

Agenda Item Summary

Item No. 9b

Council Meeting Date March 22, 2016

Department Planning

Submitted By Forrest Cotten

Public Hearing Required

Agenda Section Ordinances

Name and address of person(s) or business(es) this item affects:

City of Auburn
171 North Ross Street
Auburn, AL 36830

Description of item under consideration

This request is for adoption of text amendments to the City of Auburn Zoning Ordinance governing the existing Urban Core (UC), College Edge Overlay District (CEOD), and University Service (US) district, including the creation of Urban Neighborhood-East (UN-E), Urban Neighborhood-West (UN-W), and Urban Neighborhood-South (UN-S) zoning districts; the expansion of the existing Urban Core (UC) district and the elimination of the existing University Service (US) zoning district. More specifically, this request is for amendments to Article II (Definitions), Article III (Establishment of Zoning Districts), Article IV (General Regulations), Article V (Detailed Use Regulations), Article VI (Signs), Article VIII (Development Approval Process), Article IX (Administration and Enforcement) and Appendix B (Street Classification System) of the City of Auburn Zoning Ordinance, as adopted. The Planning Commission unanimously recommended approval of this request at its February 11, 2016 meeting. The attached Planning Commission staff report dated January 20, 2016 provides a detailed analysis of the request. The recommended approval is shown on the attached Planning Commission resolution.

Why is Council action needed?

City Council action is necessary for all amendments to the City of Auburn Zoning Ordinance. Unanimous consent is necessary.

Are there deadlines involved with this item?

No

Is this a budgeted item?

N/A

City of Auburn Planning Commission
MS-2016-00004 'Zoning Ordinance Text Amendment – Downtown Master Plan (DMP) / Moratorium Research and Review Initiative (MRRI) Implementation'

Review Date: January 20, 2016

Applicant: City of Auburn
144 Tichenor Avenue
Auburn, AL 36830

Case Staff: Forrest E. Cotten, AICP, Planning Director
Thom Weintraut, AICP, Principal Planner
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Request: Recommendation to amend various Sections and Tables of the *City of Auburn Zoning Ordinance*, more specifically:

- 1) A recommendation to amend **Article II. Definitions**, to add bedroom numbers to the definition of Density and to provide a definition for Private Dormitory.
- 2) A recommendation to amend **Article III. Establishment of Zoning Districts**, to revise the Urban Core (UC) District, add three (3) new Urban Neighborhood Districts: Urban Neighborhoods – East (UN-E), West (UN-W), and South (UN-S), and elimination of the University Service District (US). In addition, **Article III** has been re-organized for ease of navigating the section.
- 3) A recommendation to amend **Article IV. General Regulations**, to revise Section 408.02(C) Special Developments Standards for Performance Residential Developments, Multiple Family Residential Development Standards and creation of standards for Private Dormitory Developments. Also included, revisions to Table 4-1, Table of Permitted Uses to include the Urban Neighborhood Districts, Table 4-2, Performance Standards for Residential Uses by District, Table 4-3, Standards for Nonresidential Uses by District, and Table 4-6 Buffer Width Requirements for Adjacent Vacant Land by Zoning District. Article IV was also revised to provide ease of navigation of the section.
- 4) A recommendation to amend the following sections of **Article V. Detailed Use Regulations**:
 - A. Section 502.02 to include Private Dormitory as a Performance Residential Housing type, Section 503(A) Building Setbacks to remove the UC and US districts from the Angle of Light subsection and insert subsection “C” to provide maximum building heights and setbacks for Corridor Redevelopment Districts, Urban (CRD-U) and

- Suburban (CRD-S), Industrial, UC, CEOD, and the three (3) Urban Neighborhood Districts,
- B. Create a new section, Section 506.04, for mixed uses in the Urban Neighborhood Districts.
 - C. Create a new section (Section 509) and new development and design tables (Tables 5-5, 5-6, and 5-7) for all three (3) Urban Neighborhood Districts.
 - D. Re-organization of Article V to provide ease of navigation in the section.
- 5) A recommendation to amend **Article VI. Signs**, Section 605.01(D) Freestanding Signs in the Urban Core to include the Urban Neighborhood Districts and to revise Section 605.04, Building Signs, to include a reference to sign regulations provided in the development and design tables for the Urban Neighborhood Districts.
 - 6) A recommendation to amend **Article VIII. Development Approval Process**, Section 803.01(B) Conditional Use requirements for Performance Residential in the CRD-U, CRD-S, and Planned Development District (PDD).
 - 7) A recommendation to amend **Article IX. Administration and Enforcement**, Section 906.01 (C) to replace the reference to the US district with the Urban Neighborhood districts,
 - 8) A recommendation to amend **Appendix B: Street Classification System** to update the street classification table to mirror the Public Works Design and Construction Manual.

Purpose: The purpose of this text amendment is to provide new zoning regulations governing the Urban Core (UC) and the College Edge Overlay District (CEOD), as well as the creation of an Urban Neighborhood-East (UN-E), an Urban Neighborhood-West (UN-W), and an Urban Neighborhood-South (UN-S) Zoning District. In addition, there are some minor regulatory changes to some sections and some re-organization to provide for easier navigation and continuity within the Zoning Ordinance.

History

In July of 2014, the Planning Commission recommended to the City Council the adoption of the Auburn Downtown Master Plan (DMP) as part of CompPlan 2030. Due to community concerns resulting from the construction of the 160 North Ross Project, in particular, the staff recognized the existing and future prospect for issues of compatibility to present themselves, particularly with high-density multiple-unit development (MUD) in the University Service (US) District east of College Street. On February 3, 2015, the Planning Department staff recommended the enactment of a six (6) month moratorium on multi-family development in the US District east of College Street in order to study whether the current US District regulations were appropriate and reflected the intent and goals of the DMP and CompPlan 2030. On February 17, 2015 the City Council adopted

the six (6) month moratorium on MUDs in the US District east of College Street; however the DMP was not approved pending the outcome of the MUD research (Moratorium Research/Review Initiative or MRRI). The study area for the MRRI was expanded to include the entire University Service (US) and Urban Core (UC) zoning districts and the land use and development recommendations of the DMP.

On July 27, 2015 the staff presented the findings of the MRRI to a joint meeting of the Planning Commission and the City Council and made recommendations regarding the land use districts illustrated in the DMP and the University Service areas that were outside of the DMP area. On August 4, 2015 the City Council extended the moratorium in the US East area until December 15, 2015.

The City Council adopted the DMP on September 15, 2015. The Planning Commission then began holding work sessions on implementing changes to the Zoning Ordinance for the DMP and the US zoning district outside of the DMP on September 29, 2015 with the final work session being held on January 12, 2016.

On December 15, 2015, the City Council adopted a moratorium for private dormitory development (purpose-built student housing) within the City except for the US district west of College Street in order to allow time for the development and adoption of regulations for the Downtown Master Plan area and the remaining US District outside of the DMP. The current moratorium is scheduled to expire on May 3, 2016.

Staff Analysis

The most significant zoning regulation changes as a result of the implementation of the of Downtown Master Plan are: 1) the expansion of the Downtown (the current Urban Core zoning district) to include the area south of East Thach Avenue to East Samford Avenue between South College and Gay Streets, and 2) the introduction of three (3) new zoning districts, Urban Neighborhood-East (UN-E), Urban Neighborhood-West (UN-W), and Urban Neighborhood-South (UN-S) to replace the current University Service (US) District area outside of the Downtown expansion.

There are few recommended changes to the Urban Core (UC) District as far as permitted uses. Private Dormitory Development (Purpose Built Student Housing) is not permitted in the UC District; however, multiple unit development is still permitted. Two (2) new permitted uses are convenience stores/small grocery (less than 3,000 sq. ft.) and hardware stores. Churches and other places of worship are now conditional uses and small engine repair, building material sales and veterinary office/kennel uses are no longer permitted. These new requirements apply to the College Edge Overlay District (CEOD) as well. One significant change in development standards is the removal of the special setback and height requirement for parcels fronting on College Street, between Thach and Samford Avenues, and parcels fronting on Magnolia Avenue, between Wright Street and Donahue Drive where development previously had to maintain a front building line of 30 feet and maximum building height of 60 feet.

The three (3) new Urban Neighborhood Districts have been developed to promote a walkable, urban environment. The permitted uses are similar to the uses that were allowed under the US District; however, due to the close proximity of single family residential districts to the UN-S district, some of the more intensive uses that were previously allowed in that area are no longer permitted. The changes to uses include the following:

1. Conventional single family residential subdivisions are now permitted in all three (3) districts and private dormitories are permitted in the UN-E and UN-W Districts and are conditionally permitted in the UN-S District.
2. In the institutional use category, all uses that were allowed in the US District are still allowed in the UN-E and UN-W Districts. In the UN-S District, aquariums and cemetery uses are no longer permitted.
3. Indoor Recreational Uses that were permitted in the US District are still allowed in the UN-E and UN-W Districts, but only a community recreational center is allowed in the UN-S District.
4. The commercial and entertainment use category has recommended changes that remove more “*suburban type*” uses such as auto accessory and building material sales (no outdoor display) from all three (3) districts. Other changes include not allowing garden supply uses in the UN-W district and commercial trade school, funeral homes, lounge, and theaters/indoor auditoriums in the UN-S district.
5. Under road service uses, building material sales (outdoor display) and gasoline/service station uses are no longer allowed in any of the three (3) districts and banks with drive-thru and parking garages/lots are not allowed in the UN-S District.
6. The public service uses that were previously allowed in the US District are allowed in all three (3) UN Districts with the exception of hospital and communication towers are not allowed in the UN-S District.

The following are the breakdown of the recommend changes to specific Articles of the Zoning Ordinance:

Article II: Definitions. Total number of bedrooms was added to the definition of density and the Private Dormitory definition was created to define “Purpose Built Student Housing”.

Article III: Establishment of Zoning Districts. Changes to this section include the deletion of the University Service district to be replaced with the three (3) new Urban Neighborhood Districts (UN-E, UN-W, and UN-S). The intent of the three (3) districts is to recognize the proximity of the area to the Downtown (Urban Core) of the City of Auburn and need to provide for higher density residential and mixed uses, as well as uses that support the Downtown, the University, and the Community as a whole. The intent recognizes the similarity of the three (3) districts, but also recognizes that each new district has unique character that differentiates it from the other UN Districts and the UC District.

The Urban Core statement of intent and purpose was also amended to note collaboration between the City and owner/developers of properties for public improvements. This collaboration is also noted in the UN Districts’ intent and purpose statements.

Article III was also re-organized to align the order of the intent of each district with the format of the columns in Table 4-1, Table of Permitted Uses.

Article IV: General Regulations. Article IV was re-organized to provide “user-friendliness” and include references to other sections of the Ordinance. The Use Categories Defined section was brought to the front of the Article before Table 4-1 and the Special Development Standards section for specific uses. There were no significant changes or recommendations to the text for this section other than clarifying that a

Regional Shopping Center development consists of 500,000 or more square feet of gross floor area on one (1) lot.

Changes recommended to Table 4-1 that were not previously addressed with the changes to the UC and the new UN districts are the deletion of dormitories in the institutional use category and outdoor/drive-in theater in the road service use category and providing a hardware store use to the commercial and entertainment category and allowing that use in the UC, CDD, CRD-U, CRD-S, SCCD, and PDD districts. Also changed, performance residential development (manufactured home parks and subdivisions) are no longer allowed in the Rural (R) zoning district.

Under the Special Development Standards Section, the following changes are recommended:

1. All buildings in a multiple family residential development have a functioning entrance on the street facade and sidewalk connection to the street from buildings that do not have a street facade.
2. Private dormitory developments have the same development standards as multiple family developments.
3. Renumbering of the subsections as a result of the inclusion of the private dormitory development section and addition of cross references to other sections of the Zoning Ordinance.

Under the Performance Standards Section 411.01 (A) Minimum Building Setbacks, the reference to a waiver to the US district angle of light factor is removed since the US district will be deleted.

Recommended changes to Table 4-2 (Performance Standards for Residential Uses by District) include removal of the US District and any references within, as well as, the inclusion of the three (3) new UN District standards. Other changes were made to provide references to the corresponding sections of Article V for the UC, UN, and NC (Neighborhood Conservation) zoning districts and changing the Rural District density for conventional subdivisions to a 3 acre minimum lot size and removing the Performance Residential Development Standard from the table since it is no longer allowed.

Recommended changes to Table 4-3 (Standards for Nonresidential Uses by District) include:

1. A recommendation to increase the Maximum Floor Area Ratio (FAR) for the UC/CEOD district to 8.5 from the current 5.0;
2. The deletion of the US District, providing standards for the new UN Districts (which are the same as the for the US District);
3. The inclusion of permitted uses not previously shown in the table under specific zoning districts;
4. The removal of Outdoor Recreation standards from the Industrial District since the use is not permitted by Table 4-1 in the I district;
5. Include the Industrial and Extraction Use standards in the Industrial District;
6. Re-align the zoning districts in the table to match the columns in Table 4-1;
7. Providing cross references to other sections.

Table 4-4 (Land Use Intensity Class Standards) was amended to remove the Site Design Standards from the table since those are no longer applicable. The FAR and ISR standards were also inverted to align with the columns in Table 4-3.

Recommend amendment to Section 420.02 Bufferyard Application to include the Urban Neighborhood Districts as part of the exceptions provided the UC District.

Recommend amendment to Table 4-6 (Buffer Width Requirements for Adjacent Vacant Land by Zoning District) to remove the US District column and replace with a UN District column. The UN column reflects the same requirements as the UC District.

Recommend removing the Buffer Type S-1 and S-2 from Table 4-8 (Tree Inches per Acre) since this type of buffer is no longer used.

Recommend exempting the UN-W District east of North Donahue Drive from Section 429 Corridor Overlay Area Regulations requirement of bufferyards and setbacks (Section 429.06).

Article V: Detailed Use Regulations. Article V has also been re-organized and, as a result, the section numbering has changed throughout the Article without changes to much of the text. The references to the US District have been replaced in the text with references to the three (3) new UN Districts. In addition, references to other sections of Article V have been updated to reflect the re-organization of the article.

The significant amendments recommended for Article V are the inclusion of “private dormitory” in the Performance Residential Development section [Section 502.02 (H)]: however, since the Planning Commission work session on January 12, 2016, there is an additional recommendation that lounge uses not be permitted as part of the commercial uses in a Private Dormitory mixed-use development.

There are special development standards recommended for mixed uses in the new UN Districts. There are cross references in the multiple unit development regulations with special development standards for the UC, CEOD, and UN Districts where the density is based on number of bedrooms per acre instead of dwelling units per acre and included are maximum FAR and ISR standards which are different from the other districts that permit multiple unit development.

Section 502.03, Building Setbacks, has been changed to Section 503 and the angle of light exposure factor for setbacks in the UC and US Districts have been removed and are referenced in subsection D to Sections 507 through 509 and the development and design tables for the UC, CEOD, and the three (3) UN Districts. In addition, the building setbacks for the CRD and I Districts have been moved to Section 503 and building height recommendations for mixed-used developments in the CRD Districts have been established and the maximum height for buildings in the I District is recommended to increase from 60 to 75 feet.

Section 506.03 (A)(1), Residential Uses in the Urban Core District, has been amended to include retail, office or institutional uses in a mixed use facility. A new Section 506.04 Residential Uses in the Urban Neighborhood Districts East, West, and South has been recommended which contains similar requirements as Section 506.03.

Table 5-4 has been renumbered to Table 5-3 (Development and design standard requirements within the Urban Core (UC) District) and amended as follows:

1. “Special Use Provisions” has been changed to “Mixed Use and Residential Use Provisions” and a provision added to allow the commercial uses component of a mixed use development on the ground floor of new development along Tichenor Avenue to be discretionary based on the market conditions at the time of development. In addition, ground floor commercial use is not required along

Miller Avenue, Casey Avenue, and Armstrong Street as part of a mixed use residential development.

2. A new section, Streetscape and Public Improvements, has been added with references to Section 5 of the Public Works Design and Construction Manual.

Table 5-3 has been renumbered to Table 5-4 [Development and Design Standard Requirements within the College Edge Overlay District (CEOD)] and amended as follows:

1. Special Use Provisions has been renamed to Mixed Used Provisions.
2. A new section, Streetscape and Public Improvements, has been added with references to Section 5 of the Public Works Design and Construction Manual.

Three (3) new development and design standards tables, Table 5-5, 5-6, and 5-7, have been developed for the UN districts. The UN districts are designed to be more walkable and urban in character. The UN-W has been divided along North Donahue Drive into two (2) areas with the area east of North Donahue Drive containing development standards that are similar to the UC district. The primary difference between the UN-W east of North Donahue Drive and the UC district is related to the types of land uses such as private dormitory being allowed in the UN-W and not the UC. The tables contain many of the same standards as the UC and CEOD tables with the following differences:

1. Table 5-5, UN-E standards, does not have a ground floor commercial use requirement for mixed residential uses. Table 5-6, UN-W standards, requires ground floor commercial as part of a mixed-use development along West Magnolia Avenue east of North Donahue Drive and a requirement that ground floor commercial be part of a mixed-use development along North Donahue Drive between West Magnolia and West Glenn Avenues if the market conditions are such to support commercial uses. Table 5-7 for the UN-S District may require commercial uses on the ground floor of mixed-use developments along the south side of East Samford Avenue between South College and South Gay Street and the west side of South Gay Street where current commercial uses are located. The inclusion of commercial uses is dependent on the market conditions as well.
2. All three (3) tables have a recommendation for maximum bedroom densities;
 - a. 85 bedrooms per acre for the UN-E and UN-S Districts.
 - b. 255 bedrooms per acre for the UN-W District.
3. All three (3) tables have a recommendation for maximum building heights:
 - a. 45 feet for the UN-E District (Unless the property is adjacent to a single-family district, then 35 feet is the maximum.)
 - b. 75 feet for the area east of North Donahue Drive and 50 feet for the area west of North Donahue Drive
 - c. 45 feet for the UN-S District (Unless the property is adjacent to a single-family district, then 35 feet is the maximum.)
4. All three (3) tables have recommendations for building setbacks:
 - a. UN-E District has a recommendation of 15 feet front, side and rear setbacks; however, the rear setback shall be 20 feet if the property abuts a single-family district. In addition, if a building is greater than 3 stories or 30 feet and abuts a single-family residential district, the building shall be setback an additional one-half (0.5) foot for each one (1) foot of height over 30 feet.

- b. The UN-W east of North Donahue Drive has a recommended front setback of no more than ten (10) feet and side and rear setbacks of zero to ten (0-10) feet. The area west of North Donahue Drive has a recommendation of 15 feet for front, side and rear setbacks.
 - c. The UN-S District has a 20 foot front and rear setback recommendation with a 15 foot side setback. This area also has the additional one-half (0.5) foot setback for every one foot of additional height for three (3) or more story buildings that are greater than 30 feet in height.
5. All three (3) tables contain requirements for Floor Area Ratios (FAR) and Impervious Surface Ratios (ISR) for mixed use and residential developments. Non-residential uses standards are listed in Table 4-3.
 - a. The UN-E and UN-S Districts have a limitation of 1.5 for FAR and 0.75 for ISR.
 - b. The UN-W District has a limitation of 8.5 FAR and ISR of 1.0 for the area east of North Donahue Drive and a FAR of 5 and ISR of 0.75 for the area west of North Donahue Drive.
6. The Open Space recommendations are as follows:
 - a. UN-E and UN-S Districts have an Open Space requirement of 0.15.
 - b. The UN-W District is split: the area east of North Donahue Drive does not have any requirement of open space, the area west of North Donahue Drive has a 0.15 recommendation.
7. Parking is recommended to remain the same as in the previous US District with parking being required for both residential and non-residential uses, whereas, the UC and CEOD Districts only require parking for residential use.
8. Parking lot screening is recommended along with a requirement that parking structures have a cladding requirement for the street frontages of such structures. This is the same development standard as required for the UC and CEOD Districts.
9. The same Streetscape and Public Improvements section as recommended for the UC and CEOD Districts has been recommend in these tables as well.
10. The following are recommended:
 - a. A requirement to conceal certain mechanical and other equipment and devises from being seen from the public rights-of-way. This section mirrors the requirements of the UC and CEOD Districts.
 - b. Signage requirements that mirror the requirements for the UC and CEOD Districts.
 - c. Standards for awning and canopies that mirror the UC and CEOD Districts.

Included in recommendations for Article V is to update the name of the airport from Auburn Opelika Robert G. Pitts Airport to the Auburn University Regional Airport.

Article VI: Signs. There are two (2) recommended changes in this Article:

The first is to add all three (3) of the UN Districts to the freestanding sign regulations that apply to the UC district [Section 605.01(D)]. This section allows existing signs at the time of the adoption of this Ordinance to remain; however, if changes are made or

requested to be made, the signs would then be limited to an area of 32 sq. ft. and no more than eight (8) feet in height.

The second change is to include all three (3) UN Districts in the building sign standards that currently apply to the UC and CEOD Districts.

Article VIII. Development Approval Process. The recommended changes to this section are updates as a result of changes to other sections. The first was an insertion to Section 802.02 (Development Requiring Site Plan Approval) of a reference to Private Dormitory Development. The other change is to Section 803.01 (Applicability) where a reference to conditional use approval for Performance Residential Development in the CRD-U and CRD-S Districts was made.

Article IX. Administration and Enforcement. The recommended changes to this Article are in Section 906.01 (C) (Standards for Map Amendments) where the reference to the US District is replaced by all three (3) UN Districts. This section deals with rezoning of to the UN Districts without specific findings of a need for additional UN District area, improvements of infrastructure to support the UN Districts and traffic studies demonstrating the rezoning would not adversely impact the level of service of arterial roads.

Appendix B. Street Classification System, City of Auburn. There are three (3) recommendations to the appendix to bring the information in line with the most current Public Works Design and Construction Manual. The recommendations are:

1. Adding the residential designation to DeKalb Street from E. University Drive south to the terminus.
2. Updating the designation of Richland Road to arterial from Shug Jordan to the western terminus.

Proposed Text

ARTICLE II. DEFINITIONS

Density: The number of dwelling units or persons per acre of land, usually expressed in units per gross acre. The number of families, individuals, dwelling units, total number of bedrooms, or housing structures per unit of land; usually density is expressed "per acre." Thus, the density of a development of 100 units occupying 20 acres is 5 units per acre, or 140 total bedrooms in a development on 2 acres is 70 bedrooms per acre.

Private Dormitory: a building or buildings not operated by an academic institution containing rooms forming one or more habitable units which are used or intended to be used by residents of academic institutions. The typical unit configuration is a suite with common space for living and cooking and private bedrooms, each with a dedicated bathroom. Most properties offer furnished units that rent by the bed with parental guarantees. Utilities are typically included with the lease rate and lease terms are most commonly for one (1) academic year.

ARTICLE III. ESTABLISHMENT OF ZONING DISTRICTS

Section 301. Zoning Districts.

For the purpose of this Ordinance, all land and water areas in Auburn are hereby divided into zoning districts, which shall be designated as follows: ~~a Rural (R) District, a Neighborhood Conservation (NC) District, a Comprehensive Development (CDD)~~

~~District, a Limited Development District (LDD), a Development District Housing (DDH), a Redevelopment (RDD) District, an Urban Core (UC) District, a University Service (US) District, an Industrial (I) District, a Holding (HD) District, a Planned Development District (PDD), a Corridor Redevelopment District (CRD), and a South College Corridor District (SCCD).~~ an Urban Core District (UC), a College Edge Overlay District (CEOD), an Urban Neighborhood East District (UN-E), an Urban Neighborhood West District (UN-W), an Urban Neighborhood South District (UN-S), a Neighborhood Conservation District (NC), a Development District Housing District (DDH), a Redevelopment District (RDD), a Rural District (R), a Limited Development District (LDD), a Comprehensive Development District (CDD), a Corridor Redevelopment District (CRD), a South College Corridor District (SCCD) an Industrial District (I), a Planned Development District (PDD), a Conservation Overlay District (COD), and a Holding District (HD).

Section 304. Statement of Purpose and Intent of Zoning Districts.

~~304.07.~~ **304.01. Urban Core District (UC).** This District is intended to serve as the retail, financial, service, historical and religious focal point of Auburn. In general, the UC provides for uses of regional, as well as local, importance. It is intended to be an area of high intensity use in which a full range of public facilities are available. ~~The standards and high densities prescribed for the UC are designed to optimize the use of these in-place facilities; however, public and private investment in capital improvements is of high priority to insure the revitalization of the downtown area.~~ Approval of proposals/applications may require a collaboration between the City and developers/owners for the planning and provision of public improvements such as parking, additional street and utility rights-of-way, and implementation of public plans for the improvement of the street environment. Innovation and professionalism in quality urban design is strongly encouraged.

~~304.13.~~ **304.02 College Edge Overlay District (CEOD).** All content under this heading remains the same.

~~304.08. University Service District (US).~~ This District is intended to provide for mixed land use at high densities to meet the demands exerted by Auburn University, and to promote the conversion, redevelopment, and growth of residential, commercial, and institutional uses adjacent to the University campus and the urban core of the City of Auburn. ~~The US District is a development and redevelopment District; therefore, the regulations are based solely on performance criteria. Uses permitted in this District are those which serve a broad range of student needs.~~

~~The nature of the US District, and the intent of the City to promote redevelopment within the District, requires that the most stringent review of proposals and the greatest commitment to capital improvements by the City be undertaken in this District. Approval of proposals/applications will require the dedication and participation by developers/owners in public improvements such as off-street parking, additional street and utility rights-of-way and implementation of public plans for the improvement of the street environment. Innovation and professionalism in design is strongly encouraged.~~intensity of

~~Occupancy in the US is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses.~~

304.03. Urban Neighborhood East (UN-E). This District is intended to provide for mixed land use at medium to higher densities to meet the demands exerted by

downtown Auburn and Auburn University and to promote the conversion, redevelopment, and growth of a wide range of residential, commercial, and institutional uses adjacent to the urban core of the City of Auburn. The UN-E District is a development and redevelopment District with development regulations that promote a more urban, walkable character with permitted uses to serve a broad range of community needs.

The nature of the UN-E District, and the intent of the City to promote redevelopment within the District, requires that the more stringent review of proposals and the greatest commitment to capital improvements by the City be undertaken in this District. Approval of proposals/applications may require a collaboration between the City and developers/owners for the planning and provision of public improvements such as parking, additional street and utility rights-of-way, and implementation of public plans for the improvement of the street environment. Innovation and professionalism in quality urban design is strongly encouraged.

Occupancy in the UN-E is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses.

304.04. University Neighborhood West (UN-W). This District is intended to provide for mixed land use at high densities to meet the demands exerted by Auburn University, and to accommodate the conversion, redevelopment, and growth of residential, commercial, and institutional uses adjacent to the University campus and the urban core of the City of Auburn. The UN-W District is a development and redevelopment District with development regulations that promote a more urban, walkable character with permitted uses which serve a range of student and community needs.

The nature of the UN-W District, and the intent of the City to promote redevelopment within the District, requires that the more stringent review of proposals and the greatest commitment to capital improvements by the City be undertaken in this District. Approval of proposals/applications may require a collaboration between the City and developers/owners for the planning and provision of public improvements such as parking, additional street and utility rights-of-way, and implementation of public plans for the improvement of the street environment. Innovation and professionalism in quality urban design is strongly encouraged.

Occupancy in the UN-W is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses.

304.05. Urban Neighborhood South (UN-S). This District is intended to provide for mixed land use at medium to higher densities to meet the demands exerted by downtown Auburn and Auburn University and to promote the conversion, redevelopment, and growth of residential, commercial, and institutional uses adjacent to the urban core of the City of Auburn and the University campus. The UN-S District is a development and redevelopment District with development regulations that promote a more urban, walkable character. Of the three (3) Urban Neighborhood Districts, the permitted uses in this District are geared to the community as a whole, but focused on preserving and complementing the character of the single-family residential areas adjacent to this District.

