

**Article 5 - Traditional Neighborhood Development (TND) Floating Zone**  
**Section C. Table of Uses, Design Standards, and Functional Characteristics**

v.6	Building Characteristics		Street Characteristics	Neighborhood Characteristics
<b>Land Use</b>	a. The following uses are permitted in all areas within the TND District subject to the standards set forth in this ordinance: Single-Family Detached Dwelling, Duplex, Triplex, Townhouse, Multi-Family Dwelling, Two-Family Dwelling, Two-Family Dwelling (Conversion), Agricultural Activities permitted in A-1 District, Live-Work Unit, Day Care Facility, Neighborhood Commercial, and Personal Services		a. Primary streets shall be designed to meet the standards for a 'Local Street'. b. Streets serving as primary collectors shall meet the standards for a 'Neighborhood Boulevard'. c. The use of alleyways is encouraged to facilitate movement within the neighborhood and provide ready access to storage sheds, garages, and utility areas. d. On-street parking on 'Local Streets' shall be limited to one side of the street only.	a. A mix of uses within the neighborhood shall be arranged such that non-residential uses may serve adjoining neighborhoods and areas in Thurmont.
	a. Residential dwellings in the TND District will be developed at a rate no greater than 7.0 dwelling units/acre, consistent with the land use designation described in the Thurmont Master Plan as 'Medium Density Residential'.		a. Dedicated streets, alleys, or tracts of land created for non-dwelling unit purposes are not included in the density calculation.	a. Areas of greatest residential density within a Traditional Neighborhood Development shall be located in a way that decreases the distance needed to walk to schools, shops, and neighborhood parks and civic spaces.
<b>Density</b>	a. Maximum building height:	35 feet	a. Local Street Standards - See TND Provisions in Subdivision Regulations  b. Neighborhood Boulevard Standards - See TND Provisions in Subdivision Regulations  c. Native species street trees shall be planted on at least one side of all Local Streets and on both sides of all Neighborhood Boulevards. Alternatively, Neighborhood Boulevards may utilize a center median planting area for the purpose of planting a single row of street trees capable of establishing a broad canopy across paved areas. All street trees selections and planting characteristics shall be subject to the approval of the Planning & Zoning Commission.	a. Applicant may vary these dimensional standards with a Special Exception from the Board of Appeals. For criteria, refer to Article 11, Sect. 20.  b. Applicant may increase the maximum front yard to a maximum of 150% of the requirement with a Special Exception from the Board of Appeals. For criteria, refer to Article 11, Section 20.  c. Applicant must demonstrate a practical hardship as well as the unique characteristics of the specific parcel that warrant such an exception.
	b. Maximum Building Coverage:	50%		
	c. Maximum Lot Coverage:	60%		
	d. Lot Area (min.):	6,000 sf		
	for Duplex structure	8,000 sf		
	Lot Area (max.)	12,000 sf		
	e. Lot Width:	50 ft (min)		
	(at front yard setback line)	65 ft (max)		
	for Duplex structure	80 ft (min)		
	f. Minimum Lot Depth:	100 ft		
g. Front Yard (min):	10 feet			
Front Yard (max):	20 feet			
Rear Yard (min):	25 feet			
Side Yard (min):	10 feet			
Alley Setback (min):	3 feet			
<b>Dimensions (General)</b>	a. Maximum building height:	42 feet	a. Local Street Standards - See TND Provisions in Subdivision Regulations  b. Neighborhood Boulevard Standards - See TND Provisions in Subdivision Regulations  c. Native species street trees shall be planted on at least one side of all Local Streets and on both sides of all Neighborhood Boulevards. Alternatively, Neighborhood Boulevards may utilize a center median planting area for the purpose of planting a single row of street trees capable of establishing a broad canopy across paved areas. All street trees selections and planting characteristics shall be subject to the approval of the Planning & Zoning Commission.	a. Applicant may vary these dimensional standards with a Special Exception from the Board of Appeals. For criteria, refer to Article 11, Sect. 20.  b. Applicant may increase the maximum front yard to a maximum of 150% of the requirement with a Special Exception from the Board of Appeals. For criteria, refer to Article 11, Section 20.  c. Applicant must demonstrate a practical hardship as well as the unique characteristics of the specific parcel that warrant such an exception.
