



Z-14-02-004

**Planning Department
Zoning Staff Report and Plan Amendment Evaluation**

Zoning Commission Hearing Date: February 10, 2014

GENERAL INFORMATION

APPLICANT City of Greensboro

HEARING TYPE Rezoning Request

REQUEST **Various zoning districts** to the **UMU** (University Mixed Use) zoning district.

CONDITIONS N/A

LOCATION **Properties fronting Lee Street from the west side of Eugene Street to the 1400 block of Lee Street**, generally described as west of Eugene Street and east of Aycock Street.

PARCEL ID NUMBER(S) **Various**

PUBLIC NOTIFICATION A combined notification was done for the four rezoning cases along High Point Road and W. Lee Street that includes this request. The notification area for this public hearing was 600 feet (Chapter 30-4-1.4 of the Land Development Ordinance requires notification of the owner of that parcel of land and the owners of all parcels of land adjoining and contiguous to that parcel of land as shown on the County tax listing). A total of **1,194** notices were mailed to those property owners in the mailing area.

TRACT SIZE ~91.93 Acres

TOPOGRAPHY Generally flat

VEGETATION Limited primarily to required landscaped areas with newer development

SITE DATA

Existing Uses Industrial, multifamily, commercial and office uses, vehicle sales and service, and university facilities

Adjacent Zoning

Adjacent Land Uses

<p>N LI (Light Industrial) HI (Heavy Industrial) PUD (Planned Unit Development) PI (Public and Institutional) R-7 (Residential Single Family)</p>	<p>Industrial uses, multifamily, single family, university facilities</p>
<p>E LI (Light Industrial) HI (Heavy Industrial) CB (Central Business)</p>	<p>Warehousing, bus storage, small manufacturing and distribution, office, retail, nightclub</p>
<p>W C-M (Commercial Medium) LI (Light Industrial)</p>	<p>Vacant/parking lot, office, storage, convenience store with fuel pumps and outdoor recreation</p>
<p>S PI (Public and Institutional) R-5 (Residential Single Family) RM-12 (Residential Multifamily) PUD (Planned Unit Development) C-M (Commercial-Medium) O (Office) LI (Light Industrial)</p>	<p>Single family dwellings, university facilities, private dormitories, office and undeveloped uses</p>

Zoning History

Case #	Date	Request Summary
N/A	N/A	The addresses included in this proposal contain a variety of zoning designations currently, most of which have been in place for a number of years. Most recent rezonings in this area below
	4/20/07	Rezoning from HI to PI for university facility (underpass connection)
	9/10/07	Rezoning from HI to CD-PDI for multifamily development (Fulton Place Apts)
	9/13/11	Rezoning from RM-12, LI and PUD to PUD for university dorms and supportive facilities (Spartan Village)

ZONING DISTRICT STANDARDS

District Summary *

<p>Zoning District Designation:</p>	<p>Existing (Various)</p>	<p>Requested (UMU)</p>
<p>Max. Density:</p>	<p>Various</p>	<p>N/A</p>

Typical Uses	Various	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.
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**These regulations may not reflect all requirements for all situations; see the City of Greensboro Development Ordinance for all applicable regulations for site requirements for this zoning district.*

SPECIAL INFORMATION

Overlay District Ordinance/Historic Preservation

n/a

Environmental/Soils

Water Supply Watershed Site drains to South Buffalo Creek

Floodplains >2000ft

Streams If a stream is located within this Zoning district, a 50ft stream buffer is required. See City LDO Chp. 30-12-3.9 Table 12-5 for Activities and Structures allowed within the stream buffer

Other: If >1ac is disturbed, site must meet current Phase 2 requirements. Water quantity and water quality must be addressed.

Utilities

Potable Water Water is available and capacity is in line with request

Waste Water Sewer is available and capacity is in line with request

Airport Noise Cone

The subject property is not located in the Airport Noise Cone.

Landscaping Requirements

On lots of record that existed prior to July 1, 1992 that are less than 55,000 square feet in area, no development is required to landscape more than 15% of the site.

West Lee St. frontage

- 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), All Other (Non-PUD) Development.

All other side streets – If property abuts residential a 15' setback is required. Street yard with minimum width 10'; 2 canopy trees per 100', 17 shrubs per 100' is required. If no setback is required, then the street yard will not be required either.

Parking Lot Landscaping

Requiring landscaping within parking areas is intended to shade and improve the attractiveness of large areas of pavement.

Required Landscaping

Parking lot planting yards must include at least one canopy tree for every 12 parking spaces.

Required canopy tree areas must be located within the parking lot. They may be located in landscape islands, landscape divider medians between rows of parking, or in driveway medians.

Islands or other planting areas for canopy trees must have a minimum area of 200 square feet with a minimum dimension of 7 feet, measured in any direction. Islands or planting areas of less than 200 square feet may not be counted toward satisfying parking lot landscaping requirements.

The landowner may provide required landscape islands or planting areas using one or more of the planting area sizes below. Each parking space must be entirely within the designated distance of a parking lot planting area as specified below:

Table 10–4: Location of Parking Lot Planting Areas		
Size of Parking Lot Planting Area (sq. ft.)	Number of Trees In Planting Area	Max. Distance from Parking Space (feet)
200-499	1	100 (1)
500-899	3	130
(1) Canopy trees installed as part of a required planting yard that abuts the parking lot may be used for up to 50% of the required distance		

Grouping canopy trees within the same landscape island or planting area is strongly encouraged, even if this would decrease the number of islands within the parking lot.

When a parking lot or other vehicular use area abuts a vacant site or a site with the same land use classification as the subject site, a planting yard with a minimum width of 5 feet must be provided between the parking lot/vehicular use area and the abutting (interior) property line. This required planting area must be landscaped with at least 2 understory trees and 18 evergreen shrubs per 100 linear feet.

Trees used to satisfy the planting requirements for parking lot areas may not be counted toward the planting requirements for other required plantings on the site.

Tree Preservation Requirements

Tree Preservation will be required depending on lot size, per Section 30-12-1.5:

Area of Parcel (acres)	Required TCA for New Development	Required TCA for Expansions
0 – 1.260	1% of lot size	1% of disturbed area
1.261 – 5	5% of lot size	5% of disturbed area
Greater than 5	10% of lot size	10% of disturbed area

Transportation

- Street Classification: Lee Street – Major Thoroughfare.
- Site Access: All access must be designed and constructed to the City of Greensboro standards.
- Traffic Counts: N/A.
- Trip Generation: N/A.
- Sidewalks: Sidewalks are a requirement of the Development Ordinance. 5’ sidewalk with a 5’ grass strip is required along both sides of thoroughfares. 5’ sidewalk with a 3’ grass strip is required along one side (at a minimum, collectors may require sidewalk on both sides) of all other street types.
- Transit in Vicinity: N/A.
- Traffic Impact Study (TIS): N/A.
- Street Connectivity: N/A.
- Other: Subject site(s) is within the limits of the High Point Road /West Lee Street streetscape project which is an adopted reinvestment corridor plan that is scheduled to begin construction in 2014.