The nature of the UN-S District, and the intent of the City to promote redevelopment within the District, requires that the more stringent review of proposals and the greatest commitment to capital improvements by the City be undertaken in this District. Approval

of proposals/applications may require a collaboration between the City and developers/owners for the planning and provision of public improvements such as parking, additional street and utility rights-of-way, and implementation of public plans for the improvement of the street environment. Innovation and professionalism in quality urban design is strongly encouraged.

Occupancy in the UN-S is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses.

The following sections have been renumbered with no changes to the content under the headings.

~~304.02.~~ **304.06** Neighborhood Conservation District (NC).

~~304.05.~~ **304.07** Development District Housing (DDH).

~~304.06.~~ **304.08** Redevelopment District (RDD).

~~304.01.~~ **304.09** Rural District (R).

~~304.04.~~ **304.10** Limited Development District (LDD).

~~304.03.~~ **304.11** Comprehensive Development District (CDD).

~~304.14.~~ **304.12** Corridor Redevelopment District (CRD).

~~304.15.~~ **304.13** South College Corridor District (SCCD).

~~304.09.~~ **304.14.** Industrial District (I).

~~304.11.~~ **304.15.** Planned Development District (PDD).

~~304.12.~~ **304.16.** Conservation Overlay District (COD).

~~304.10.~~ **304.17.** Holding District (HD).

ARTICLE IV. GENERAL REGULATIONS

Section 401. Use Regulations.

Section 402 through 407 identify the category of use and define the specific uses shown in Table 4-1 - Table of Permitted Uses. Section 408 and Table 4-1 indicate which land uses may locate by right, by conditional use, or are not permitted in each zoning district. In addition, Section 408 provides special developments standards for uses that are permitted or conditional permitted in each zoning district.

Section 402 specifies which uses are permitted in each zoning district and defines the use categories used in this Ordinance. The purpose of this Section is to indicate which land uses may locate in each zoning district and which uses may not locate therein. A further distinction is made between uses that may locate in a given district only upon obtaining a conditional use permit to do so. The uses generally described in Section 402 are specifically listed in Sections 404 through 408.

Section ~~403.~~ **402.** Use Categories Defined.

The categories of uses utilized by this Ordinance are defined in Sections ~~404~~ **403** through ~~408~~ **407**. The uses not enumerated in these sections are not necessarily excluded. Article IX empowers the Planning Director to make interpretations of use.

The following sections have been renumbered with no changes to the content under the headings except where noted.

Section 404. 403. Agricultural Uses.

~~404.01.~~ 403.01 Agriculture.

~~404.02.~~ 403.02 Forestry.

Section ~~405.~~ 404. Residential Uses.

~~405.01.~~ 404.01 Conventional residential.

~~405.02.~~ 404.02 Performance residential.

Section ~~406.~~ 405. Recreational, Institutional, and Special Residential Uses.

~~406.01.~~ 405.01 Outdoor recreational.

~~406.02.~~ 405.02 Institutional, indoor recreational, and special residential uses.

Section ~~407.~~ 406 Commercial Uses.

~~407.01.~~ 406.01 Office.

~~407.02.~~ 406.02 Commercial and entertainment.

~~407.05.~~ 406.03 Road service.

~~407.03.~~ 406.04 Commercial recreational use.

~~407.04.~~ 406.05 Recreational rental dwelling uses.

~~407.06.~~ 406.06 Public service.

~~407.07.~~ 406.07 Agricultural support

~~407.08.~~ 406.08 Nurseries.

~~407.10.~~ 406.09 Commercial support.

~~407.11.~~ 406.10 Neighborhood Shopping Center.

~~407.12.~~ 406.11 Community Shopping Center.

~~407.09.~~ 406.12 Regional shopping center. This category includes commercial land development consisting of 500,000 or more square feet of gross floor area on one (1) lot.

Section ~~408.~~ 407. Industrial Uses.

~~408.01.~~ 407.01 Industry.

~~408.02.~~ 407.02 Extraction and junkyard uses.

~~408.03.~~ 407.03 Airports, Landing Strips and Heliports. This category includes any facility used for take-off, landing, storage, maintenance, and/or repair of aircraft. It also includes aviation-related activities, such as radar and communications facilities, flight schools, and cargo loading and storage areas. *(Also see Section 516 Airport Overlay District)*

Section—~~402.~~ Section 408. Uses Permitted by Right, Uses Permitted with Conditional Use Permits, and Uses Not Permitted.

Except as otherwise provided by law or in this Ordinance, no building, structure, or land shall be used or occupied except in the zoning districts indicated and for the purposes permitted in this Section. The general use categories specified by Table 4-1 are defined

in Sections 404 403 through 408 407. (The remaining content under this heading is unchanged)

402.01. 408.01. All permitted uses and uses requiring conditional use approval pursuant to Section 803 are listed in Table 4-1. In addition, the table notes uses for which special development standards apply, regardless of whether such uses are designated as permitted or conditional. Special development standards are listed in Section 402.02 408.02. (The remaining content under this heading is unchanged)

B. Uses not listed in Table 4-1 or Section 402 403 are not permitted in any district except pursuant to Article IX, which provides for interpretation of uses, or Article VII, which provides for nonconformities. (The remaining content under this heading is unchanged)

ARTICLE IV GENERAL REGULATIONS

Table 4-1 TABLE OF PERMITTED USES

Category
Use

Agricultural Uses	NAICS	SDS*	UC / CEOD	US	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Agriculture	1113										P							
Forestry	113	x							C		P	C	C					

Conventional Subdivision	NAICS	SDS*	UC / CEOD	US	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Single family residential S/D		x			P	P	P	P	P	P	P	P	P					C
Manufactured home S/D		x									C		C†					C

Performance Residential Development ***	NAICS	SDS*	UC / CEOD	US	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Single family detached S/D		x		P	P	P	P		P	P		P	P	C	C			C
Zero lot-line S/D		x		P	P	P	P		C	C		C	P	C	C			C
Town house S/D		x	C	P	P	P	P		C	C		C	P	C	C			C
Twin house S/D		x		P	P	P	P		C	C		C	P	C	C			C
Duplex development		x		P	P	P	P		C	C			C	C	C			C
Cottage Housing Development		x		P	P	P	P			C				C	C			C
Multiple family development †		x	P	P	P	P	P		C	C			C	C	C			C
Private Dormitory		x			P	P	C											
Manufactured home park		x									C		C					C
Manufactured home S/D		x									C		C#					C

*** See Section 502.02

† for UC See Section 506.03

See Section 502.02(A)

Outdoor Recreational Uses	NAICS	SDS*	UC / CEOD	US	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Golf course	793910							C	C	C	P	C	P					C
Commercial Stables	711219										C							C
Nature and Wildlife Preserves	71219							C	C									C
Park (Private)			P	P	P	P	P	P	P	P	P	P	P	C	C			C
Institutional	NAICS	SDS*	UC / CEOD	US	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Aquariums	712130	x	C	C	C	C				C		C	P					C
Assisted Living Facility	623311	x		C						C		C	P	P	P			C
Cemetery	812220	x		P	P	P		P	P	C	P		P					C
Church	813110	x	P C	C	C	C	C	C	C	C	P	C	P	C	C			C
Day Care Center	624410	x	C	C	C	C	C			C		C**	P	P	P	P	C	C
Day Care Home	624120	x	P	C	C	C	C	C	C	C	P	C	P	C	C			C
Group Day Care Home		x	C	C	C	C	C			C	C	C	P	C	C			C
Independent Living Facility	623312	x	C	C	C	C	C			C		C	P	P	P			C
Nursing Home	623110	x		C						C		C	P	P	P			C
Private Libraries & Museums		x	C	C	C	C	C			C	C	C	P	P	P			C

P = permitted use

C = conditional use

A blank box indicates the use is not permitted.

*See Special Development Standards, §402.02

**Neighborhood Shopping Center only

Private Schools	6111	x	C	E	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Dormitories	721340	x	E	E				E	E	E	E	E	E	E	E	E	E	E
All Other Uses		x	C	E	C	C	C			C		C	C	C	C	C	C	C

Indoor Recreational	NAICS	SDS*	UC / CEOD	US	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Billiards	713990		C	E	C	C				C		C**	P	P	P	P	C	C
Bowling Alleys	713950		C	E	C	C				C		C**	P	P	P	P	C	C
Community Rec. Center	713990	x	C	P	P	P	C	C	C	C		C**	C	P	P	P	C	C
Gymnasium	713940		C	E	C	C				C		C**	P	P	P	P	C	C
Indoor Athletic Facilities	713940		C	E	C	C				C		C**	P	P	P	P	C	C
Skating Rink (Roller & Ice)	713940	x		E	C	C				C			P	P	P	P	C	C

Special Residential	NAICS	SDS*	UC / CEOD	US	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Accessory Dwelling Unit		x		P	P	P	P	P	P	P	P	P	P	C	C			C
Bed & Breakfast	721191	x	P	P	P	C	P	C#	C	P	C	C	C	C	C			C
Boarding/Rooming House	721310	x	C	P	P	P	P			P			P					C
Group Home	623990									P			C	C	C			C
Halfway Houses	623990		C	E	C	C	C			P		C	P	C	C			C
	623220																	
Monasteries/Convents	813110			E	C	C	C	C	C	P	C	C	C	C	C			C

Limited to NC zoned property within the City of Auburn Historic District, as adopted by Ordinance No. 2377, and as may be amended. Bed and Breakfasts are otherwise not a permitted use in the NC District

Office	NAICS	SDS*	UC / CEOD	US	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Office			P	P	P	P	P			P		C**	P	P	P	P	C	C

Commercial and Entertainment	NAICS	SDS*	UC / CEOD	US	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Auto accessory store	441310	x	P	P						C			P	P	P	P	C	C
Banks	5221		C	E	C	C	C			C		P**	P	P	P	P	C	C
Barbershop/beauty shop	812111		P	P	P	P	P			C		P**	P	P	P	P	C	C
Book, Hobby, Music, & Sporting Goods Stores	451		P	P	P	P	P			C		P**	P	P	P	P	C	C
Brewpub	312120	x	C	E	C	C	C			C		C**	C	P	P	P	C	C
Building material sales (no outdoor display)	444190	x	E	E						C			P	C	P	P	C	C
Check Cashing										C			C	C	C		C	C
Clothing Stores	448		P	P	P	P	P			C		P**	P	P	P	P	C	C
Commercial or trade school	611511	x	C	P	P	P	P			C			P	P	P	P	C	C
Copy shop	561439		P	P	P	P	P			C			P	P	P	P	C	C
Dry Cleaners	812320		C	E	C	C	C			P		P**	P	P	P	P	C	C
Electronics Repair	8112		P	P	P	P	P			C		P**	P	P	P	P	C	C
Florists	4531		P	P	P	P	P			C		P**	P	P	P	P	C	C
Funeral Homes	812210	x	C	E	C	C				C		C**	C	C	P	C	C	C
Garden Supply	44422		C	E	C		C			C		P**	P	P	P	P	C	C
General Merchandise Stores	452		C	E	C	C	C			C			P	P	P	P	C	C
Grocery Stores	4451		C	E	C	C	C			C		P**	P	P	P	P	C	C
Hardware Stores	444130		C							C			P	C	P	P	C	C
Health & Person Care Stores	446		P	P	P	P	P			C		P**	P	P	P	P	C	C
Lounge			C	E	C	C				C		C**	C	P	P	P	C	C
Hotel/motel/condotel	721110	x	C	E	C	C	C			C			C	P	P	P	C	C

Office Supplies, Stationery, Gift	4532		P	P	P	P	P			C		P**	P	P	P	P	C	C
Pawn Shop										C			C	C	C		C	C
Package store	445310		C	E	C	C	C			C			P	P	P	P	C	C
Pet/Pet Supply Store	45391		P							C		P**	P	P	P	P	C	C
Precious Metal Purchase/Sales										C			C	C	C		C	C
Private club	813410	x	C	E	C	C	C			C			C	C	C	C	C	C
Professional Studios			C	E	C	C	C			P		P**	P	P	P	P	C	C
Restaurant			P	P	P	P	P			C		P**	P	P	P	P	C	C
Specialty Food Stores	4452		P	P	P	P	P			C		P**	P	P	P	P	C	C
Theaters/Indoor Auditoriums	512131		C	E	C	C				C			P	P	P	P	C	C

Title Pawn										C			C	C	C		C	C
Veterinary office/kennel	541940	x	€	€	<u>C</u>	<u>C</u>	<u>C</u>			P	P	C**	P	P	P	P	C	C
All others			C	€	<u>C</u>	<u>C</u>	<u>C</u>			C		C**	C	C	C	C	C	C

Road Service	NAICS	SDS*	UC/ CEOD	US	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
ATMs		x	C	E	C	C	C			C			P	P	P	P		C
Auto dealership	44111									C			C	C	P	P	C	C
	44122																	
Auto repair, paint/body work	8111	x								C			C	C	P	C	C	C
Bank w/Drive Thru			C	E	C	C				C		C**	C	C	P	P	C	C
Building Material Sales (outdoor display)	444190	x	E	E						C			P	C	P	P	C	C
Car Wash/Detailing shop	811192									C			C	C	P	C		C
Convenience Stores/Small Grocery	445120		P	E	C	C	C			C			P	P	P	P		C
Fast Food Restaurant	722211		C	E	C	C	C			C			C	C	P	P	C	C
Flea market	531190	x								C			C		C		C	C
	531120																	
Gasoline/service station	447190	x		E						C		C**	C	C	P	P	C	C
Outdoor/Drive-in theatre	512132	x								E			E	E	E		E	E
Parking Garages/ Lots	812930		C	E	C	C				C			C	C	P	C	C	C
Small engine repair/ Sales	811411		E	E						C			C	C	P	C	C	C
All Other Uses			C	E	C	C	C			C			C	C	P	C	C	C

Commercial Recreational Use	NAICS	SDS*	UC/ CEOD	US	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Amphitheater		x									C	C**	C	C	C		C	C
Amusement park	713110	x									C		C			C	C	C
Fairground	711310	x									C		C				C	C
Miniature golf/driving range	713990	x									C		C	C	C	C	C	C
Race track	711212	x									C		C				C	C
Stadium/arena	711310	x									C		C				C	C

<i>Recreational Rental Dwellings</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>US</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Campground	721211										C		P				C	C
Cottages/cabins	721199										C		P				C	C
Recreational vehicle park	721211	x									C		C				C	C

[illegible][^]Only if mounted on an existing structure

Agricultural Support	NAICS	SDS*	UC/ CEOD	US	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Farm equipment	532490	x									C		C			C	C	C
Farm equipment sales/repair	811310	x									C		C			C	C	C
Farm produce sales (permanent)	445230	x									C			P	P			C
Farm produce supply											C		P	P	P	P	C	C
Farm product processing		x									C		C				C	C

<i>Nurseries</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>US</i>	<i><u>UN-E</u></i>	<i><u>UN-W</u></i>	<i><u>UN-S</u></i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Retail	444220	x								C	P	C**	P	C	P	C		C
Wholesale	444220										P		P				C	

P = permitted use
C = conditional use
 A blank box indicates the use is not permitted.

*See Special Development Standards, §402.02

**Neighborhood Shopping Center only

Commercial Support	NAICS	SDS*	UC / CEOD	US	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Bottling plant/bakery	333993 333294	x								C			C				C	
Contractor storage yard		x								C			C		C		C	
Mini-warehouse	531130	x											C	C	C	C	C	C
Printing/publishing	323	x								C			C		C		C	
Recycled materials	562111	x								C			C				C	
Sales/repair of heavy equipment	811310	x											C	C	C	C	C	
Vet. office/kennel w/outdoor pens	812910										C						C	
Warehouse	236220	x								C			C	C	C	C	C	
Wholesale distributor		x								C			C				C	
All others										C			C	C	C		C	

Neighborhood Shopping Center	NAICS	SDS*	UC / CEOD	US	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Neighborhood Shopping Center		x										C	P	P	P	P		C

Community Shopping Center	NAICS	SDS*	UC / CEOD	US	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Community Shopping Center 100,000		x											P	C	P	P		C

Regional Shopping Center	NAICS	SDS*	UC / CEOD	US	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Shopping Ctr. 500,000+ s.f. floor													P	C	P	P		C

Industrial Uses	NAICS	SDS*	UC / CEOD	US	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Auto salvage yard	493190	x															C	
Bulk storage of chemicals or fuels	493190	x															C	
Commercial incinerator	562213	x															C	
Food processing/packaging	311	x															C	
Freight/trucking terminal	488490	x															C	
Manufacture of building materials	326199																C	
Manufacture/storage of explosives	325920	x															C	
Mine/quarry	212321	x									C							
Outdoor storage of machinery																	C	
Recycled materials processing																	C	
Scientific testing/research																	C	
Slaughterhouse	31161	x															C	
Storage of sand/gravel/blocks		x															C	
All others																	C	

P = permitted use
C = conditional use
A blank box indicates the use is not permitted.

*See Special Development
Standards, §402.02
**Neighborhood Shopping Center only

~~402.02.~~ **408.02. Special Development Standards.** *(The remaining content under this heading remains the same)*

C. Performance Residential Development. See Section 502.02.

In addition to Section 502.02F:

Cottage Housing Development Standards:

4. The net total floor area of each cottage shall not exceed one and one-half times the area of the main level.

(In addition, see Section 502.02F)

Multiple Family Residential Development Standards:

5. Orientation requirements - A minimum of 50 percent of the buildings shall have a front entrance facing a public or private street. All buildings with a street façade shall have one (1) functioning entry on the street façade, and for buildings that do not have a street facade, the primary entrance should have a sidewalk connection to the nearest street. ~~If the property line at the road frontage is less than 50% of the side lot line, the property is exempt.~~

(In addition, see Section 502.02G)

Private Dormitory:

The above listed development standards for Multiple Family Residential Development shall be met in addition to the following: Lounge Uses are prohibited in a private dormitory development. (see also Sections 502.02(H), and Section 509).

~~D.~~ **Manufactured Home Park.** See ~~Section 502.02.G.~~ Section 502.02.I

~~E.~~ **D. Institutional, Indoor Recreation & Special Residential Uses.** *(Content under this heading remains the same)*

~~F.~~ **E. Commercial and Entertainment Uses.** *(Only the following subsections have been changed)*

7. Hotel/motel/condotel: ~~Permitted only on property fronting on an arterial or collector road as designated in Appendix B.~~
 - a) Permitted only on property fronting on an arterial or collector road street as designated in Appendix B.

~~G.~~ **F. Road Service Uses.** *(Only the following subsections have been changed)*

2. Auto repair, paint/body work:
 - d) The lot shall front on an arterial or collector street as designated in Appendix B.
5. Flea Market:
 - a) Flea markets shall be permitted only on property fronting on an arterial road street, as designated in Appendix B

with all major points of ingress/egress connecting to that road street.

6. Gasoline/service station:

- a) Site. The minimum frontage on an arterial street shall be 150 feet. In LDD, a gasoline station shall be permitted as part of a neighborhood shopping center on a site not less than three (3) acres in size. It shall be located at the intersection of two arterial roads or an arterial and a collector road street, as designated in Appendix B.

7. Outdoor/Drive-in theatre:

- a) ~~No part of any theater screen, projection booth, or other building shall be located closer than 500 feet from any residential district nor closer than 50 feet to any property line.~~
- b) ~~Queuing space within the lot shall be provided for patrons awaiting admission in an amount equal to 30 percent of the vehicular capacity of the theater.~~
- c) ~~The minimum site area shall be five acres.~~

7. 8. Small Engine Repair: *(Renumbered, content remains unchanged)*

8. 9. Automated Teller Machines (ATMs): *(Only subsections noted have been changed)*

Freestanding Automated Teller Machines shall comply with the following requirements:

- e) Each outdoor ATM shall be provided with adequate lighting. The lighting plan must be shown on the submitted site plan.

9. 10. Parking Lots *(Renumbered, content remains unchanged)*

10. 11. Fast Food Restaurants *(Renumbered, content remains unchanged)*

~~H. G.~~ Commercial Recreational Uses. *(Content under this heading remains the same)*

~~I. H.~~ Recreational Rental Dwellings. *(Only the following subsections have been changed)*

Recreational vehicle parks: All recreational vehicle parks shall be developed according to the following standards:

- a) Minimum lot requirements.
2. The development site shall have at least 50 feet of frontage on an arterial road street, as shown in Appendix B.

~~J. I.~~ Public Service Uses. *(Only the following subsections have been changed)*

2. Hospital: Development site shall have ready access to an arterial road street, as designated in Appendix B.

~~K.~~ **J. Agricultural Support Uses.** *(Only the following subsections have been changed)*

3. Farm product processing in Rural (R) and Comprehensive Development (CDD) Districts:

a) All such uses must front on a road street with a functional classification of Arterial, as designated in Appendix B.

~~L.~~ **K. Nurseries.** *(Content under this heading remains the same)*

~~M.~~ **L. Commercial Support Uses in the CC, RDD, and CDD, CRD, and SCCD.** *(Content under this heading remains the same)*

~~N.~~ **M. Neighborhood Shopping Center. Up to 100,000 Square Feet.** *(Content under this heading remains the same)*

~~O.~~ **N. Industrial Uses.** *(Content under this heading remains the same)*

~~P.~~ **O. Junkyard & Extraction Uses.** *(Content under this heading remains the same)*

411.01. Building Setbacks.

A. Minimum Setbacks. To calculate the minimum building setback required to ensure adequate light, air and privacy to abutting properties, multiply the height of the proposed building by the Angle of Light Exposure Factor for the zoning district as shown in Table 4-3 below.

The product of this calculation is the distance the building must be set back from the property line. If, based on this calculation, the setback required is greater than the minimum width of the required bufferyard, the setback according to the angle of light exposure factor must be used.

~~The Planning Director may waive the Angle of Light setback requirement for particular site plans meeting all of the following conditions:~~

- ~~1) Subject property is located in the University Service (US) district;~~
- ~~2) Requested waivers shall apply only to property lines adjoining public streets;~~
- ~~3) Permitted building setbacks shall not be less than the existing yard width on adjoining property fronting on the same street; and~~
- ~~4) The waiver shall not result in the encroachment of any structure into a required bufferyard.~~

(The remaining content under this heading remains the same)

Table 4-2: Performance Standards for Residential Uses by District

District/ Subdivision Type	Maximum Gross Density (du/ac.)	Minimum Open Space Ratio ¹
Urban Core (UC) Performance	See Article V, Sections <u>502.02 and</u> 506.03	

Urban Neighborhood Districts (UN-E), (UN-W), & (UN-S)

<u>Conventional</u>	<u>4.00</u>	<u>0.00</u>
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<u>Performance</u>	<u>See Article V, Sections 502.02., 506.04., and 509.</u>	
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Neighborhood Conservation (NC)

See Article V, Table 5-2

Development District Housing (DD-H)

Conventional	4.00	0.00
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Performance	5.50	0.30
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Redevelopment District (RDD)

Conventional	5.00	0.00
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Performance	16.00	0.20
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Rural (R)

Conventional	0.33 <u>3 acre min. lot size</u>	0.00
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Performance	2.35	0.45
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Limited Development District (LDD)

Conventional	2.00	0.00
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Performance	5.00	0.30
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Comprehensive Development (CDD)

Conventional	4.00	0.00
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Performance	9.50	0.25
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~~*University Service (US)*~~

Performance	34.00	0.15
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Corridor Redevelopment District (CRD-U)

Performance	16.00	0.15
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Corridor Redevelopment District (CRD-S)

Performance	10.00	0.20
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Planned Development District (PDD)

See Article V, Section 503

¹No open space shall be required in a performance residential development consisting of 4 dwelling units or less on an existing lot of record. No open space shall be required for town houses constructed in the Urban Core (UC) and ~~University Services (US)~~, **all Urban Neighborhood (UN-E) (UN-W) & (UN-S)**, and Corridor Redevelopment District-Urban (CRD-U) districts.

Table 4-3: Standards for Nonresidential Uses by District

District Uses	Maximum FAR	Maximum ISR	Minimum site area ³	Minimum lot width ⁵	Angle of light factor
<i>Urban Core (UC)/CEOD</i>					
All Uses	5.00 <u>8.5</u>	1.00	none	none	<u>*</u>
<i>Urban Neighborhoods (UN-E, UN-W, & UN-S)</i>					
Outdoor Rec. (private parks)	<u>0.05</u>	<u>0.40</u>	<u>7,500 SF</u>	<u>75 ft.</u>	<u>**</u>
Institutional	<u>0.70</u>	<u>0.80</u>	<u>7,500 SF</u>	<u>75 ft.</u>	<u>**</u>
Road Service	<u>0.35</u>	<u>0.90</u>	<u>30,000 SF</u>	<u>100 ft.</u>	<u>**</u>
Public Service ²	<u>0.50</u>	<u>0.80</u>	<u>7,500 SF</u>	<u>75 ft.</u>	<u>**</u>
All Other Uses	<u>2.00</u>	<u>0.90</u>	<u>7,500 SF</u>	<u>75 ft.</u>	<u>**</u>
<i>Neighborhood Conservation (NC)</i>					
Outdoor Recreational	0.05	0.40	7,500 SF	none	<u>***</u>
Institutional	0.50	0.60	7,500 SF	75 ft.	<u>***</u>
Public Service ²	0.20	0.50	7,500 SF	75 ft.	<u>***</u>
<i>Development Housing (DDH)</i>					
Agriculture Uses (<u>Forestry</u>)	0.01	0.10	<u>± 25 acres</u>	none	1.0
Outdoor Recreational	0.05	0.40	7,500 SF	75 ft.	1.0
Institutional	0.50	0.60	7,500 SF	75 ft.	1.0
Indoor Recreational	0.50	0.60	7,500 SF	75 ft.	1.0
Public Service ²	0.20	0.50	7,500 SF	75 ft.	1.0
All Other Uses ⁶	0.40	0.80	7,500 SF	75 ft.	1.0
<i>Redevelopment (RDD)</i>					
Outdoor Rec. (Private Parks)	0.05	0.40	7,500 SF	none	1.0
Institutional	0.60	0.70	7,500 SF	75 ft.	1.0
Road Service	0.35	0.90	30,000 SF	100 ft.	1.0
Public Service ²	0.30	0.60	7,500 SF	75 ft.	1.0
<u>Nurseries</u>	<u>0.05</u>	<u>0.50</u>	<u>30,000 SF</u>	<u>100 ft.</u>	<u>1.0</u>
Commercial Support	0.60	0.70	7,500 SF	75 ft.	1.0
All Other Uses	0.70	0.80	7,500 SF	75 ft.	1.0
<i>Rural (R)</i>					
Agriculture/Nurseries ¹	na	0.05	3 acres	none	1.0
<u>Forestry</u>	<u>na</u>	<u>0.05</u>	<u>25 acres</u>	<u>none</u>	
Outdoor Recreational	0.02	0.40	3 acres	none	1.0
Institutional	0.05	0.40	3 acres	none	1.0
<u>Commercial & Entertainment (Vet office)</u>	<u>0.12</u>	<u>0.30</u>	<u>40,000 SF</u>	<u>none</u>	<u>1.0</u>
Commercial Recreational	0.10	0.20	3 acres	none	1.0
Recreational Rental	0.01	0.10	200,000 SF	none	1.0
Dwellings <u>±</u>					

