



Z-14-02-006

**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 **NS** (Neighborhood Support) zoning district.

**CONDITIONS** N/A

**LOCATION** **Properties fronting Lee Street/ High Point Road from Ellington Street to Grimsley Street**, generally described as northeast of Grimsley Street and southwest of Ellington 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 for the four rezoning requests along High Point Road and West Lee Street.

**TRACT SIZE** 23.83 Acres

**TOPOGRAPHY** Generally flat

**VEGETATION** Generally limited to required landscaping area for newer development

**SITE DATA**

**Existing Uses** Retail, restaurants, convenience store with fuel pumps

**Adjacent Zoning**

**Adjacent Land Uses**

N R-5 (Residential Single Family) Single-family dwellings, self storage  
CD-LI (Conditional District Light Industrial)

E	R-5 (Residential Single Family) C-M (Commercial Medium)	Single-family dwellings and retail
W	R-5 (Residential Single Family) CD-RM-8 (Conditional District Residential Multifamily) O (Office)	Single-family dwellings and vacant
S	R-5 (Residential Single Family) C-M (Commercial Medium)	Single-family dwellings and retail

**Zoning History**

Case #	Date	Request Summary
N/A	N/A	The addresses included in this proposal contain a variety of zoning designations currently.

**ZONING DISTRICT STANDARDS**

**District Summary \***

Zoning District Designation:	Existing <b>(Varies)</b>	Requested <b>(NS)</b>
Max. Density:	Varies	N/A
Typical Uses	Varies	Established to provide a transition between the more intense auto-oriented pattern of development and neighborhoods. A ix of pedestrian-oriented retail, office, residential, civic, and institutional uses will be encouraged.

*\*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     Site drains to South Buffalo Creek Watershed

- 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.

### High Point Rd. 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:

<b>Table 10–4: Location of Parking Lot Planting Areas</b>		
<b>Size of Parking Lot Planting Area (sq. ft.)</b>	<b>Number of Trees In Planting Area</b>	<b>Max. Distance from Parking Space (feet)</b>
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:

<b>Area of Parcel (acres)</b>	<b>Required TCA for New Development</b>	<b>Required TCA for Expansions</b>
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.  
High Point Road – 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 **NS (Neighborhood Support)** 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) designates this location as **Low Residential (3-5 d.u./acre)** and **Mixed Use Commercial**. The requested **NS (Neighborhood Support)** zoning district is generally consistent with these GFLUM designations. The Growth Strategy Map also designates the subject site as being within the Central Gateway Reinvestment Corridor.

### **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**

**Low Residential (3-5 d.u./acre):** This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

**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.

**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***

#### Sites 11 & 12 – “Neighborhood Support & Convenience District”

These sites fall between the Coliseum Sports and Recreation Hub and the primary hub of hospitality uses located closer to the interstate. Redevelopment opportunities here are focused more on supporting adjoining residential neighborhoods through grocery and neighborhood retail services, restaurants and additional residential infill that fits within the context of the neighborhood.

#### Key Elements:

- New neighborhood oriented commercial and supportive services
- New residential development to improve Ardmore Park neighborhood
- Enhance West Florida Street intersection

#### Recommendations for Change – Land uses include:

- Residential
- Grocery Stores
- Neighborhood Retail
- Restaurant

#### **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 Neighborhood Support 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),
- Urban Progress Zone tax credits (state), and
- Urban Development Investment Incentives (local).

### **Planning**

The subject properties within this 23.83 acre request include various commercial uses. Properties to the north of this request include single family dwellings and a self storage facility with R-5 and LI zoning designations. Properties to the east include single family dwellings and retail uses zoned R-5 and C-M. Properties to the west include single family dwellings and undeveloped parcels zoned R-5, CD-RM-8 and O. Properties to the south include single family dwellings and retail uses zoned R-5 and C-M.

The subject properties requested for Neighborhood Support 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 Partnership includes corridor business owners, property owners and neighborhood representatives. 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 Neighborhood Support (NS) 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 **NS** (Neighborhood Support) 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
Proposed Boundries.....	Page 15

## 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

<b>Table -1 Commercial, Public and Institutional Districts Dimensional Requirements [1]</b>									
	<b>Existing</b>						<b>Proposed</b>		
	<b>O</b>	<b>PI</b>	<b>C-M</b>	<b>C-H</b>	<b>L-I</b>	<b>H-I</b>	<b>AO</b>	<b>UMU</b>	<b>NS</b>
<b>Lot Dimensions</b>									
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]
<b>Setbacks (minimum ft.)</b>									
<b>Minimum Street Setback (ft.)</b>									
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
<b>Minimum Side and Rear Setback (ft.)</b>									
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									
<b>Build-To Line (limited to properties that front High Point Road and Lee Street)</b>									
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)
<b>(maximum) Height (ft.) / Number of Stories</b>									
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:

<b>Minimum Parking Spaces Required for Residential Portions of Mixed Use Development</b>		
	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
<b>Multifamily Dwellings</b>		
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.



