

## **Chapter 140-40 Traditional Neighborhood Zone (TNZ)Traditional Neighborhood Zone (TNZ)**

### **Sec 104-40-1 Purpose and Intent:**

The purpose of the Traditional Neighborhood Zone (TNZ) is to promote a pedestrian-friendly, master-planned development that blends diverse residential, commercial, civic, and recreational uses. This zone emphasizes fine-grained design with distinct centers and edges, creating vibrant public realms shaped by thoughtful urban planning rather than relying solely on architectural complexity. Development within this zone will incorporate open spaces, recreational components, and well-designed, architecturally integrated structures that are appropriately landscaped and harmoniously buffered from surrounding land uses. Inspired by places like historic Ogden, this zone aims to balance local context, functionality, and aesthetic beauty to foster thriving, walkable communities through customized development requirements and approach.

### **Sec 104-40-2 Applicability:**

- a. Effective date. The effective date of this chapter is [ ].
- b. Area of Applicability. The provisions of this Chapter are only applicable to property that has been rezoned to the Traditional Neighborhood Zone (TNZ).
- c. The minimum area required for an initial rezone to the Traditional Neighborhood Zone (TNZ) shall be four hundred (400) contiguous acres.

### **Sec 104-40-3 Land Use Types:**

Permitted, conditional, and accessory uses within the Traditional Neighborhood Zone (TNZ) shall be determined by the development agreement required pursuant to Section 104-40-7.

### **Sec 104-40-4 Density:**

Density for the Traditional Neighborhood Zone (TNZ) shall be calculated by the entire Traditional Neighborhood Zone (TNZ) area. The intensity of neighborhoods and where the residential units are allocated may be determined by the development agreement required pursuant to Section 104-40-7.

### **Sec 104-40-5 Open Space:**

The required open space for Traditional Neighborhood Zone (TNZ) shall be based on the entire NUZ zone area. The open space shall offer amenities such as, but not limited to, undeveloped land, trails, parks, and associated facilities, open space may be owned publicly and/or privately and, if applicable, may be designed to create a regional park system along the Weber River that includes a linear park system along the river and both natural and improved parks. The percentage of open space area within the Traditional Neighborhood Zone (TNZ) may be determined by the development agreement required pursuant to Section 104-40-7.

- a. Within the NUZ, a minimum of 10% of the Traditional Neighborhood Zone (TNZ) area shall be utilized as Open Space.

### **Sec 104-40-6 Height:**

Buildings within the Traditional Neighborhood Zone (TNZ) are limited to four (4) stories. A story is the habitable level within a building.

- a. Basements, which are the interior part of a building (which may or may not include habitable space) below the ground of every story of main entry level, and which has a maximum of five feet (5') of height above grade, measured from the average finished grade along the front façade, shall not be counted as a story.
- b. Attics, the part of a building contained within a pitched roof that, though it may be accessible, does not include habitable space, shall not be counted as a story.

**Sec 104-40-7 Rezone and Development Agreements:**

- a. A rezone application and development agreement are required to create or modify the boundary of the Traditional Neighborhood Zone (TNZ). Approval of the rezone and development agreement shall follow the rezone provisions of Title 102, Chapter 5.
- b. A development agreement that is mutually agreeable between the developer and the county shall be prepared and readied, in compliance with Title 102, Chapter 6, for execution upon, or simultaneous to, adoption of the Traditional Neighborhood Zone (TNZ). The development agreement shall clearly document the county's roles and responsibilities to the developer and the developer's roles and responsibilities to the county, and shall, at a minimum, provide any other provision necessary to effectively execute the Chapter, or any other provision as may be proposed by the county commission, county attorney's office, or the developer and agreed to amongst the parties in the development agreement.
- c. All necessary land use regulations, and all other standards, provisions and requirements, applicable to the Traditional Neighborhood Zone (TNZ) are provided in this Chapter and the development agreement for the New Urbanism Zone. Except as provided in this Chapter and in the development agreement for the New Urbanism Zone, no land use regulations, standards, provisions or requirements of the Weber County Land Use Code shall apply to the Traditional Neighborhood Zone (TNZ).