District Uses	Maximum FAR	Maximum ISR	Minimum site area ³	Minimum lot width ⁵	Angle of Light Factor
<i>Rural (R) (continued)</i>					
Public Service ²	0.20	0.50	3 acres	none	1.0
Agriculture Support	0.25	0.50	40,000 SF	none	1.0
Conditional Uses	0.12	0.30	200,000 SF	none	1.0
<i>Limited Development District (LDD)</i>					
Forestry	0.01	0.10	± 25 acres	none	1.0
Outdoor Recreational	0.05	0.25	1 acre	none	1.0
Institutional	0.50	0.60	none	none	1.0
Public Service ²	0.20	0.50	none	none	1.0
Neighborhood Shopping Ctr.	0.40	0.60	3 acres	none	1.0
All Other Uses ⁶	0.40	0.80	7,500 SF	none	1.0
<i>Comprehensive Development District (CDD)</i>					
Outdoor Recreational	0.05	0.40	7,500 SF	75 ft.	1.0
Institutional	0.50	0.60	7,500 SF	75 ft.	1.0
Road Service	0.35	0.90	30,000 SF	100 ft.	1.0
Commercial Recreational	0.15	0.30	40,000 SF	none	1.0
Recreational Rental Dwellings†	0.15	0.25	100,000 SF	none	1.0
Public Service ²	0.30	0.60	7,500 SF	75 ft.	1.0
Agriculture Support	0.25	0.50	40,000 SF	100 ft.	1.0
Nurseries	0.05	0.50	80,000 SF	None	1.0
Commercial Support	0.40	0.75	7,500 SF	75 ft.	1.0
All Other Uses	0.70	0.80	7,500 SF	75 ft.	1.0
<i>Corridor Redevelopment District-Urban (CRD-U)</i>					
Road Service	0.50	0.90	20,000 SF	75 ft.	****
Public Service ²	0.50	0.80	7,500 SF	60 ft.	****
Commercial Support	0.40	0.75	7,500 SF	75 ft.	****
Conditional Uses	0.50	0.90	7,500 SF	60 ft.	****
All Other Uses	0.70	0.80	7,500 SF	60 ft.	****
<i>Corridor Redevelopment District-Suburban (CRD-S)</i>					
Road Service	0.35	0.90	30,000 SF	100 ft.	****
Public Service ²	0.35	0.75	7,500 SF	75 ft.	****
Commercial Support	0.40	0.75	7,500 SF	75 ft.	****
Conditional Uses	0.50	0.90	7,500 SF	75 ft.	****
All Other Uses	0.70	0.80	7,500 SF	75 ft.	****
<i>South College Corridor District (SCCD)</i>					
Institutional	0.50	0.60	7,500 SF	75 ft.	1.0
Road Service	0.35	0.90	30,000 SF	100 ft.	1.0
Commercial Recreational	0.15	0.30	40,000 SF	none	1.0
Public Service ²	0.30	0.60	7,500 SF	75 ft.	1.0
Agriculture Support	0.25	0.50	40,000 SF	100 ft.	1.0
Nurseries	0.05	0.50	80,000 SF	none	1.0

District Uses	Maximum FAR	Maximum ISR	Minimum site area ³	Minimum lot width ⁵	Angle of light factor
<i>South College Corridor District (SCCD) (continued)</i>					
Commercial Support	0.40	0.75	7,500 SF	75 ft.	1.0
All Other Uses	0.70	0.80	7,500 SF	75 ft.	1.0
<i>Industrial (I)</i>					
Outdoor Recreation	0.05	0.40	10,000 SF	none	*
<u>Institutional Day (Day Care Center)</u>	<u>0.50</u>	<u>0.60</u>	<u>10,000 SF</u>	<u>100 ft.</u>	<u>****</u>
Office	1.50	1.00	40,000 SF	100 ft.	****
<u>Commercial & Entertainment</u>	<u>0.70</u>	<u>0.80</u>	<u>10,000 ST</u>	<u>100 ft.</u>	<u>****</u>
Road Service	0.35	0.90	30,000 SF	100 ft.	****
Commercial Recreational	0.40	0.90	40,000 SF	none	****
<u>Recreational Rental Dwellings</u> <u>†</u>	<u>0.15</u>	<u>0.25</u>	<u>200,000 SF</u>	<u>none</u>	<u>****</u>
Public Service ²	0.50	0.80	10,000 SF	100 ft.	****
Agriculture Support	0.90	0.90	40,000 SF	100 ft.	****
Nurseries	0.05	0.50	80,000 SF	none	****
Commercial Support	0.90	1.00	10,000 SF	100 ft.	****
All Other Uses	0.40	0.90	80,000 SF	100 ft.	****
<u>Industrial Uses</u>	<u>0.94</u>	<u>0.90</u>	<u>40,000 SF</u>	<u>100 ft.</u>	<u>****</u>
<u>Extraction Uses</u>	<u>0.10</u>	<u>0.10</u>	<u>100 Acres</u>	<u>100 ft.</u>	<u>****</u>
<i>University Service (US)²</i>					
Outdoor Rec. (exc. golf courses)	0.05	0.40	7,500 SF	75 ft.	0.5
Institutional	0.70	0.80	7,500 SF	75 ft.	0.5
Public Service²	0.50	0.80	7,500 SF	75 ft.	0.5
Road Service	0.35	0.90	30,000 SF	100 ft.	0.5
All Other Uses	2.00	0.90	7,500 SF	75 ft.	0.5
<i>Planned Development District (PDD)⁴</i>					

* See Article V, Section 507 and Section 508 for setback regulations and Article IV, Table 4-4 for maximum height.

** See Article V, Section 509 for setback regulations and Article IV, Table 4-4 for maximum height.

*** See Article V, Table 5-2 for setback regulations and Article IV, Table 4-4 for maximum height.

**** See Article V, Section 502.03 for setback regulations in the Corridor Redevelopment District and the Industrial District and Article IV, Table 4-4 for maximum height

† Gross Density for Recreational Rental Dwellings is 10 units per acre (see Table 4-4)

¹Maximum permitted gross density: 1.0 units per three (3) acres.

²No minimum lot size/width is required for service distribution facilities for sewer, water, telephone, gas, and electricity; minimum lot area for communication towers shall be determined by the setback (See Section 501.07).

³For lots not meeting the minimum size requirement in any district, see Section 705.

⁴ISR, FAR and minimum lot width shall be set by the base district from which the Planned Development is rezoned. Minimum site area for all Planned Development is ten (10) acres (See Section 203).

⁵ In cases where side lot lines are not parallel because the lot fronts on a curved right-of-way, minimum width at road frontage shall be as follows:

1. Curved right-of-way: 75 percent of normal width requirement
2. Subdivision cul-de-sac: 50 percent of normal width requirement.

Width at road frontage shall be measured along a straight line connecting the foremost points of side lot lines.

⁶Uses that apply in a PDD only (refer to Table 4-1, Table of Permitted Uses and Section 503, Planned Developments)

⁷~~Parcels fronting on College Street, between Thach and Samford Avenues, and parcels fronting on Magnolia Avenue, between Wright Street and Donahue Drive, must maintain a front building line of 30 feet and maximum building height of no more than 60 feet. Parking areas shall be prohibited in the 30 foot building setback.~~

Table 4-4: Land Use Intensity Class Standards, Classes I-V

Land Use/Maximum Performance Standards	Class				
	I	II	III	IV	V
<i>Agriculture, Forestry & Nurseries</i>					
Gross Density*	0.33				
F.A.R.	0.02	0.05			
I. S.R.	0.05	0.50			
Site design standard	-	E	E		
Height, inhabited	35'	35'			
Height, uninhabited	80'	80'			
<i>Conventional Subdivision</i>					
Gross Density		1.00	3.00	4.00	5.00
I.S.R.		0.15	0.25	0.35	0.35
Site design standard	-	E	E	E	E
Height		35'	35'	35'	35'
<i>Performance Residential Development</i>					
Gross Density			2.00		
I.S.R.			0.12		
Site design standard	-		B		
Height			----- (See Section 502) -----		
<i>Outdoor Recreation</i>					
F.A.R.		0.01	0.01	0.02	0.02
I.S.R.		0.30	0.40	0.50	0.60
Site design standard	-	A	A	A	A
Height		20'	25'	30'	30'
<i>Neighborhood Shopping Center</i>					
F.A.R.		0.30	0.40		
I.S.R.		0.50	0.60		
Site design standard	-	A	A		
Height		25'	35'		
<i>Recreational Rental Dwellings</i>					
Gross Density				10	
F.A.R.				0.15	
I.S.R.				0.25	
Site design standard	-			B	
Height				35'	

* residential use permitted only in the Rural (R) district

Table 4-4: Land Use Intensity Class Standards, Classes V-IX

Land Use/Maximum Performance Standards		V	VI	Class VII	VIII	IX
<i>Institutional, Indoor Recreation, Special Residential</i>						
	F.A.R.	0.25	0.50	0.60	0.70	
	I.S.R.	0.30	0.60	0.70	0.80	
	Site design standard	A	B	C	D	-
	Height	35'	40'	45'	50'	
<i>Office</i>						
	F.A.F.	0.20	0.50	1.20	2.00	3.00
	I.S.R.	0.30	0.60	0.80	0.90	1.00
	Site design standard	A	B	C	D	E
	Height	20'	60'	60'	60'	80'
<i>Performance Residential Development</i>						
	Gross Density		6.00	17.50	34.00	
	I.S.R.		0.32	0.48	0.75	
	Site design standard		B	B	B	
	Height	----- (See Section 502) -----				
<i>Public Service</i>						
	F.A.R.	0.15	0.20	0.30	0.35	0.50
	I.S.R.	0.20	0.50	0.60	0.70	0.80
	Site design standard	B	B	C	D	E
	Height	20'	30'	40'	50'	50'
<i>Agriculture Support</i>						
	F.A.R.			0.55	0.80	0.90
	I.S.R.			0.65	0.80	0.90
	Site design standard			C	D	E
	Height			40'	50'	60'

Table 4-4: Land Use Intensity Class Standards, Classes VI-X

Land Use/Maximum Performance Standards		VI	VII	Class VIII	IX	X
<i>Outdoor Recreation</i>						
	F.A.R.	0.03	0.04	0.05		
	I.S.R.	0.70	0.80	0.90		
	Site design standard	B	C	D		-
	Height	30'	35'	40'		
<i>Commercial / Entertainment and Regional Shopping Center</i>						
	F.A.R.	0.47	0.77	1.10	1.20	2.00
	I.S.R.	0.60	0.80	0.90	1.00	1.00
	Site design standard	B	C	D	E	E
	Height	25'	30'	50'	60'	60'

<i>Road Service</i>	F.A.R.	0.18	0.31	0.35	
	I.S.R.	0.50	0.80	0.90	
	Site design standard	€	Đ	Đ	
	Height	25'	40'	40'	
<i>Commercial Support</i>	F.A.R.	0.30	0.40	0.60	0.80
	I.S.R.	0.40	0.50	0.75	0.90
	Site design standard	B	€	Đ	Đ
	Height	30'	35'	45'	45'

Table 4-4: Land Use Intensity Class Standards, Classes IX-XI

Land Use/Maximum Performance Standards		Class		
		IX	X	XI
<i>Commercial Recreation</i>	F.A.R.	0.30	0.40	
	I.S.R.	0.70	0.90	
	Height			
<i>Industrial Uses</i>	F.A.R.			0.94
	I.S.R.			0.90
	Height			60' <u>75'</u>
<i>Extraction of Minerals and Mining</i>	F.A.R.			0.10
	I.S.R.			0.10
	Height			30'

NOTE: Certain structures are exempt from the maximum height regulations of this Section, except as limited by any height restriction regulation of the Federal Aviation Administration (FAA) or any duly appointed authority or agency:

- Bulk storage silos and storage towers, which shall not exceed 100 feet in height.
- Concrete batching and mixing towers, which shall not exceed 100 feet in height.
- Public utility poles, towers, and wires.
- Radio and television antennae and towers.
- Towers for mechanical equipment or smoke, which shall not exceed 16 feet above roof line of principal building.
- Water tanks and standpipes.
- Portions of a structure that are less than 65 feet in height and are not used for habitation and storage including: chimneys, ventilators, utility service structures, solar panels, steeples, bell towers, clock towers, cupolas, flag poles, fire escapes, stairway enclosures and elevator enclosures. This also includes parapet walls, balustrades or railings that rise less than six feet from the floor or roof from which they extend.

420.02. Bufferyard Application. This Ordinance requires that bufferyards be provided between uses in all districts except in the Urban Core (UC) District, Urban Neighborhood (UN-E, UN-W, and UN-S) District, the Industrial (I) District, and the Neighborhood Conservation District. Bufferyards between uses in these zones are not required except in cases where single family residences occur on land abutting development in UC, UN-E, UN-W, UN-S, or I zoning districts (See Tables 4-5 and 4-7). In addition, property located in an Industrial District that has frontage along a designated corridor (See Section 429) must comply with the thoroughfare frontage bufferyard requirements (Section 429.06) and a 10 foot wide bufferyard with two (2) canopy trees per 100 linear feet is required for all development adjacent to all streets in the Industrial District. Planting materials are specified in Section 426. Conventional subdivisions shall also be exempt from bufferyard requirements. *(Remaining content under this header is unchanged)*

Table 4-6: Buffer Width Requirements for Adjacent Vacant Land by Zoning District

Proposed L.U.

Intensity

District (Vacant Land)

	UC ⁴	<u>UN⁴</u>	NC	DD-H	RDD	R	LDD	CDD	CRD ⁴	SCCD ⁴	I ⁴	HD	<u>US</u>
I	NR	<u>NR</u>	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	<u>NR</u>
II	10	<u>10</u>	A	A	A	NR	B	B	5	5	20 ³	A	<u>15</u>
III	10	<u>10</u>	B	B	B	NR	10	B	5	5	20 ³	B	<u>15</u>
IV	A	<u>A</u>	10	10	10	NR	10	B	5	5	15 ²	10	<u>15</u>
V	10	<u>10</u>	10	10	10	B	15	10	5	5	15	10	<u>15</u>
VI	15	<u>15</u>	15	15	15	B	15	10	5	5	15	15	<u>15</u>
VII	15 ¹	<u>15¹</u>	15 ¹	15 ¹	15 ¹	B	15 ¹	15	5	5	10	15 ¹	<u>15¹</u>
VIII	15 ²	<u>15²</u>	15 ²	15 ²	15 ²	10	15 ²	15	5	5	10	15 ²	<u>15²</u>
IX	15 ²	<u>15²</u>	20 ³	20 ³	20 ³	10	20 ³	15	10	10	B	15 ²	<u>15²</u>
X	20 ³	<u>20³</u>	20 ³	20 ³	20 ³	10	20 ³	15 ¹	10	10	NR	20 ³	<u>20³</u>
XI	20 ³	<u>20³</u>	20 ³	20 ³	20 ³	15	20 ³	15 ¹	15	15	NR	20 ³	<u>20³</u>

Buffer Type	Buffer Width	Units per 100 feet	
		Canopy	Understory
S-1	10'	4	0
S-2	10'	2	0
A	5'	0	3
B	10'	1	3

429.06. Bufferyards and Setbacks. On all developments, the owner or developer must provide the required setback and the required buffer area (see Section 502.02 and Section 422) or minimum buffer areas described below, whichever is greater. In cases where adjoining developments have the same land use intensity classifications, the minimum buffer area shall be provided except where developments share common walls or otherwise result in zero-lot line construction. The planting materials installed in the buffer areas must meet the specifications referenced below. In those cases where a conditional use is requested for an existing structure, only the required frontage bufferyard shall be required. Developments in the Urban Core (UC)

District and the Urban Neighborhood West (UN-W) District east of North Donahue Drive are exempt from the bufferyard requirements. *(Remaining content under this heading is unchanged)*

ARTICLE V. DETAILED USE REGULATIONS

502.02. Performance Residential Developments. *(Only the below table has been amended, all other text under this heading is unchanged)*

Housing Type	S/D Plat Required	Bldg. Envelope on Plat	Site Plan Required	Units per Lot	Units per Structure	Platted Open Space
SF Detached	X			1	1	X
Zero Lot-Line	X	X		1	1	X
Town House	X	X		1	3-10	X**
Twin House	X	X		1	2	X
Duplex Subdivision	X			2	2	X
Cottage (fee simple ownership)	X			1	1	X
Cottage (condominium)		X	X	4+	1	X
Multiple Unit Development			X	3+	*	
<u>Private Dormitory</u>			<u>X</u>	<u>3+</u>	<u>***</u>	
Manufactured Home Park			X	25+	1	
Manufactured Home Subdivision	X	X		1	1	
Manufactured Home Subdivision	X	X		1	1	

* See Section 502.02. (F) (G).

** No open space is required for town houses in the Urban Core (UC) or University Services (US) Urban Neighborhood (UN-E, UN-W, and UN-S) districts.

*** See Section 502.02. (H).

- G. Multiple Unit Development.** This development type consists of two (2) unattached or any arrangement of three (3) or more dwelling units on an undivided lot.

All multiple unit developments will be subject to the special development standards noted in Section ~~402.02C~~ 408.02.(C).

All multiple unit developments shall be subject to site plan approval pursuant to Section 802. Separate ownership of the units is permitted on a condominium basis; however, in no case shall the development site be platted or otherwise divided for the purpose of assigning specific lots or parcels to particular dwelling units.

No existing single-family house or lot in a conventional residential subdivision in CDD shall be used for multi-unit development unless expressly approved under Section 803.

In addition to the bufferyard requirements of Sections 420 through 428, multiple unit developments shall meet the following development criteria:

Minimum Lot Area	10,000 s.f.
Maximum I.S.R. on individual lots	See Table 4-4 *
Maximum F.A.R.	.85 **
Minimum spacing between buildings	15 ft.
Minimum Lot Width	70 ft.
Off-Street Parking Spaces	1 per bedroom plus one visitor parking space per ten bedrooms within the project.

Multiple unit development must meet the standards outlined in Section 510, Bicycle Parking

* ISR for UC, CEOD, and UN Districts see sections listed below.

** This maximum applies to all zoning districts where Multiple-Unit Developments is allowed except for the UC, CEOD, and UN Districts. For FAR in the UC, CEOD, and UN districts see below.

See Section 506.03, Section 507, and Section 508, for special development standards for the Urban Core (UC) and College Edge Overlay District (CEOD).

See Section 506.04 and Section 509 for special development standards for the Urban Neighborhood (UN-E, UN-W, and UN-S) districts.

H. Private Dormitory Development. This development type consists of two (2) unattached or any arrangement of three (3) or more dwelling units on an undivided lot. In addition, is shall consist of a building or buildings not operated by an academic institution containing rooms forming one or more habitable units which are used or intended to be used by residents of academic institutions. The typical unit configuration is a suite with common space for living and cooking and private bedrooms, each with a dedicated bathroom. Most properties offer furnished units that rent by the bed with parental guarantees. Utilities are typically included with the lease rate and lease terms are most commonly for one (1) academic year.

Private dormitory developments is allow either by right or conditionally only in the Urban Neighborhood districts (UN-E, UN-W, and UN-S).

All private dormitory developments will be subject to the special development standards noted in Section 408.02.(C).

All private dormitory developments shall be subject to site plan approval pursuant to Section 802. Separate ownership of the units is permitted on a condominium basis; however, in no case shall the development site be

platted or otherwise divided for the purpose of assigning specific lots or parcels to particular dwelling units.

Lounge uses shall be prohibited as a use in a mixed-use Private Dormitory Development.

In addition to the bufferyard requirements of Sections 420 through 428, multiple unit developments shall meet the following development criteria:

<u>Minimum Lot Area</u>	<u>10,000 s.f.</u>
<u>Maximum I.S.R. on individual lots</u>	<u>See Section 509</u>
<u>Maximum F.A.R.</u>	<u>See Section 509</u>
<u>Minimum spacing between buildings</u>	<u>15 ft.</u>
<u>Minimum Lot Width</u>	<u>70 ft.</u>
<u>Off-Street Parking Spaces</u>	<u>1 per bedroom plus one visitor parking space per ten bedrooms within the project.</u>

Multiple unit development must meet the standards outlined in Section 510, Bicycle Parking

See Section 506.04 and Section 509 for special development standards for the Urban Neighborhood (UN-E, UN-W, and UN-S) districts.

H. I. Manufactured Home Park. *(The content under this heading is unchanged).*

502.03. Section 503 Building Setbacks.

A. Minimum Setbacks. To calculate the minimum building setback required to ensure adequate light, air, and privacy to abutting properties, multiply the height of the proposed building by the Angle of Light Exposure Factor for the zoning district as shown below:

District	Angle of Light Exposure Factor
RDD	1.0
CDD	1.0
LDD	1.0
DDH	1.0
R	1.0
US*	0.5*
UG	0.0
SCCD	1.0

~~*Parcels fronting on College Street, between Thach and Samford Avenues, and parcels fronting on Magnolia Avenue, between Wright Street and Donahue Drive, must maintain a front building line of 30 feet and maximum building height of 60 feet. Parking areas shall be prohibited in the 30 foot building setback.~~

The product of this calculation is the distance the building must be set back from the property line. If, based on this calculation, the setback required is greater than the minimum width of the required bufferyard, the setback according to the angle of light exposure factor must be used. Also, note that the setback required by this calculation may further restrict the setback requirements of Section 502.02 for performance housing types. In all cases the most restrictive setback requirement must be used. This section shall not apply to conventional subdivisions in any district.

~~The Planning Director may waive the Angle of Light setback requirement for particular site plans meeting all of the following conditions:~~

- ~~1) subject property is located in the University Services (US) district;~~
- ~~2) requested waivers shall apply only to property lines adjoining public streets;~~
- ~~3) permitted building setbacks shall not be less than the existing yard width on adjoining property fronting on the same street; and~~
- ~~4) the waiver shall not result in the encroachment of any structure into a required bufferyard.~~

B. Maximum Setbacks. *(The content under this heading is unchanged)*

C. Section 505. Regulations Building Setback and Height Requirements for the Corridor Redevelopment District and the Industrial District.

Zoning District	Setbacks (ft)					<u>Building Height</u>
	Front	Rear	Total Side	Minimum Side ¹	Side Yard On Street	<u>Maximum Height Feet</u>
CRD-U	5	15	20 ¹	10 ¹	10	<u>35²</u>
CRD-S	20	20	20	10 ¹	15	<u>35²</u>
I	10	25	30	15 ³	10	<u>75</u>

¹CORRIDOR REDEVELOPMENT DISTRICT: Where a fireproof party wall is used, no side yard is required. Otherwise, the sidewall of the principal structure shall be set back at least ten (10) feet from the side property line or 15 feet from any adjacent building, whichever is greater.

²CORRIDOR REDEVELOPMENT DISTRICT: See Table 4-4 Land Use Intensity Class Standards for determining non-residential building height. Maximum building height for a mixed-use with upper floor residential in the CRD-U west of Ross Street along the frontage of Opelika Road and Gay Street may be 45 feet.

²INDUSTRIAL DISTRICT: Where a four (4)-hour firewall is used, no side yard is required. Otherwise, the side wall of the principal structure shall be set back at least 15 feet from the side property line or 25 feet from any adjacent structure, whichever is greater, provided that the distance shall be increased by three (3) feet for each story of each structure in excess of two stories.

D. Building Setback and Height for the Urban Core (UC), College Edge Overlay District (CEOD), and Urban Neighborhood (UN-E, UN-W, and UN-S) Districts.

For building setbacks in the Urban Core (UC) district see Section 507.

For building setbacks in the College Edge Overlay District (CEOD) see Section 508.

For building setbacks in the Urban Neighborhood (UN-E, UN-W, and UN-S), districts see Section 509.

The following sections have been renumbered with no changes to the content under the headings.

Section ~~503~~ 504. Planned Developments.

~~503.01.~~ 504.01. Minimum Size and Ownership.

~~503.02.~~ 504.02. Uses Permitted on Approval.

~~503.03.~~ 504.03. Connection between uses and adjoining development.

~~503.04.~~ 504.04. Changes to zoning ordinance.

~~503.05.~~ 504.05. Development Incentives.

Section ~~504~~ 505. Master Development Plan.

- E.** For any development site comprising five acres or more in the ~~University Service (US)~~ Urban Neighborhood (UN) and Corridor Redevelopment (CRD) districts.

The following section have been renumbered with no changes to the content under each heading.

~~504.01.~~ 505.01. Written Report to Accompany the Master Development Plan

~~504.02.~~ 505.02. Phasing and Staging the Master Development Plan.

~~504.03.~~ 505.03. Process for PDD and Master Development Plan Approval.

~~504.04.~~ 505.04. Reapplication if Denied.

~~504.05.~~ 505.05. Conditional Use Approval and the Plan.

~~504.06.~~ 505.06. Density and Open Space Standards for Individual Stages.

~~504.07.~~ 505.07. Changes or Modification to the Plan.

~~Section 505. Regulations for the Corridor Redevelopment District and the Industrial District.~~

Zoning District	Setbacks (ft)				
	Front	Rear	Total Side	Minimum Side ¹	Side Yard On Street
CRD-U	5	15	20 ¹	10 ¹	10

CRD-S	20	20	20	10 ¹	15
I	10	25	30	15 ²	10

¹CORRIDOR REDEVELOPMENT DISTRICT: Where a fireproof party wall is used, no side yard is required. Otherwise, the sidewall of the principal structure shall be set back at least ten (10) feet from the side property line or 15 feet from any adjacent building, whichever is greater.

²INDUSTRIAL DISTRICT: Where a four (4)-hour firewall is used, no side yard is required. Otherwise, the side wall of the principal structure shall be set back at least 15 feet from the side property line or 25 feet from any adjacent structure, whichever is greater, provided that the distance shall be increased by three (3) feet for each story of each structure in excess of two stories.

506.03. Residential Uses in the Urban Core District. Residential uses are allowed in the Urban Core District only in accordance with the restrictions listed below. *(Only the following content under these subheading has been changed)*

- A. A mixed use facility in the Urban Core District may consist of:
 - 1. Any commercial, retail, office, or institutional use permitted in this District as set forth in Table 4-1 of this Ordinance; and
- D. No off-street parking will be required for nonresidential uses in the Urban Core District (Section ~~509.02~~ 513.02.).

506.04. Mixed Uses in the Urban Neighborhood District (UN-W, UN-W and UN-S). Mixed uses are allowed in the Urban Neighborhood District only in accordance with the restrictions listed below.

- A. A mixed use facility in the Urban Neighborhood District may consist of:
 - 1. Any commercial, retail, office, or institutional use permitted in this District as set forth in Table 4-1 of this Ordinance; and
 - 2. One dwelling unit within the same structure as the commercial use in the case of a townhouse development; or.
 - 3. Three or more dwelling units within the same structure as the commercial use in the case of multiple unit development.
- B. Each living unit shall have a minimum floor area of 400 square feet.
- C. As many dwelling units may be constructed in a mixed commercial/residential facility as would be permitted if the floor area ratio for the Urban Neighborhood District (Section 509) were applied to the entire mixed commercial/residential facility.
- D. Off-street parking will be required for residential and nonresidential uses in the Urban Neighborhood District (Section 513.01. and 513.02.).
- E. Prior to construction of new structures or expansion of existing structures, a site plan shall be reviewed and approved pursuant to Article VIII.

~~Section 516.~~ Section 507. Urban Core (UC) District.

~~516.01.~~ 507.01. Conflict with other Sections. Where this is conflict between these Urban Core (UC) District provisions and other sections of the Zoning Ordinance, regulations for the Urban Core (UC) District shall govern.

516.02 507.02. Urban Core (UC) District Development and Design Standards. Table 5-4 **5-3** prescribes development and design standards applicable to the Urban Core (UC) District.

Table 5-4-5-3

Only the content shown below has been amended in Table 5-3

Development and design standard requirements within the Urban Core (UC) District	
Special Mixed Use and Residential Use Provisions	Street level (First Floor) uses are required to be retail, office, commercial or institutional. Residential uses may be permitted at street level provided they are located behind the façade of a retail, office, commercial, or institutional use and are not visible from the public right-of-way. Second level (Second Floor) uses are required to be residential, retail, office, commercial, or institutional. Third level (Third Floor) uses and above are required to be commercial², office or residential. <u>Parcels with frontage along Tichenor Avenue may have the ground floor commercial uses requirement waiver by the Planning Director if market conditions are not favorable to commercial uses in that area.</u> <u>Parcels with frontage along Miller Avenue, Casey Avenue and Armstrong Street are not required to have ground floor commercial uses as part of a residential development.</u> In addition to the requirements for conditional use approval in Section 803, applications for conditional use approval within the UC shall submit building elevations and covenants for the proposed development.
Parking Requirement	Residential uses in the UC shall provide one (1) parking space per bedroom. Required parking shall be provided either: a) On Site; b) Within one thousand (1,000 feet) of the development site through an arrangement with the property owner or lessee (a long-term lease, recorded easement, etc.) acceptable to the Planning Director that will be filed with the Planning Department and verified annually; or c) By payment into a City parking fund in a standard amount established by the City Council, should the City Council choose to establish such a fund. <u>Hotel and condotel uses shall be subject to parking requirements as set forth in Section 513.02 (B).</u>
<u>Streetscape and Public Improvements</u>	<u>For streetscape or other public improvements see Section 5 of the Public Works Design and Construction Manual</u>

~~*Hotel and condotel uses shall be subject to parking requirements as set forth in Section 509.02 (B).~~
For Development approval process see Section 802. Pre-application conference is encouraged.