IMPACT ANALYSIS

Land Use Compatibility

The proposed **UMU (University Mixed Use)** zoning would allow land uses that are compatible with the general character of the area.

Connections 2025 Comprehensive Plan Policies

The Generalized Future Land Use Map (GFLUM), High Point Road/West Lee Street Corridor Plan and Glenwood Neighborhood Plan designate these properties as **Mixed Use Commercial** and **Mixed Use Residential**. The requested **UMU (University Mixed Use)** zoning district is generally consistent with these GFLUM designations. The Growth Strategy

Map designates the subject site as being partially within the Greensboro Coliseum Complex Activity Center and partially within the Downtown Activity Center. The Growth Strategy Map also designates the subject site as being within the Central Gateway Reinvestment Corridor and the Downtown Reinvestment Area.

Connections 2025 Written Policies

Land Use, Goal 4.1 - Growth Strategy: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

Policy 4A - Remove present impediments to infill and investment in urban areas.

Policy 4C - Promote new patterns and intensities of use to increase economic competitiveness and enhance quality of life in urban areas.

Community Character, Goal 5.2 - Man-Made Environment: Preserve and enhance the character and visual quality of Greensboro's built environment, including historic resources, private developments, and public landscapes.

Policy 5F - Implement and improve design standards governing the appearance of development from public roadways.

Economic Development, Goal 7: Promote a healthy, diversified economy with a strong tax base and opportunities for employment, entrepreneurship and for-profit and non-profit economic development for all segments of the community, including under-served areas such as East Greensboro.

Policy 7C - Ensure that city land use policies and regulations allow for an adequate supply of land to accommodate economic development.

Connections 2025 Map Policies

Mixed Use Commercial: This designation is intended to promote a mix of uses, of which various commercial uses remain predominant, but where residential, service, and other uses are complementary. Where applied to older highway corridors characterized by "strip" commercial uses, the intent is to encourage infill and redevelopment for a more diverse and attractive mix of uses over time. Examples include residential units over commercial uses or a wider array of economically viable uses to replace obsolete uses. Such areas also may represent opportunities for the introduction of substantial higher density and/or mixed-income housing, with negligible impacts on, or resistance from, nearby single-family neighborhoods. Ensuring that buildings are of the appropriate scale and intensity is critical, as is ensuring that sites are designed in a coordinated, as opposed to a lot-by-lot, manner. New "strip" commercial development is discouraged.

Mixed Use Residential: This designation applies to neighborhoods or districts where the predominant use is residential and where substantial, compatible local-serving nonresidential uses may be introduced. Such use mixes are typically found in older, in-town neighborhoods that accommodate "corner stores" and other local services, as well as in newly developed traditional neighborhood developments (TNDs). This district is also applied in areas suited to a diverse mix of housing types and densities. Ensuring that buildings are of the appropriate scale and intensity is critical.

Activity Center (Greensboro Coliseum Complex and Downtown): Activity Centers are existing or anticipated future concentrations of uses that function as destinations or hubs of activity for the surrounding area. Typically located in areas of mixed use shown on the Generalized Future Land Use Map, such centers are intended to include features such as a mix of higher intensity uses (housing, retail, office, etc.), compact development patterns,

and pedestrian and transit linkages. A one-half mile radius (considered the limit of a comfortable walk) is shown around each activity center except for the Downtown, which functions as an activity center for the entire City. It should be noted that the locations shown on the Generalized Future Land Use Map are conceptual and do not preclude the development of Activity Centers in other locations where they would support the goals and policies of the Comprehensive Plan.

Reinvestment Area: Reinvestment Areas and Corridors represent priority opportunities for combined public and private sector reinvestment and the application of policies described in Section 4.5.1 (Reinvestment/Infill). More specifically, Reinvestment Areas are neighborhoods and districts within Greensboro's urban areas that would most benefit from actions to promote compatible infill development and other forms of investment and reinvestment.

Reinvestment Corridor: Reinvestment Areas and Corridors represent priority opportunities for combined public and private sector reinvestment and the application of policies described in Section 4.5.1 (Reinvestment/Infill). More specifically, Reinvestment Corridors are older commercial corridors that would benefit from significant public and private investment to enhance their economic viability and strengthen adjacent neighborhoods.

CONFORMITY WITH OTHER PLANS

City Plans

Consolidated Plan 2010-2014: Plan for a Resilient Community

Principle 1) Provide More Transportation Choices:

Goal B) Improve access to destinations, especially via alternate modes (public transit, walking, and bicycling); including the critical first and last miles of journeys.

Principle 3) Enhance Economic Competitiveness:

Goal F) Provide opportunities for job training, mentoring, education and job creation.

Principle 4) Support Existing Communities:

Goal F) Promote neighborhood and economic development by fulfilling target area commitments and creating a process for identifying new opportunities for neighborhood revitalization and planning.

Principle 6) Value Communities and Neighborhoods:

Goal C) Promote Healthy Lifestyles and Complete, Livable Neighborhoods.

Goal E) Work at the neighborhood level to reconnect neighborhoods to jobs and services, promote "Desirable Infill Development" and redevelop major corridors to strengthen adjacent neighborhoods.

Principle 7) Recognize The Environment as a Critical Element of Community Sustainability:

Goal A) Promote more efficient land development patterns.

High Point Road West Lee Street Corridor Plan

Site 1 - Student Entertainment & Cultural Link and Other Industrial/Commercial Uses: This site provides the opportunity for introduction of new buildings and the adaptive reuse of existing character buildings. It will support craft businesses in existing spaces, live/work studios, gallery-workshops and other spaces. It will support catering, bakery, food service and

other specialty businesses; business performance spaces and entertainment venues, and niche distribution businesses. This area will also support additional work force housing opportunities.

