

AMENDING CHAPTER 30 (LDO)
AN ORDINANCE AMENDING THE GREENSBORO CODE OF ORDINANCES WITH
RESPECT TO ZONING, PLANNING AND DEVELOPMENT

(Editor’s Note: Added text shown with underlines and deleted text shown with strikethroughs)

Section 1. That the table in Section 30-6-1.1, General Zoning Districts and Overlay Districts, is hereby amended by inserting AO (Auto Oriented), UMU (University Mixed Use), and NS (Neighborhood Support) rows under the Mixed Use Districts to read as follows:

Map Symbol	New District Title	Former District Title
Mixed Use Districts		
MU-L	Mixed Use-Low	New district
MU-M	Mixed Use-Medium	New district
MU-H	Mixed Use-High	New district
<u>AO</u>	<u>Auto Oriented</u>	<u>New district</u>
<u>UMU</u>	<u>University Mixed Use</u>	<u>New district</u>
<u>NS</u>	<u>Neighborhood Support</u>	<u>New district</u>

Section 2. That Table 8-1 within Section 30-8-1, Permitted Use Table, is hereby amended by adding columns for the AO (Auto Oriented), UMU (University Mixed Use), and NS (Neighborhood Support) districts and the permitted uses to read as follows:

(Editor’s Note: A “P” in the table indicates that a use is allowed by right in the respective district. Such uses are subject to all other applicable requirements of this ordinance, including the general standards of the subject zoning district. They are not subject to the use standards found in Sec. 30-8-10, additional use standards. A “U” indicates that a use is allowed by right in the respective district, provided that the use meets the additional use standards set forth in Sec. 30-8-10. Such uses are subject to all other applicable requirements of this ordinance. The applicable use standards are cross-referenced in the last column of the use table. A blank cell in the table indicates that a use is not allowed in the respective district.)

Table 8-1 Permitted Uses

Use Category	Specific Use	<u>AO</u>	<u>UMU</u>	<u>NS</u>	Standards
AGRICULTURAL USES		<u>AO</u>	<u>UMU</u>	<u>NS</u>	
	Forestry and Crops	<u>P</u>	<u>P</u>	<u>P</u>	
RESIDENTIAL USES		<u>AO</u>	<u>UMU</u>	<u>NS</u>	
Household Living	Single-family Detached Dwellings				
	Single-family Detached Dwellings, Zero Lot Line				
	Duplexes	<u>P</u>	<u>P</u>	<u>P</u>	

Table 8-1 Permitted Uses

Use Category	Specific Use	AO	UMU	NS	Standards
	Traditional Houses				
	Townhouses	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.1(K)
	Twin Homes	<u>P</u>	<u>P</u>	<u>P</u>	
	Multi-family Dwellings	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.1(H)
	Multi-family (Elderly)	<u>U</u>	<u>U</u>		30-8-10.1(H)
	Family Care Homes				
	Chartered Home				
	Manufactured Homes (Class AA)				
	Manufactured Home Parks				
	Upper Story Residential	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.1(M)
Group Living	All Group Living except as listed below	<u>P</u>		<u>P</u>	
	Assisted Living Facilities	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.1(A)
	Fraternities and Sororities	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.1(C)
	Life Care Communities	<u>U</u>		<u>U</u>	30-8-10.1(D)
	Private Dormitories		<u>U</u>	<u>U</u>	30-8-10.1(I)
	Rooming Houses				
PUBLIC AND CIVIC USES		AO	UMU	NS	
Animal Shelters	All animal shelters				
Cemeteries	All cemeteries				
Cultural and Community	All neighborhood-scale cultural and community uses except as listed below	<u>P</u>	<u>P</u>	<u>P</u>	30-8-10.2(G)
	All community-scale cultural and community uses except as listed below	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.2(G)
	Auditoriums, Coliseums, and Stadiums	<u>U</u>	<u>U</u>		30-8-10.2(B)
	Libraries, Museums, and Art Galleries	<u>P</u>	<u>P</u>	<u>P</u>	
Day Care	Day Care Homes				
	Day Care Centers	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.2(D)
Educational Facilities	All educational uses except as listed below	<u>P</u>	<u>P</u>	<u>P</u>	
	Colleges and Universities	<u>P</u>	<u>P</u>	<u>P</u>	
	Elementary/Secondary Schools, neighborhood-scale	<u>P</u>	<u>P</u>	<u>P</u>	30-8-10.2(G)
	Elementary/Secondary Schools, community-scale	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.2(G)
	Retreat Centers	<u>P</u>	<u>P</u>	<u>P</u>	
	Truck Driving Schools				
Government Facilities	All government uses, except as listed below	<u>P</u>	<u>P</u>	<u>P</u>	
	Correctional Institutions				
Medical Facilities	All medical uses, except as listed below	<u>P</u>	<u>P</u>	<u>P</u>	
	Hospitals				
	Medical, Dental, and Related Offices	<u>P</u>	<u>P</u>	<u>P</u>	
	Specialty Hospitals	<u>P</u>	<u>P</u>	<u>P</u>	
Passenger Terminals (all prohibited in WCA)	All passenger terminal uses, except as listed below				
	Bus and Rail Terminals	<u>P</u>	<u>P</u>	<u>P</u>	
Religious Assembly	Neighborhood-scale	<u>P</u>	<u>P</u>	<u>P</u>	30-8-10.2(G)
	Community-scale	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.2(G)
Social Service Facilities	All social service facilities, except as listed below				
	Group Care Facilities				
	Shelters, Temporary and Emergency	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.2(I)
Utilities	Minor Utilities	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.2(F)
	TV/HDTV/AM/FM Broadcast Facilities	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.2(J)
	Utility Equipment and Storage Yards				
	Utility Lines and Related Appurtenances	<u>P</u>	<u>P</u>	<u>P</u>	
	Wastewater Treatment Plant and Water Reclamation Facility				
	Water Treatment Facilities				