~~Section 515.~~ 508. College Edge Overlay District (CEOD).

~~515.01.~~ 508.01. Conflict with other Sections. Where there is conflict between these College Edge Overlay District (CEOD) provisions and other sections of the Zoning Ordinance, these district regulations shall govern.

~~515.02~~ 508.02. College Edge Overlay District (CEOD) Development and Design Standards. Table ~~5-3~~ 5-4 prescribes development and design standards applicable to the College Edge Overlay District (CEOD).

Table ~~5-3~~ 5-4

Only the content shown below has been amended in Table 5-4

Development and design standard requirements within the College Edge Overlay District (CEOD)	
Special <u>Mixed</u> Use Provisions	Street level (First Floor) uses are required to be retail, office, commercial or institutional. Second level (Second Floor) uses are required to be residential, retail, office, commercial, or institutional. Third level (Third Floor) uses and above are required to be commercial*, office or residential. In addition to the requirements for conditional use approval in Section 803, applications for conditional use approval within the CEOD shall submit building elevations and covenants for the proposed development.
Parking Requirement	Residential uses in the CEOD shall provide one and one-half (1.5) parking spaces per residential unit. Required parking shall be provided either: - On Site; - Within one thousand (1,000 feet) of the development site through an arrangement with the property owner or lessee (a long-term lease, recorded easement, etc.) acceptable to the Planning Director that will be filed with the Planning Department and verified annually; or - By payment into a City parking fund in a standard amount established by the City Council, should the City Council choose to establish such a fund. <u>Hotel and condotel uses shall be subject to parking requirements as set forth in Section 513.02 (B).</u>
<u>Streetscape and Public Improvements</u>	<u>For streetscape or other public improvements see Section 5 of the Public Works Design and Construction Manual</u>

~~*Hotel and condotel uses shall be subject to parking requirements as set forth in Section 509.02 (B).~~
For Development approval process see Section 802. Pre-application conference is encouraged.

Section 509. Urban Neighborhood District (UN). The Urban Neighborhood Zoning District is divided into three (3) sub-districts; the Urban Neighborhood East (UN-E), the Urban Neighborhood West (UN-W) and the Urban Neighborhood South (UN-S). Tables 5-5 through 5-7 provide the development standards for the UN districts.

509.01. Conflict with other Sections. Where there is conflict between these Urban Neighborhood District (UN-E, UN-W, and UN-S) provisions and other sections of the Zoning Ordinance, these district regulations shall govern.

509.02 Urban Neighborhood East (UN-E) District Development and Design Standards. Table 5-5 prescribes development and design standards applicable to the Urban Neighborhood East (UN-E) District.

Table 5-5

<u>Development and design standard requirements within the Urban Neighborhood East District (UN-E)</u>	
<u>Density</u>	<u>85 bedrooms per acre for Mixed Use, Multiple Unit Development and Private Dormitory use.</u> <u>See Section 502.02 for all other performance residential use standards.</u>
<u>Height</u>	<u>Building height shall not exceed 45 feet.* An additional two feet of height for a decorative cornice or parapet wall will be allowed.</u> <u>If a parcel is across the street from or adjacent to a single-family residential zoning district, the maximum building height shall be 35 feet.</u> <u>(See definition Structure, Height Section 203)</u>
<u>Setbacks</u>	<u>Front: 15 feet *</u> <u>Side: 15 feet *</u> <u>Rear: 15 feet / 20 feet if building abuts a single-family district *</u> <u>* For buildings with three (3) or fewer stories; however, if the building is located across the street from or adjacent to a single-family district, an additional ½ feet of setback shall be required for each one (1) foot of building height over 30 feet.</u>
<u>Floor to Area Ratio (FAR)</u>	<u>1.5 for Mixed Use, Multiple Unit Development and Private Dormitory use.</u> <u>See Section 502.02 for all other performance residential use standards.</u> <u>For non-residential uses see Table 4-3</u>
<u>Impervious Surface Ratio (ISR)</u>	<u>0.75 for Mixed Use, Multiple Unit Development and Private Dormitory use.</u> <u>See Section 502.02 for all other performance residential use standards.</u> <u>For non-residential uses see Table 4-3</u>

<u>Open Space Requirements</u>	<u>0.15 open space shall be required for Performance Residential Developments on parcels greater than one (1) acre.</u> <u>On parcels less than one (1) acre, no separate platted open space lots shall be required, however the required 0.15 open space shall be calculated and subtracted from the developable parcel. The remainder of this calculation will be the basis for determining the total of units allowed. The open space calculation shall be divided equally among and attached to each lot. This minimum open space shall be designated on the subdivision plat and shall not be used for the placement of any structures or parking.</u> <u>Example: For a single-family performance residential, the minimum lot size is 5,000 s.f.</u> $\frac{22,000 \text{ s.f.} \times 0.15}{1} = 3300$ $22,000 - 3300 = 18,700$ $18,700 \div 5,000 = 3.74 \text{ lots.}$ <u>The maximum number of lots allowed would be 3. The minimum amount of open space to be added to each lot would be 1,100 s.f.</u>
<u>Parking Requirement</u>	<u>See Section 513. for parking requirement.</u>
<u>Parking Lot Screening</u>	<u>Grade level parking (surface or structured) must be located behind the front building facades. If parking is located within a parking structure, the facade of the parking structure facing the street(s) shall be required to be clad with stone, brick, stucco or other decorative materials that complement the exterior of the primary structure.</u> <u>The planting requirement shall be 1 canopy tree and 6 shrubs for every twenty-five (25) feet of ROW frontage. The planting requirements and buffer width may vary due to site conditions at the discretion of the Planning Director.</u> <u>Surface parking adjacent to any street ROW shall also be screened with a Type 1, Option A fence (see Figure 4-2) with support piers that are clad with stone, brick, stucco or architecturally decorative concrete block.</u>
<u>Streetscape and Public Improvements</u>	<u>For streetscape or other public improvements see Section 5 of the Public Works Design and Construction Manual</u>
<u>Concealed Equipment and Prohibited Products</u>	<u>The following shall be located or screened so as not to be visible from any public street: air conditioning compressors, window and wall air conditioners, dumpsters, electrical and other utility meters, irrigation and pool pumps, permanent barbeques, satellite antennae, utility appurtenances, mechanical rooftop equipment or ventilation apparatus.</u>
<u>Signage</u>	<u>Building signs and sandwich board signs as defined in Article VI are the only signs that are allowed in the UN-E district. Signs may be attached to any building façade. In a multi-tenant building, the building owner is responsible for distributing the sign allowance</u>

among the tenants.

Electronic reader boards are prohibited in the UN-E district.

Single story building - Building facades that face a public street or that have the main entrance may have one (1) square foot of sign area for each (1) linear foot of building or space width, or sixteen (16) square feet, whichever is greater, but no more than fifty (50) square feet. Other building facades may have one-half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than fifty (50) square feet.

Multi-story building - Building facades that face a public street or that have the main entrance may have one (2) square feet of sign area for each (1) linear foot of building or space width or thirty-two (32) square feet, whichever is greater, but no more than seventy five (75) square feet. Other building facades may have one-half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than seventy-five (75) square feet.

Blade signs are encouraged and a blade sign not exceeding six (6) square feet can be provided in addition to building mounted signage on any façade that has a sidewalk or entrance. A blade mounted sign is defined as an ornamental rod extending perpendicular from the building with a hanging sign suspended from it at a 90-degree angle from building face and street ROW. Blade signs are to be placed a minimum of nine (9) feet above sidewalk level to the bottom of the blade sign. Text and graphics on either or both ends of an awning that are oriented perpendicular to the building face for pedestrian view and are no more than six (6) square feet may be provided in lieu of a blade sign.

All building signs must be mounted between the first and second floor line, or between the second and third floor line or near the top of the wall. The Planning Director, or appropriate designee, may approve an alternate location for a sign in cases where these locations conflict with or may cause damage to architectural ornamentation of a building. In any case, building signs may not be mounted higher than the building. Signage area for the primary sign is computed by measuring the number of square feet in the smallest rectangle, within all letters, logos, symbols or other elements of the sign can be enclosed.

A sandwich board sign is a sign of A-frame construction designed for placement on the sidewalk in front of the place of business being advertised, and is generally two (2) sided. Sandwich board signs that meet all of the following criteria may be placed and displayed on a public sidewalk:

- a. A height of no more than four (4) feet;
- b. Maximum area of any side is eight (8) square feet;
- c. No illumination;
- d. Placed in front of the building or leased space during business hours respective to the use in the building or leased space;
- e. Maintains a clearance on the sidewalk of at least five (5)

	<u>feet; and,</u> f. <u>Maintains a distance of at least twenty (20) feet from any other sandwich board sign.</u> <u>Where adjacent buildings are narrow and sign placements on either side make it impossible for a building owner or tenant to meet the sandwich board spacing requirement, the Planning Director, or appropriate designee, may approve an alternative location that maximizes distance between adjacent signs.</u>
<u>Awnings and Canopies</u>	<u>Sloped or flat awnings and canopies are allowed. Awnings fabricated of canvas or metal are allowed. Awnings may be placed above and extend the width of any door or window, or extend up to 75% of the width of the building façade along the street line, whichever is greater; and must be supported from the building façade with suspension rods.</u> <u>Support structures for awnings or canopies cannot extend from the sidewalk.</u> <u>Awnings slopes may be flat to 45 degrees maximum and may not exceed 5 feet in vertical height.</u>

For Development approval process see Section 802. Pre-application conference is encouraged.

509.03 Urban Neighborhood West (UN-W) District Development and Design Standards. Table 5-6 prescribes development and design standards applicable to the Urban Neighborhood West (UN-W) District.

Table 5-6

<u>Development and design standard requirements within the Urban Neighborhood West District (UN-W)</u>	
<u>Density</u>	<u>255 bedrooms per acre for Mixed Use, Multiple Unit Development and Private Dormitory use.</u> <u>See Section 502.02 for all other performance residential use standards.</u>
<u>Height</u>	<u>East of North Donahue Drive:</u> <u>Building height shall not exceed 75 feet. An additional two feet of height for a decorative cornice or parapet wall will be allowed.</u> <u>West of North Donahue Drive:</u> <u>Building height shall not exceed 50 feet. An additional two feet of height for a decorative cornice or parapet wall will be allowed.</u> <i>(See definition Structure, Height Section 203)</i>
<u>Setbacks</u>	<u>East of North Donahue Drive:</u> <u>Front: All structures shall be set back no further than 10 feet from any designated corridor (see Section 429) or primary street frontage.</u> <u>Side: 0 – 10 feet *</u>

	<u>Rear: 0 – 10 feet *</u> <u>West of North Donahue Drive:</u> <u>Front: 15 feet</u> <u>Side: 15 feet</u> <u>Rear: 15 feet</u> <u>* Setbacks may be greater if surface parking is used.</u>
<u>Mixed Use Requirements</u>	<u>Parcels with frontage along West Magnolia Avenue and east of North Donahue Drive shall have ground floor commercial uses along West Magnolia Avenue</u> <u>Parcels with frontage along North Donahue Drive between West Magnolia Avenue and West Glenn Avenue may be required to have ground floor commercial uses along North Donahue Drive. The Planning Director may waive those requirements if market conditions are not favorable to commercial uses in that area.</u>
<u>Floor to Area Ratio (FAR)</u>	<u>East of North Donahue Drive:</u> <u>8.5 for Mixed Use, Multiple Unit Development and Private Dormitory use.</u> <u>See Section 502.02 for all other performance residential use standards.</u> <u>West of North Donahue Drive:</u> <u>5 for Mixed Use, Multiple Unit Development and Private Dormitory use.</u> <u>See Section 502.02 for all other performance residential use standards.</u> <u>For non-residential uses see Table 4-3</u>
<u>Impervious Surface Ratio (ISR)</u>	<u>East of North Donahue Drive:</u> <u>1.0 for Mixed Use, Multiple Unit Development and Private Dormitory use.</u> <u>See Section 502.02 for all other performance residential use standards.</u> <u>West of North Donahue Drive:</u> <u>0.75 for Mixed Use, Multiple Unit Development and Private Dormitory use.</u> <u>See Section 502.02 for all other performance residential use standards.</u> <u>For non-residential uses see Table 4-3</u>
<u>Open Space Requirements*</u>	<u>East of North Donahue Drive:</u> <u>No open space is required for performance residential uses.</u> <u>West of North Donahue Drive:</u> <u>0.15 open space shall be required for Performance Residential</u>

	<u>Developments on parcels greater than one (1) acre. On parcels less than one (1) acre, no separate platted open space lots shall be required, however the required 0.15 open space shall be calculated and subtracted from the developable parcel. The remainder of this calculation will be the basis for determining the total of units allowed. The open space calculation shall be divided equally among and attached to each lot. This minimum open space shall be designated on the subdivision plat and shall not be used for the placement of any structures, parking, or bufferyard.</u> <u>Example: For a single-family performance residential, the minimum lot size is 5,000 s.f.</u> <u>$22,000 \text{ s.f.} \times 0.15 = 3300$</u> <u>$22,000 - 3300 = 18,700$</u> <u>$18,700 \div 5,000 = 3.74 \text{ lots.}$</u> <u>The maximum number of lots allowed would be 3. The minimum amount of open space to be added to each lot would be 1,100 s.f.</u> <u>* (See Section 417 for all open space requirements.)</u>
<u>Parking Requirement</u>	<u>See Section 513. for parking requirement.</u>
<u>Parking Lot Screening</u>	<u>Grade level parking (surface or structured) must be located behind the front building facades. If parking is located within a parking structure, the facade of the parking structure facing the street(s) shall be required to be clad with stone, brick, stucco or other decorative materials that complement the exterior of the primary structure.</u> <u>The planting requirement shall be 1 canopy tree and 6 shrubs for every twenty-five (25) feet of ROW frontage. The planting requirements and buffer width may vary due to site conditions at the discretion of the Planning Director.</u> <u>Surface parking adjacent to any street ROW shall also be screened with a Type 1, Option A fence (see Figure 4-2) with support piers that are clad with stone, brick, stucco or architecturally decorative concrete block.</u>
<u>Streetscape and Public Improvements</u>	<u>For streetscape or other public improvements see Section 5 of the Public Works Design and Construction Manual</u>
<u>Concealed Equipment and Prohibited Products</u>	<u>The following shall be located or screened so as not to be visible from any public street: air conditioning compressors, window and wall air conditioners, dumpsters, electrical and other utility meters, irrigation and pool pumps, permanent barbeques, satellite antennae, utility appurtenances, mechanical rooftop equipment or ventilation apparatus.</u>
<u>Signage</u>	<u>Building signs and sandwich board signs as defined in Article VI are the only signs that are allowed in the UN-W district. Signs may be attached to any building façade. In a multi-tenant building, the building owner is responsible for distributing the sign allowance</u>

among the tenants.

Electronic reader boards are prohibited in the UN-W district.

Single story building - Building facades that face a public street or that have the main entrance may have one (1) square foot of sign area for each (1) linear foot of building or space width, or sixteen (16) square feet, whichever is greater, but no more than fifty (50) square feet. Other building facades may have one-half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than fifty (50) square feet.

Multi-story building - Building facades that face a public street or that have the main entrance may have one (2) square feet of sign area for each (1) linear foot of building or space width or thirty-two (32) square feet, whichever is greater, but no more than seventy five (75) square feet. Other building facades may have one-half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than seventy-five (75) square feet.

Blade signs are encouraged and a blade sign not exceeding six (6) square feet can be provided in addition to building mounted signage on any façade that has a sidewalk or entrance. A blade mounted sign is defined as an ornamental rod extending perpendicular from the building with a hanging sign suspended from it at a 90-degree angle from building face and street ROW. Blade signs are to be placed a minimum of nine (9) feet above sidewalk level to the bottom of the blade sign. Text and graphics on either or both ends of an awning that are oriented perpendicular to the building face for pedestrian view and are no more than six (6) square feet may be provided in lieu of a blade sign.

All building signs must be mounted between the first and second floor line, or between the second and third floor line or near the top of the wall. The Planning Director, or appropriate designee, may approve an alternate location for a sign in cases where these locations conflict with or may cause damage to architectural ornamentation of a building. In any case, building signs may not be mounted higher than the building. Signage area for the primary sign is computed by measuring the number of square feet in the smallest rectangle, within all letters, logos, symbols or other elements of the sign can be enclosed.

A sandwich board sign is a sign of A-frame construction designed for placement on the sidewalk in front of the place of business being advertised, and is generally two (2) sided. Sandwich board signs that meet all of the following criteria may be placed and displayed on a public sidewalk:

- g. A height of no more than four (4) feet;
- h. Maximum area of any side is eight (8) square feet;
- i. No illumination;
- j. Placed in front of the building or leased space during business hours respective to the use in the building or leased space;
- k. Maintains a clearance on the sidewalk of at least five (5)

	<u>feet; and,</u> I. <u>Maintains a distance of at least twenty (20) feet from any other sandwich board sign.</u> <u>Where adjacent buildings are narrow and sign placements on either side make it impossible for a building owner or tenant to meet the sandwich board spacing requirement, the Planning Director, or appropriate designee, may approve an alternative location that maximizes distance between adjacent signs.</u>
<u>Awnings and Canopies</u>	<u>Sloped or flat awnings and canopies are allowed. Awnings fabricated of canvas or metal are allowed. Awnings may be placed above and extend the width of any door or window, or extend up to 75% of the width of the building façade along the street line, whichever is greater; and must be supported from the building façade with suspension rods.</u> <u>Support structures for awnings or canopies cannot extend from the sidewalk.</u> <u>Awnings slopes may be flat to 45 degrees maximum and may not exceed 5 feet in vertical height.</u>

For Development approval process see Section 802. Pre-application conference is encouraged.

509.04 Urban Neighborhood South (UN-S) District Development and Design Standards. Table 5-7 prescribes development and design standards applicable to the Urban Neighborhood South (UN-S) District.

Table 5-7

<u>Development and design standard requirements within the Urban Neighborhood South District (UN-S)</u>	
<u>Density</u>	<u>85 bedrooms per acre for Mixed Use, Multiple Unit Development and Private Dormitory use.</u> <u>See Section 502.02 for all other performance residential use standards.</u>
<u>Height</u>	<u>Building height shall not exceed 45 feet.* An additional two feet of height for a decorative cornice or parapet wall will be allowed.</u> <u>If a parcel is across the street from or adjacent to a single-family residential zoning district, the maximum building height shall be 35 feet.</u> <u>(See definition Structure, Height Section 203)</u>
<u>Setbacks</u>	<u>Front: 20 feet *</u> <u>Side: 15 feet *</u> <u>Rear: 20 feet *</u> <u>* For buildings with three (3) or fewer stories; however, if the building is located across the street or adjacent to a single-family district, an additional ½ feet of setback shall be required for each</u>

	<u>one (1) foot of building height over 30 feet.</u>
<u>Mixed Use Requirements</u>	<u>Parcels with frontage along south side of East Samford Avenue between South College and South Gay Street and parcels along the west side of South Gay Street that have current commercial uses may be required to have commercial uses on the ground level. The Planning Director may waive those requirements if market conditions are not favorable to commercial uses in that area.</u>
<u>Floor to Area Ratio (FAR)</u>	<u>1.5 for Mixed Use, Multiple Unit Development and Private Dormitory use.</u> <u>See Section 502.02 for all other performance residential use standards.</u> <u>For non-residential uses see Table 4-3</u>
<u>Impervious Surface Ratio (ISR)</u>	<u>0.75 for Mixed Use, Multiple Unit Development and Private Dormitory use.</u> <u>See Section 502.02 for all other performance residential use standards.</u> <u>For non-residential uses see Table 4-3</u>
<u>Open Space Requirements*</u>	<u>0.15 open space shall be required for Performance Residential Developments on parcels greater than one (1) acre.</u> <u>On parcels less than one (1) acre, no separate platted open space lots shall be required, however the required 0.15 open space shall calculated and subtracted from the parcel. The remainder of this calculation will be the basis for determining the total of units allowed. The open space calculation shall be divided equally among and attached to each lot. This minimum open shall be designated on the subdivision plat and shall not be used for the placement of any structures or parking.</u> <u>Example: For a single-family performance residential, the minimum lot size is 5,000 s.f.</u> <u>$22,000 \text{ s.f.} \times 0.15 = 3300$</u> <u>$22,000 - 3300 = 18,700$</u> <u>$18,700 \div 5,000 = 3.74 \text{ lots.}$</u> <u>The maximum number of lots allowed would be 3. The minimum amount of open to be added to each lot would be 1,100 s.f.</u>
<u>Parking Requirement</u>	<u>See Section 513. for parking requirement.</u>
<u>Parking Lot Screening</u>	<u>Grade level parking (surface or structured) must be located behind the front building facades. If parking is located within a parking structure, the facade of the parking structure facing the street(s) shall be required to be clad with stone, brick, stucco or other decorative materials that complement the exterior of the primary structure.</u> <u>The planting requirement shall be 1 canopy tree and 6 shrubs for every twenty-five (25) feet of ROW frontage. The planting</u>

	<u>requirements and buffer width may vary due to site conditions at the discretion of the Planning Director.</u> <u>Surface parking adjacent to any street ROW shall also be screened with a Type 1, Option A fence (see Figure 4-2) with support piers that are clad with stone, brick, stucco or architecturally decorative concrete block.</u>
<u>Streetscape and Public Improvements</u>	<u>For streetscape or other public improvements see Section 5 of the Public Works Design and Construction Manual</u>
<u>Concealed Equipment and Prohibited Products</u>	<u>The following shall be located or screened so as not to be visible from any public street: air conditioning compressors, window and wall air conditioners, dumpsters, electrical and other utility meters, irrigation and pool pumps, permanent barbeques, satellite antennae, utility appurtenances, mechanical rooftop equipment or ventilation apparatus.</u>
<u>Signage</u>	<u>Building signs and sandwich board signs as defined in Article VI are the only signs that are allowed in the UN-s district. Signs may be attached to any building façade. In a multi-tenant building, the building owner is responsible for distributing the sign allowance among the tenants.</u> <u>Electronic reader boards are prohibited in the UN-s district.</u> <u>Single story building - Building facades that face a public street or that have the main entrance may have one (1) square foot of sign area for each (1) linear foot of building or space width, or sixteen (16) square feet, whichever is greater, but no more than fifty (50) square feet. Other building facades may have one-half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than fifty (50) square feet.</u> <u>Multi-story building - Building facades that face a public street or that have the main entrance may have one (2) square feet of sign area for each (1) linear foot of building or space width or thirty-two (32) square feet, whichever is greater, but no more than seventy five (75) square feet. Other building facades may have one-half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than seventy-five (75) square feet.</u> <u>Blade signs are encouraged and a blade sign not exceeding six (6) square feet can be provided in addition to building mounted signage on any façade that has a sidewalk or entrance. A blade mounted sign is defined as an ornamental rod extending perpendicular from the building with a hanging sign suspended from it at a 90-degree angle from building face and street ROW. Blade signs are to be placed a minimum of nine (9) feet above sidewalk level to the bottom of the blade sign. Text and graphics on either or both ends of an awning that are oriented perpendicular to the building face for pedestrian view and are no more than six (6) square feet may be provided in lieu of a blade sign.</u> <u>All building signs must be mounted between the first and second floor line, or between the second and third floor line or near the top of the wall. The Planning Director, or appropriate designee, may</u>

	<u>approve an alternate location for a sign in cases where these locations conflict with or may cause damage to architectural ornamentation of a building. In any case, building signs may not be mounted higher than the building. Signage area for the primary sign is computed by measuring the number of square feet in the smallest rectangle, within all letters, logos, symbols or other elements of the sign can be enclosed.</u> <u>A sandwich board sign is a sign of A-frame construction designed for placement on the sidewalk in front of the place of business being advertised, and is generally two (2) sided. Sandwich board signs that meet all of the following criteria may be placed and displayed on a public sidewalk:</u> m. <u>A height of no more than four (4) feet;</u> n. <u>Maximum area of any side is eight (8) square feet;</u> o. <u>No illumination;</u> p. <u>Placed in front of the building or leased space during business hours respective to the use in the building or leased space;</u> q. <u>Maintains a clearance on the sidewalk of at least five (5) feet; and,</u> r. <u>Maintains a distance of at least twenty (20) feet from any other sandwich board sign.</u> <u>Where adjacent buildings are narrow and sign placements on either side make it impossible for a building owner or tenant to meet the sandwich board spacing requirement, the Planning Director, or appropriate designee, may approve an alternative location that maximizes distance between adjacent signs.</u>
<u>Awnings and Canopies</u>	<u>Sloped or flat awnings and canopies are allowed. Awnings fabricated of canvas or metal are allowed. Awnings may be placed above and extend the width of any door or window, or extend up to 75% of the width of the building façade along the street line, whichever is greater; and must be supported from the building façade with suspension rods.</u> <u>Support structures for awnings or canopies cannot extend from the sidewalk.</u> <u>Awnings slopes may be flat to 45 degrees maximum and may not exceed 5 feet in vertical height.</u>

For Development approval process see Section 802. Pre-application conference is encouraged.

The following sections have been renumbered with the content under each heading remaining unchanged unless noted.

Section 517- 510. Corridor Redevelopment District (CRD).

~~517.01~~- 510.01 Conflict with other Sections. .

~~517.02~~- 510.02. Corridor Redevelopment District (CRD) Development Uses.

~~517.03.~~ 510.03. Corridor Redevelopment District (CRD) Design Standards

~~517.04~~ 510.04. Landscaping

~~517.05~~ 510.05. Cross Access

Section ~~507.~~ 511. Accessory Uses.

~~507.01.~~ 511.01. Authorization.

~~507.02.~~ 511.02. Zoning certificate required.

~~507.03.~~ 511.03. Use limitations.

~~507.04.~~ 511.04. Detailed Accessory Use Regulations: Home Occupations.

~~507.05.~~ 511.05 Detailed Accessory Use Regulations: Family Child Care Home.

(Only the following section has been undated)

- H. Off-street parking space shall be provided on the premises, as required by Section 509 513, or as otherwise necessary.

~~507.06.~~ 511.06. Detailed Accessory Use Regulations: Private Swimming Pools and Tennis Courts Accessory to a Residential Use.

~~507.07.~~ 511.07. Detailed Accessory Use Regulations:

~~507.08.~~ 511.08. Detailed Accessory Use Regulations: Subdivision Amenities.

Section ~~508.~~ 512. Temporary Uses.

~~508.01.~~ 512.01. Authorization.

~~508.02.~~ 512.02. General Regulations.

~~508.03.~~ 512.03. Use Limitations.

~~508.04.~~ 512.04. Particular Temporary Uses Permitted. *(Only the following two subsections have been updated)*

D. Events of public interest.

- 1. Permitted only in Comprehensive Development (CDD), Corridor Redevelopment (CRD), Redevelopment (RDD), ~~University Service (US),~~ Urban Neighborhood (UN-E, UN-W, and UN-S), Urban Core (UC), Rural (R), and South College Corridor District (SCCD) districts.

H. Sale of farm produce.

- 1. Permitted in Rural (R), Comprehensive Development (CDD), Redevelopment (RDD), Corridor Redevelopment (CRD), Urban Core (UC), ~~University Service (US),~~ Urban Neighborhood (UN-E, UN-W, and UN-S), and South College Corridor District (SCCD) districts. Prohibited in Industrial (I), Neighborhood Conservation (NC), Development District Housing (DDH) and Limited Development (LDD) districts.