Key Elements:

- Adaptive reuse of industrial buildings nearest Freeman Mill Road
- Introduction of mixed use buildings with ground floor retail and residential above
- Direct connection to first leg of downtown greenway
- Near term site and façade enhancements

Recommendations for Change – Influenced by proximity to downtown and surrounding college campus activity, including:

- Adaptive Reuse of existing character buildings
- Artist Live/Craft Businesses
- Performance/Entertainment
- Catering, Bakery, Food and Drink
- Gallery Workshop
- Work Force Housing
- Niche Distribution

Sites 2 & 3 - Social & Creative District: These sites provide an opportunity to extend the UNCG influence directly onto West Lee Street, by enabling an eclectic and diverse mix of land-uses suitable for entertainment/social meeting spots, student housing, live/work housing, and workforce housing; exhibit/performance spaces and art galleries; restaurants and bars; small scale creative craft industries; and retail sales and student oriented services. Enhancement of the existing grade separated underpasses connecting West Lee Street and the UNCG and Greensboro College campuses north of the railroad R.O.W., at Tate Street and Fulton Street, is important to improvements in this district.

Key Elements:

- Combination of multi-story residential and mixed use residential/commercial
- Rehab/reuse of Wysong & Miles Building (former Rose Spa)
- Adaptive reuse of Industries of the Blind building when user relocates
- Rowhomes along Union Street for better transition to Glenwood neighborhood preserving architectural and/or historic structures where possible
- Possible realignment of Silver Avenue to directly connect to Tate Street
- Enhancement of Tate Street intersection and Tate Street and Fulton Street RR underpasses

Recommendations for Change - An eclectic and diverse mix of land uses suitable for:

- Entertainment/Social Meeting Spot
- Student Housing & Live/Work Housing
- Exhibits & Art Galleries
- Restaurants & Bars
- Creative Industrial Fabrication (arts, music, pottery, workshops, etc.)
- Retail Sales

Site 4 & 5 – University Gateway: Several University-owned properties provide an opportunity to develop facilities which will establish a welcome sense of arrival and gateway into the campus. Buildings brought to the street, with parking behind, will support UNCG

administrative offices, freeing up space on campus for core academic facilities. Though not in the 2035 Long Range Transportation Plan, the potential of a regional rail station stop around Glenwood Avenue, along with a new grade-separated pedestrian/bicycle underpass, connecting West Lee Street and the UNCG campus north of the railroad R.O.W., are important to successful development of this district. Residential opportunities, both student oriented and workforce housing, provide a stronger link and transition to the Glenwood Neighborhood.

Key Elements:

- Combination of multi-story residential, stand alone commercial and mixed use residential/commercial
- UNCG related buildings including administrative and support offices
- Recommended location of future regional rail station
- Recommended new pedestrian/bicycle underpass to connect Forest Street to Glenwood Avenue
- Preservation of unique local use (Beef Burger) with site enhancements
- Enhance South Aycock Street intersection and RR underpass

Recommendations for Change - University of North Carolina Greensboro (UNCG) influenced uses, including:

- UNCG Administrative Support Offices
- Possible Light Rail Station Stop to Glenwood
- Integrated neighborhood residential
- Proposed new pedestrian/bicycle underpass into the UNCG campus @ the extension of Glenwood Avenue

Glenwood Neighborhood Plan (GNP)

"The Glenwood neighborhood recognizes that the UNCG Campus Master Plan envisions future expansion of campus facilities south of the NC Railroad corridor, along West Lee Street. A pedestrian overpass across the railroad is intended to be a central component of this expansion. Glenwood strongly prefers that future development surrounding the proposed pedestrian overpass creates a pedestrian-scaled environment that includes and attracts independently owned small businesses. It is very important to the neighborhood to preserve the existing single family residential development in the first blocks of Glenwood, Lexington, and Highland Avenues between Lee and Haywood Streets. Accordingly, Glenwood favors a minimal future UNCG presence along Lee Street from mid-block between McCormick Street and Glenwood Avenue to the west side of Highland Avenue. Larger scale development of future UNCG administrative, service, or athletic facilities would be much more welcome to the east or west of this section, generally within the areas designated by the Future Land Use Map as Mixed Use Commercial or Institutional. Regardless of the location or use, it is important to Glenwood that any future UNCG development in the neighborhood is designed to be sensitive to and compatible with the character of adjacent residential development through the use of appropriate building orientation variety, transitions in building height and setbacks, and landscaped or constructed buffering. Glenwood would also welcome the use of open space and landscaped gateway treatments in the vicinity of the proposed pedestrian overpass. While the north side of Lee Street is beyond Glenwood's defined boundary, the neighborhood's preference is for a substantially similar development pattern.

Following adoption of the GNP, the preferences and recommendations expressed herein will be combined with other information and public input to develop more specific land use

recommendations for the area within the bounds of the High Point Road / West Lee Street Corridor Study. Every effort will be made to coordinate those recommendations with the Glenwood Future Land Use Map, with respect to the boundaries and descriptions of land use types. However, any inconsistencies that arise may signal the need for plan amendments in order to resolve those differences. An integral component of the HPR/WLS Corridor Study is creation of an Activity Center Plan for the Greensboro Coliseum Complex. The study area of that plan will begin as a one-half mile radius centered on the Coliseum, but its specific recommendations for future changes in land use will encompass only areas in which higher density mixed-use development of a more pedestrian-oriented character, including current or future Coliseum facilities and operations and supporting uses would be appropriate, within the context of other adopted plans. The Activity Center Plan will not include recommendations for future land use changes in areas of existing single family residential development.”

Other Plans

N/A

STAFF/AGENCY COMMENTS

Community Development

City staff and the Central Gateway Corridor Partnership created these new zoning districts over a period of several years as a step in implementing the High Point Road/West Lee Street Corridor Plan (adopted Dec. 2008). City Council created the Partnership to oversee implementation; it is a 13-member group comprised of Corridor business and property owners, adjacent neighborhoods, Corridor institutions and the development community.

After the districts were developed, the City held a series of public meetings to get wider feedback about the new proposed districts. This included 3 meetings held on different days and times during April of 2013, which was followed by an all day open house in May at the Coliseum to allow property owners to ask questions specific to their property. These events were publicized with a mailing to all property owners and addresses in the corridor. Additional outreach included an online survey and cards handed out in the meetings that could be used to mail in comments. Feedback from these meetings was generally supportive of the new districts. Handouts included a comparison between the new zoning districts and districts currently in use in the corridor.

City staff held a set of public meetings to review the Partnership’s recommendations for sign regulations in September of 2013; an online survey and comment cards were also made available. These meetings were lightly attended, so City staff visited individual businesses to solicit more opinions about the proposal, which include regulations that are significantly different than what is currently allowed in most zoning districts in the corridor. Staff found that there was a variety of opinions on the Partnership’s proposal, which resulted in the decision to adopt the University Mixed Use district with sign regulations similar to those currently in place for Commercial-Low. The sign issue will be revisited this summer.

