

**COUNCIL OF THE TOWN OF LA PLATA**  
**Ordinance No. 07-9**

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**Introduced By:** Mayor Gene Ambrogio (by request)  
**Date Introduced:** March 27, 2007  
**Planning Commission Public Hearing:** May 2, 2007  
**Town Council Public Hearing:** May 22, 2007  
**Amendments Adopted:**  
**Date Adopted:** May 22, 2007  
**Date Effective:** June 7, 2007

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1 **An Ordinance** concerning  
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3 **Traditional Neighborhood Development – Frontage on Public Green Space;**  
4 **Thoroughfare Designs**  
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6 **FOR** the purpose of allowing a principal building’s front door to open directly to a frontage line on  
7 a public green space, under certain circumstances; providing clarification as to the location  
8 within the Code of design criteria for standard Town thoroughfares; specifying that the  
9 Planning Commission shall have flexibility to consider and approve alternative thoroughfare  
10 designs within a designated TND only; providing that the provisions of this Ordinance are  
11 severable; and all matters generally relating thereto.  
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15 **BY** repealing and reenacting with amendments  
16 Chapter 191 – ZONING  
17 Article III. District Regulations  
18 Section 191-25.4 Traditional neighborhood development  
19 § 191-25.4I(6)(c) and § 191-25.4K(1)  
20 Code of the Town of La Plata  
21 (1998 Edition as amended)  
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23 **SECTION 1. BE IT ENACTED BY THE COUNCIL OF THE TOWN OF LA PLATA,**  
24 That Sections 191-25.4I(6)(c) and 191-25.4K(1) of the Code of the Town of La Plata (1998 Edition as  
25 amended) be and they are hereby repealed and reenacted, with amendments, to read as follows:

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**Chapter 191 ZONING**  
**Article III. District Regulations**

**191-25.4 Traditional neighborhood development.**

I. TND supplemental regulations.

(6) Mandatory elements.

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(c) Each principal building has a front door opening directly to a frontage line on a principal thoroughfare OR TO A PUBLIC GREEN SPACE. IF FRONTAGE IS ORIENTED TO A PUBLIC GREEN SPACE, THERE MUST BE DIRECT PEDESTRIAN ACCESS FROM A PRINCIPAL THOROUGHFARE TO THE BUILDING, AND VEHICULAR ACCESS FROM AN ALLEY TO THE REAR OF THE LOT.

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K. Thoroughfares.

(1) General.

(a) ((Thoroughfare types permitted are found in § 170-30. Flexibility in thoroughfare types shall be permitted with the permission of the Planning Commission.)) DESIGN CRITERIA FOR STANDARD TOWN THOROUGHFARES ARE FOUND IN CHAPTER 170, TABLE 1. WITHIN A DESIGNATED TND ONLY, THE PLANNING COMMISSION SHALL HAVE FLEXIBILITY TO CONSIDER AND APPROVE ALTERNATIVE THOROUGHFARE DESIGNS.

((b) Street design shall be in compliance with Table 1 of § 170-9.))

((c)) (B) The location of street trees may be altered to reflect specific site and building placement.

((d)) (C) Any plantings in the right-of-way are subject to the town’s review and approval.

**SECTION 2. AND BE IT FURTHER ENACTED,** That if any provision of this Ordinance, or the application thereof to any person or circumstance is held invalid for any reason, such invalidity shall not affect the other provisions or any other application of this Ordinance which can be given effect without the invalid provisions or application, and to this end, all the provisions of this Ordinance are hereby declared to be severable.

**SECTION 3. AND BE IT FURTHER ENACTED** that this Ordinance shall become

68 effective at the expiration of fifteen (15) calendar days after its approval by the Council.  
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**SEAL:**

**COUNCIL OF THE TOWN OF LA PLATA**

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**Gene Ambrogio, Mayor**

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**James Goldsmith, Councilman**

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**Scot D. Lucas, Councilman**

**ATTEST:**

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**Paretta D. Mudd, Councilwoman**

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**Judith T. Frazier, Town Clerk**

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**Vic E. Newman, Councilman**

**Date:** \_\_\_\_\_

<p style="text-align: center;"><b>EXPLANATION:</b></p> <p>CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.        ((Double Parenthesis)) indicate matter deleted from existing law.  <u>Underlining</u> indicates amendments to bill.  <del>Strike Out</del> indicates matter stricken from bill by amendment or deleted from the law by amendment.</p>
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