Section ~~509.~~ 513. Off-street Parking, General Requirements. *(Only the following sections have been updated)*

- A. The requirements listed in Sections ~~509.01~~ **513.01**, and ~~509.02~~ **513.02**, specify the minimum number of off-street parking spaces.
- E. Except as provided in Section ~~509.03~~ **513.03**, all required parking spaces shall be provided on the same development site for which they are required; location of required spaces on adjoining property or across a public right-of-way shall be prohibited.

~~509.01.~~ **513.01. Residential Parking.** *(The content under this heading remains unchanged)*

~~509.02.~~ **513.02. Non-residential Parking.** No off-street parking will be required for nonresidential uses in the Urban Core (UC) District; however, no more than 50% of the gross surface area of any property within the Urban Core (UC) shall be utilized for vehicular drives or parking spaces. This limitation shall not apply to parking garages or parking otherwise incorporated into habitable building structures. Any off-street parking for uses in the Urban Core (UC) zoning district located within twenty feet (20') of the College Street, Magnolia Avenue, Gay Street, Thach Avenue or Wright Street rights-of-way shall be screened with a Type 1, Option A fence (see Figure 4-2).

In the ~~University Service (US)~~ **Urban Neighborhood (UN-E), UN-W, and UN-S)** District, a maximum of 20 percent of required parking spaces may be provided off-site at a public parking facility through a lease arrangement with the City of Auburn. Development approval is subject to availability of the needed number of spaces at a City-owned parking facility.

The following minimum number of parking spaces shall be required of the nonresidential uses specified below in all districts except the Urban Core District.

In the Industrial (I) District, there can be fluctuations in production volume that may produce the need for temporary parking that does not meet the requirements of Section ~~509~~ **513**. The Planning Director and City Engineer or their designee(s) shall review each case and shall have the authority to waive the requirements of Section ~~509~~ **513** for temporary parking lots. While reviewing such waiver requests, the Planning Director and City Engineer can impose requirements that address safety, access, storm drainage, surface material, and timeframe. *(The remaining content under this heading remains the same)*

B. MINIMUM PARKING REQUIREMENTS FOR SPECIFIED USES
(Subsections 22-73 have been renumbered as a result of the deletion of 21. Drive In theater content is unchanged)

- ~~21. — Drive-in theater:~~ one (1) space per automobile station, plus one (1) space per employee.
- ~~22.~~ **21.** Dry cleaning facility:
- ~~23.~~ **22.** Drug and alcohol treatment center:
- ~~24.~~ **23.** Employment agency:
- ~~25.~~ **24.** Exterminator:
- ~~26.~~ **25.** Fraternity/sorority:
- ~~27.~~ **26.** Funeral home:

- ~~28.~~ 27. Furniture store:
- ~~29.~~ 28. Gas station, full-service:
- ~~30.~~ 29. Golf courses (nine and eighteen hole):
- ~~31.~~ 30. Golf driving range:
- ~~32.~~ 31. Golf, par three:
- ~~33.~~ 32. Grocery or supermarket (stand-alone):
- ~~34.~~ 33. Health club/spa/gymnasium:
- ~~35.~~ 34. Horse stable:
- ~~36.~~ 35. Hospital
- ~~37.~~ 36. Hotel, motel, condotel:
- ~~38.~~ 37. Junkyards:
- ~~39.~~ 38. Kennel
- ~~40.~~ 39. Laundromat:
- ~~41.~~ 40. Lumberyard:
- ~~42.~~ 41. Machinery sales:
- ~~43.~~ 42. Medical offices:
- ~~44.~~ 43. Miniature golf:
- ~~45.~~ 44. Mini-warehouse:
- ~~46.~~ 45. Movie theatre:
- ~~47.~~ 46. Nursing homes:
- ~~48.~~ 47. Assisted living facilities:
- ~~49.~~ 48. Outdoor theater:
- ~~50.~~ 49. Parcel delivery service:
- ~~51.~~ 50. Plumbing and heating supply:
- ~~52.~~ 51. Printing and publishing plant:
- ~~53.~~ 52. Private clubs:
- ~~54.~~ 53. Professional offices:
- ~~55.~~ 54. Public assembly hall:
- ~~56.~~ 55. Radio/television station:
- ~~57.~~ 54. Recreational vehicle park:
- ~~58.~~ 53. Restaurant, fast food:
- ~~59.~~ 60. Restaurant, standard:
- ~~60.~~ 61. Schools:
- ~~61.~~ 60. School, commercial or trade:

- ~~62.~~ **61.** Shopping center:
- ~~63.~~ **64.** Skating rink, ice or roller:
- ~~64.~~ **63.** Swimming facility:
- ~~65.~~ **64.** Taverns, dance halls, nightclubs, and lounges:
- ~~66.~~ **65.** Telecommunications tower:
- ~~67.~~ **66.** Tennis, racquetball, and handball courts:
- ~~68.~~ **67.** Theaters and auditoriums:
- ~~69.~~ **68.** Truck terminal:
- ~~70.~~ **69.** Warehouse:
- ~~71.~~ **70.** Vehicle sales and service accessory to vehicle sales:
- ~~72.~~ **71.** Vehicle repair and maintenance services:
- ~~73.~~ **72.** Veterinary office:

~~509.03.~~ **513.03.** Shared Parking.

~~509.04.~~ **513.04.** Decreasing off-street parking below the required minimum for nonresidential uses: *(The content under this heading remains unchanged)*

~~Section 510.~~ **514.** Bicycle Parking.

Off-street bicycle parking spaces shall be provided for multi-family residential and commercial uses in the University Service Urban Neighborhood (UN-E, UN-W, and UN-S) District approved after the date of this amendment October 2, 2007. Bicycle parking shall also be provided for addition or enlargement to existing multi-family residential buildings that result in the need for additional automobile parking facilities. Multi-family residential developments with less than 20 required parking spaces are exempt from the bicycle parking requirements. *(The remaining content under this heading is unchanged)*

~~Section 511.~~ **515.** Lighting. *(The content under this heading remains unchanged)*

~~Section 512.~~ **516.** Airport Overlay District.

this Ordinance and shall apply to all property included within the airport height control zones of the Auburn-Opelika Robert G. Pitts Auburn University Regional Airport, referred hereafter as "Airport," as specified in this Section.

~~512.01.~~ **516.01.** Purpose. *(The content under this heading remains unchanged)*

~~512.02.~~ **516.02.** Definitions. *(The content under this heading remains unchanged)*

~~512.03.~~ **516.03.** Airport Zones. In order to carry out the provisions of this Section, airport zones are established which include all the land within the Airport Height Notification Zone (Subzone A and Subzone B), Airport Runway Protection Zone, and Airport Noise Impact Zone as they apply to the airport. Such zones are shown on the Auburn-Opelika Robert G. Pitts Auburn University Regional Airport Zone Map, consisting of one sheet, prepared by Charles Mosley and dated September 11, 2009. This map is attached to this Ordinance and made a part hereof. The map referred to in this Section is on file in the Planning Department. *(The remaining content under this heading remains unchanged)*

The following sections have been renumbered with no change to content excepted where noted.

~~512.04.~~ **516.04.** Area of Jurisdiction.

~~512.05.~~ **516.05.** Airport overlay zones.

~~512.06.~~ **516.06.** Airport height notification zone and regulations.

~~512.07.~~ **516.07.** Airport runway protection zone and regulations.

~~512.08.~~ **516.08.** Airport noise impact zone and regulations.

~~512.09.~~ **516.09.** Nonconforming Uses.

1. Regulations not Retroactive. These airport regulations shall not be construed to require the removal, lowering, or other changes or alterations of any structure not conforming to these regulations as of the effective date of this chapter or otherwise interfere with the continuance of a nonconforming use. Nonconforming vegetation is subject to removal per the provisions of § ~~512.12.6~~ **516.12.6.** *(remaining content under this heading is unchanged)*

~~512.10.~~ **516.10.** Permits.

~~512.11.~~ **516.11.** Enforcement.

~~512.12.~~ **516.12.** Special Requirements.

~~Section 513.~~ **517.** Flag Lots. *(Content under this heading remains unchanged)*

The following sections have been renumbered with no change to content excepted where noted.

~~Section 514.~~ **518.** Conservation Overlay District (COD).

~~514.01.~~ **518.01.** Application of the Conservation Overlay District.

~~514.02.~~ **518.02.** Designation Procedure.

~~514.03.~~ **518.03.** Designation Criteria.

~~514.04.~~ **518.04.** Rezoning of Property in the Lake Ogletree Subwatershed.

~~514.05.~~ **518.05.** Minimum Tract Size for a COD Subdivision.

~~514.06.~~ **518.06.** Permitted Uses in the Conservation Overlay District.

~~514.07.~~ **518.07.** Minimum Open Space for a COD Subdivision:

~~514.08.~~ **518.08.** Maximum Impervious Surface Ratio for the COD.

~~514.09.~~ **518.09.** Density Requirements in the District. The maximum number of lots allowed in a conservation subdivision shall be determined by the density of the underlying zoning district or by dividing the total area of the proposed conservation subdivision by the minimum lot size allowed for a subdivision within the planning jurisdiction or the subwatershed as set forth in Section ~~514.10~~ **518.10.**

The maximum density for property zoned as Limited Development District (LDD) within the Lake Ogletree Subwatershed shall be based on conventional residential standards as set forth on Table 4-2.

~~514.10.~~ **518.10.** Minimum Lot Size.

~~514.11.~~ 518.11. Subdivision Plat Submission Requirements.

ARTICLE VI. SIGNS

605.01. Freestanding Signs.

- D. Freestanding Signs in the Urban Core and Urban Neighborhood Districts.** Existing freestanding signs, at the time of adoption of this ordinance (~~April 15, 2008 XX-XX-XXX~~), are allowed to remain in the Urban Core (UC) and Urban Neighborhood (UN-E, UN-W, and UN-S) districts. However, should any changes be made or are requested to be made to the existing sign, the sign must meet the following requirements. Freestanding signs in the Urban Core (UC) and Urban Neighborhood (UN-E, UN-W, and UN-S) districts are limited to an area of 32 square feet and shall not exceed eight (8) feet in height. All structural elements of the sign must be covered entirely with materials that correspond to the building materials and to the materials listed in the Urban Core District Development and Design Standards (See Section ~~516.02~~ 507.02), such as but not limited to brick, limestone, or stucco. In addition, freestanding signs in the UN Districts shall meet the requirements of Section 429. Such signs shall have a minimum setback of ten (10) feet from any side lot line and ten (10) feet from the front or any street property line. No portion of a freestanding sign shall project into the public right-of-way.

605.04. Building Signs. Building signs on any single development site shall not exceed a total of two (2) square feet per linear foot of the main or entry façade. Multi-story structures with outside entrances to businesses on each floor may multiply the allowable building signage area by the number of floors. Multi-story buildings with interior entrances and hotel/motel businesses are not allowed to apply the multiplier. Building signs on development sites located in the ~~College Edge Overlay (CEOD) and the Urban Core (UC)~~, the College Edge Overlay (CEOD) and the Urban Neighborhood (UN-E, UN-W, and UN-S) districts shall be governed under the regulations as set forth in Section ~~515 and 507~~, Section ~~516~~ 508, and Section 509, respectively. Prorating of allowable building signage amongst building tenants shall be the responsibility of the owner or property manager, not the Auburn Planning Department.

ARTICLE VIII. DEVELOPMENT APPROVAL PROCESS

Section 802. Site Plans.

802.02. Development Requiring Site Plan Approval. Prior to issuance of a zoning certificate, site plan approval shall be required for all proposed non-residential construction, as well as residential development types described in Sections 502.02 (F), ~~and (G)~~, and (H). This shall include clubhouses or other ancillary facilities within a residential subdivision. Site plan approval shall also be required for the subdivision of an existing development site of a type subject to site plan requirements, and/or an expansion, reduction or reconfiguration of any such development type. For any proposal in which these requirements are unclear, the Planning Director shall determine whether site plan approval is necessary.

Section 803. Conditional Uses.

803.01. Applicability. Any use designated as a conditional use by Table 4-1 of this Ordinance shall comply with this Section.

In addition, the following shall be approved only as conditional uses:

- A. Any use that involves filling of a floodplain.
- B. Any performance residential use (except Manufactured home parks, which are not allowed) in the ~~Development District Housing (DDH), Redevelopment District (RDD)~~ Corridor Redevelopment District, both Urban (CRD-U) and Suburban (CRD-S) and Planned Development District (PDD).

ARTICLE IX. ADMINISTRATION AND ENFORCEMENT

906.01. Standards for Map Amendments.

- C. No rezoning of land to the ~~University Service (US)~~ Urban Neighborhood (UN-E, UN-W, and UN-S) Districts shall be permitted except on a specific and documented finding that:
 - 1. Marketing studies demonstrate a demand for the facilities and uses of the ~~University Service (US)~~ Urban Neighborhood (UN-E, UN-W, and UN-S) Districts that cannot be provided by the districts planned and mapped as University Service on the official zoning map, and;
 - 2. Improvements to streets and pedestrian ways, either existing or planned, can be undertaken in a manner that does not adversely impact the existing planned system of access and separation of vehicular and foot traffic, and;
 - 3. Traffic studies demonstrate that the proposed ~~University Service~~ Urban Neighborhood development will not adversely impact the level of service of arterial roads, whether in incorporated or unincorporated areas, within a two (2) mile radius of the site of the proposed rezoning.

Appendix B: Street Classification System, City of Auburn

DeKalb St	E University Dr	Terminus	<u>Residential</u> Collector
Richland Rd	Shug Jordan	Northern Terminus	<u>Collector Arterial</u>
Grand National Pkwy	--	--	Collector

**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Zoning Ordinance Text Amendments (MS-2016-00004)

Subject: Recommendation to City Council for adoption of text amendments to the City of Auburn Zoning Ordinance governing the existing Urban Core (UC), College Edge Overlay District (CEOD), and University Service (US) district, including the creation of Urban Neighborhood-East (UN-E), Urban Neighborhood-West (UN-W), and Urban Neighborhood-South (UN-S) zoning districts; the expansion of the existing Urban Core (UC) district and the elimination of the existing University Service (US) zoning district

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for adoption of text amendments to the City of Auburn Zoning Ordinance governing the existing Urban Core (UC), College Edge Overlay District (CEOD), and University Service (US) district, including the creation of Urban Neighborhood-East (UN-E), Urban Neighborhood-West (UN-W), and Urban Neighborhood-South (UN-S) zoning districts; the expansion of the existing Urban Core (UC) district and the elimination of the existing University Service (US) zoning district, as adopted, Auburn Planning Commission Case MS-2016-00004, is hereby **APPROVED, subject to:**

- **The maximum height in the Urban Neighborhood-South district to be 45' unless the use abuts or is directly across a right-of-way from a single-family residential use.**
- **The motion was made to include amendments to Table 4-1, Table of Permitted Uses, to include: Professional Studios as a conditional use in all Urban Neighborhood districts; Hotel/Motel/Condotel as a conditional use in the Urban Neighborhood-South district.**

STATE OF ALABAMA
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held February 11, 2016 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 4th day of March, 2016.



Forrest E. Cotten, AICP, Director of Planning

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND ORDINANCE NUMBER 1883 OF THE CITY OF AUBURN, DATED DECEMBER 21, 1999, THE OFFICIAL ZONING ORDINANCE, AS AMENDED BY SUBSEQUENT AMENDMENTS, BY INCORPORATING THE FOLLOWING CHANGES:

Section 1. That Ordinance No. 1883 of the City of Auburn, Alabama dated December 21, 1999, as amended by subsequent amendments is further amended to read as follows:

ARTICLE II. DEFINITIONS

Section 203. Definitions.

Density: The number of dwelling units or persons per acre of land, usually expressed in units per gross acre. The number of families, individuals, dwelling units, total number of bedrooms, or housing structures per unit of land; usually density is expressed “per acre.” Thus, the density of a development of 100 units occupying 20 acres is 5 units per acre, or 140 total bedrooms in a development on 2 acres is 70 bedrooms per acre.

Private Dormitory: a building or buildings not operated by an academic institution containing rooms forming one or more habitable units which are used or intended to be used by residents of academic institutions. The typical unit configuration is a suite with common space for living and cooking and private bedrooms, each with a dedicated bathroom. Most properties offer furnished units that rent by the bed with parental guarantees. Utilities are typically included with the lease rate and lease terms are most commonly for one (1) academic year.

ARTICLE III. ESTABLISHMENT OF ZONING DISTRICTS

Section 301. Zoning Districts.

For the purpose of this Ordinance, all land and water areas in Auburn are hereby divided into zoning districts, which shall be designated as follows: an Urban Core District(UC), a College Edge Overlay District (CEOD), an Urban Neighborhood East District (UN-E), an Urban Neighborhood West District (UN-W), an Urban Neighborhood South District (UN-S), a Neighborhood Conservation District (NC), a Development District Housing District (DDH), a Redevelopment District (RDD), a Rural District (R), a Limited Development District (LDD), a Comprehensive Development District (CDD), a Corridor Redevelopment District (CRD), a South College Corridor District (SCCD) an Industrial District (I), a Planned Development District (PDD), a Conservation Overlay District (COD), and a Holding District (HD).

304.01. Urban Core District (UC). This District is intended to serve as the retail, financial, service, historical and religious focal point of Auburn. In general, the UC provides for uses of regional, as well as local, importance. It is intended to be an area of high intensity use in which a full range of public facilities are available. Approval of proposals/applications may require collaboration between the City and developers/owners for the planning and provision of public improvements such as parking, additional street and utility rights-of-way, and implementation of public plans for the improvement of the street environment. Innovation and professionalism in quality urban design is strongly encouraged.

Occupancy in the UC is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses.

304.02 College Edge Overlay District (CEOD). *(Content under this heading shall remain as is)*

304.03. Urban Neighborhood East (UN-E). This District is intended to provide for mixed land use at medium to higher densities to meet the demands exerted by downtown Auburn and Auburn University and to promote the conversion, redevelopment, and growth of a wide range of residential, commercial, and institutional uses adjacent to the urban core of the City of Auburn. The UN-E District is a development and redevelopment District with development regulations that promote a more urban, walkable character with permitted uses to serve a broad range of community needs.

The nature of the UN-E District, and the intent of the City to promote redevelopment within the District, requires that the most stringent review of proposals and the greatest commitment to capital improvements by the City be undertaken in this District. Approval of proposals/applications may require collaboration between the City and developers/owners for the planning and provision of public improvements such as parking, additional street and utility rights-of-way, and implementation of public plans for the improvement of the street environment. Innovation and professionalism in quality urban design is strongly encouraged.

Occupancy in the UN-E is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses.

304.04. University Neighborhood West (UN-W). This District is intended to provide for mixed land use at high densities to meet the demands exerted by Auburn University, and to accommodate the conversion, redevelopment, and growth of residential, commercial, and institutional uses adjacent to the University campus and the urban core of the City of Auburn. The UN-W District is a development and redevelopment District with development regulations that promote a more urban, walkable character with permitted uses which serve a range of student and community needs.

The nature of the UN-W District, and the intent of the City to promote redevelopment within the District, requires that the most stringent review of proposals and the greatest commitment to capital improvements by the City be undertaken in this District. Approval of proposals/applications may require collaboration between the City and developers/owners for the planning and provision of public improvements such as parking, additional street and utility rights-of-way, and implementation of public plans for the improvement of the street environment. Innovation and professionalism in quality urban design is strongly encouraged.

Occupancy in the UN-W is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses.

304.05. Urban Neighborhood South (UN-S). This District is intended to provide for mixed land use at medium to higher densities to meet the demands exerted by downtown Auburn and Auburn University and to promote the conversion, redevelopment, and growth of residential, commercial, and institutional uses adjacent to the urban core of the City of Auburn and the University campus. The UN-S District is a development and redevelopment District with development regulations that promote a more urban, walkable character. Of the three (3) Urban Neighborhood Districts, the permitted uses in this District are geared to the community as a whole, but focused on preserving and complementing the character of the single-family residential areas adjacent to this District.

The nature of the UN-S District, and the intent of the City to promote redevelopment within the District, requires that the most stringent review of proposals and the greatest commitment to capital improvements by the City be undertaken in this District. Approval of proposals/applications may require collaboration between the City and developers/owners for the planning and provision of public improvements such as parking, additional street and utility rights-of-way, and implementation of public plans for the improvement of the street environment. Innovation and professionalism in quality urban design is strongly encouraged.

Occupancy in the UN-S is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses.

THE FOLLOWING SECTIONS ARE RENUMBERED BUT NO CHANGE IS MADE TO CONTENT UNDER EACH HEADING

- 304.06. Neighborhood Conservation District (NC).**
- 304.07. Development District Housing (DDH).**
- 304.08. Redevelopment District (RDD).**
- 304.09. Rural District (R).**
- 304.10. Limited Development District (LDD).**
- 304.11. Comprehensive Development District (CDD).**
- 304.12. Corridor Redevelopment District (CRD).**
- 304.13. South College Corridor District (SCCD).**
- 304.14. Industrial District (I).**
- 304.15. Planned Development District (PDD).**
- 304.16. Conservation Overlay District (COD).**
- 304.17. Holding District (HD).**

ARTICLE IV. GENERAL REGULATIONS

The purpose of the regulations contained in this Article is to allow maximum utilization of land while insuring against detrimental impacts on the environment, neighboring properties, and the public interest. This insurance is provided by separating the incorporated area of the City of Auburn into 17 zoning districts and permitting specified land uses within each, provided that a use meets all the additional criteria specified in this Ordinance. *The remaining content is unchanged under this heading.*

Section 401. Use Regulations.

Section 402 through 407 identify the category of use and define the specific uses shown in Table 4-1 - Table of Permitted Uses. Section 408 and Table 4-1 indicate which land uses may locate by right, by conditional use, or are not permitted in each zoning district. In addition, Section 408 provides special developments standards for uses that are permitted or conditional permitted in each zoning district.

Section 402. Use Categories Defined.

The categories of uses utilized by this Ordinance are defined in Sections 403 through 407. The uses not enumerated in these sections are not necessarily excluded. Article IX empowers the Planning Director to make interpretations of use.

THE FOLLOWING SECTIONS ARE RENUMBERED BUT NO CHANGE IS MADE TO CONTENT UNDER EACH HEADING EXCEPT WHERE SHOWN.

Section 403. Agricultural Uses.

403.01 Agriculture.

403.02. Forestry.

Section 404. Residential Uses.

404.01. Conventional residential.

404.02. Performance residential.

Section 405. Recreational, Institutional, and Special Residential Uses.

405.01. Outdoor recreational.

405.02. Institutional, indoor recreational, and special residential uses.

Section 406 Commercial Uses.

406.01. Office.

406.02. Commercial and entertainment.

406.03. Road service.

406.04. Commercial recreational use.

406.05. Recreational rental dwelling uses.

406.06. Public service.

406.07. Agricultural support.

406.08. Nurseries.

406.09. Commercial support.

406.10. Neighborhood Shopping Center.

406.11. Community Shopping Center. .

406.12. Regional shopping center. This category includes commercial land development consisting of 500,000 or more square feet of gross floor area on one (1) lot.

Section 407. Industrial Uses.

407.01. Industry. –

407.02. Extraction and junkyard uses.

407.03. Airports, Landing Strips and Heliports. This category includes any facility used for take-off, landing, storage, maintenance, and/or repair of aircraft. It also includes aviation-related activities, such as radar and communications facilities, flight schools, and cargo loading and storage areas. (Also see Section 516 Airport Overlay District)

Section 408. Uses Permitted by Right, Uses Permitted with Conditional Use Permits, and Uses Not Permitted.

Except as otherwise provided by law or in this Ordinance, no building, structure, or land shall be used or occupied except in the zoning districts indicated and for the purposes permitted in this Section. The general use categories specified by Table 4-1 are defined in Sections 403 through 407. (Remaining content under this heading is unchanged)

408.01. All permitted uses and uses requiring conditional use approval pursuant to Section 803 are listed in Table 4-1. In addition, the table notes uses for which special development standards apply, regardless of whether such uses are designated as permitted or conditional. Special development standards are listed in Section 408.02. (Remaining content under this heading remains unchanged)

ARTICLE IV
Table 4-1
Category
Use

GENERAL REGULATIONS
TABLE OF PERMITTED USES

<i>Agricultural Uses</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Agriculture	1113									P							
Forestry	113	x						C		P	C	C					

<i>Conventional Subdivision</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Single family residential S/D		x		P	P	P	P	P	P	P	P	P					C
Manufactured home S/D		x										C‡					C

<i>Performance Residential Development</i> ***	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Single family detached S/D		x		P	P	P		P	P		P	P	C	C			C
Zero lot-line S/D		x		P	P	P		C	C		C	P	C	C			C
Town house S/D		x	C	P	P	P		C	C		C	P	C	C			C
Twin house S/D		x		P	P	P		C	C		C	P	C	C			C
Duplex development		x		P	P	P		C	C			C	C	C			C
Cottage Housing Development		x		P	P	P			C				C	C			C
Multiple family development †		x	P	P	P	P		C	C			C	C	C			C
Private Dormitory		x		P	P	C											
Manufactured home park		x										C					C
Manufactured home S/D		x										C#					C

*** See Section 502.02

† for UC See Section 506.03

See Section 502.02(A)

<i>Outdoor Recreational Uses</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Golf course	793910						C	C	C	P	C	P					C
Commercial Stables	711219									C							C
Nature and Wildlife Preserves	71219						C	C									C
Park (Private)			P	P	P	P	P	P	P	P	P	P	C	C			C

<i>Institutional</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Aquariums	712130	x	C	C	C				C		C	P					C
Assisted Living Facility	623311	x							C		C	P	P	P			C
Cemetery	812220	x		P	P		P	P	C	P		P					C
Church	813110	x	C	C	C	C	C	C	C	P	C	P	C	C			C
Day Care Center	624410	x	C	C	C	C	C		C		C**	P	P	P	P	C	C
Day Care Home	624120	x	P	C	C	C	C	C	C	P	C	P	C	C			C
Group Day Care Home		x	C	C	C	C			C	C	C	P	C	C			C
Independent Living Facility	623312	x	C	C	C	C			C		C	P	P	P			C
Nursing Home	623110	x							C		C	P	P	P			C
Private Libraries & Museums		x	C	C	C	C			C	C	C	P	P	P			C
Private Schools	6111	x	C	C	C	C	C	C	C	C	C	C	C	C			C
All Other Uses		x	C	C	C	C			C		C	C	C	C	C		C

<i>Indoor Recreational</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Billiards	713990		C	C	C				C		C**	P	P	P	P		C
Bowling Alleys	713950		C	C	C				C		C**	P	P	P	P		C
Community Rec. Center	713990	x	C	P	P	C	C	C	C		C**	C	P	P	P		C
Gymnasium	713940		C	C	C				C		C**	P	P	P	P		C
Indoor Athletic Facilities	713940		C	C	C				C		C**	P	P	P	P		C
Skating Rink (Roller & Ice)	713940	x		C	C				C			P	P	P	P		C

<i>Special Residential</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Accessory Dwelling Unit		x		P	P	P	P	P	P	P	P	P	C	C			C
Bed & Breakfast	721191	x	P	P	C	P	C#	C	P	C	C	C	C	C			C
Boarding/Rooming House	721310	x	C	P	P	P			P			P					C
Group Home	623990								P			C	C	C			C
Halfway Houses	623990		C	C	C	C			P		C	P	C	C			C
	623220																
Monasteries/Convents	813110			C	C	C	C	C	P	C	C	C	C	C			C

Limited to NC zoned property within the City of Auburn Historic District, as adopted by Ordinance No. 2377, and as may be amended. Bed and Breakfasts are otherwise not a permitted use in the NC District

<i>Office</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Office			P	P	P	P			P		C**	P	P	P	P	C	C