To publicize the series of public hearings required to adopt and apply the districts City staff mailed a 4-page summary of the districts with the tentative hearing dates to property and business owners in the Corridor. The summary included descriptions of the districts and the reasons they were created, a map showing the areas for which they are intended, and information on the sign regulations. Individual public hearings were advertised with additional mailings.

The subject site is located, in whole or in part, within the area(s) eligible for the following economic development incentive or assistance program(s):

- New Markets Tax Credits (federal),
- Historically Under-utilized Business Zone tax credits (federal),
- Urban Progress Zone tax credits (state), and
- Urban Development Investment Incentives (local).

Planning

The subject properties within this 91.93 acre request include older industrial and commercial uses, a couple of vacant single family homes, places of religious assembly and newer multifamily and university oriented uses (including dorms, offices and other university related facilities). Properties to the north of this request include industrial, multifamily, single family and university related uses with LI, PUD, RM-26, R-7 and PI zoning designations. Properties to the east and west include commercial and industrial uses primarily zoned C-M, LI and CB. Properties to the south of the subject properties include single family and multifamily uses primarily zoned R-5, RM-12 and PUD, with a few properties zoned C-M and O.

The subject properties requested for University Mixed Use zoning are part of a larger set of four total rezoning requests for areas addressed by the adopted High Point Road/West Lee Street Corridor Plan (adopted Dec. 2008). These districts were developed in conjunction with the 13 member Central Gateway Corridor Partnership created by City Council to oversee implementation of this adopted Plan. The adopted High Point Road/West Lee Street Corridor Plan calls for changes to existing zoning districts along this corridor to increase the ability to mix compatible uses, provide more site development flexibility, provide better transitions between residential and nonresidential uses and incorporate site and design standards that support a more enhanced pedestrian environment. Specific development standards for the UMU zoning district are provided further below.

The proposed request is consistent with the Comprehensive Plan's Reinvestment/Infill goal to promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods. It also supports the Comprehensive Plan's Economic Development goal to promote a healthy and diversified economy and the Housing and Neighborhoods goal to meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer the necessary array of services and facilities. These properties are currently designated as Mixed Use Residential and Mixed Use Commercial on the Generalized Future Land Use Map and in the associated High Point Road/West Lee Street Corridor Plan and Glenwood Neighborhood Plans. Both designations encourage a mixture and scale of uses and densities that current zoning designations do not as easily facilitate.

Approving the request to rezone these properties to University Mixed Use (UMU) will create a more unified development framework along this corridor as properties redevelop over time and complement current and anticipated public investments for the adjacent roadway and public spaces. It is anticipated that much of the development in this area will be oriented in some fashion to the nearby university, though many properties will continue to be owned separately from the university.

STAFF RECOMMENDATION

Staff recommends **approval** of the requested **UMU** (University Mixed Use) zoning district.

Proposed Zoning Changes for the Central Gateway Corridor

The following pages offer greater details about new zoning districts recently adopted for reinvestment corridors, comparing them to standards of zoning categories currently in place along the High Point Road/West Lee Street corridor. City staff has worked over the past two years with the Central Gateway Corridor Partnership to develop these proposed zoning districts. The Partnership is a 13-member advisory board formed by City Council to help guide implementation of the High Point Road/West Lee Street Corridor Plan adopted in 2008. Corridor business and property owners, residents from adjacent neighborhoods, and representatives of major institutions along the corridor and the development community serve on the Partnership. The proposed zoning districts were presented in a series of meetings starting in April of 2013 and adopted into the City’s Land Development Ordinance on January 21, 2014.

The High Point Road West Lee Street Corridor Plan recommends creating zoning tools to encourage higher densities, a mix of uses, expanded transportation choices and more sustainable development. By offering flexibility geared towards the redevelopment of sites along the corridor the districts will encourage redevelopment. These zoning tools are also important to strengthen and connect the distinct “villages” that are key drivers of acidity: UNCG, the Coliseum, and the mall and convention center area. The overall goal of the proposed zoning districts is to create over time the walkable corridor lined with a variety of uses envisioned in the plan adopted in 2008 and to help encourage development.

The following pages compare the standards for the new zoning districts with the existing zoning districts along the corridor where there are differences. Please be aware that all development still needs to comply with all other applicable City of Greensboro regulations. This comparison includes:

Dimensional Standards.....	Page 2
Landscaping	Page 5
Parking	Page 7
Signage.....	Page 8
Fencing.....	Page 9
Mechanical Equipment.....	Page 9
Window and Door Placement.....	Page 9
Crime Prevention.....	Page 9
Permitted Use Tables.....	Page 10
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Dimensional Tables

The following charts compare the dimensional standards of Greensboro’s Land Development Ordinance to those of the proposed new districts. The new districts are intended to increase flexibility for new development and to create a more lively corridor more inviting to pedestrian traffic.

For ease of review:

N/A: No standard specified

0: Zero setback

Table -1 Commercial, Public and Institutional Districts Dimensional Requirements [1]									
	Existing						Proposed		
	O	PI	C-M	C-H	L-I	H-I	AO	UMU	NS
Lot Dimensions									
Minimum Lot Size (sq. ft.)	N/A	5 acres	N/A	N/A	20,000	20,000	20,000	12,000	20,000
Minimum Lot Depth (ft.)	100	N/A	100	100	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width (ft.)	60[2]	150[2]	75[2]	100[2]	100	100	75	60	60
Minimum percentage site open space including hardscape			N/A	N/A	N/A	N/A	15 [10]	15 [10]	15 [10]
Setbacks (minimum ft.)									
Minimum Street Setback (ft.)									
Local and Collector	N/A	N/A	N/A	N/A	25	25	N/A	N/A	N/A
Thoroughfare	N/A	N/A	N/A	N/A	30	30	N/A	N/A	N/A
Local and Collector, Adjacent to RM-5, RM-8, and all other R districts	15	15	15	15	N/A	N/A	15	15	15
Local and Collector, Adjacent to All Other Districts	15	15	15	15	N/A	N/A	15	15	15
Minimum Perimeter Setback from Residential Zoned Property	N/A	N/A	N/A	N/A	25	50	N/A	N/A	N/A
Minimum Interior Setbacks (feet)	N/A	N/A	N/A	N/A	0/5[8]	0/5[8]	N/A	N/A	N/A
Minimum Side and Rear Setback (ft.)									
Adjacent to RM-5, RM-8, and all R- Districts	15	35	15	35	N/A	N/A	15	15	15
Adjacent to All	0[3]	20	0[3]	0[3]	N/A	N/A	0(4)	0(4)	0(4)

Proposed New Zoning Districts

December 10, 2013

Table -1 Commercial, Public and Institutional Districts Dimensional Requirements [1]									
	Existing						Proposed		
	O	PI	C-M	C-H	L-I	H-I	AO	UMU	NS
Other Districts									
Build-To Line (limited to properties that front High Point Road and Lee Street)									
Distance from edge of street right of way (ft.)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	5(8)(9)	5(8)(9)
Percentage of façade that must be located on or in front of the build-to-line.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	50(6)	75(6)
(maximum) Height (ft.) / Number of Stories									
Adjacent to Single Family Districts									
Less than 40' setback	50[9]	50[7]	50[7]	50[7]	50[9]	50[9]	15	15	15
40' to less than 70' setback							50	50	50
70' to less than 80' setback							100	100	100
80' to less than 100' setback							150	150	150
100' or greater setback							200	200	200
Adjacent to All Other Districts	80	No limit	150	No limit	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 Driveway Manual, 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.