Table 8-1 Permitted Uses

Use Category	Specific Use	AO	UMU	NS	Standards
	Wireless Telecommunication Facilities	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.2(K)
RECREATION USES					
AO UMU NS					
Common Elements Recreation and Service Facilities	All common elements recreation and service facilities	<u>P</u>	<u>P</u>	<u>P</u>	
Indoor Recreation	All indoor recreation, except as listed below	<u>P</u>	<u>P</u>		
	Clubs and Lodges	<u>U</u>	<u>U</u>		30-8-10.3(B) and 30-8-13
	Movie and Other Theaters	<u>P</u>	<u>P</u>		
	Physical Fitness Centers, Sports Instructional Schools	<u>P</u>	<u>P</u>	<u>P</u>	
	Shooting Ranges	<u>U</u>			30-8-10.3(H)
Outdoor Recreation	All outdoor recreation, except as listed below	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.3(D)
	Amusement and Water Parks, Fairgrounds	<u>U</u>			30-8-10.3(A)
	Campgrounds and Recreational Vehicle Parks				
	Golf Course, Driving Ranges, Country Clubs				
	Marina, Boating Facility				
	Riding Stables				
	Shooting Ranges, Archery, Skeet				
	Sporting and Recreational Camps	<u>U</u>	<u>U</u>		30-8-10.3(J)
	Sports Instructional Schools	<u>P</u>	<u>P</u>	<u>P</u>	
Swim and Tennis Clubs	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.3(K)	
Parks and Open Areas	All parks and open areas	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.3(E)
OFFICE, RETAIL, AND COMMERCIAL USES					
AO UMU NS					
Office	All office uses, except as listed below	<u>P</u>	<u>P</u>	<u>P</u>	
	Business Incubators	<u>P</u>	<u>P</u>	<u>P</u>	
	Residential Office Conversion				
Overnight Accommodations	Hotels and Motels	<u>P</u>	<u>P</u>	<u>P</u>	
	Tourist Homes (Bed & Breakfast)	<u>P</u>	<u>P</u>	<u>U</u>	30-8-10.4(Q)
	Single Room Occupancy Residences (conversion)				
	Single Room Occupancy Residences (new)				
Parking, commercial	All commercial parking	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.4(D)
	Park and ride facilities	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.4(K)
Eating and Drinking Establishments	All eating and drinking establishments without drive-through facilities, except as listed below	<u>P</u>	<u>P</u>	<u>P</u>	
	All eating and drinking establishments with drive-through facilities, except as listed below	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.4(I)
	Bars, Nightclubs, and Brewpubs	<u>U</u>	<u>U</u>		30-8-10.4(F) and 30-8-13
	Special Events Facilities	<u>U</u>	<u>U</u>		30-8-10.4(P) and 30-8-13
	Mobile Food Vendor, Motorized	<u>U</u>	<u>U</u>		30-8-10.4(T)
	Mobile Food Vendor, Pushcart	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.4(T)
Personal and Professional Services	All personal and professional services without drive-through facilities, except as listed below	<u>P</u>	<u>P</u>	<u>P</u>	
	Banks, Savings & Loans, and Credit Union with drive-through facilities	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.4(I)
	Dry cleaning pick-up/drop-off with drive-through facilities	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.4(I)
	Funeral Homes and Crematoriums	<u>P</u>			
	Taxi Dispatch Terminals				
	Taxidermists				
	Veterinary Services, Pet Grooming, Kennels	<u>U</u>	<u>U</u>	<u>U</u>	30-8-10.4(R)
Retail sales and service	All retail sales and service without drive-through facilities, except as listed below	<u>P</u>	<u>P</u>	<u>P</u>	
	Retail sales and service with drive-through	<u>U</u>	<u>U</u>		30-8-10.4(I)