<i>Commercial and Entertainment</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Auto accessory store	441310	x							C			P	P	P	P	C	C
Banks	5221		C	C	C	C			C		P**	P	P	P	P	C	C
Barbershop/beauty shop	812111		P	P	P	P			C		P**	P	P	P	P	C	C
Book, Hobby, Music, & Sporting Goods Stores	451		P	P	P	P			C		P**	P	P	P	P	C	C
Brewpub	312120	x	C	C	C	C			C		C**	C	P	P	P	C	C
Building material sales (<i>no outdoor display</i>)	444190	x							C			P	C	P	P	C	C
Check Cashing									C			C	C	C		C	C
Clothing Stores	448		P	P	P	P			C		P**	P	P	P	P	C	C
Commercial or trade school	611511	x	C	P	P				C			P	P	P	P	C	C
Copy shop	561439		P	P	P	P			C			P	P	P	P	C	C
Dry Cleaners	812320		C	C	C	C			P		P**	P	P	P	P	C	C
Electronics Repair	8112		P	P	P	P			C		P**	P	P	P	P	C	C
Florists	4531		P	P	P	P			C		P**	P	P	P	P	C	C
Funeral Homes	812210	x	C	C	C				C		C**	C	C	P	C	C	C
Garden Supply	44422		C	C		C			C		P**	P	P	P	P	C	C
General Merchandise Stores	452		C	C	C	C			C			P	P	P	P	C	C
Grocery Stores	4451		C	C	C	C			C		P**	P	P	P	P	C	C
Hardware Stores	444130		C						C			P	C	P	P		C
Health & Person Care Stores	446		P	P	P	P			C		P**	P	P	P	P	C	C
Lounge			C	C	C				C		C**	C	P	P	P	C	C
Hotel/motel/condotel	721110	x	C	C	C	C			C			C	P	P	P	C	C
Office Supplies, Stationery, Gift Stores	4532		P	P	P	P			C		P**	P	P	P	P	C	C
Pawn Shop									C			C	C	C		C	C

Package store	445310		C	C	C	C			C			P	P	P	P	C	C
Pet/Pet Supply Store	45391		P						C		P**	P	P	P	P	C	C
Precious Metal Purchase/Sales									C			C	C	C		C	C
Private club	813410	x	C	C	C	C			C			C	C	C	C	C	C
Professional Studios			C	C	C	C			P		P**	P	P	P	P	C	C
Restaurant			P	P	P	P			C		P**	P	P	P	P	C	C
Specialty Food Stores	4452		P	P	P	P			C		P**	P	P	P	P	C	C
Theaters/Indoor Auditoriums	512131		C	C	C				C			P	P	P	P	C	C
Title Pawn									C			C	C	C		C	C
Veterinary office/kennel	541940	x		C	C	C			P	P	C**	P	P	P	P	C	C
All others			C	C	C	C			C		C**	C	C	C	C	C	C

<i>Road Service</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
ATMs		x	C	C	C	C			C			P	P	P	P		C
Auto dealership	44111								C			C	C	P	P	C	C
	44122																
Auto repair, paint/body work	8111	x							C			C	C	P	C	C	C
Bank w/Drive Thru			C	C	C				C		C**	C	C	P	P	C	C
Building Material Sales (outdoor display)	444190	x							C			P	C	P	P	C	C
Car Wash/Detailing shop	811192								C			C	C	P	C		C
Convenience Stores/Small Grocery (less than 3,000 sq. ft. - no fuel)	445120		P	C	C	C			C			P	P	P	P		C
Fast Food Restaurant	722211		C	C	C	C			C			C	C	P	P	C	C
Flea market	531190	x							C			C		C		C	C
	531120																
Gasoline/service station	447190	x							C		C**	C	C	P	P	C	C
Parking Garages/ Lots	812930		C	C	C				C			C	C	P	C	C	C
Small engine repair/ Sales	811411								C			C	C	P	C	C	C
All Other Uses			C	C	C	C			C			C	C	P	C	C	C

<i>Commercial Recreational Use</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Amphitheater		x								C	C**	C	C	C		C	C
Amusement park	713110	x								C		C			C	C	C
Fairground	711310	x								C		C				C	C
Miniature golf/driving range	713990	x								C		C	C	C	C	C	C
Race track	711212	x								C		C				C	C
Stadium/arena	711310	x								C		C				C	C

<i>Recreational Rental Dwellings</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Campground	721211									C		P				C	C
Cottages/cabins	721199									C		P				C	C
Recreational vehicle park	721211	x								C		C				C	C

<i>Public Service</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Communications tower	237130	x		C^	C^			C	C	P		P	C	C	C	C	C
Hospital	622	x	C	C	C				C			C	C	C	C	C	C
Municipal Office/Facility			P	P	P	P		C	C	C	C	P	P	P	C	C	C
Public utility station or facility			C	C	C	C	C	C	C	P	C	C	C	C	C	C	C
Utility service yard or garage									C	C		C	C	C	C	C	C
All other Public Uses			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

^Only if mounted on an existing structure

<i>Agricultural Support</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Farm equipment sales/rental/leasing	532490	x								C		C			C	C	C
Farm equipment sales/repair	811310	x								C		C			C	C	C
Farm produce sales (permanent)	445230	x								C			P	P			C
Farm produce supply										C		P	P	P	P	C	C
Farm product processing		x								C		C				C	C

<i>Nurseries</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Retail	444220	x							C	P	C**	P	C	P	C		C
Wholesale	444220									P		P				C	
<i>Commercial Support</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Bottling plant/bakery	333993	x							C			C				C	
	333294																
Contractor storage yard		x							C			C		C		C	
Mini-warehouse	531130	x										C	C	C	C	C	C
Printing/publishing	323	x							C			C		C		C	
Recycled materials collection/storage	562111	x							C			C				C	
Sales/repair of heavy equipment	811310	x										C	C	C	C	C	
Vet. office/kennel w/outdoor pens	812910									C						C	
Warehouse	236220	x							C			C	C	C	C	C	
Wholesale distributor		x							C			C				C	
All others									C			C	C	C		C	

<i>Neighborhood Shopping Center</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Neighborhood Shopping Center		x									C	P	P	P	P		C

<i>Community Shopping Center</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Community Shopping Center 100,000 499,999 s.f. floor area		x										P	C	P	P		C

<i>Regional Shopping Center</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Shopping Ctr. 500,000+ s.f. floor area												P	C	P	P		C

<i>Industrial Uses</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Auto salvage yard	493190	x														C	
Bulk storage of chemicals or fuels	493190	x														C	
Commercial incinerator	562213	x														C	
Food processing/packaging	311	x														C	
Freight/trucking terminal	488490	x														C	
Manufacture of building materials	326199															C	
Manufacture/storage of explosives	325920	x														C	
Mine/quarry	212321	x									C						
Outdoor storage of machinery																C	
Recycled materials processing																C	
Scientific testing/research laboratory																C	
Slaughterhouse	31161	x														C	
Storage of sand/gravel/blocks		x														C	
All others																C	

P = permitted use
C = conditional use
A blank box indicates the use is not permitted.

*See Special Development Standards, §402.02
**Neighborhood Shopping Center only

Section 408.01. B. Uses not listed in Table 4-1 or Section 403 are not permitted in any district except pursuant to Article IX, which provides for interpretation of uses, or Article VII, which provides for nonconformities.

In addition to Table 4-1, the following regulations regarding permitted uses are established:

- B.** Uses not listed in Table 4-1 or Section 403 are not permitted in any district except pursuant to Article IX, which provides for interpretation of uses, or Article VII, which provides for nonconformities.

408.02. Special Development Standards. *(Content under this heading is unchanged)*

- C. Performance Residential Development.** See Section 502.02.

Cottage Housing Development Standards:

- 4.** The net total floor area of each cottage shall not exceed one and one-half times the area of the main level.
(In addition, see Section 502.02F)

Multiple Family Residential Development Standards:

- 5.** Orientation requirements - A minimum of 50 percent of the buildings shall have a front entrance facing a public or private street. All buildings with a street façade shall have one (1) functioning entry on the street façade, and for buildings that do not have a street façade, the primary entrance should have a sidewalk connection to the nearest street.
(In addition, see Section 502.02G)

Private Dormitory:

The above listed development standards for Multiple Family Residential Development shall be met in addition to the following: Lounge Uses are prohibited in a private dormitory development. *(See also Sections 502.02(H), and Section 509).*

Manufactured Home Park. See Section 502.02.I

- D. Institutional, Indoor Recreation & Special Residential Uses.** *The content under this section remains unchanged.*
- E. Commercial and Entertainment Uses.**

7. Hotel/motel/condotel:

a) Permitted only on property fronting on an arterial or collector street as designated in Appendix B.
- F. Road Service Uses.**

2. Auto repair, paint/body work:

- d) The lot shall front on an arterial or collector street as designated in Appendix B.
- 5. Flea Market:
 - a) Flea markets shall be permitted only on property fronting on an arterial street, as designated in Appendix B with all major points of ingress/egress connecting to that street.
- 6. Gasoline/service station:
 - a) Site. The minimum frontage on an arterial street shall be 150 feet. In LDD, a gasoline station shall be permitted as part of a neighborhood shopping center on a site not less than three (3) acres in size. It shall be located at the intersection of two arterial roads or an arterial and a collector street, as designated in Appendix B.
- 7. Small Engine Repair: Equipment under repair or not operational shall be screened from public view or stored indoors at all times.
- 8. Automated Teller Machines (ATMs):

Freestanding Automated Teller Machines shall comply with the following requirements:

 - e) Each outdoor ATM shall be provided with adequate lighting. The lighting plan must be shown on the submitted site plan.
- 9. Parking Lots: *The content under this section remains unchanged.*
- 10. Fast Food Restaurants: *The content under this section remains unchanged.*
- G. **Commercial Recreational Uses.** *The content under this section remains unchanged.*
- H. **Recreational Rental Dwellings.**

Recreational vehicle parks: All recreational vehicle parks shall be developed according to the following standards:

 - a) Minimum lot requirements.
 - 2. The development site shall have at least 50 feet of frontage on an arterial street, as shown in Appendix B.
- I. **Public Service Uses.**
 - 2. Hospital: Development site shall have ready access to an arterial street, as designated in Appendix B.
- J. **Agricultural Support Uses.**
 - 3. Farm product processing in Rural (R) and Comprehensive Development (CDD) Districts:
 - a) All such uses must front on a street with a functional classification of Arterial, as designated in Appendix B.
- K. **Nurseries.** *The content under this section remains unchanged.*
- L. **Commercial Support Uses in the RDD, CDD, CRD, and SCCD.** *(Remaining content under this heading shall remain as is)*
- M. **Neighborhood Shopping Center. Up to 100,000 Square Feet.** *The content under this section remains unchanged.*
- N. **Industrial Uses.** *The content under this section remains unchanged.*
- O. **Junkyard & Extraction Uses.** *The content under this section remains unchanged.*

411.01. Building Setbacks.

A. Minimum Setbacks. To calculate the minimum building setback required to ensure adequate light, air and privacy to abutting properties, multiply the height of the proposed building by the Angle of Light Exposure Factor for the zoning district as shown in Table 4-3 below.

The product of this calculation is the distance the building must be set back from the property line. If, based on this calculation, the setback required is greater than the minimum width of the required bufferyard, the setback according to the angle of light exposure factor must be used.

Table 4-2: Performance Standards for Residential Uses by District

District/ Subdivision Type	Maximum Gross Density (du/ac.)	Minimum Open Space Ratio ¹
<i>Urban Core (UC)</i>		
Performance	See Article V, Sections 502.02 and 506.03	
<i>Urban Neighborhood Districts (UN-E), (UN-W), & (UN-S)</i>		
Conventional	4.00	0.00
Performance	See Article V, Sections 502.02., 506.04., and 509.	
<i>Neighborhood Conservation (NC)</i>		
See Article V, Table 5-2		
<i>Development District Housing (DD-H)</i>		
Conventional	4.00	0.00
Performance	5.50	0.30
<i>Redevelopment District (RDD)</i>		
Conventional	5.00	0.00
Performance	16.00	0.20
<i>Rural (R)</i>		
Conventional	3 acre min. lot size	0.00
<i>Limited Development District (LDD)</i>		
Conventional	2.00	0.00
Performance	5.00	0.30
<i>Comprehensive Development (CDD)</i>		
Conventional	4.00	0.00
Performance	9.50	0.25
<i>Corridor Redevelopment District (CRD-U)</i>		
Performance	16.00	0.15
<i>Corridor Redevelopment District (CRD-S)</i>		
Performance	10.00	0.20
<i>Planned Development District (PDD)</i>		
See Article V, Section 503		

¹No open space shall be required in a performance residential development consisting of 4 dwelling units or less on an existing lot of record. No open space shall be required for town houses constructed in the Urban Core (UC), all Urban Neighborhood (UN-E) (UN-W) & (UN-S), and Corridor Redevelopment District-Urban (CRD-U) districts.

Table 4-3: Standards for Nonresidential Uses by District

District Uses	Maximum FAR	Maximum ISR	Minimum site area ³	Minimum lot width ⁵	Angle of light factor
<i>Urban Core (UC)/CEOD</i>					
All Uses	8.5	1.00	none	none	*
<i>Urban Neighborhoods (UN-E, UN-W, & UN-S)</i>					
Outdoor Rec. (private parks)	0.05	0.40	7,500 SF	75 ft.	**
Institutional	0.70	0.80	7,500 SF	75 ft.	**
Road Service	0.35	0.90	30,000 SF	100 ft.	**
Public Service ²	0.50	0.80	7,500 SF	75 ft.	**
All Other Uses	2.00	0.90	7,500 SF	75 ft.	**
<i>Neighborhood Conservation (NC)</i>					
Outdoor Recreational	0.05	0.40	7,500 SF	none	***
Institutional	0.50	0.60	7,500 SF	75 ft.	***
Public Service ²	0.20	0.50	7,500 SF	75 ft.	***
<i>Development Housing (DDH)</i>					
Agriculture Uses (Forestry)	0.01	0.10	25_acres	none	1.0
Outdoor Recreational	0.05	0.40	7,500 SF	75 ft.	1.0
Institutional	0.50	0.60	7,500 SF	75 ft.	1.0
Indoor Recreational	0.50	0.60	7,500 SF	75 ft.	1.0
Public Service ²	0.20	0.50	7,500 SF	75 ft.	1.0
All Other Uses ⁶	0.40	0.80	7,500 SF	75 ft.	1.0
<i>Redevelopment (RDD)</i>					
Outdoor Rec. (Private Parks)	0.05	0.40	7,500 SF	none	1.0
Institutional	0.60	0.70	7,500 SF	75 ft.	1.0
Road Service	0.35	0.90	30,000 SF	100 ft.	1.0
Public Service ²	0.30	0.60	7,500 SF	75 ft.	1.0
Nurseries	0.05	0.50	30,000 SF	100 ft.	1.0
Commercial Support	0.60	0.70	7,500 SF	75 ft.	1.0

All Other Uses	0.70	0.80	7,500 SF	75 ft.	1.0
<i>Rural (R)</i>					
Agriculture/Nurseries ¹	na	0.05	3 acres	none	1.0
Forestry	na	0.05	25 acres	none	
Outdoor Recreational	0.02	0.40	3 acres	none	1.0
Institutional	0.05	0.40	3 acres	none	1.0
Commercial & Entertainment (Vet office)	0.12	0.30	40,000 SF	none	1.0
Commercial Recreational	0.10	0.20	3 acres	none	1.0
Recreational Rental Dwellings †	0.01	0.10	200,000 SF	none	1.0
Public Service ²	0.20	0.50	3 acres	none	1.0
Agriculture Support	0.25	0.50	40,000 SF	none	1.0
Conditional Uses	0.12	0.30	200,000 SF	none	1.0
<i>Limited Development District (LDD)</i>					
Forestry	0.01	0.10	25 acres	none	1.0
Outdoor Recreational	0.05	0.25	1 acre	none	1.0
Institutional	0.50	0.60	none	none	1.0
Public Service ²	0.20	0.50	none	none	1.0
Neighborhood Shopping Ctr.	0.40	0.60	3 acres	none	1.0
All Other Uses ⁶	0.40	0.80	7,500 SF	none	1.0
District Uses	Maximum FAR	Maximum ISR	Minimum site area ³	Minimum lot width ⁵	Angle of light factor
<i>Comprehensive Development District (CDD)</i>					
Outdoor Recreational	0.05	0.40	7,500 SF	75 ft.	1.0
Institutional	0.50	0.60	7,500 SF	75 ft.	1.0
Road Service	0.35	0.90	30,000 SF	100 ft.	1.0
Commercial Recreational	0.15	0.30	40,000 SF	none	1.0
Recreational Rental Dwellings ‡	0.15	0.25	100,000 SF	none	1.0
Public Service ²	0.30	0.60	7,500 SF	75 ft.	1.0
Agriculture Support	0.25	0.50	40,000 SF	100 ft.	1.0
Nurseries	0.05	0.50	80,000 SF	None	1.0
Commercial Support	0.40	0.75	7,500 SF	75 ft.	1.0
All Other Uses	0.70	0.80	7,500 SF	75 ft.	1.0
<i>Corridor Redevelopment District-Urban (CRD-U)</i>					
Road Service	0.50	0.90	20,000 SF	75 ft.	****
Public Service ²	0.50	0.80	7,500 SF	60 ft.	****
Commercial Support	0.40	0.75	7,500 SF	75 ft.	****
Conditional Uses	0.50	0.90	7,500 SF	60 ft.	****
All Other Uses	0.70	0.80	7,500 SF	60 ft.	****
<i>Corridor Redevelopment District-Suburban (CRD-S)</i>					
Road Service	0.35	0.90	30,000 SF	100 ft.	****
Public Service ²	0.35	0.75	7,500 SF	75 ft.	****
Commercial Support	0.40	0.75	7,500 SF	75 ft.	****
Conditional Uses	0.50	0.90	7,500 SF	75 ft.	****
All Other Uses	0.70	0.80	7,500 SF	75 ft.	****
<i>South College Corridor District (SCCD)</i>					
Institutional	0.50	0.60	7,500 SF	75 ft.	1.0
Road Service	0.35	0.90	30,000 SF	100 ft.	1.0
Commercial Recreational	0.15	0.30	40,000 SF	none	1.0
Public Service ²	0.30	0.60	7,500 SF	75 ft.	1.0
Agriculture Support	0.25	0.50	40,000 SF	100 ft.	1.0
Nurseries	0.05	0.50	80,000 SF	none	1.0
Commercial Support	0.40	0.75	7,500 SF	75 ft.	1.0
All Other Uses	0.70	0.80	7,500 SF	75 ft.	1.0
<i>Industrial (I)</i>					
Institutional Day (Day Care Center)	0.50	0.60	10,000 SF	100 ft.	****
Office	1.50	1.00	40,000 SF	100 ft.	****
Commercial & Entertainment	0.70	0.80	10,000 ST	100 ft.	****
Road Service	0.35	0.90	30,000 SF	100 ft.	****
Commercial Recreational	0.40	0.90	40,000 SF	none	****
Recreational Rental Dwellings †	0.15	0.25	200,000 SF	none	****

Public Service ²	0.50	0.80	10,000 SF	100 ft.	****
Agriculture Support	0.90	0.90	40,000 SF	100 ft.	****
Nurseries	0.05	0.50	80,000 SF	none	****
Commercial Support	0.90	1.00	10,000 SF	100 ft.	****
All Other Uses	0.40	0.90	80,000 SF	100 ft.	****
Industrial Uses	0.94	0.90	40,000 SF	100 ft.	****
Extraction Uses	0.10	0.10	100 Acres	100 ft.	****

Planned Development District (PDD)⁴

* See Article V, Section 507 and Section 508 for setback regulations and Article IV, Table 4-4 for maximum height.

** See Article V, Section 509 for setback regulations and Article IV, Table 4-4 for maximum height.

*** See Article V, Table 5-2 for setback regulations and Article IV, Table 4-4 for maximum height.

**** See Article V, Section 502.03 for setback regulations in the Corridor Redevelopment District and the Industrial District and Article IV, Table 4-4 for maximum height

† Gross Density for Recreational Rental Dwellings is 10 units per acre (see Table 4-4)

¹Maximum permitted gross density: 1.0 units per three (3) acres.

²No minimum lot size/width is required for service distribution facilities for sewer, water, telephone, gas, and electricity; minimum lot area for communication towers shall be determined by the setback (See Section 501.07).

³For lots not meeting the minimum size requirement in any district, see Section 705.

⁴ISR, FAR and minimum lot width shall be set by the base district from which the Planned Development is rezoned. Minimum site area for all Planned Development is ten (10) acres (See Section 203).

⁵ In cases where side lot lines are not parallel because the lot fronts on a curved right-of-way, minimum width at road frontage shall be as follows:

1. Curved right-of-way: 75 percent of normal width requirement
2. Subdivision cul-de-sac: 50 percent of normal width requirement.

Width at road frontage shall be measured along a straight line connecting the foremost points of side lot lines.

⁶Uses that apply in a PDD only (refer to Table 4-1, Table of Permitted Uses and Section 503, Planned Developments)

Table 4-4: Land Use Intensity Standards, Classes 1-V

Land Use/Maximum Performance Standards	Class				
	I	II	III	IV	V
<i>Agriculture, Forestry & Nurseries</i>					
Gross Density*	0.33				
F.A.R.	0.02	0.05			
I. S.R.	0.05	0.50			
Height, inhabited	35'	35'			
Height, uninhabited	80'	80'			
<i>Conventional Subdivision</i>					
Gross Density		1.00	3.00	4.00	5.00
I.S.R.		0.15	0.25	0.35	0.35
Height		35'	35'	35'	35'
<i>Performance Residential Development</i>					
Gross Density			2.00		
I.S.R.			0.12		
Height			----(See Section 502)---		
<i>Outdoor Recreation</i>					
F.A.R.		0.01	0.01	0.02	0.02
I.S.R.		0.30	0.40	0.50	0.60
Height		20'	25'	30'	30'
<i>Neighborhood Shopping Center</i>					
F.A.R.		0.30	0.40		
I.S.R		0.50	0.60		
Height		25'	35'		
<i>Recreational Rental Dwellings</i>					
Gross Density				10	
F.A.R.				0.15	
I.S.R.				0.25	
Height				35'	

* residential use permitted only in the Rural (R) district

Table 4-4: Land Use Standards, Classes V-IX

Land Use/Maximum		Class				
Performance Standards		V	VI	VII	VIII	IX
<i>Institutional, Indoor Recreation, Special Residential</i>						
	F.A.R.	0.25	0.50	0.60	0.70	
	I.S.R.	0.30	0.60	0.70	0.80	
	Height	35'	40'	45'	50'	
<i>Office</i>						
	F.A.F.	0.20	0.50	1.20	2.00	3.00
	I.S.R.	0.30	0.60	0.80	0.90	1.00
	Height	20'	60'	60'	60'	80'
<i>Performance Residential Development</i>						
	Gross Density		6.00	17.50	34.00	
	I.S.R.		0.32	0.48	0.75	
	Height		----(See Section 502)-----			
<i>Public Service</i>						
	F.A.R.	0.15	0.20	0.30	0.35	0.50
	I.S.R.	0.20	0.50	0.60	0.70	0.80
	Height	20'	30'	40'	50'	50'
<i>Agriculture Support</i>						
	F.A.R.			0.55	0.80	0.90
	I.S.R.			0.65	0.80	0.90
	Height			40'	50'	60'

Table 4-4: Land Use Standards, Classes VI-X

Land Use/Maximum		Class				
Performance Standards		VI	VII	VIII	IX	X
<i>Outdoor Recreation</i>						
	F.A.R.	0.03	0.04	0.05		
	I.S.R.	0.70	0.80	0.90		
	Height	30'	35'	40'		
<i>Commercial / Entertainment and Regional Shopping Center</i>						
	F.A.R.	0.47	0.77	1.10	1.20	2.00
	I.S.R.	0.60	0.80	0.90	1.00	1.00
	Height	25'	30'	50'	60'	60'
<i>Road Service</i>						
	F.A.R.		0.18	0.31	0.35	
	I.S.R.		0.50	0.80	0.90	
	Height		25'	40'	40'	
<i>Commercial Support</i>						
	F.A.R.	0.30	0.40	0.60	0.80	0.90
	I.S.R.	0.40	0.50	0.75	0.90	1.00
	Height	30'	35'	45'	45'	45'

Table 4-4: Land Use Standards, Classes IX-XI

Land Use/Maximum		Class		
Performance Standards		IX	X	XI
<i>Commercial Recreation</i>				
	F.A.R.	0.30	0.40	
	I.S.R.	0.70	0.90	
<i>Industrial Uses</i>				
	F.A.R.			0.94
	I.S.R.			0.90
<i>Extraction of Minerals and Mining</i>				
	F.A.R.			0.10
	I.S.R.			0.10

Height	30'
--------	-----

NOTE: Certain structures are exempt from the maximum height regulations of this Section, except as limited by any height restriction regulation of the Federal Aviation Administration (FAA) or any duly appointed authority or agency:

- a. Bulk storage silos and storage towers, which shall not exceed 100 feet in height.
- b. Concrete batching and mixing towers, which shall not exceed 100 feet in height.
- c. Public utility poles, towers, and wires.
- d. Radio and television antennae and towers.
- e. Towers for mechanical equipment or smoke, which shall not exceed 16 feet above roof line of principal building.
- f. Water tanks and standpipes.
- g. Portions of a structure that are less than 65 feet in height and are not used for habitation and storage including: chimneys, ventilators, utility service structures, solar panels, steeples, bell towers, clock towers, cupolas, flag poles, fire escapes, stairway enclosures and elevator enclosures. This also includes parapet walls, balustrades or railings that rise less than six feet from the floor or roof from which they extend.

420.02. Bufferyard Application. This Ordinance requires that bufferyards be provided between uses in all districts except in the Urban Core (UC) District, Urban Neighborhood (UN-E, UN-W, and UN-S) District, the Industrial (I) District, and the Neighborhood Conservation District. Bufferyards between uses in these zones are not required except in cases where single family residences occur on land abutting development in UC, UN-E, UN-W, UN-S, or I zoning districts (See Tables 4-5 and 4-7). In addition, property located in an Industrial District that has frontage along a designated corridor (See Section 429) must comply with the thoroughfare frontage bufferyard requirements (Section 429.06) and a 10 foot wide bufferyard with two (2) canopy trees per 100 linear feet is required for all development adjacent to all streets in the Industrial District. Planting materials are specified in Section 426. Conventional subdivisions shall also be exempt from bufferyard requirements.

Table 4-6 Buffer Width Requirements for Adjacent Vacant Land by Zoning District

Proposed		District (Vacant Land)										
L.U. Intensity												
Class	UC ⁴	UN ⁴	NC	DD-H	RDD	R	LDD	CDD	CRD ⁴	SCCD ⁴	I ⁴	HD
I	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR
II	10	10	A	A	A	NR	B	B	5	5	20 ³	A
III	10	10	B	B	B	NR	10	B	5	5	20 ³	B
IV	A	A	10	10	10	NR	10	B	5	5	15 ²	10
V	10	10	10	10	10	B	15	10	5	5	15	10
VI	15	15	15	15	15	B	15	10	5	5	15	15
VII	15 ¹	15 ¹	15 ¹	15 ¹	15 ¹	B	15 ¹	15	5	5	10	15 ¹
VIII	15 ²	15 ²	15 ²	15 ²	15 ²	10	15 ²	15	5	5	10	15 ²
IX	15 ²	15 ²	20 ³	20 ³	20 ³	10	20 ³	15	10	10	B	15 ²
X	20 ³	20 ³	20 ³	20 ³	20 ³	10	20 ³	15 ¹	10	10	NR	20 ³
XI	20 ³	20 ³	20 ³	20 ³	20 ³	15	20 ³	15 ¹	15	15	NR	20 ³

Notes:

4. For projects in the UC, all three (3) UN districts, CRD, SCCD, and I districts, no bufferyard is required if the vacant land is in the same zoning district.