From the existing Greensboro Land Development Ordinance:

30-7-1.5 Build-To Line

Description

The **build-to line** is an imaginary line running parallel to the existing or proposed (if one exists) right-of-way line along the subject lot's primary street frontage. The build-to line establishes the maximum distance from the right-of-way that a **building facade** can be built, except as described in the following section.

B. Reduction in Build-To Requirements

The Planning and Community Development Director may approve a Type 1 Modification (see Sec. [30-4-11](#)) allowing a reduction in the percentage of building façade that must conform to the build-to requirement in the following cases:

1. Properties located mid-block may increase the build-to line to the contextual street setback in accordance with Sec. [30-7-3.4\(F\)1](#).
2. The development fronts on 2 or more public streets.
3. The reduction is being requested due to a conflict with utility placement.
4. The reduction is being requested to accommodate:
 - a. Environmental or topographical constraints.
 - b. Preservation of healthy mature trees.
 - c. Building facades that are recessed in accordance with applicable standards of this ordinance.
 - d. Arcades and pedestrian plazas.
 - e. Sidewalks at least 50% wider than the minimum width requirements.
 - f. Properly established sidewalk cafes of up to 500 square feet and outdoor seating areas.
 - g. Landscaping and public art installations, fountains, and sidewalk planters.
 - h. Sight triangle requirements.
 - i. Historic District Overlay or Landmark property requirements (Historic Preservation Commission approval required), and/or overlay district requirements.

Landscaping

As stated in note 10 from the Dimensional Standards table above, two options are provided for AO, UMU and NS: (1) Use the standard landscaping requirements (§30-10-2; §30-10-4); or (2) use the urban landscaping requirements (§30-10-3) and the minimum 15% site open space requirement. The Urban Landscaping option is below.

From the existing Greensboro Land Development Ordinance:

30-10-3.2 Pedestrian Landscaping

Pedestrian landscaping is required along all street frontages. Pedestrian landscaping requirements can be met by one or a combination of the following 4 options:

- A. providing a street planting yard measured from the edge of the right-of-way or back of sidewalk (whichever is farther from the centerline) that includes 2 canopy trees per 100 linear feet or 6 understory trees per 100 linear feet when located within 15 feet of overhead utilities;
- B. providing a minimum 10-foot wide sidewalk with canopy trees planted in tree wells (with grates) at 30-foot intervals;
- C. providing a minimum 10-foot wide sidewalk that is at least 50% covered with weather-protection materials (such as canopies and awnings); or
- D. providing a plaza between the building and the right-of-way a minimum of 10 feet in width along 50% of the building wall that consists of pavers or hardscape material different from the sidewalk and permanently fixed planters with vegetation

30-10-3.3 Vehicular Use Area Screening

- A. The perimeter of all vehicular use areas must be screened from any abutting residentially zoned property. Such screening must consist of one of the following 2 options:
 1. A 4-foot-high masonry wall; or
 2. A planting yard with a minimum width of 5 feet, a 100% sight-obscuring fence with a height of at least 6 feet and at least one evergreen understory tree per 30 linear feet of planting yard (planted on the outside of the fence).
- B. The perimeter of all vehicular use areas containing 10 or more parking spaces or 400 square feet or more paved area must be screened from all abutting rights-of-way. Such screening must consist of one of the following 2 options:
 1. A minimum 5-foot wide planting yard and enough evergreen shrubs to form a continuous visual screen at least 2.5 feet in height and a maximum of 3.5 feet in height; or
 2. A minimum 5-foot wide planting yard with a combination of vegetation and open decorative fencing at least 2.5 feet in height and a maximum of 3.5 feet in height.

30-10-3.4 Surface Parking Lot Landscaping

Requiring landscaping within parking areas is intended to shade and improve the attractiveness of large areas of pavement.

From the existing Greensboro Land Development Ordinance:

These standards determine what can be included to meet the 15% open space requirement. The Technical Review Committee may grant a Type 2 Modification in accordance with Sec. 30-4-11 to reduce the open space requirements of this section (30-12-8.2) for non-PUD developments.

30-12-8.2-C Standards

1. General

The following standards apply to all required open space areas:

- a. No more than 50% of a site's total open space may be located in the floodway or floodway fringe.
- b. Stormwater facilities and drainageway areas, designed and improved as an amenity may be counted towards open space requirements.
- c. In addition to common elements owned by an owners' association, parkland, and drainageway and open space dedicated to the public, the following areas may be counted toward satisfying minimum open space may requirements:
 - i. tree conservation areas;
 - ii. landscaped courtyards, rooftop gardens, plazas, pocket parks, and similar areas with a minimum area of 300 square feet that provide pedestrian amenities;
 - iii. paths and trails at least 10 feet in width and associated pedestrian amenities; and
 - iv. public sidewalks at least 6 feet in width and landscaped and associated public pedestrian amenities.
- d. Streets, drives, parking lots and other areas that are not generally usable for recreation purposes or that do not provide visual, aesthetic, or environmental amenities may not be counted toward satisfying open space requirements.
- e. For the purpose of these open space provisions, pedestrian amenities include decorative, commercial quality street furniture, benches and seats, fountains, planters, sculpture and other public art, bicycle racks (that do not impede pedestrian circulation), and/or similar improvements.
- f. Open space must be provided for each phase of a phased development in a cumulative amount sufficient to satisfy the open space requirements for the subject phase of development and all preceding phases of development.