Table 8-1 Permitted Uses

Use Category	Specific Use	AO	UMU	NS	Standards
	facilities				
	ABC Stores (liquor)	P	P		
	Advertising Services, Outdoor	U	U	U	30-8-10.4(A)
	Artisans and Crafts	P	P	P	
	Convenience Stores with fuel pumps	P	P	P	
	Flea Markets				
	Garden Center/Nursery, Outdoor	P	P	P	
	Manufactured and Modular home sales				
	Pawnshops	P	P		
	Sexually Oriented Businesses				
	Truck Stops				
Self Storage Facilities	All self storage facilities	U	U		30-8-10.4(S)
Vehicle Sales and Service	All vehicle sales and service, except as listed below	P	P	P	
	Automobile, Boat and Motorcycle Repair Services, Major	P	P	P	
	Automobile, Boat and Motorcycle Repair Services, Minor	P	P	P	
	Automobile Towing and Storage Services	U	U	U	30-8-10.4(C)
	Car Washes	U	U	U	30-8-10.4(G)
INDUSTRIAL AND MANUFACTURING USES		AO	UMU	NS	
Light Industrial	All light industrial, except as listed below	P		P	
	Equipment Repairs and Rental, Light				
	Laundry and Dry Cleaning Plants	P			
	Maintenance Yard and Facilities				
	Medical and Dental Laboratories	P			
	Microbrewery	P	P		
	Pest and Termite Control Services	P			
	Printing and Publishing	P			
	Sheet Metal Shop				
	Truck Tractor & Semi Rental, Leasing & Service, Heavy				
	Welding, Machine, and Tool Repair Shop				
Heavy Industrial	All heavy industrial, except as listed below				
	Asphalt Plants and other facilities for the manufacture and storage of Chemicals, Petroleum, Hazardous Materials, and Related Products				
	Metal Coating and Engraving				
	Pulp and Paper Mills				
	Rubber and Plastics (raw)				
	Solvent Recovery				
	Tires and Inner tubes				
Salvage yards, junk yards, and scrap processing					
Research and Development	All Research and Development				
Resource Extraction (as a Principal Use)	All Resource Extraction (mining and quarrying)				
Wholesale Trade	All wholesale trade, except as listed below	U			30-8-10.5(H)
	Wholesaling of Chemicals, Petroleum, and allied products				
Warehousing, Storage, and Freight Handling	All warehousing, storage, and freight handling, except as listed below				
	Trucking and Freight Terminals				

