facade**
A minimum of 75% of the facade area, exclusive of openings, shall be brick, stone, cast stone, or stucco (authentic), wood siding/shingles/trim, fiber cement siding/shingles/trim, composite siding, or EIFS (upper stories only). A maximum of 25% of the facade area may be concrete block (split-faced/fluted), manufactured stone veneer siding, or architectural metal panels.

28

LOT, BUILDING TYPE MIX, PLACEMENT, FRONTAGE/ENCROACHMENTS, PARKING, FORM, MATERIALS



three ways to implement town center zoning

NEW BASE ZONE DISTRICT

- A new zoning district in Walden's code that includes permitted uses and rules for development in the Town Center
- Could be applied by the Town or a property owner to a specific parcel(s)

OVERLAY ZONING DISTRICT

- Special rules for development in the Town Center "overlay" the base zone district of the property
- Permitted uses are according to the base zoning of the parcel

FLOATING ZONE DISTRICT

- Similar to a base zone district that addresses everything in one place, BUT once applied, the district "floats" over the subject area until an owner elects to apply it to their property



three ways to implement town center zoning

NEW BASE ZONE DISTRICT

- **PROS:** everything addressed in one district
- **CONS:** requires a zone change to put in place

OVERLAY ZONING DISTRICT

- **PROS:** allows you to modify the standards of the underlying “base zone district”
- **CONS:** requires a zone change to put in place and land use is controlled by the “base zone district”

FLOATING ZONE DISTRICT

- **PROS:** everything addressed in one district, does not require immediate application to a property
- **CONS:** optional—the hope is that the mix of uses and intensity are an incentive







other zoning updates in progress and next steps

- Developing a Tree Preservation and Replacement Ordinance
 - Updating the Stormwater Management Ordinance
 - Developing an Exterior Lighting Ordinance
- ## NEXT STEPS
- 5/24 – Special Town Board Meeting to refer updates to RPC
 - 6/13 – RPC consideration
 - 6/14 – Town Board action

CIVIC/INSTITUTIONAL AND PARKS

Some key civic and institutional sites have been identified on the Framework Plan for the focus area. This is not a specific Place Type but rather an acknowledgment of these key sites and the intent to preserve and enhance them. Sites include the Protestant Baptist Church, the WSDS Fire Hall, Walden Town Hall, and a portion of the St. Augustine Catholic Church property. This plan does recommend converting town-owned land near the intersection of Taft and Fairmount Pike into passive park space and trails with the possibility of expansion through the acquisition of the vacant parcel directly south owned by Walden's Ridge Emergency Services.



RECOMMENDATIONS (0, 5, 20-YEAR TIMEFRAME)

DO THIS NOW



- 21 Adopt the Town of Walden Plan as the Town's official land use policy and use it to inform municipal decisions on development proposals.
- 22 Update the zoning ordinance and other development regulations to align with the land use policy recommendations for the Town Center Place Types in the Taft Highway Focus Area (see chapters 5 and 6 for more detail on specific zoning recommendations).
- 23 Add a pre-application meeting requirement between a developer and Town officials.

DO THIS WITHIN 5 YEARS

- 24 Consider conducting a housing and retail market analysis to forecast the market potential for various residential and retail uses.
- 25 Consider conducting a fiscal impact and benefit analysis of the policies in this plan.

Open space

The Illustrative Plan shows a substantial amount of open space preserved in the Town Center. A portion of this open space is due to extremely steep slopes but given infrastructure constraints and the rural mountain character of Walden, this plan envisions preserving land beyond that which is constrained to create an appropriate transition from the Town Center to surrounding private land. The proposed amount of preserved open space should be a minimum of 50% and may include environmentally constrained property. Development preserving a large amount of natural open space should be allowed to have a more compact development pattern and potentially a modest increase in overall density, as long as the development can be adequately served with infrastructure. Any updated regulations should consider the impact of this approach on smaller parcels.



Green Streets

As described in Chapter 5, it is recommended that the Town adopt a stormwater ordinance that includes best management practices for stormwater runoff. Ideally, development proposals in the Town Center should include a variety of tools to collect and treat runoff that doesn't solely rely on large ponds. This should help to minimize grading.

RECOMMENDATIONS (0, 5, 20-YEAR TIMEFRAME)

DO THIS NOW

- 61 To implement the concepts for the Town Center, update the VC-1 district or replace it with a new district that includes the following:
 - Review of appropriate land uses
 - Standards related to the layout of streets, blocks, and civic spaces
 - A minimum requirement for preserved natural open space
 - Building placement, height, and massing standards
 - Parking and access standards
 - Architectural standards
 - Landscaping standards
 - Signage standards
- 62 To implement the concepts of the Town Center neighborhood, create a new zoning district that includes the following:
 - Review of appropriate land uses
 - Standards related to the layout of streets, blocks, and civic spaces
 - A minimum requirement for preserved natural open space
 - Building placement, height, and massing standards
 - Parking and access standards
 - Basic architectural standards
 - Basic landscaping standards
- 63 Adopt a development review process that includes submittal materials necessary to adequately review development proposals for adherence to development standards and this Plan.
- 64 Request traffic control evaluations from TDOT for key intersections experiencing peak hour delays, including Taft Highway/Anderson Pike and Taft Highway/Fairmount Pike. Begin discussions with TDOT Region staff regarding desire for potential roundabout and intersection realignment, as well as Taft Highway widening (i.e., addition of landscaped median).

DO THIS WITHIN 5 YEARS

- 65 Participate in the Chattanooga-Hamilton County/North Georgia Transportation Planning Organization's (TPO) plan development process for the 2050 Regional Transportation Plan. When they do a "call for projects", submit the Taft Highway project.
- 66 Develop a strong working relationship with the Chattanooga-Hamilton County Regional Planning Agency (RHCA) and express support for updating the Walden's Ridge Plateau Area Plan, which was last updated in 1997.

DO THIS WITHIN 20 YEARS

- 67 Work with the Land Trust for Tennessee or similar organization to develop a plan to place preserved open space in permanent conservation easements.
- 68 Evaluate improvements to the intersections of Fairmount Pike, Anderson Road, and Taft Highway.
- 69 Revisit the revised standards in Walden's development regulations and update accordingly.

82 THE TOWN OF WALDEN PLAN

THE HEART OF WALDEN 83



questions and discussion