Parking

In the proposed AO, UMU, and NS Zoning Districts, the off-street parking shall be provided in accordance with Section 30-11-5 of the Development Ordinance, with the following modifications:

Minimum Parking Spaces Required for Residential Portions of Mixed Use Development		
	LDO Requirements	AOD, UMUV, and NS Requirements
Boarding and rooming houses, bed & breakfasts, fraternities or sororities, private dormitories	1 space per 2 bedrooms/beds	1 space plus 0.75/bedroom
Multifamily Dwellings		
Studio/Efficiency Unit	1.25 per dwelling unit	0.75 spaces/residential unit
1 bedroom unit	1.25 per dwelling unit	1 space/residential unit
2 bedroom unit	1.5 per dwelling unit	1.25 spaces/residential unit
3 or more bedroom unit	Two per dwelling unit	1.5 spaces/residential unit
Guest Parking	Not required	1 space per 15 dwelling units in addition to minimum off-street parking requirements.

However, for specific developments (mixed use, historic reuse, sustainable, etc) in the AOD, UMUV, and NS Zoning Districts, there are proposed parking credits that are not currently provided in the LDO. The purpose of these parking credits is two fold: 1). mixed-use and sustainable development typically demand and require less parking than general development; and 2). parking credits for these desired development types is an additional incentive.

Parking credits that are offered in the AO, UMU, and NS Zoning Districts but not in the LDO are listed below.

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.

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.

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.

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- 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.

Signage

Because of the importance of signage to the corridor’s appearance, the Partnership’s recommendation for signage standards will be considered separately from the adoption of the zoning districts. As currently proposed, the new districts use existing standards already in comparable districts in the Land Development Ordinance:

- Standards in Auto-Oriented are based on Commercial-Medium with a height limit of 30 feet and a maximum size of 1 square foot per linear foot of lot frontage up to 200 square feet;
- Standards in University Mixed Use and Neighborhood Support are based on and Commercial-Low and have a height limit of 15 feet, with a maximum size of .5 square feet per linear foot of lot frontage up to 200 square feet

If the zoning districts are adopted as above, the standards below will be considered which would apply in all three districts. These standards will better fit the development that is anticipated to occur under the new zoning districts, and cover freestanding and wall signs.

For freestanding signs, the new proposed standards include only monument signs.

- For a single business, a maximum height of 6 feet and a maximum size of 50 square feet.
- For multiple tenant sites, a maximum height of 10’ and an additional 10 square feet of area per tenant, up to 100 square feet.
- For sites greater than 25,000 square feet and 6 or more tenants, a 15 foot monument sign with a maximum size of 135 square feet.
- For signs with panels over fluorescent lighting, the panels shall be opaque with cut-out lettering.

For wall signs, the recommendation is to limit the number of signs per wall to three, with an aggregate maximum size of 7.5% of the wall area, a size consistent with Commercial-Low. The Land Development Ordinance will continue to allow a variety of other attached signs, such as window, banner and blade signs.

Fencing

Applicable to UMU, NS and AO districts:

- No chain link or solid fencing between the front of the principle structure and the road
- No barbed wire or razor wire between the front of the principle structure and the road
- No walls over 3 feet in height between the front of the principle structure and the road
- No fence shall have a gate of chain link between the front of the principle structure and the road
- If there is no building on the site the above shall apply from the setback of the lot forward

Mechanical Equipment

Applicable to UMU, NS and AO districts:

- No mechanical equipment shall be located between the principal structure and the street unless screened.
- Mechanical equipment located on the roof and visible from the street shall be screened by a parapet or other screening.

Patterns of Window and Door Placement

Applicable in UMU and NS districts and in any buildings in AO pulled to the zero lot line:

- Commercial and mixed-use buildings should have at least 35% fenestration (transparent openings) on the ground floor.
- Entrance should be oriented to pedestrians with clearly defined access.
- Locate large windows at street level and smaller windows at upper stories.
- Windows on the ground floor of commercial and mixed-use buildings should be located not more than 36 inches from the ground.
- Avoid blank walls by introducing windows, bays, or other articulation at least every 15 feet.

Crime Prevention Through Environmental Design

Applicable in AO, NS and UMU districts:

Natural Access Control

- Public entrances shall be clearly defined by walkways and signage and regularly maintained.
- Building entrances shall be accentuated through architectural elements, lighting, landscaping, or paving stones.
- Exterior doors and windows shall be well lit and visible from street or by neighbors.
- Access shall be limited to no more than two designated, monitored entrances.

Natural Surveillance

- Parking areas and drive lanes shall be well lit and visible from windows and doors; and side parking areas shall be visible from street.
- Dumpsters and loading areas shall not create blind spots or hiding areas.
- 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.
- Interior shelving and displays shall be no more than 5 feet in height for increased visibility.

Territorial Reinforcement

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- Perimeters and property boundaries shall be defined by landscaping or fencing.
- Fences shall be designed to maintain visibility from street.
- Exterior private areas shall be easily distinguishable from public areas.
- Inoperable vehicles, trash, and debris shall be removed regularly.

Permitted Uses Table

For ease of review:

U: Permitted with additional use standards

P: Permitted use

S: Special use permit

Table 30-8-1 Permitted Uses										
Use Category	Specific Use	Existing						Proposed		
		O	PI	C-M	C-H	LI	HI	AO	UMU	NS
AGRICULTURAL USES										
	Forestry and Crops	P	P	P	P	P	P	P	P	P
RESIDENTIAL USES										
Household Living	Single-family Detached Dwellings	P	-	-	-	-	-	-	-	-
	Single-family Detached Dwellings, Zero Lot Line	U	-	-	-	-	-	-	-	-
	Duplexes	P	-	-	-	-	-	P	P	P
	Traditional Houses	U	-	-	-	-	-	-	-	-
	Townhouses	U	-	U	U	-	-	U	U	U
	Twin Homes	P	-	-	-	-	-	P	P	P
	Multi-family Dwellings	U	-	U	U	-	-	U	U	U
	Multi-family (Elderly)	U	-	U	U	-	-	U	U	-
	Family Care Homes	U	-	-	-	-	-	-	-	-
	Manufactured Homes (Class AA)	-	-	-	-	-	-	-	-	-
	Manufactured Home Parks	-	-	-	-	-	-	-	-	-
	Upper Story Residential (Live/Work Units)	U	U	U	U	-	-	U	U	U
Group Living	All Group Living except as listed below	P	P	P	-	-	-	P	-	P
	Assisted Living Facilities	U	U	-	-	-	-	U	U	U
	Fraternities and Sororities	U	U	-	-	-	-	U	U	U
	Life Care Communities	U	U	-	-	-	-	U	-	U
	Private Dormitories	S,U	U	--	-	-	-	-	U	U
	Rooming Houses	U	U	-	-	-	-	-	-	-
PUBLIC AND CIVIC USES										
Animal Shelters	All animal shelters	-	-	U	U	U	P	-	-	-
Cemeteries	All cemeteries	U	U	U	U	U	U	-	-	-
Cultural and Community	All neighborhood-scale cultural and community uses except as listed below	P	P	P	P	P	P	P	P	P
	All community-scale cultural and community uses except as listed below	U	U	U	U	U	U	U	U	U
	Auditoriums, Coliseums, and Stadiums	-	U	U	U	U	-	U	U	-
	Libraries, Museums, and Art Galleries	P	P	P	P	-	-	P	P	P
Day Care	Day Care Homes	U	-	-	-	-	-	-	-	-
	Day Care Centers	U	U	U	U	U		U	U	U