Table 8-1 Permitted Uses

Use Category	Specific Use	AO	UMU	NS	Standards
Waste Related Services	All waste related services, except as listed below				
	Recycling Processing Centers				
	Refuse and Raw Materials Hauling				
	Land Clearing & Inert Debris Landfills, Major				
ACCESSORY USES AND STRUCTURES		AO	UMU	NS	
Accessory Uses and Structures	Accessory Uses and Structures (customary)	<u>U</u>	<u>U</u>	<u>U</u>	30-8-11.1
	Accessory Dwelling Units				
	Animals and Livestock (horses, cows, sheep, goats)				
	Animals and Livestock (poultry and bees)				
	Caretaker Dwellings	<u>U</u>	<u>U</u>	<u>U</u>	30-8-11.4
	Home Occupations (including renting of rooms)				
	Junked Motor Vehicles				
	Recycling Collection Points	<u>P</u>	<u>P</u>	<u>P</u>	
	Satellite Dishes/TV and Radio Antennae Towers	<u>U</u>	<u>U</u>	<u>U</u>	30-8-11.8
	Swimming Pools	<u>U</u>	<u>U</u>	<u>U</u>	30-8-11.9
Yard Sales (up to 2 per year)					
TEMPORARY USES AND STRUCTURES		AO	UMU	NS	
Temporary Uses and Structures	Arts and Crafts Shows	<u>P</u>	<u>P</u>	<u>P</u>	
	Carnivals and Fairs	<u>P</u>	<u>P</u>	<u>P</u>	
	Christmas Tree Sales	<u>P</u>	<u>P</u>	<u>P</u>	
	Concerts, Stage Shows	<u>P</u>	<u>P</u>		
	Conventions, Trade Shows	<u>P</u>	<u>P</u>		
	Craft Sales from Clubhouse or Community Center Bldg.				
	Land Clearing & Inert Debris Landfills, Minor				
	Outdoor Retail Sales	<u>P</u>	<u>P</u>	<u>P</u>	
	Outdoor Religious Events	<u>P</u>	<u>P</u>	<u>P</u>	
	Portable Storage Units	<u>U</u>	<u>U</u>	<u>U</u>	30-8-12.3
	Temporary Construction Office, Construction Equipment Storage, Real Estate Sales and Rental Offices	<u>U</u>	<u>U</u>	<u>U</u>	30-8-12.4
	Temporary Wireless Telecommunication Facilities	<u>U</u>	<u>U</u>	<u>U</u>	30-8-12.5

Section 3. That Table 7-13 within Section 30-7-4.1, General Dimensional Standards, is hereby amended to read as follows:

Table 7-13 Mixed Use Districts Dimensional Requirements (1)						
	MU-L	MU-M	MU-H	AO	UMU	NS
Lot Dimensions (minimum)						
Minimum Lot Size (sq. ft.)	20,000(2)	20,000(2)	20,000(2)	20,000	12,000	20,000
Minimum Lot Width (ft.)	170 (3)	170 (3)	170 (3)	75	60	60
Setbacks (minimum ft.)						
Street setback						
Thoroughfare	15	15	0	0	0	0
Local and Collector, Adjacent to RM-5, RM-8, and all R-Districts	15	15	0	15	15	15
Local and Collector, Adjacent to All Other Districts	15	15	0	0	0	0
Minimum Side and Rear Setback (ft.)						
Adjacent to RM-5, RM-8, and all R- Districts	15	15	35	15	15	15
Adjacent to All Other Districts	10	0 (4)	0 (4)	0 (4)	0 (4)	0 (4)
Build-To Line						
Distance from edge of street right of way (ft.)	74 (5)	56 (5)	5 (5)	N/A	5 (8)(9)	5 (8)(9)
Percentage of facade that must be located on or in front of the build-to-line	100 (6)	100 (6)	100 (6)	N/A	50 (6)	75 (6)
Bulk (maximum)						
Height (feet/stories)						
Adjacent to R- Districts	50 (7)	50 (7)	50 (7)	N/A	N/A	N/A
Setback less than 40 feet	N/A	N/A	N/A	15	15	15
Setback between 40 feet and less than 70 feet	N/A	N/A	N/A	50	50	50
Setback between 70 feet and less than 80 feet	N/A	N/A	N/A	100	100	100
Setback between 80 feet and less than 100 feet	N/A	N/A	N/A	150	150	150
Setback between 100 feet or greater	N/A	N/A	N/A	200	200	200
Adjacent to All Other Districts	50/3	No limit	No limit	No Limit	No Limit	No Limit
Building coverage (% of lot)	60	No limit	No limit	No Limit	No Limit	No Limit
Notes:						
(1) Dimensional requirements in this table may be modified by overlay district requirements.						
(2) Minimum lot size requirements may be waived in accordance with Sec. 30-7-4.2(A)(6).						
(3) Narrower lots may be approved if in compliance with the <i>Driveway Manual</i> , other provisions of this ordinance, and/or using joint and shared access.						
(4) No setback is required. If setback is provided it must be a minimum of 5 feet.						
(5) Build-to requirements apply only to new buildings constructed after June 30, 2010.						
(6) Build-to requirements may be modified per Sec. 30-7-1.5(B).						
(7) Maximum height without additional setbacks. Building height may be increased up to a maximum of 80 feet provided that one foot of additional setback is provided for each foot of building height above 50 feet.						
(8) Build-to requirements apply only to new buildings constructed after January 31, 2014.						
(9) The build-to line may be increased to 30 feet in the UMU district and 10 feet in the NS district when the space is to be occupied by public plazas, outdoor dining, community gardens, etc. Parking shall not be permitted in this area.						

