

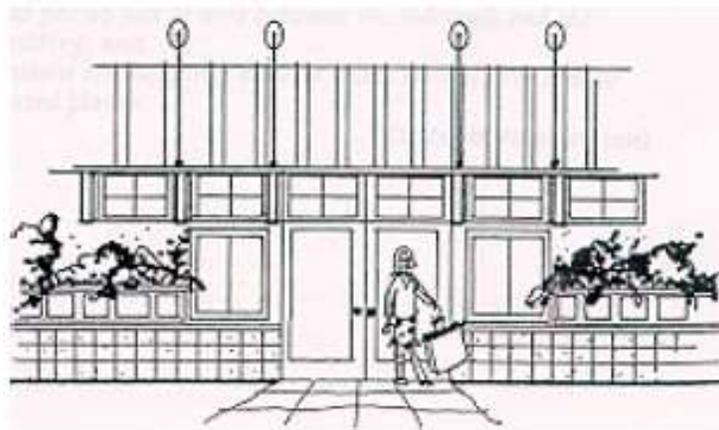
15-03-09 Traditional Neighborhood Development

E. **Development Standards.** The following standards are to be considered as applying specifically to development in the Traditional Neighborhood Development (TND) District in addition to general standards elsewhere in this Title.

3. Building Placement

d. CPTED (Crime Prevention Thru Environmental Design). Where practically possible, CPTED principles shall be used in the design and layout of buildings, streets, accesses and open space areas. Design shall promote natural surveillance, access control, territorial reinforcement, sense of ownership, and maintenance. CPTED landscaping guidelines shall be used, including planting shrubs with a maximum height of two to three feet and trees with a proper ground clearance of six feet above walkways and sidewalks and eight feet above vehicular travel and parking lanes.

In order to encourage public safety thru natural surveillance, natural access control, and territorial reinforcement, blank walls are not permitted adjacent to streets, pedestrian areas, and open space amenities. Developments shall have street side dwelling elevations with extensive windows, with balconies, decks or landscape terraces encouraged. Symbolic barriers, such as low lying fences/walls, and landscaping shall be used to discourage crime and to promote safety. Fences or walls, if determined to be necessary or desirable, must be reviewed for their effectiveness in protecting private space while not creating isolated uses or dead space void of natural surveillance. Approved fences or walls shall be compatible in color, texture, and design in relationship to building materials.



Natural Surveillance