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Table 30-8-1 Permitted Uses										
Use Category	Specific Use	Existing						Proposed		
		O	PI	C-M	C-H	LI	HI	AO	UMU	NS
Educational Facilities	All educational uses except as listed below	P	P	P	P	P	P	P	P	P
	Colleges and Universities	-	P	P	P	-	-	P	P	P
	Elementary/Secondary Schools, neighborhood-scale	P	P	P	P	P	P	P	P	P
	Elementary/Secondary Schools, community-scale	U	U	U	U	U	U	U	U	U
	Retreat Centers	P	P	P	P	-	-	P	P	P
	Truck Driving Schools	-	-	-	-	P	P	-	-	-
Government Facilities	All government uses, except as listed below	P	P	P	P	P	P	P	P	P
	Correctional Institutions	-	S	-	-	-	S	-	-	-
Medical Facilities	All medical uses, except as listed below	P	P	P	P	P	-	P	P	P
	Hospitals	-	P	-	-	-	-	-	-	-
	Medical, Dental, and Related Offices	P	P	P	P	P	P	P	P	P
	Specialty Hospitals	P	P	P	-	-	-	P	P	P
Passenger Terminals (all prohibited in WCA; See Sec. Error! Reference source not found.)	All passenger terminal uses, except as listed below	-	S	-	-	-	-	-	-	-
	Bus and Rail Terminals	-	-	P	P	P	P	P	P	P
Religious Assembly	Neighborhood-scale	P	P	P	P	P	P	P	P	P
	Community-scale	U	U	U	U	U	U	U	U	U
Social Service Facilities	All social service facilities, except as listed below	-	U	U	-	-	-	-	-	-
	Group Care Facilities	U	U	-	-	-	-	-	-	-
	Shelters, Temporary and Emergency	U	U	U	U	U	U	U	U	U
Utilities	Minor Utilities	U	U	U	U	P	P	U	U	U
	TV/HDTV/AM/FM Broadcast Facilities	-	U	U	-	U	U	U	U	U
	Utility Equipment and Storage Yards	-	-	-	-	P	P	-	-	-
	Utility Lines and Related Appurtenances	P	P	P	P	P	P	P	P	P
	Wastewater Treatment Plant and Water Reclamation Facility	-	-	-	-	-	P	-	-	-
	Water Treatment Facilities	-	-	-	-	P	P	-	-	-
	Wireless Telecommunication Facilities	U	U	U	U	U	U	U	U	U
RECREATION USES										
Common Elements Recreation and Service Facilities	All common elements recreation and service facilities	P	-	-	P	-	-	P	P	P
Indoor Recreation	All indoor recreation, except as listed below	-	-	P	P	P	-	P	P	-
	Clubs and Lodges	U	U	U	U	-	-	U	U	-
	Movie and Other Theaters	-	-	P	P	-	-	P	P	-
	Physical Fitness Centers, Sports Instructional Schools	P	-	P	P	P	-	P	P	P
	Shooting Ranges	-	-	U	-	U	U	U	-	-
Outdoor Recreation	All outdoor recreation, except as listed below	-	-	U	U	-	-	U	U	U
	Amusement and Water Parks, Fairgrounds	-	-	U	-	U	--	U	-	-
	Campgrounds and Recreational Vehicle Parks	-	-	U	-	-	-	-	-	-
	Golf Course, Driving Ranges, Country Clubs	-	U	-	-	-	-	-	-	-

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Table 30-8-1 Permitted Uses										
Use Category	Specific Use	Existing						Proposed		
		O	PI	C-M	C-H	LI	HI	AO	UMU	NS
	Marina, Boating Facility	-	-	-	-	-	-	-	-	-
	Riding Stables	-	S,U	-	-	-	-	-	-	-
	Shooting Ranges, Archery, Skeet	-	S,U	-	-	-	-	-	-	-
	Sporting and Recreational Camps	-	S,U	-	-	-	-	U	U	-
	Sports Instructional Schools	-	-	-	P	P	-	P	P	P
	Swim and Tennis Clubs	U	U	-	-	-	-	U	U	U
Parks and Open Areas	All parks and open areas	U	U	U	U	U	U	U	U	U
OFFICE, RETAIL, AND COMMERCIAL USES										
Office	All office uses, except as listed below	P	P	P	P	P	P	P	P	P
	Business Incubators	P	P	-	-	P	P	P	P	P
	Residential Office Conversion	U	-	-	-	-	-	-	-	-
Overnight Accommodations	Hotels and Motels	P	-	P	P	P		P	P	P
	Tourist Homes (Bed & Breakfast)	U	-	P	-	-	-	P	P	U
	Single Room Occupancy Residences (conversion)	U	U	U	-	U	-	-	-	-
	Single Room Occupancy Residences (new)	U	U	-	-	-	-	-	-	-
Parking, commercial	All commercial parking	-	S,U	U	U	U	U	U	U	U
	Park and ride facilities	U	U	U	U	U	U	U	U	U
Eating and Drinking Establishments	All eating and drinking establishments without drive-through facilities, except as listed below	-	-	P	P	P	P	P	P	P
	All eating and drinking establishments with drive-through facilities, except as listed below	-	-	U	U	-	-	U	U	U
	Bars, Nightclubs, and Brewpubs	-	-	U	U	-	P	U	U	-
	Special Events Facilities	-	-	U	U	-	P	U	U	-
	Mobile Food Vendor, Motorized	-	-	U	U	U	U	U	U	-
	Mobile Food Vendor, Pushcart	-	-	U	U	U	U	U	U	U
Personal and Professional Services	All personal and professional services without drive-through facilities, except as listed below	P	-	P	P	P	-	P	P	P
	Banks, Savings & Loans, and Credit Union with drive-through facilities	U	-	U	U	P	-	U	U	U
	Dry cleaning pick-up/drop-off with drive-through facilities	-	-	U	U	P	-	U	U	U
	Funeral Homes and Crematoriums	P	S	P	-	P	-	P	-	-
	Taxi Dispatch Terminals	-	-	P	-	P	P	-	-	-
	Taxidermists	-	-	P	-	-	-	-	-	-
	Veterinary Services, Pet Grooming, Kennels	-	-	U	U	P	P	U	U	U
Retail sales and service	All retail sales and service without drive-through facilities, except as listed below	-	-	P	P	-	-	P	P	P
	Retail sales and service with drive-through facilities	-	-	U	U	-	-	U	U	-
	ABC Stores (liquor)	-	-	P	P	-	-	P	P	-
	Advertising Services, Outdoor	-	-	U	-	P	P	U	U	U
	Artisans and Crafts	-	-	P	P	P	P	P	P	P
	Convenience Stores with fuel pumps	-	-	P	P	P	P	P	P	P
	Flea Markets, Outdoor	-	-	-	-	U	-	-	-	-
	Garden Center/Nursery, Outdoor	-	-	P	-	P	-	P	P	P
	Manufactured and Modular home sales	-	-	-	-	P	P	-	-	-