Section 4. That Section 30-6-3, Mixed Use District Intent Statements, is hereby amended by adding a new Subsection 30-6-3.4, AO, Auto Oriented District, to read as follows:

30-6-3.4 AO, Auto Oriented District

The AO, Auto Oriented district is solely intended for application in designated reinvestment corridors with an adopted plan. The district is established to accommodate and support quality, high-intensity, mixed-use and auto-oriented development with an emphasis on retail, service, convention, sports-recreation, entertainment, and lodging uses. In addition, development should provide a more pedestrian-friendly environment achieved through strategic building placement, enhanced connectivity, and landscape enhancements. Transitions shall be required between higher-intensity development and adjacent single-family neighborhoods to ensure compatibility.

Section 5. That Section 30-6-3, Mixed Use District Intent Statements, is hereby amended by adding a new Subsection 30-6-3.5, UMU, University Mixed Use, to read as follows:

30-6-3.5, UMU, University Mixed Use District

The UMU, University Mixed Use district is solely intended for application in designated reinvestment corridors with an adopted plan. The district is established to promote a mix of retail, office, residential, civic, and institutional uses in a compact, pedestrian-oriented environment in close proximity to a college or university. Development should address appropriate and compatible transitions to existing single-family residential neighborhoods. The adaptive re-use of existing historic structures will be encouraged along with new development.

Section 6. That Section 30-6-3, Mixed Use District Intent Statements, is hereby amended by adding a new Subsection 30-6-3.6, NS, Neighborhood Support, to read as follows:

30-6-3.6, NS, Neighborhood Support District

The NS, Neighborhood Support district is solely intended for application in designated reinvestment corridors with an adopted plan. The district is established to provide a transition between the more intense auto-oriented pattern of development and neighborhoods. A mix of pedestrian-oriented retail, office, residential, civic, and institutional uses will be encouraged. The scale of development will be limited by the sub-district's small, shallow pattern of lots and by transitions required between higher-intensity development and adjacent single-family neighborhoods to ensure compatibility. The adaptive re-use of existing historic structures will be encouraged along with new development.

Section 7. That Section 30-7-4.3, Specific Zoning District Standards, is hereby amended by adding a new Subsection (D), AO, Auto Oriented, to read as follows:

(D) AO, Auto Oriented

- 1) Mechanical Equipment
 - a) No mechanical equipment shall be located between the principal structure and the street unless screened.
 - b) Mechanical equipment located on the roof and visible from the street shall be screened by a parapet or other screening.
- 2) Patterns of Window and Door Placement

When a building is located within 5 feet of the public right-of-way:

 - a) Commercial and mixed-use buildings should have at least 35% fenestration (transparent openings) on the ground floor.
 - b) Entrances should be oriented to pedestrians with clearly defined access.
 - c) Large windows shall be located at street level and smaller windows at upper stories.

- d) Windows on the ground floor of commercial and mixed-use buildings should be located not more than 36 inches from the ground.
- e) Windows, bays, or other articulation shall be introduced at least every 15 feet to eliminate blank walls.
- 3) Crime Prevention through Environmental Design
 - a) Natural Access Control
 - i) Public entrances shall be clearly defined by walkways and signage and regularly maintained.
 - ii) Building entrances shall be accentuated through architectural elements, lighting, landscaping, or paving stones.
 - iii) Exterior doors and windows shall be well lit and visible from street or by neighbors.
 - iv) Access shall be limited to no more than two designated, monitored entrances.
 - b) Natural Surveillance
 - i) Parking areas and drive lanes shall be well lit and visible from windows and doors; and side parking areas shall be visible from street.
 - ii) Dumpsters and loading areas shall not create blind spots or hiding areas.
 - iii) Shrubbery shall be no more than 3 feet in height for clear visibility and the branches of existing trees shall be removed to a height of at least 7 feet.
 - iv) Interior shelving and displays shall not be more than 5 feet in height for increased visibility.
 - c) Territorial Reinforcement
 - i) Perimeters and property boundaries shall be defined by landscaping or fencing.
 - ii) Fences shall be designed to maintain visibility from street.
 - iii) Exterior private areas shall be easily distinguishable from public areas.
 - iv) Inoperable vehicles, trash, and debris shall be removed regularly.
- 4) See Sec. 30-9-4, Fences and Walls