TABLE 4-8
Tree Inches per Acre

Buffer Type	Buffer Width	Units per 100 feet	
		Canopy	Understory
A	5'	0	3
B	10'	1	3

429.06. Bufferyards and Setbacks. On all developments, the owner or developer must provide the required setback and the required buffer area (see Section 502.02 and Section 422) or minimum buffer areas described below, whichever is greater. In cases where adjoining developments have the same land use intensity classifications, the minimum buffer area shall be provided except where developments share common walls or otherwise result in zero-lot line construction. The planting materials installed in the buffer areas must meet the specifications referenced below. In those cases where a conditional use is requested for an existing structure, only the required frontage bufferyard shall be required. Developments in the Urban Core (UC) District and the Urban Neighborhood West (UN-W) District east of North Donahue Drive are exempt from the bufferyard requirements.

ARTICLE V. DETAILED USE REGULATIONS

502.02. Performance Residential Developments.

Housing Type	S/D Plat Required	Bldg. Envelope on Plat	Site Plan Required	Units per Lot	Units per Structure	Platted Open Space
SF Detached	X			1	1	X
Zero Lot-Line	X	X		1	1	X
Town House	X	X		1	3-10	X**
Twin House	X	X		1	2	X
Duplex Subdivision	X			2	2	X
Cottage (fee simple ownership)	X			1	1	X
Cottage (condominium)		X	X	4+	1	X
Multiple Unit Development			X	3+	*	
Private Dormitory			X	3+	***	
Manufactured Home Park			X	25+	1	
Manufactured Home Subdivision	X	X		1	1	
Manufactured Home Subdivision	X	X		1	1	

* See Section 502.02. (G).

** No open space is required for town houses in the Urban Core (UC) or Urban Neighborhood (UN-E, UN-W, and UN-S) districts.

*** See Section 502.02. (H).

G. Multiple Unit Development. This development type consists of two (2) unattached or any arrangement of three (3) or more dwelling units on an undivided lot.

All multiple unit developments will be subject to the special development standards noted in Section 408.02.(C).

All multiple unit developments shall be subject to site plan approval pursuant to Section 802. Separate ownership of the units is permitted on a condominium basis; however, in no case shall the development site be platted or otherwise divided for the purpose of assigning specific lots or parcels to particular dwelling units.

No existing single-family house or lot in a conventional residential subdivision in CDD shall be used for multi-unit development unless expressly approved under Section 803.

In addition to the bufferyard requirements of Sections 420 through 428, multiple unit developments shall meet the following development criteria:

Minimum Lot Area	10,000 s.f.
Maximum I.S.R. on individual lots	See Table 4-4 *
Maximum F.A.R.	.85 **
Minimum spacing between buildings	15 ft.
Minimum Lot Width	70 ft.
Off-Street Parking Spaces	1 per bedroom plus one visitor parking space per ten bedrooms within the project.

Multiple unit development must meet the standards outlined in Section 510, Bicycle Parking

* ISR for UC, CEOD, and UN Districts see sections listed below.

** This maximum applies to all zoning districts where Multiple-Unit Development is allowed except for the UC, CEOD, and UN Districts. For FAR in the UC, CEOD, and UN districts see below.

See Section 506.03, Section 507, and Section 508, for special development standards for the Urban Core (UC) and College Edge Overlay District (CEOD).

See Section 506.04 and Section 509 for special development standards for the Urban Neighborhood (UN-E, UN-W, and UN-S) districts.

H. Private Dormitory Development. This development type consists of two (2) unattached or any arrangement of three (3) or more dwelling units on an undivided lot. In addition, it shall consist of a building or buildings not operated by an academic institution containing rooms forming one or more habitable units which are used or intended to be used by residents of academic institutions. The typical unit configuration is a suite with common space for living and cooking and private bedrooms, each with a dedicated bathroom. Most properties offer furnished units that rent by the bed with parental guarantees. Utilities are typically included with the lease rate and lease terms are most commonly for one (1) academic year.

Private dormitory development is allow either by right or conditionally only in the Urban Neighborhood districts (UN-E, UN-W, and UN-S).

All private dormitory development will be subject to the special development standards noted in Section 408.02.(C).

All private dormitory development shall be subject to site plan approval pursuant to Section 802. Separate ownership of the units is permitted on a condominium basis; however, in no case shall the development site be platted or otherwise divided for the purpose of assigning specific lots or parcels to particular dwelling units.

Lounge uses shall be prohibited as a use in a mixed-use private dormitory development.

In addition to the bufferyard requirements of Sections 420 through 428, private dormitory development shall meet the following development criteria:

Minimum Lot Area	10,000 s.f.
Maximum I.S.R. on individual lots	See Section 509
Maximum F.A.R.	See Section 509
Minimum spacing between buildings	15 ft.
Minimum Lot Width	70 ft.
Off-Street Parking Spaces	1 per bedroom plus one visitor parking space per ten bedrooms within the project.

Private dormitory development must meet the standards outlined in Section 510, Bicycle Parking

See Section 506.04 and Section 509 for special development standards for the Urban Neighborhood (UN-E, UN-W, and UN-S) districts.

I. Manufactured Home Park. *(Remaining content under this heading shall remain as is)*

Section 503 Building Setbacks.

A. Minimum Setbacks. To calculate the minimum building setback required to ensure adequate light, air, and privacy to abutting properties, multiply the height of the proposed building by the Angle of Light Exposure Factor for the zoning district as shown below:

District	Angle of Light Exposure Factor
RDD	1.0
CDD	1.0
LDD	1.0
DDH	1.0
R	1.0
SCCD	1.0

(Remaining text under this section shall remain as is)

C. Building Setback and Height Requirements for the Corridor Redevelopment District and the Industrial District.

Setbacks (ft)						Building Height
Zoning District	Front	Rear	Total Side	Minimum Side ⁴	Side Yard On Street	Maximum Height Feet
CRD-U	5	15	20 ¹	10 ¹	10	35 ²
CRD-S	20	20	20	10 ¹	15	35 ²
I	10	25	30	15 ³	10	75

¹CORRIDOR REDEVELOPMENT DISTRICT: Where a fireproof party wall is used, no side yard is required. Otherwise, the sidewall of the principal structure shall be set back at least ten (10) feet from the side property line or 15 feet from any adjacent building, whichever is greater.

²CORRIDOR REDEVELOPMENT DISTRICT: See Table 4-4 Land Use Intensity Class Standards for determining non-residential building height. Maximum building height for a mixed-use with upper floor residential in the CRD-U west of Ross Street along the frontage of Opelika Road and Gay Street may be 45 feet.

³INDUSTRIAL DISTRICT: Where a four (4)-hour firewall is used, no side yard is required. Otherwise, the side wall of the principal structure shall be set back at least 15 feet from the side property line or 25 feet from any adjacent structure, whichever is greater, provided that the distance shall be increased by three (3) feet for each story of each structure in excess of two stories.

D. Building Setback and Height for the Urban Core (UC), College Edge Overlay District (CEOD), and Urban Neighborhood (UN-E, UN-W, and UN-S) Districts.

For building setbacks in the Urban Core (UC) district see Section 507.

For building setbacks in the College Edge Overlay District (CEOD) see Section 508.

For building setbacks in the Urban Neighborhood (UN-E, UN-W, and UN-S), districts see Section 509.

THE FOLLOWING SECTION HAS BEEN RENUMBERED WITH NO CHANGES TO THE CONTENT UNDER EACH HEADING

Section 504. Planned Developments.

504.01. Minimum Size and Ownership.

504.02. Uses Permitted on Approval.

504.03. Connection between uses and adjoining development.

504.04. Changes to zoning ordinance.

504.05. Development Incentives.

Section 505. Master Development Plan.

- E. For any development site comprising five acres or more in the Urban Neighborhood (UN) and Corridor Redevelopment (CRD) districts.

THE FOLLOWING SECTIONS HAVE BEEN RENUMBERED WITH NO CHANGES TO THE CONTENT UNDER EACH HEADING

505.01. Written Report to Accompany the Master Development Plan.

505.02. Phasing and Staging the Master Development Plan.

505.03. Process for PDD and Master Development Plan Approval.

505.04. Reapplication if Denied.

505.05. Conditional Use Approval and the Plan.

505.06. Density and Open Space Standards for Individual Stages.

505.07. Changes or Modification to the Plan.

505.08. Termination of Approved Plan.

506.03. Residential Uses in the Urban Core District. Residential uses are allowed in the Urban Core District only in accordance with the restrictions listed below.

- A. A mixed use facility in the Urban Core District may consist of:
 - 1. Any commercial, retail, office, or institutional use permitted in this District as set forth in Table 4-1 of this Ordinance; and
- D. No off-street parking will be required for nonresidential uses in the Urban Core District (Section 513.02.).

506.04. Mixed Uses in the Urban Neighborhood District (UN-W, UN-W and UN-S). Mixed uses are allowed in the Urban Neighborhood District only in accordance with the restrictions listed below.

- A. A mixed use facility in the Urban Neighborhood District may consist of:
 - 1. Any commercial, retail, office, or institutional use permitted in this District as set forth in Table 4-1 of this Ordinance; and
 - 2. One dwelling unit within the same structure as the commercial use in the case of a townhouse development; or.

- 3. Three or more dwelling units within the same structure as the commercial use in the case of multiple unit development.
- B. Each living unit shall have a minimum floor area of 400 square feet.
- C. As many dwelling units may be constructed in a mixed commercial/residential facility as would be permitted if the floor area ratio for the Urban Neighborhood District (Section 509) were applied to the entire mixed commercial/residential facility.
- D. Off-street parking will be required for residential and nonresidential uses in the Urban Neighborhood District (Section 513.01. and 513.02.).
- E. Prior to construction of new structures or expansion of existing structures, a site plan shall be reviewed and approved pursuant to Article VIII.

Section 507. Urban Core (UC) District.

507.01. Conflict with other Sections. (Remaining content under this heading shall remain as is)

507.02. Urban Core (UC) District Development and Design Standards. Table 5-3 prescribes development and design standards applicable to the Urban Core (UC) District.

(Only the below listed sections of Table 5-3 are changed)

Table 5-3

Mixed Use and Residential Use Provisions	Street level (First Floor) uses are required to be retail, office, commercial or institutional. Residential uses may be permitted at street level provided they are located behind the facade of a retail, office, commercial, or institutional use and are not visible from the public right-of-way. Second level (Second Floor) uses are required to be residential, retail, office, commercial, or institutional. Third level (Third Floor) uses and above are required to be commercial, office or residential. Parcels with frontage along Tichenor Avenue may have the ground floor commercial uses requirement waiver by the Planning Director if market conditions are not favorable to commercial uses in that area. Parcels with frontage along Miller Avenue, Casey Avenue and Armstrong Street are not required to have ground floor commercial uses as part of a residential development. In addition to the requirements for conditional use approval in Section 803, applications for conditional use approval within the UC shall submit building elevations and covenants for the proposed development.
Parking Requirement	Residential uses in the UC shall provide one (1) parking space per bedroom. Required parking shall be provided either: a) On Site; b) Within one thousand (1,000 feet) of the development site through an arrangement with the property owner or lessee (a long-term lease, recorded easement, etc.) acceptable to the Planning Director that will be filed with the Planning Department and verified annually; or c) By payment into a City parking fund in a standard amount established by the City Council, should the City Council choose to establish such a fund. Hotel and condotel uses shall be subject to parking requirements as set forth in Section 513.02 (B).
Streetscape and Public Improvements	For streetscape or other public improvements see Section 5 of the Public Works Design and Construction Manual

For Development approval process see Section 802. Pre-application conference is encouraged.

Section 508. College Edge Overlay District (CEOD).

508.01. Conflict with other Sections. (Remaining content under this heading shall remain as is)

508.02. College Edge Overlay District (CEOD) Development and Design Standards. Table 5-4 prescribes development and design standards applicable to the College Edge Overlay District (CEOD).

(Only the below listed sections of Table 5-4 are changed)

Table 5-4

Mixed Use Provisions	<i>(Remaining content under this heading shall remain as is)</i>
Parking Requirement	Residential uses in the CEOD shall provide one and one-half (1.5) parking spaces per residential unit. Required parking shall be provided either: a. On Site; b. Within one thousand (1,000 feet) of the development site through an arrangement with the property owner or lessee (a long-term lease, recorded easement, etc.) acceptable to the Planning Director that will be filed with the Planning Department and verified annually; or c. By payment into a City parking fund in a standard amount established by the City Council, should the City Council choose to establish such a fund. Hotel and condotel uses shall be subject to parking requirements as set forth in Section 513.02 (B).
Streetscape and Public Improvements	For streetscape or other public improvements see Section 5 of the Public Works Design and Construction Manual

For Development approval process see Section 802. Pre-application conference is encouraged.

Section 509. Urban Neighborhood District (UN). The Urban Neighborhood Zoning District is divided into three (3) sub-districts; the Urban Neighborhood East (UN-E), the Urban Neighborhood West (UN-W) and the Urban Neighborhood South (UN-S). Tables 5-5 through 5-7 provide the development standards for the UN districts.

509.01. Conflict with other Sections. Where there is conflict between these Urban Neighborhood District (UN-E, UN-W, and UN-S) provisions and other sections of the Zoning Ordinance, these district regulations shall govern.

509.02 Urban Neighborhood East (UN-E) District Development and Design Standards. Table 5-5 prescribes development and design standards applicable to the Urban Neighborhood East (UN-E) District.

Table 5-5

Development and design standard requirements within the Urban Neighborhood East District (UN-E)	
Density	85 bedrooms per acre for Mixed Use, Multiple Unit Development and Private Dormitory use. See Section 502.02 for all other performance residential use standards.
Height	Building height shall not exceed 45 feet.* An additional two feet of height for a decorative cornice or parapet wall will be allowed. If a parcel is across the street from or adjacent to a single-family residential zoning district, the maximum building height shall be 35 feet. <i>*(See definition Structure, Height Section 203)</i>
Setbacks	Front: 15 feet * Side: 15 feet * Rear: 15 feet / 20 feet if building abuts a single-family district * * For buildings with three (3) or fewer stories; however, if the building is located across the street from or adjacent to a single-family district, an additional ½ feet of setback shall be required for each one (1) foot of building height over 30 feet.
Floor to Area Ratio (FAR)	1.5 for Mixed Use, Multiple Unit Development and Private Dormitory use. See Section 502.02 for all other performance residential use standards. For non-residential uses see Table 4-3
Impervious Surface Ratio	0.75 for Mixed Use, Multiple Unit Development and Private Dormitory use.

(ISR)	See Section 502.02 for all other performance residential use standards. For non-residential uses see Table 4-3
Open Space Requirements	0.15 open space shall be required for Performance Residential Developments on parcels greater than one (1) acre. On parcels less than one (1) acre, no separate platted open space lots shall be required, however the required 0.15 open space shall be calculated and subtracted from the developable parcel. The remainder of this calculation will be the basis for determining the total of units allowed. The open space calculation shall be divided equally among and attached to each lot. This minimum open shall be designated on the subdivision plat and shall not be used for the placement of any structures or parking. <i>Example: For a single-family performance residential, the minimum lot size is 5,000 s.f.</i> <i>22,000 s.f. x 0.15 = 3300</i> <i>22,000 – 3300 = 18,700</i> <i>18,700 ÷ 5,000 = 3.74 lots.</i> <i>The maximum number of lots allowed would be 3. The minimum amount of open to be added to each lot would be 1,100 s.f.</i>
Parking Requirement	See Section 513. for parking requirement.
Parking Lot Screening	Grade level parking (surface or structured) must be located behind the front building facades. If parking is located within a parking structure, the facade of the parking structure facing the street(s) shall be required to be clad with stone, brick, stucco or other decorative materials that complement the exterior of the primary structure. The planting requirement shall be 1 canopy tree and 6 shrubs for every twenty-five (25) feet of ROW frontage. The planting requirements and buffer width may vary due to site conditions at the discretion of the Planning Director. Surface parking adjacent to any street ROW shall also be screened with a Type 1, Option A fence (see Figure 4-2) with support piers that are clad with stone, brick, stucco or architecturally decorative concrete block.
Streetscape and Public Improvements	For streetscape or other public improvements see Section 5 of the Public Works Design and Construction Manual
Concealed Equipment and Prohibited Products	The following shall be located or screened so as not to be visible from any public street: air conditioning compressors, window and wall air conditioners, dumpsters, electrical and other utility meters, irrigation and pool pumps, permanent barbeques, satellite antennae, utility appurtenances, mechanical rooftop equipment or ventilation apparatus.
Signage	Building signs and sandwich board signs as defined in Article VI are the only signs that are allowed in the UN-E district. Signs may be attached to any building façade. In a multi-tenant building, the building owner is responsible for distributing the sign allowance among the tenants. Electronic reader boards are prohibited in the UN-E district. Single story building - Building facades that face a public street or that have the main entrance may have one (1) square foot of sign area for each (1) linear foot of building or space width, or sixteen (16) square feet, whichever is greater, but no more than fifty (50) square feet. Other building facades may have one-half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than fifty (50) square feet. Multi-story building - Building facades that face a public street or that have the main entrance may have one (2) square feet of sign area for each (1) linear foot of building or space width or thirty-two (32) square feet, whichever is greater, but no more than seventy five (75) square

	feet. Other building facades may have one-half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than seventy-five (75) square feet. Blade signs are encouraged and a blade sign not exceeding six (6) square feet can be provided in addition to building mounted signage on any façade that has a sidewalk or entrance. A blade mounted sign is defined as an ornamental rod extending perpendicular from the building with a hanging sign suspended from it at a 90-degree angle from building face and street ROW. Blade signs are to be placed a minimum of nine (9) feet above sidewalk level to the bottom of the blade sign. Text and graphics on either or both ends of an awning that are oriented perpendicular to the building face for pedestrian view and are no more than six (6) square feet may be provided in lieu of a blade sign. All building signs must be mounted between the first and second floor line, or between the second and third floor line or near the top of the wall. The Planning Director, or appropriate designee, may approve an alternate location for a sign in cases where these locations conflict with or may cause damage to architectural ornamentation of a building. In any case, building signs may not be mounted higher than the building. Signage area for the primary sign is computed by measuring the number of square feet in the smallest rectangle, within all letters, logos, symbols or other elements of the sign can be enclosed. A sandwich board sign is a sign of A-frame construction designed for placement on the sidewalk in front of the place of business being advertised, and is generally two (2) sided. Sandwich board signs that meet all of the following criteria may be placed and displayed on a public sidewalk: a. A height of no more than four (4) feet; b. Maximum area of any side is eight (8) square feet; c. No illumination; d. Placed in front of the building or leased space during business hours respective to the use in the building or leased space; e. Maintains a clearance on the sidewalk of at least five (5) feet; and, f. Maintains a distance of at least twenty (20) feet from any other sandwich board sign. Where adjacent buildings are narrow and sign placements on either side make it impossible for a building owner or tenant to meet the sandwich board spacing requirement, the Planning Director, or appropriate designee, may approve an alternative location that maximizes distance between adjacent signs.
Awnings and Canopies	Sloped or flat awnings and canopies are allowed. Awnings fabricated of canvas or metal are allowed. Awnings may be placed above and extend the width of any door or window, or extend up to 75% of the width of the building façade along the street line, whichever is greater; and must be supported from the building façade with suspension rods. Support structures for awnings or canopies cannot extend from the sidewalk. Awnings slopes may be flat to 45 degrees maximum and may not exceed 5 feet in vertical height.

For Development approval process see Section 802. Pre-application conference is encouraged.

509.03 Urban Neighborhood West (UN-W) District Development and Design Standards. Table 5-6 prescribes development and design standards applicable to the Urban Neighborhood West (UN-W) District.

Table 5-6

Development and design standard requirements within the Urban Neighborhood West District (UN-W)	
Density	255 bedrooms per acre for Mixed Use, Multiple Unit Development and Private Dormitory use. See Section 502.02 for all other performance residential use standards.

Height	East of North Donahue Drive: Building height shall not exceed 75 feet.* An additional two feet of height for a decorative cornice or parapet wall will be allowed. West of North Donahue Drive: Building height shall not exceed 50 feet.* An additional two feet of height for a decorative cornice or parapet wall will be allowed. <i>*(See definition Structure, Height Section 203)</i>
Setbacks	East of North Donahue Drive: Front: All structures shall be set back no further than 10 feet from any designated corridor (see Section 429) or primary street frontage. Side: 0 – 10 feet * Rear: 0 – 10 feet * West of North Donahue Drive: Front: 15 feet Side: 15 feet Rear: 15 feet * Setbacks may be greater if surface parking is used.
Mixed Use Requirements	Parcels with frontage along West Magnolia Avenue and east of North Donahue Drive shall have ground floor commercial uses along West Magnolia Avenue. Parcels with frontage along North Donahue Drive between West Magnolia Avenue and West Glenn Avenue may be required to have ground floor commercial uses along North Donahue Drive. The Planning Director may waive those requirements if market conditions are not favorable to commercial uses in that area.
Floor to Area Ratio (FAR)	East of North Donahue Drive: 8.5 for Mixed Use, Multiple Unit Development and Private Dormitory use. See Section 502.02 for all other performance residential use standards. West of North Donahue Drive: 5 for Mixed Use, Multiple Unit Development and Private Dormitory use. See Section 502.02 for all other performance residential use standards. For non-residential uses see Table 4-3
Impervious Surface Ratio (ISR)	East of North Donahue Drive: 1.0 for Mixed Use, Multiple Unit Development and Private Dormitory use. See Section 502.02 for all other performance residential use standards. West of North Donahue Drive: 0.75 for Mixed Use, Multiple Unit Development and Private Dormitory use. See Section 502.02 for all other performance residential use standards. For non-residential uses see Table 4-3
Open Space Requirements*	East of North Donahue Drive: No open space is required for performance residential uses. West of North Donahue Drive: 0.15 open space shall be required for Performance Residential Developments on parcels greater than one (1) acre. On parcels less than one (1) acre, no separate platted open space lots shall be required, however the required 0.15 open space shall calculated and subtracted from the developable parcel. The remainder of this calculation will be the basis for determining the total of units allowed. The open space calculation shall be divided equally among and attached to each lot. This minimum open shall be designated on the subdivision plat and shall not be used for the placement of any structures, parking, or bufferyard. <i>Example: For a single-family performance residential, the minimum lot size is 5,000 s.f.</i> <i>22,000 s.f. x 0.15 = 3300</i> <i>22,000 – 3300 = 18,700</i> <i>18,700 ÷ 5,000 = 3.74 lots.</i> <i>The maximum number of lots allowed would be 3. The minimum</i>

	<i>amount of open to be added to each lot would be 1,100 s.f.</i> <i>* (See Section 417 for all open space requirements.)</i>
Parking Requirement	See Section 513. for parking requirement.
Parking Lot Screening	Grade level parking (surface or structured) must be located behind the front building facades. If parking is located within a parking structure, the facade of the parking structure facing the street(s) shall be required to be clad with stone, brick, stucco or other decorative materials that complement the exterior of the primary structure. The planting requirement shall be 1 canopy tree and 6 shrubs for every twenty-five (25) feet of ROW frontage. The planting requirements and buffer width may vary due to site conditions at the discretion of the Planning Director. Surface parking adjacent to any street ROW shall also be screened with a Type 1, Option A fence (see Figure 4-2) with support piers that are clad with stone, brick, stucco or architecturally decorative concrete block.
Streetscape and Public Improvements	For streetscape or other public improvements see Section 5 of the Public Works Design and Construction Manual
Concealed Equipment and Prohibited Products	The following shall be located or screened so as not to be visible from any public street: air conditioning compressors, window and wall air conditioners, dumpsters, electrical and other utility meters, irrigation and pool pumps, permanent barbeques, satellite antennae, utility appurtenances, mechanical rooftop equipment or ventilation apparatus.
Signage	Building signs and sandwich board signs as defined in Article VI are the only signs that are allowed in the UN-W district. Signs may be attached to any building façade. In a multi-tenant building, the building owner is responsible for distributing the sign allowance among the tenants. Electronic reader boards are prohibited in the UN-W district. Single story building - Building facades that face a public street or that have the main entrance may have one (1) square foot of sign area for each (1) linear foot of building or space width, or sixteen (16) square feet, whichever is greater, but no more than fifty (50) square feet. Other building facades may have one-half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than fifty (50) square feet. Multi-story building - Building facades that face a public street or that have the main entrance may have one (2) square feet of sign area for each (1) linear foot of building or space width or thirty-two (32) square feet, whichever is greater, but no more than seventy five (75) square feet. Other building facades may have one-half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than seventy-five (75) square feet. Blade signs are encouraged and a blade sign not exceeding six (6) square feet can be provided in addition to building mounted signage on any façade that has a sidewalk or entrance. A blade mounted sign is defined as an ornamental rod extending perpendicular from the building with a hanging sign suspended from it at a 90-degree angle from building face and street ROW. Blade signs are to be placed a minimum of nine (9) feet above sidewalk level to the bottom of the blade sign. Text and graphics on either or both ends of an awning that are oriented perpendicular to the building face for pedestrian view and are no more than six (6) square feet may be provided in lieu of a blade sign. All building signs must be mounted between the first and second floor line, or between the second and third floor line or near the top of the wall. The Planning Director, or appropriate designee, may approve an alternate location for a sign in cases where these locations conflict with or may cause damage to architectural ornamentation of a building. In any case, building signs may not be mounted higher than the building.

	Signage area for the primary sign is computed by measuring the number of square feet in the smallest rectangle, within all letters, logos, symbols or other elements of the sign can be enclosed. A sandwich board sign is a sign of A-frame construction designed for placement on the sidewalk in front of the place of business being advertised, and is generally two (2) sided. Sandwich board signs that meet all of the following criteria may be placed and displayed on a public sidewalk: a. A height of no more than four (4) feet; b. Maximum area of any side is eight (8) square feet; c. No illumination; d. Placed in front of the building or leased space during business hours respective to the use in the building or leased space; e. Maintains a clearance on the sidewalk of at least five (5) feet; and, f. Maintains a distance of at least twenty (20) feet from any other sandwich board sign. Where adjacent buildings are narrow and sign placements on either side make it impossible for a building owner or tenant to meet the sandwich board spacing requirement, the Planning Director, or appropriate designee, may approve an alternative location that maximizes distance between adjacent signs.
Awnings and Canopies	Sloped or flat awnings and canopies are allowed. Awnings fabricated of canvas or metal are allowed. Awnings may be placed above and extend the width of any door or window, or extend up to 75% of the width of the building façade along the street line, whichever is greater; and must be supported from the building façade with suspension rods. Support structures for awnings or canopies cannot extend from the sidewalk. Awnings slopes may be flat to 45 degrees maximum and may not exceed 5 feet in vertical height.

For Development approval process see Section 802. Pre-application conference is encouraged.

509.04 Urban Neighborhood South (UN-S) District Development and Design Standards. Table 5-7 prescribes development and design standards applicable to the Urban Neighborhood South (UN-S) District.