December 10, 2013

- 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**

Proposed New Zoning Districts

December 10, 2013

- 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
<b>AGRICULTURAL USES</b>										
	Forestry and Crops	P	P	P	P	P	P	P	P	P
<b>RESIDENTIAL USES</b>										
<b>Household Living</b>	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
<b>Group Living</b>	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	-	-	-	-	-	-	-
<b>PUBLIC AND CIVIC USES</b>										
<b>Animal Shelters</b>	All animal shelters	-	-	U	U	U	P	-	-	-
<b>Cemeteries</b>	All cemeteries	U	U	U	U	U	U	-	-	-
<b>Cultural and Community</b>	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
<b>Day Care</b>	Day Care Homes	U	-	-	-	-	-	-	-	-
	Day Care Centers	U	U	U	U	U		U	U	U

Proposed New Zoning Districts

December 10, 2013

Table 30-8-1 Permitted Uses										
Use Category	Specific Use	Existing						Proposed		
		O	PI	C-M	C-H	LI	HI	AO	UMU	NS
<b>Educational Facilities</b>	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	-	-	-
<b>Government Facilities</b>	All government uses, except as listed below	P	P	P	P	P	P	P	P	P
	Correctional Institutions	-	S	-	-	-	S	-	-	-
<b>Medical Facilities</b>	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
<b>Passenger Terminals</b> (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
<b>Religious Assembly</b>	Neighborhood-scale	P	P	P	P	P	P	P	P	P
	Community-scale	U	U	U	U	U	U	U	U	U
<b>Social Service Facilities</b>	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
<b>Utilities</b>	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
<b>RECREATION USES</b>										
<b>Common Elements Recreation and Service Facilities</b>	All common elements recreation and service facilities	P	-	-	P	-	-	P	P	P
<b>Indoor Recreation</b>	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	-	-
<b>Outdoor Recreation</b>	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	-	-	-	-	-	-	-

Proposed New Zoning Districts

December 10, 2013

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
<b>Parks and Open Areas</b>	All parks and open areas	U	U	U	U	U	U	U	U	U
<b>OFFICE, RETAIL, AND COMMERCIAL USES</b>										
<b>Office</b>	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	-	-	-	-	-	-	-	-
<b>Overnight Accommodations</b>	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	-	-	-	-	-	-	-
<b>Parking, commercial</b>	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
<b>Eating and Drinking Establishments</b>	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
<b>Personal and Professional Services</b>	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
<b>Retail sales and service</b>	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	-	-	-

Proposed New Zoning Districts

December 10, 2013

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	-	-	-
<b>Self Storage Facilities</b>	All self storage facilities	-	-	U	-	P	P	U	U	-
<b>Vehicle Sales and Service</b>	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
<b>INDUSTRIAL AND MANUFACTURING USES</b>										
<b>Light Industrial</b>	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	-	-	-	
<b>Heavy Industrial</b>	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	-	-	-	
<b>Research and Development</b>	All Research and Development	-	-	-	-	P	P	-	-	-
<b>Resource Extraction (as a Principal Use)</b>	All Resource Extraction (mining and quarrying)	-	-	-	-	-	S,U	-	-	-
<b>Wholesale Trade</b>	All wholesale trade, except as listed below	-	-	U	-	P	P	U	-	-
	Wholesaling of Chemicals, Petroleum, and allied products	-	-	-	-	-	P	-	-	-
<b>Warehousing, Storage, and Freight Handling</b>	All warehousing, storage, and freight handling, except as listed below	-	-	U	-	P	P	-	-	-
	Trucking and Freight Terminals	-	-	-	-	P	P	-	-	-
<b>Waste Related Services</b>	All waste related services, except as listed below	-	-	-	-	-	S	-	-	-
	Recycling Processing Centers	-	-	-	-	U	P	-	-	-
	Refuse and Raw Materials Hauling	-	-	-	-	-	P	-	-	-

Proposed New Zoning Districts

December 10, 2013

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	-	-	-
<b>ACCESSORY USES AND STRUCTURES</b>										
<b>Accessory Uses and Structures</b>	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	-	-	-	-	-	-	-	-
<b>TEMPORARY USES AND STRUCTURES</b>										
<b>Temporary Uses and Structures</b>	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