Section 8. That Section 30-7-4.3, Specific Zoning District Standards, is hereby amended by adding a new Subsection (E), UMU, University Mixed Use, to read as follows:

(E) UMU, University Mixed Use

- 1) Mechanical Equipment
 - a) No mechanical equipment shall be located between the principal structure and the street unless screened.
 - b) Mechanical equipment located on the roof and visible from the street shall be screened by a parapet or other screening.
- 2) Patterns of Window and Door Placement
 - a) Commercial and mixed-use buildings should have at least 35% fenestration (transparent openings) on the ground floor.
 - b) Entrances should be oriented to pedestrians with clearly defined access.
 - c) Large windows shall be located at street level and smaller windows at upper stories.

- d) Windows on the ground floor of commercial and mixed-use buildings should be located not more than 36 inches from the ground.
- e) Windows, bays, or other articulation shall be introduced at least every 15 feet to eliminate blank walls.
- 3) Crime Prevention through Environmental Design
 - a) Natural Access Control
 - i) Public entrances shall be clearly defined by walkways and signage and regularly maintained.
 - ii) Building entrances shall be accentuated through architectural elements, lighting, landscaping, or paving stones.
 - iii) Exterior doors and windows shall be well lit and visible from street or by neighbors.
 - iv) Access shall be limited to no more than two designated, monitored entrances.
 - b) Natural Surveillance
 - i) Parking areas and drive lanes shall be well lit and visible from windows and doors; and side parking areas shall be visible from street.
 - ii) Dumpsters and loading areas shall not create blind spots or hiding areas.
 - iii) Shrubbery shall be no more than 3 feet in height for clear visibility and the branches of existing trees shall be removed to a height of at least 7 feet.
 - iv) Interior shelving and displays shall not be more than 5 feet in height for increased visibility.
 - c) Territorial Reinforcement
 - i) Perimeters and property boundaries shall be defined by landscaping or fencing.
 - ii) Fences shall be designed to maintain visibility from street.
 - iii) Exterior private areas shall be easily distinguishable from public areas.
 - iv) Inoperable vehicles, trash, and debris shall be removed regularly.
- 4) See Sec. 30-9-4, Fences and Walls

Section 9. That Section 30-7-4.3, Specific Zoning District Standards, is hereby amended by adding a new Subsection (F), NS, Neighborhood Support, to read as follows:

(F) NS, Neighborhood Support

- 1) Mechanical Equipment
 - a) No mechanical equipment shall be located between the principal structure and the street unless screened.
 - b) Mechanical equipment located on the roof and visible from the street shall be screened by a parapet or other screening.
- 2) Patterns of Window and Door Placement
 - a) Commercial and mixed-use buildings should have at least 35% fenestration (transparent openings) on the ground floor.
 - b) Entrance should be oriented to pedestrians with clearly defined access.
 - c) Locate large windows at street level and smaller windows at upper stories.
 - d) Windows on the ground floor of commercial and mixed-use buildings should be located not more than 36 inches from the ground.

e) Avoid blank walls by introducing windows, bays, or other articulation at least every 15 feet.

a) Natural Access Control

i) Public entrances shall be clearly defined by walkways and signage and regularly maintained.

ii) Building entrances shall be accentuated through architectural elements, lighting, landscaping, or paving stones.

iii) Exterior doors and windows shall be well lit and visible from street or by neighbors.

iv) Access shall be limited to no more than two designated, monitored entrances.

b) Natural Surveillance

i) Parking areas and drive lanes shall be well lit and visible from windows and doors; and side parking areas shall be visible from street.

ii) Dumpsters and loading areas shall not create blind spots or hiding areas.

iii) Shrubbery shall be no more than 3 feet in height for clear visibility and the branches of existing trees shall be removed to a height of at least 7 feet.

iv) Interior shelving and displays shall not be more than 5 feet in height for increased visibility.

c) Territorial Reinforcement

i) Perimeters and property boundaries shall be defined by landscaping or fencing.

ii) Fences shall be designed to maintain visibility from street.

iii) Exterior private areas shall be easily distinguishable from public areas.

iv) Inoperable vehicles, trash, and debris shall be removed regularly.