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Table 30-8-1 Permitted Uses										
Use Category	Specific Use	Existing						Proposed		
		O	PI	C-M	C-H	LI	HI	AO	UMU	NS
	Pawnshops	-	-	P	P	-	-	P	P	-
	Sexually Oriented Businesses	-	-	U	-	-	U	-	-	-
	Truck Stops	-	-	-	-	P	P	-	-	-
Self Storage Facilities	All self storage facilities	-	-	U	-	P	P	U	U	-
Vehicle Sales and Service	All vehicle sales and service, except as listed below	-	-	P	-	P	P	U	U	U
	Automobile Towing and Storage Services	-	-	U	-	U	P	U	U	U
	Car Washes	-	-	U	U	P	P	U	U	U
INDUSTRIAL AND MANUFACTURING USES										
Light Industrial	All light industrial, except as listed below	-	-	-	-	P	P	P	-	P
	Equipment Repairs and Rental, Light	-	-	U	-	P	P	-	-	-
	Laundry and Dry Cleaning Plants	-	-	P	-	P	P	P	-	-
	Maintenance Yard and Facilities	-	-	-	-	P	P	-	-	-
	Medical and Dental Laboratories	-	P	P	P	P	P	P	-	-
	Microbrewery	-	-	-	-	P	P	P	P	-
	Pest and Termite Control Services	-	-	P	-	P	P	P	-	-
	Printing and Publishing	-	-	P	-	P	P	P	-	-
	Sheet Metal Shop	-	-	-	-	P	P	-	-	-
	Truck Tractor & Semi Rental, Leasing & Service, Heavy	-	-	-	-	P	P	-	-	-
	Welding, Machine, and Tool Repair Shop	-	-	-	-	P	P	-	-	-
Heavy Industrial	All heavy industrial, except as listed below	-	-	-	-	-	P	-	-	-
	Asphalt Plants and other facilities for the manufacture and storage of Chemicals, Petroleum, Hazardous Materials, and Related Products	-	-	-	-	-	S,U	-	-	-
	Metal Coating and Engraving	-	-	-	-	-	S	-	-	-
	Pulp and Paper Mills	-	-	-	-	-	S	-	-	-
	Rubber and Plastics (raw)	-	-	-	-	-	S	-	-	-
	Solvent Recovery	-	-	-	-	-	S	-	-	-
	Tires and Inner tubes	-	-	-	-	-	S	-	-	-
	Salvage yards, junk yards, and scrap processing	-	-	-	-	-	S,U	-	-	-
Research and Development	All Research and Development	-	-	-	-	P	P	-	-	-
Resource Extraction (as a Principal Use)	All Resource Extraction (mining and quarrying)	-	-	-	-	-	S,U	-	-	-
Wholesale Trade	All wholesale trade, except as listed below	-	-	U	-	P	P	U	-	-
	Wholesaling of Chemicals, Petroleum, and allied products	-	-	-	-	-	P	-	-	-
Warehousing, Storage, and Freight Handling	All warehousing, storage, and freight handling, except as listed below	-	-	U	-	P	P	-	-	-
	Trucking and Freight Terminals	-	-	-	-	P	P	-	-	-
Waste Related Services	All waste related services, except as listed below	-	-	-	-	-	S	-	-	-
	Recycling Processing Centers	-	-	-	-	U	P	-	-	-
	Refuse and Raw Materials Hauling	-	-	-	-	-	P	-	-	-

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Table 30-8-1 Permitted Uses										
Use Category	Specific Use	Existing						Proposed		
		O	PI	C-M	C-H	LI	HI	AO	UMU	NS
	Land Clearing & Inert Debris Landfills, Major	-	-	-	-	-	S,U	-	-	-
ACCESSORY USES AND STRUCTURES										
Accessory Uses and Structures	Accessory Uses and Structures (customary)	U	U	U	U	U	U	U	U	U
	Accessory Dwelling Units	U	-	-	-	-	-	-	-	-
	Animals and Livestock (horses, cows, sheep, goats)	-	-	-	-	-	-	-	-	-
	Animals and Livestock (poultry and bees)	-	-	-	-	-	-	-	-	-
	Caretaker Dwellings	U	U	U	U	U	U	U	U	U
	Home Occupations (including renting of rooms)	U	-	-	U	-	-	-	-	-
	Junked Motor Vehicles	U	-	U	U	U	U	-	-	-
	Recycling Collection Points	P	P	P	P	P	P	P	P	P
	Satellite Dishes/TV and Radio Antennae Towers	U	U	U	U	U	U	U	U	U
	Swimming Pools	U	U	U	U	U	U	U	U	U
	Yard Sales (up to 2 per year)	P	-	-	-	-	-	-	-	-
TEMPORARY USES AND STRUCTURES										
Temporary Uses and Structures	Arts and Crafts Shows	-	P	P	P	P	P	P	P	P
	Carnivals and Fairs	-	P	P	P	P	P	P	P	P
	Christmas Tree Sales	-	P	P	P	P	P	P	P	P
	Concerts, Stage Shows	-	P	-	P	P	P	P	P	-
	Conventions, Trade Shows	P	P	P	P	P	P	P	P	-
	Craft Sales from Clubhouse or Community Center Bldg.	U	-	-	U	-	-	-	-	-
	Land Clearing & Inert Debris Landfills, Minor	U	U	U	U	U	U	-	-	-
	Outdoor Retail Sales	-	-	P	P	-	-	P	P	P
	Outdoor Religious Events	-	P	-	P	P	P	P	P	P
	Portable Storage Units	U	U	U	U	U	U	U	U	U
	Temporary Construction Office, Construction Equipment Storage, Real Estate Sales and Rental Offices	U	U	U	U	U	U	U	U	U
	Temporary Wireless Telecommunication Facilities	U	U	U	U	U	U	U	U	U

Proposed New Zoning Districts

December 10, 2013