	b. Maximum Building Coverage:	55%		
	c. Maximum Lot Coverage:	65%		
	d. Lot Area per D.U.(min.):	1,800 sf		
	Lot Area per D.U.(max.):	4,500 sf		
	e. Maximum Dwellings per building:	4 D.U.'s		
	f. Lot Width:	16 ft (min)		
	(at front yard setback line)	30 ft (max)		
	g. Minimum Lot Depth:	100 ft		
	h. Front Yard (min):	8 feet		
Front Yard (max):	20 feet			
Rear Yard (min):	15 feet			
Side Yard between bldgs. (min):	10 feet			
Side Yard between bldgs. (max):	16 feet			
Alley Setback (min):	3 feet			
<b>Dimensions (Townhouses/Villas)</b>	a. Maximum building height:	42 feet	a. Local Street Standards - See TND Provisions in Subdivision Regulations  b. Neighborhood Boulevard Standards - See TND Provisions in Subdivision Regulations  c. Native species street trees shall be planted on at least one side of all Local Streets and on both sides of all Neighborhood Boulevards. Alternatively, Neighborhood Boulevards may utilize a center median planting area for the purpose of planting a single row of street trees capable of establishing a broad canopy across paved areas. All street trees selections and planting characteristics shall be subject to the approval of the Planning & Zoning Commission.	a. Applicant may vary these dimensional standards with a Special Exception from the Board of Appeals. For criteria, refer to Article 11, Sect. 20.  b. Applicant may increase the maximum front yard to a maximum of 150% of the requirement with a Special Exception from the Board of Appeals. For criteria, refer to Article 11, Section 20.  c. Applicant must demonstrate a practical hardship as well as the unique characteristics of the specific parcel that warrant such an exception.
	b. Maximum Building Coverage:	60%		
	c. Maximum Lot Coverage:	70%		
	d. Lot Area (min.):	10,000 sf		
	e. Maximum Dwellings per Structure:	6 D.U.'s		
	f. Lot Width:	65 ft (min)		
	(at front yard setback line)	130 ft (max)		
	f. Minimum Lot Depth:	110 ft		
	g. Front Yard (min):	15 feet		
	Front Yard (max):	30 feet		
Rear Yard (min):	30 feet			
Side Yard (min):	10 feet			
Alley Setback (min):	3 feet			
<b>Dimensions (Multi-Family Residential)</b>	a. Maximum building height:	45 feet (first floor must be level with sidewalk)	a. Local Street Standards - See TND Provisions in Subdivision Regulations  b. Neighborhood Boulevard Standards - See TND Provisions in Subdivision Regulations  c. Native species street trees shall be planted on at least one side of all Local Streets and on both sides of all Neighborhood Boulevards. Alternatively, Neighborhood Boulevards may utilize a center median planting area for the purpose of planting a single row of street trees capable of establishing a broad canopy across paved areas. All street trees selections and planting characteristics shall be subject to the approval of the Planning & Zoning Commission.  d. All on-site parking must be located in rear yards.	a. Applicant may vary these dimensional standards with a Special Exception from the Board of Appeals. For criteria, refer to Article 11, Sect. 20.  b. Applicant may increase the maximum front yard to a maximum of 150% of the requirement with a Special Exception from the Board of Appeals. For criteria, refer to Article 11, Section 20.  c. Applicant must demonstrate a practical hardship as well as the unique characteristics of the specific parcel that warrant such an exception.
	b. Maximum Building Coverage:	70%		
	c. Maximum Lot Coverage:	90%		
	d. Lot Area (min.):	3,520 sf		
	e. Maximum Dwellings per Structure:	6 D.U.'s		
	f. Lot Width:	32		
	(at front yard setback line)	110 feet		
	f. Minimum Lot Depth:	110 feet		
	g. Front Yard (min):	0 feet		
	Front Yard (max):	10 feet		
Rear Yard (min):	55 feet			
Side Yard (min):	0 feet (attached) 7 feet (detached)			
Side Yard (max):	20 feet			
Alley Setback (min):	3 feet			
<b>Dimensions (Neighborhood Commercial/Live-Work Units)</b>	a. Maximum building height:	45 feet (first floor must be level with sidewalk)	a. Local Street Standards - See TND Provisions in Subdivision Regulations  b. Neighborhood Boulevard Standards - See TND Provisions in Subdivision Regulations  c. Native species street trees shall be planted on at least one side of all Local Streets and on both sides of all Neighborhood Boulevards. Alternatively, Neighborhood Boulevards may utilize a center median planting area for the purpose of planting a single row of street trees capable of establishing a broad canopy across paved areas. All street trees selections and planting characteristics shall be subject to the approval of the Planning & Zoning Commission.  d. All on-site parking must be located in rear yards.	a. Applicant may vary these dimensional standards with a Special Exception from the Board of Appeals. For criteria, refer to Article 11, Sect. 20.  b. Applicant may increase the maximum front yard to a maximum of 150% of the requirement with a Special Exception from the Board of Appeals. For criteria, refer to Article 11, Section 20.  c. Applicant must demonstrate a practical hardship as well as the unique characteristics of the specific parcel that warrant such an exception.
	b. Maximum Building Coverage:	70%		
	c. Maximum Lot Coverage:	90%		
	d. Lot Area (min.):	3,520 sf		
	e. Maximum Dwellings per Structure:	6 D.U.'s		
	f. Lot Width:	32		
	(at front yard setback line)	110 feet		
	f. Minimum Lot Depth:	110 feet		
	g. Front Yard (min):	0 feet		
	Front Yard (max):	10 feet		
Rear Yard (min):	55 feet			
Side Yard (min):	0 feet (attached) 7 feet (detached)			
Side Yard (max):	20 feet			
Alley Setback (min):	3 feet			