4) See Sec. 30-9-4, Fences and Walls

Section 10. That Section 30-9-4, Fences and Walls, is hereby amended by adding a new Subsection 30-9-4.9, Fencing Located in UMU, AO, and NS Districts, to read as follows:

30-9-4.9 Fencing Located in a UMU, AO, or NS Districts

The standards of this section shall apply to fencing and walls located within a UMU, AO, or NS district:

(A) No chain link or solid fencing shall be located between the principle structure and the public right-of-way.

(B) No barbed wire or razor wire shall be located between the principle structure and the public right-of-way.

(C) No walls over 3 feet in height shall be located between the principle structure and the public right-of-way.

(D) No fence shall have a gate of chain link located between the principle structure and the public right-of-way.

(E) If there is no building located on the site the above shall apply between the minimum street setback and the public right-of-way.

Section 11. That Section 30-10-3, Urban Landscaping Requirements, is hereby amended by adding a new Subsection 30-10-3.5, Landscaping in a UMU, AO, or NS District, to read as follows:

30-10-3.5 Landscaping in a UMU, AO, or NS District:

The standards of this section shall apply to landscaping located within a UMU, AO, or NS district:

- 1) Provide landscaping in accordance with the requirements of Section 30-10-2; or
- 2) Provide landscaping in accordance with the Urban Landscaping Requirements of Section 30-10-3 and a minimum 15% of the site as open space in accordance with Section 30-12-8.2(C)1), General, and 30-12-8.2(C)3), All Other (Non-PUD) Development.

Section 12. That Section 30-11-4, Exemptions and Reductions, is hereby amended by adding a new Subsection 30-11-4.9, Alternate Ratios for AO, NS, and UMU Districts, to read as follows:

30-11-4.9 Alternate Ratios for AO, NS, and UMU Districts

(A) Mixed Use Development Credit

Mixed-use developments shall receive a parking credit of 10% of the total spaces required. No parking study shall be required unless this credit is combined with another credit request.

(B) Adaptive Re-Use of Historic Structure Credit

Developments that incorporate the adaptive re-use of a historic structure shall receive a credit of 10% of the total spaces required. No parking study shall be required unless this credit is combined with another credit request.

(C) Demonstrated Parking

Developments that incorporate demonstrated parking shall receive a credit up to 30% of the total spaces required and in accordance with the following:

- 1) Upon receipt of an application for demonstrated parking, the Planning Director is authorized to apply the parking credit on the basis of parking demand data provided.
- 2) Parking data and studies must include estimates of parking demand based on reliable data collected from comparable uses or on external data from credible research organizations. Comparability will be determined by density, scale, bulk, area, type of activity and location. Parking studies must document the source of all data used to develop recommended requirements.
- 3) The applicant must establish a “reserve area” which is clearly designated on all plans and of a size and shape sufficient to provide the number of parking spaces equal to the credit granted.
- 4) Upon a determination by the Planning Director that additional parking is needed, it must be installed within 30 days or be subject to the enforcement procedures of Article 5.

Commentary: Demonstrated parking refers to a situation in which a proposed use is required to demonstrate that it has the capacity to meet the minimum parking requirement, but does not necessarily need to actually construct all of the required amount if it only needs a portion of its demonstrated capacity (the un-built capacity would be land banked on the site as a reserve for future parking if needed.) Then if a situation arises where the original use is replaced by a new use, the site will have the capacity to provide additional parking, if necessary, which would be built on the land banked reserve area.

(D) The minimum parking ratios of Section 30-11-5 are altered, as indicated on the table below, for the residential portions of mixed use developments in AO, NS, and UMU districts.

<u>Minimum Parking Spaces Required for Residential Portions of Mixed Use Development</u>	
<u>Boarding and rooming houses, bed & breakfasts, fraternities or sororities, private dormitories</u>	<u>1 space plus 0.75 per bedroom</u>
<u>Multifamily Dwellings</u>	
<u>Studio/Efficiency unit</u>	<u>0.75 spaces per dwelling unit</u>
<u>1 bedroom unit</u>	<u>1 space per dwelling unit</u>
<u>2 bedroom unit</u>	<u>1.25 spaces per dwelling unit</u>
<u>3 or more bedroom unit</u>	<u>1.5 spaces per dwelling unit</u>
<u>Guest Parking</u>	<u>1 space per 15 dwelling units in addition to minimum off-street parking requirements.</u>

(Editor’s Note: Sections #13, #14, #15, #16, and #17 of this ordinance, related to the sign regulations for the corridor, could be temporary and are being included until such time as the proposed changes for the corridor’s sign regulations are complete. There will be a proposed change to the sign regulations for consideration at a later date.)

Section 13. That Table 14-2 within Subsection (C) of Section 30-14-7.3, Freestanding Signs, is hereby amended by adding an "NS" and an "UMU" in the Zoning District column for the "MU-M, MU-H, BP, C-L" category.

Section 14. That Table 14-3 within Subsection (C) of Section 30-14-7.4, Attached Signs, is hereby amended by adding an "NS" and an "UMU" in the Zoning District column for the "MU-M, MU-H, BP, C-L" category.

Section 15. That Table 14-2, within Subsection (C) of Section 30-14-7.3, Freestanding Signs, is hereby amended by adding an "AO" in the Zoning District column for the "C-M, CB, LI, HI, C-H" category.

Section 16. That Table 14-3, within Subsection (C) of Section 30-14-7.4, Attached Signs, is hereby amended by adding an "AO" in the Zoning District column for the "C-M, CB, LI, HI, C-H" category.

Section 17. That Table 12-14 within Subsection (B) of Section 30-12-8.2, Minimum Open Space Requirements, is hereby amended to read as follows:

(B) Minimum Amounts

Minimum open space requirements are as follows:

Table 12-14: Minimum Open Space Requirements	
Classification	Minimum Open Space Requirement
Residential PUD (density=less than 5 units per acre)	20% of site area
Residential PUD (density=5 to 17 units per acre)	15% of site area
Residential PUD (density=17.01 to 35 units per acre)	10% of site area
Residential PUD (density=more than 35 units per acre)	5% of site area
Nonresidential components of PUDs	10% of gross floor area
Subdivisions in R-7 district (over 5 acres)	850 square feet per dwelling unit
Cluster Developments	15% of gross site area
Multi-family Developments (gross site area of less than 3 acres)	250 square feet per dwelling unit
Multi-family Developments (gross site area of 3 acres or more)	435 square feet per dwelling unit
<u>Developments located in the AO, UMU and NS Zoning Districts</u>	<u>15% of gross site area when using the Urban Landscaping requirements of Section 30-12-8.2(C)1, General, and 30-12-8.2(C)3, All Other (Non-PUD) Development.</u>

Section 18. That Subsections c) and d) of Section 30-8-10.2(K)2, Dimensions, is hereby amended to read as follows:

c) Height of Other WTFs

In all residential, TN, O, MU-L, NS, and C-N districts the maximum WTF (other than attached concealed WTFs) height is 80 feet. In the O district a WTF may exceed the district height limit with approval of a Special Use Permit (see Sec. 30-4-10).

d) Minimum Lot Size

A lot of at least one acre is required for a WTF in all residential, TN, O, NS, and CN districts. In all other districts, the minimum lot size requirement applies.

Section 19. That Subsection a) of Section 30-8-10.2(K)3, Principal Use of Land, is hereby amended to read as follows:

a) In all residential, TN, O, NS, and C-N districts the property upon which a WTF is located must be primarily developed with governmental, institutional and recreational uses or right-of-way for a cross-country utility transmission distribution structure. Examples include: fire stations, schools, religious assembly uses, parks with recreational facilities, libraries, water tanks, 911 facilities, athletic fields, golf courses, clubs or lodges, swim and tennis clubs and cemeteries/mausoleums. WTFs are not permitted on vacant land in these districts.

Section 20. That the introductory paragraph for Subsection 4) of Section 30-8-10.2(K), Wireless Telecommunication Facilities (WTFs), is hereby amended to read as follows:

4) Aesthetics

New WTFs in residential, office, and mixed use districts (including AO, UMU and NS), and new WTFs in commercial districts that are within 1,500 feet of a residential use, must be made unobtrusive in accordance with the following.

Section 21. That Subsection 2) of Section 30-8-10.4(C), Automobile Towing and Storage, is hereby amended to read as follows:

2) In the C-M, AO, UMU and NS Districts, no more than 20 vehicles may be stored on the premises at any one time.

Section 22. That Subsection (H) of Section 30-8-10.5, Industrial and Manufacturing Uses, is hereby amended to read as follows:

(H) Wholesale Trade

~~In the C-M District,~~ Wholesale trade uses may not exceed 10,000 square feet gross floor area per lot, and outdoor storage is prohibited.

Section 23. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 24. This ordinance shall become effective on January 31, 2014.