Table 5-7

Development and design standard requirements within the Urban Neighborhood South District (UN-S)	
Density	85 bedrooms per acre for Mixed Use, Multiple Unit Development and Private Dormitory use. See Section 502.02 for all other performance residential use standards.
Height	Building height shall not exceed 45 feet.* An additional two feet of height for a decorative cornice or parapet wall will be allowed. If a parcel is across the street from or adjacent to a single-family residential zoning district, the maximum building height shall be 35 feet. <i>*(See definition Structure, Height Section 203)</i>
Setbacks	Front: 20 feet * Side: 15 feet * Rear: 20 feet * * For buildings with three (3) or fewer stories; however, if the building is located across the street or adjacent to a single-family district, an additional ½ feet of setback shall be required for each one (1) foot of building height over 30 feet.
Mixed Use Requirements	Parcels with frontage along south side of East Samford Avenue between South College and South Gay Street and parcels along the west side of South Gay Street that have current commercial uses may be required to have commercial uses on the ground level. The Planning

	Director may waive those requirements if market conditions are not favorable to commercial uses in that area.
Floor to Area Ratio (FAR)	1.5 for Mixed Use, Multiple Unit Development and Private Dormitory use. See Section 502.02 for all other performance residential use standards. For non-residential uses see Table 4-3
Impervious Surface Ratio (ISR)	0.75 for Mixed Use, Multiple Unit Development and Private Dormitory use. See Section 502.02 for all other performance residential use standards. For non-residential uses see Table 4-3
Open Space Requirements*	0.15 open space shall be required for Performance Residential Developments on parcels greater than one (1) acre. On parcels less than one (1) acre, no separate platted open space lots shall be required, however the required 0.15 open space shall be calculated and subtracted from the parcel. The remainder of this calculation will be the basis for determining the total of units allowed. The open space calculation shall be divided equally among and attached to each lot. This minimum open shall be designated on the subdivision plat and shall not be used for the placement of any structures or parking. <i>Example: For a single-family performance residential, the minimum lot size is 5,000 s.f.</i> $22,000 \text{ s.f.} \times 0.15 = 3300$ $22,000 - 3300 = 18,700$ $18,700 \div 5,000 = 3.74 \text{ lots.}$ <i>The maximum number of lots allowed would be 3. The minimum amount of open to be added to each lot would be 1,100 s.f.</i>
Parking Requirement	See Section 513. for parking requirement.
Parking Lot Screening	Grade level parking (surface or structured) must be located behind the front building facades. If parking is located within a parking structure, the facade of the parking structure facing the street(s) shall be required to be clad with stone, brick, stucco or other decorative materials that complement the exterior of the primary structure. The planting requirement shall be 1 canopy tree and 6 shrubs for every twenty-five (25) feet of ROW frontage. The planting requirements and buffer width may vary due to site conditions at the discretion of the Planning Director. Surface parking adjacent to any street ROW shall also be screened with a Type 1, Option A fence (see Figure 4-2) with support piers that are clad with stone, brick, stucco or architecturally decorative concrete block.
Streetscape and Public Improvements	For streetscape or other public improvements see Section 5 of the Public Works Design and Construction Manual
Concealed Equipment and Prohibited Products	The following shall be located or screened so as not to be visible from any public street: air conditioning compressors, window and wall air conditioners, dumpsters, electrical and other utility meters, irrigation and pool pumps, permanent barbeques, satellite antennae, utility appurtenances, mechanical rooftop equipment or ventilation apparatus.
Signage	Building signs and sandwich board signs as defined in Article VI are the only signs that are allowed in the UN-s district. Signs may be attached to any building façade. In a multi-tenant building, the building owner is responsible for distributing the sign allowance among the tenants. Electronic reader boards are prohibited in the UN-s district. Single story building - Building facades that face a public street or that

	have the main entrance may have one (1) square foot of sign area for each (1) linear foot of building or space width, or sixteen (16) square feet, whichever is greater, but no more than fifty (50) square feet. Other building facades may have one-half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than fifty (50) square feet. Multi-story building - Building facades that face a public street or that have the main entrance may have one (2) square feet of sign area for each (1) linear foot of building or space width or thirty-two (32) square feet, whichever is greater, but no more than seventy five (75) square feet. Other building facades may have one-half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than seventy-five (75) square feet. Blade signs are encouraged and a blade sign not exceeding six (6) square feet can be provided in addition to building mounted signage on any façade that has a sidewalk or entrance. A blade mounted sign is defined as an ornamental rod extending perpendicular from the building with a hanging sign suspended from it at a 90-degree angle from building face and street ROW. Blade signs are to be placed a minimum of nine (9) feet above sidewalk level to the bottom of the blade sign. Text and graphics on either or both ends of an awning that are oriented perpendicular to the building face for pedestrian view and are no more than six (6) square feet may be provided in lieu of a blade sign. All building signs must be mounted between the first and second floor line, or between the second and third floor line or near the top of the wall. The Planning Director, or appropriate designee, may approve an alternate location for a sign in cases where these locations conflict with or may cause damage to architectural ornamentation of a building. In any case, building signs may not be mounted higher than the building. Signage area for the primary sign is computed by measuring the number of square feet in the smallest rectangle, within all letters, logos, symbols or other elements of the sign can be enclosed. A sandwich board sign is a sign of A-frame construction designed for placement on the sidewalk in front of the place of business being advertised, and is generally two (2) sided. Sandwich board signs that meet all of the following criteria may be placed and displayed on a public sidewalk: g. A height of no more than four (4) feet; h. Maximum area of any side is eight (8) square feet; i. No illumination; j. Placed in front of the building or leased space during business hours respective to the use in the building or leased space; k. Maintains a clearance on the sidewalk of at least five (5) feet; and, l. Maintains a distance of at least twenty (20) feet from any other sandwich board sign. Where adjacent buildings are narrow and sign placements on either side make it impossible for a building owner or tenant to meet the sandwich board spacing requirement, the Planning Director, or appropriate designee, may approve an alternative location that maximizes distance between adjacent signs.
Awnings and Canopies	Sloped or flat awnings and canopies are allowed. Awnings fabricated of canvas or metal are allowed. Awnings may be placed above and extend the width of any door or window, or extend up to 75% of the width of the building façade along the street line, whichever is greater; and must be supported from the building façade with suspension rods. Support structures for awnings or canopies cannot extend from the sidewalk. Awnings slopes may be flat to 45 degrees maximum and may not exceed 5 feet in vertical height.

For Development approval process see Section 802. Pre-application conference is encouraged.

THE FOLLOWING SECTION HAS BEEN RENUMBERED WITH NO CHANGE TO CONTENT UNDER EACH HEADING

Section 510. Corridor Redevelopment District (CRD).

510.01 Conflict with other Sections.

510.02. Corridor Redevelopment District (CRD) Development Uses.

510.03. Corridor Redevelopment District (CRD) Design Standards

510.04. Landscaping

510.05. Cross Access

THE FOLLOWING SECTION HAS BEEN RENUMBERED WITH NO CHANGE TO CONTENT UNDER EACH HEADING EXCEPT WHERE SHOWN

Section 511. Accessory Uses.

511.01. Authorization.

511.02. Zoning certificate required.

511.03. Use limitations.

511.04. Detailed Accessory Use Regulations: Home Occupations.

511.05 Detailed Accessory Use Regulations: Family Child Care Home.

- H. Off-street parking space shall be provided on the premises, as required by Section 513, or as otherwise necessary.

511.06. Detailed Accessory Use Regulations: Private Swimming Pools and Tennis Courts Accessory to a Residential Use.

511.07. Detailed Accessory Use Regulations:

511.08. Detailed Accessory Use Regulations: Subdivision Amenities.

THE FOLLOWING SECTION HAS BEEN RENUMBERED WITH NO CHANGE TO CONTENT UNDER EACH HEADING EXCEPT WHERE SHOWN

Section 512. Temporary Uses.

512.01. Authorization.

512.02. General Regulations.

512.03. Use Limitations.

512.04. Particular Temporary Uses Permitted.

- D. **Events of public interest.**
 - 1. Permitted only in Comprehensive Development (CDD), Corridor Redevelopment (CRD), Redevelopment (RDD), Urban Neighborhood (UN-E, UN-W, and UN-S), Urban Core (UC), Rural (R), and South College Corridor District (SCCD) districts.
- H. **Sale of farm produce.**
 - 1. Permitted in Rural (R), Comprehensive Development (CDD), Redevelopment (RDD), Corridor Redevelopment (CRD), Urban Core (UC), Urban Neighborhood (UN-E, UN-W, and UN-S), and South College Corridor District (SCCD) districts. Prohibited in Industrial (I), Neighborhood Conservation (NC), Development District Housing (DDH) and Limited Development (LDD) districts.

Section 513. Off-street Parking, General Requirements.

- A. The requirements listed in Sections 513.01. and 513.02. specify the minimum number of off-street parking spaces.
- E. Except as provided in Section 513.03., all required parking spaces shall be provided on the same development site for which they are required; location of required spaces on adjoining property or across a public right-of-way shall be prohibited.

513.01. Residential Parking. *(Remaining content under this heading shall remain as is)*

513.02. Non-residential Parking. No off-street parking will be required for nonresidential uses in the Urban Core (UC) District; however, no more than 50% of the gross surface area of any property within the Urban Core (UC) shall be utilized for vehicular drives or parking spaces. This limitation shall not apply to parking garages or parking otherwise incorporated into habitable building structures. Any off-street parking for uses in the Urban Core (UC) zoning district located within twenty feet (20') of the College

Street, Magnolia Avenue, Gay Street, Thach Avenue_or Wright Street rights-of-way shall be screened with a Type 1, Option A fence (see Figure 4-2).

In the Urban Neighborhood (UN-E), UN-W, and UN-S) District, a maximum of 20 percent of required parking spaces may be provided off-site at a public parking facility through a lease arrangement with the City of Auburn. Development approval is subject to availability of the needed number of spaces at a City-owned parking facility.

The following minimum number of parking spaces shall be required of the nonresidential uses specified below in all districts except the Urban Core District.

In the Industrial (I) District, there can be fluctuations in production volume that may produce the need for temporary parking that does not meet the requirements of Section 513. The Planning Director and City Engineer or their designee(s) shall review each case and shall have the authority to waive the requirements of Section 513 for temporary parking lots. While reviewing such waiver requests, the Planning Director and City Engineer can impose requirements that address safety, access, storm drainage, surface material, and timeframe. *(Remaining text under this heading shall remain as is)*

B. MINIMUM PARKING REQUIREMENTS FOR SPECIFIED USES

THE FOLLOWING HAVE BEEN REMUNERATED BUT THE CONTENT FOR EACH HEADING SHALL REMAIN AS IS.

- 21. Dry cleaning facility:
- 22. Drug and alcohol treatment center:
- 23. Employment agency:
- 24. Exterminator:
- 25. Fraternity/sorority:
- 26. Funeral home:
- 27. Furniture store:
- 28. Gas station, full-service:
- 29. Golf courses (nine and eighteen hole):
- 30. Golf driving range:
- 31. Golf, par three:
- 32. Grocery or supermarket (stand-alone):
- 33. Health club/spa/gymnasium:
- 34. Horse stable:
- 35. Hospital:
- 36. Hotel, motel, condotel:
- 37. Junkyards:
- 38. Kennel:
- 39. Laundromat:
- 40. Lumberyard:
- 41. Machinery sales:
- 42. Medical offices:
- 43. Miniature golf:
- 44. Mini-warehouse:
- 45. Movie theatre:
- 46. Nursing homes:
- 47. Assisted living facilities:
- 48. Outdoor theater:
- 49. Parcel delivery service:
- 50. Plumbing and heating supply:
- 51. Printing and publishing plant:
- 52. Private clubs:
- 53. Professional offices:

- 54. Public assembly hall:
- 55. Radio/television station:
- 56. Recreational vehicle park:
- 57. Restaurant, fast food:
- 58. Restaurant, standard:
- 59. Schools:
- 60. School, commercial or trade:
- 61. Shopping center:
- 62. Skating rink, ice or roller:
- 63. Swimming facility:
- 64. Taverns, dance halls, nightclubs, and lounges:
- 65. Telecommunications tower:
- 66. Tennis, racquetball, and handball courts:
- 67. Theaters and auditoriums:
- 68. Truck terminal:
- 69. Warehouse:
- 70. Vehicle sales and service accessory to vehicle sales:
- 71. Vehicle repair and maintenance services:
- 72. Veterinary office:

513.03. Shared Parking. *(Remaining content under this heading shall remain as is)*

513.04. Decreasing off-street parking below the required minimum for nonresidential uses: *(Remaining content under this heading shall remain as is)*

Section 514. Bicycle Parking.

Off-street bicycle parking spaces shall be provided for multi-family residential and commercial uses in the Urban Neighborhood (UN-E, UN-W, and UN-S) District approved after the date of this amendment October 2, 2007. Bicycle parking shall also be provided for addition or enlargement to existing multi-family residential buildings that result in the need for additional automobile parking facilities. Multi-family residential developments with less than 20 required parking spaces are exempt from the bicycle parking requirements. *(Remaining content under this heading shall remain as is)*

Section 515. Lighting. *(Remaining content under this heading shall remain as is)*

THE FOLLOWING SECTION HAS BEEN RENUMBERED WITH NO CHANGE TO CONTENT UNDER EACH HEADING EXCEPT WHERE SHOWN

Section 516. Airport Overlay District.

The regulations set forth in this Section qualify or modify the district regulations appearing elsewhere in this Ordinance and shall apply to all property included within the airport height control zones of the Auburn University Regional Airport, referred hereafter as "Airport," as specified in this Section.

516.01. Purpose.

516.02. Definitions.

516.03. Airport Zones. In order to carry out the provisions of this Section, airport zones are established which include all the land within the Airport Height Notification Zone (Subzone A and Subzone B), Airport Runway Protection Zone, and Airport Noise Impact Zone as they apply to the airport. Such zones are shown on the Auburn University Regional Airport Zone Map, consisting of one sheet, prepared by Charles Mosley and dated September 11, 2009. This map is attached to this Ordinance and made a part hereof. The map referred to in this Section is on file in the Planning Department.
(Remaining content under this heading shall remain as is)

516.04. Area of Jurisdiction.

516.05. Airport overlay zones.

516.06. Airport height notification zone and regulations

516.07. Airport runway protection zone and regulations.

516.08. Airport noise impact zone and regulations.

516.09. Nonconforming Uses.

1. Regulations not Retroactive. These airport regulations shall not be construed to require the removal, lowering, or other changes or alterations of any structure not conforming to these regulations as of the effective date of this chapter or otherwise interfere with the continuance of a nonconforming use. Nonconforming vegetation is subject to removal per the provisions of § 516.12.(6). *(Remaining content under this heading shall remain as is)*

516.10. Permits.

516.11. Enforcement.

516.12. Special Requirements.

THE FOLLOWING SECTIONS HAVE BEEN RENUMBERED WITH NO CHANGE TO CONTENT UNDER EACH HEADING

Section 517. Flag Lots.

Section 518. Conservation Overlay District (COD).

518.01. Application of the Conservation Overlay District.

518.02. Designation Procedure.

518.03. Designation Criteria.

518.04. Rezoning of Property in the Lake Ogletree Subwatershed.

518.05. Minimum Tract Size for a COD Subdivision.

518.06. Permitted Uses in the Conservation Overlay District.

518.07. Minimum Open Space for a COD Subdivision:

518.08. Maximum Impervious Surface Ratio for the COD.

518.09. Density Requirements in the District. The maximum number of lots allowed in a conservation subdivision shall be determined by the density of the underlying zoning district or by dividing the total area of the proposed conservation subdivision by the minimum lot size allowed for a subdivision within the planning jurisdiction or the subwatershed as set forth in Section 518.10. *(Remaining content under this heading shall remain as is)*

518.10. Minimum Lot Size.

518.11. Subdivision Plat Submission Requirements.

ARTICLE VI. SIGNS

605.01. Freestanding Signs.

D. Freestanding Signs in the Urban Core and Urban Neighborhood Districts. Existing freestanding signs, at the time of adoption of this ordinance (~~XX-XX-XXX~~), are allowed to remain in the Urban Core (UC) and Urban Neighborhood (UN-E, UN-W, and UN-S) districts. However, should any changes be made or are requested to be made to the existing sign, the sign must meet the following requirements. Freestanding signs in the Urban Core (UC) and Urban Neighborhood (UN-E, UN-W, and UN-S) districts are limited to an area of 32 square feet and shall not exceed eight (8) feet in height. All structural elements of the sign must be covered entirely with materials that correspond to the building materials and to the materials listed in the Urban Core District Development and Design Standards (See Section 507.02), such as but not limited to brick, limestone, or stucco. In addition, freestanding signs in the UN Districts shall meet the requirements of Section 429. Such signs shall have a minimum setback of ten (10) feet from any side lot line and ten (10) feet from the front or any street property line. No portion of a freestanding sign shall project into the public right-of-way.

605.04. Building Signs. Building signs on any single development site shall not exceed a total of two (2) square feet per linear foot of the main or entry façade. Multi-story structures with outside entrances to businesses on each floor may multiply the allowable building signage area by the number of floors. Multi-story buildings with interior entrances and hotel/motel businesses are not allowed to apply the multiplier. Building signs on development sites located in the Urban Core (UC), the College Edge Overlay (CEOD) and the Urban Neighborhood (UN-E, UN-W, and UN-S) districts shall be governed under the regulations as set forth in Section 507, Section 508, and Section 509, respectively. Prorating of allowable building signage amongst building tenants shall be the responsibility of the owner or property manager, not the Auburn Planning Department.

ARTICLE VIII. DEVELOPMENT APPROVAL PROCESS

Section 802. Site Plans.

802.02. Development Requiring Site Plan Approval. Prior to issuance of a zoning certificate, site plan approval shall be required for all proposed non-residential construction, as well as residential

development types described in Sections 502.02 (F), (G), and (H). *(Remaining content under this heading shall remain as is)*

Section 803. Conditional Uses.

803.01. Applicability. Any use designated as a conditional use by Table 4-1 of this Ordinance shall comply with this Section.

In addition, the following shall be approved only as conditional uses:

- A. Any use that involves filling of a floodplain.
- B. Any performance residential use (except Manufactured home parks, which are not allowed) in the Corridor Redevelopment District, both Urban (CRD-U) and Suburban (CRD-S) and Planned Development District (PDD).

ARTICLE IX. ADMINISTRATION AND ENFORCEMENT

906.01. Standards for Map Amendments.

- C. No rezoning of land to the Urban Neighborhood (UN-E, UN-W, and UN-S) Districts shall be permitted except on a specific and documented finding that:
 - 1. Marketing studies demonstrate a demand for the facilities and uses of the Urban Neighborhood (UN-E, UN-W, and UN-S) Districts that cannot be provided by the districts planned and mapped as University Service on the official zoning map, and;
 - 2. Improvements to streets and pedestrian ways, either existing or planned, can be undertaken in a manner that does not adversely impact the existing planned system of access and separation of vehicular and foot traffic, and;
 - 3. Traffic studies demonstrate that the proposed Urban Neighborhood development will not adversely impact the level of service of arterial roads, whether in incorporated or unincorporated areas, within a two (2) mile radius of the site of the proposed rezoning.

Appendix B: Street Classification System, City of Auburn

THE FOLLOWING CHANGES HAVE BEEN MADE. THE REMAINDER OF APPENDIX B CONTENT REMAINS AS IS.

DeKalb St	E University Dr	Terminus	Residential Collector
Richland Rd	Shug Jordan	northern terminus	Arterial

ADOPTED and approved by the City Council of the City of Auburn, Alabama, this the 22nd day of March, 2016.

Mayor

ATTEST:

City Manager

Agenda Item Summary

Item No. 9c

Council Meeting Date March 22, 2016

Department Planning

Submitted By Forrest Cotten

Public Hearing Required

Agenda Section Ordinances

Name and address of person(s) or business(es) this item affects:

City of Auburn
171 North Ross Street
Auburn, AL 36830

Description of item under consideration

This request is for adoption of zoning ordinance map amendments to the City of Auburn zoning map to place the Urban Core District (UC), College Edge Overlay District (CEOD), Urban Neighborhood – East District (UN-E), Urban Neighborhood – West District (UN-W), and Urban Neighborhood – South District (UN-S) over certain properties in the Downtown Master Plan (DMP) and Moratorium Research and Review Initiative (MRRI) study areas; this includes the expansion of the existing Urban Core (UC) zoning district and the elimination of the existing University Service (US) zoning district (MS-2016-00005). The Planning Commission unanimously recommended approval of this request at its February 11, 2016 meeting. The attached Planning Commission staff report dated February 2, 2016 provides a detailed analysis of the request. The recommended approval is shown on the attached Planning Commission resolution.

Why is Council action needed?

City Council action is necessary for all amendments to the City of Auburn Zoning Ordinance. Unanimous consent is necessary.

Are there deadlines involved with this item?

No

Is this a budgeted item?

N/A

City of Auburn Planning Commission
PC Case # MS-2016-00005 'Zoning Map Amendment: Urban Core District
Expansion and the Creation of Three (3) Urban Neighborhood (East, West and
South) Districts'

Review Date: February 2, 2016

Applicant: City of Auburn
144 Tichenor Avenue
Auburn, AL 36830

Case Staff: Forrest Cotten, AICP, Planning Director
Thom Weintraut, AICP, Principal Planner
Tyler Caldwell, AICP, Planner

Request: To review and recommend to the City Council:

- 1) To expand the Urban Core (UC) Zoning District south to Samford Avenue between South Gay and South College Street.
- 2) to rezone the properties on the east and west side of North College Street between the CSX rail line and Mitcham Avenue (307 North College and 104 Mitcham Avenue - the old Spur Gas Station) from Redevelopment District (RDD) to UC.
- 3) to rezone the Depot (124 Mitcham Avenue) from the UC with the College Edge Overlay District (CEOD) to UC.
- 4) to rezone the properties currently zone University Service (US) District east of the UC district between the CSX rail line and East Thach Avenue and east of Armstrong Street between East Thach and East Samford Avenues to a new district, Urban Neighborhood – East (UN-E).
- 5) to rezone the properties currently zone US west of the UC District to Byrd Street between the CSX rail line and West Magnolia Street to a new district, Urban Neighborhood – West (UN-W).
- 6) to rezone the properties currently zoned US between South Gay Street, Casey Avenue, Armstrong Street and East Samford Avenue and the properties currently zoned US east of South College Street and south of East Samford Avenue to a new district, Urban Neighborhood – South (UN-S).

Purpose: The purpose of this map amendment is to provide zoning regulations to implement the Downtown Master Plan adopted in September 2015. The regulations also reflect the recommendations contained within the Moratorium Research/Review Initiative (MRRI) report.

The proposed districts are intended to foster a walkable, urban environment for Downtown Auburn and the areas near the Auburn University Campus. The expansion of the UC District will provide additional area to allow uses and activities that are traditionally associated with the heart of a community, such as retail, financial, and

entertainment and promote the desire to have traditional multi-family residential development to attract a broad range of individuals from young professionals to empty nesters.

The establishment of the three (3) distinct Urban Neighborhood Districts provides opportunities to create a denser, walkable, urban environment to support Downtown Auburn, yet also recognizing the unique characteristics of the areas adjacent to each of the new districts.

The proposed UN-E District has a higher concentration of two to three story apartments closer to the Downtown with a gradual mixture of single and multiple unit development adjacent to the single-family districts to the south and east. The UN-E District also has a greater mixture of other types of uses within its boundary. The UN-E district will allow the continued development of student housing keeping within the scale and densities of the district and surrounding area.

The proposed UN-W District is design to encourage and provide for the development of higher density student housing. This area has few remaining owner- occupied properties and because it is near Auburn University, it is a desirable area for students to live.

The proposed UN-S District recognizes the close proximity of the single family neighborhoods to the south and east and the fact many of the dwellings in those areas are owner occupied, and therefore, it is recommended to be the most limited in type and scale of uses and development. The intent of the UN-E district recognizes the desirability for continued student living, but also the need to protect the single family neighborhoods from higher intensity development. This area has the most restrictive building development standards of the three (3) UN Districts as well as tighter restrictions on certain uses that may be too intense for the single-family neighborhoods adjacent to the district.

Recommendation: Approval.

**Date of Public
Hearing**

Notification: January 21, 2016

Property Owners Notified: 360 unique property owners

Analysis: The purpose for the rezoning of these properties is part of the implementation of the Downtown Master Plan (DMP) adopted by the City Council in September of 2015 and the result of the Moratorium Research/Review Initiative (MRRI). The rezoning recommendations are to expand the Urban Core (UC) District and replace the University Service (US) District with three (3) new urban districts: 1) Urban Neighborhood-East (UN-E), Urban Neighborhood-West (UN-W) and Urban Neighborhood-South (UN-S).

As part of the DMP implementation, it is recommended to expand the Urban Core (UC) zoning district south along College Street to allow for the expansion of the “Traditional Downtown” (see Exhibit A) and to include three parcels north of the CSX rail line that were previously zoned Redevelopment District (Exhibit B). When the Planning Commission initially made a recommendation to the City Council for the adoption of the DMP in July of 2014, the DMP showed an area north of the rail line as part of the plan (Downtown Neighborhood Preservation). As part of the reconsideration of the DMP, it was recommended to not include any of the properties north of the rail line in the DMP with the exception of the Depot [currently zoned UC with the College Edge Overlay District (CEOD), the old Spur Gas Station site, part of the Depot parking lot (currently zoned Redevelopment District (RDD)), and the Mike and Ed’s Bar-B-Q site (zoned RDD). The exclusion of the remainder of the Urban Neighborhood Preservation area was due to three (3) factors; 1) The area currently contains three (3) different zoning districts: [Neighborhood Conservation (NC), Corridor Redevelopment District - Urban (CRD-U), and Redevelopment District (RDD)], each with very different use and development standards; 2) the portion of this area east of North Gay Street, zoned (CRD-U), was included in the changes made as a result of the Renew Opelika Road Plan and previous zoning ordinance updates; and 3) a large portion of the area is included in the Historic Preservation District which has its own set of design and developments guidelines beyond the base zoning regulations of the properties.

Accompanying the expansion of the UC areas are a few changes in the land uses that will cover the entire UC district. These include: 1) the exclusion of Private Dormitory (purpose-built student housing) development and building material sales; 2) the inclusion of convenience/small grocery stores as a permitted use; 3) allowing hardware stores conditionally; and 4) changing churches from permitted uses to conditional uses. In addition, commercial development on the ground floor of mixed-use developments is required only along College, Gay, Magnolia, Glenn, Thach, Mitcham, and Wright Streets.

Exhibit A

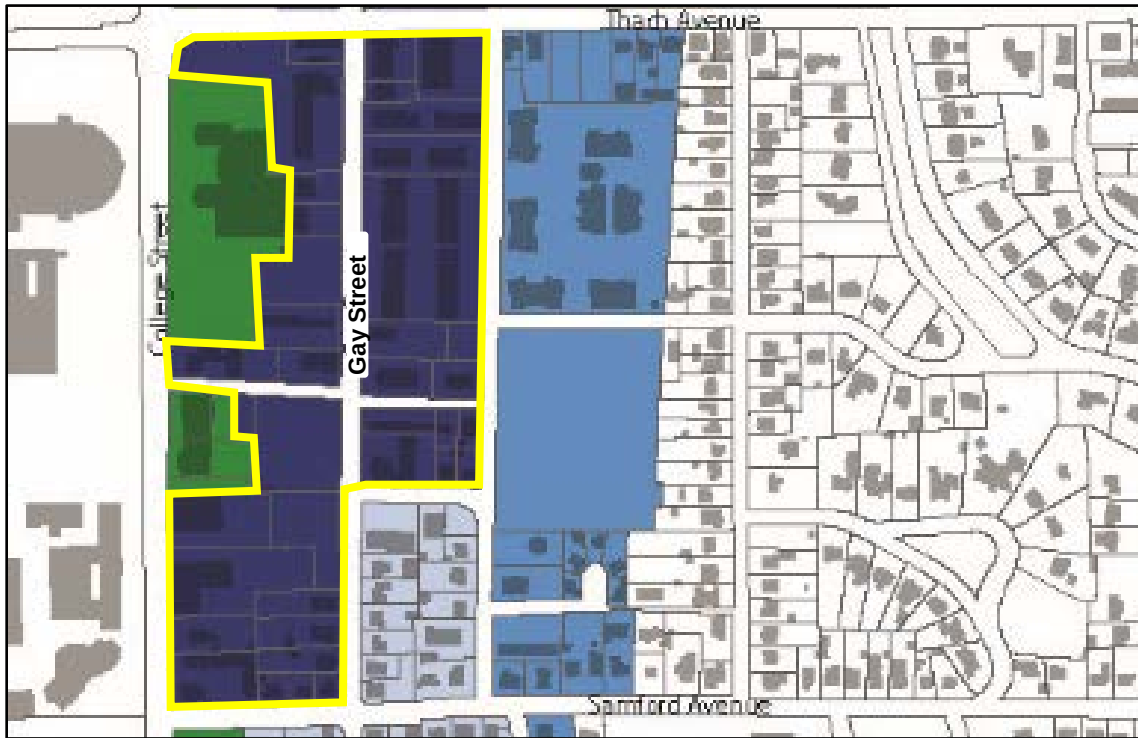
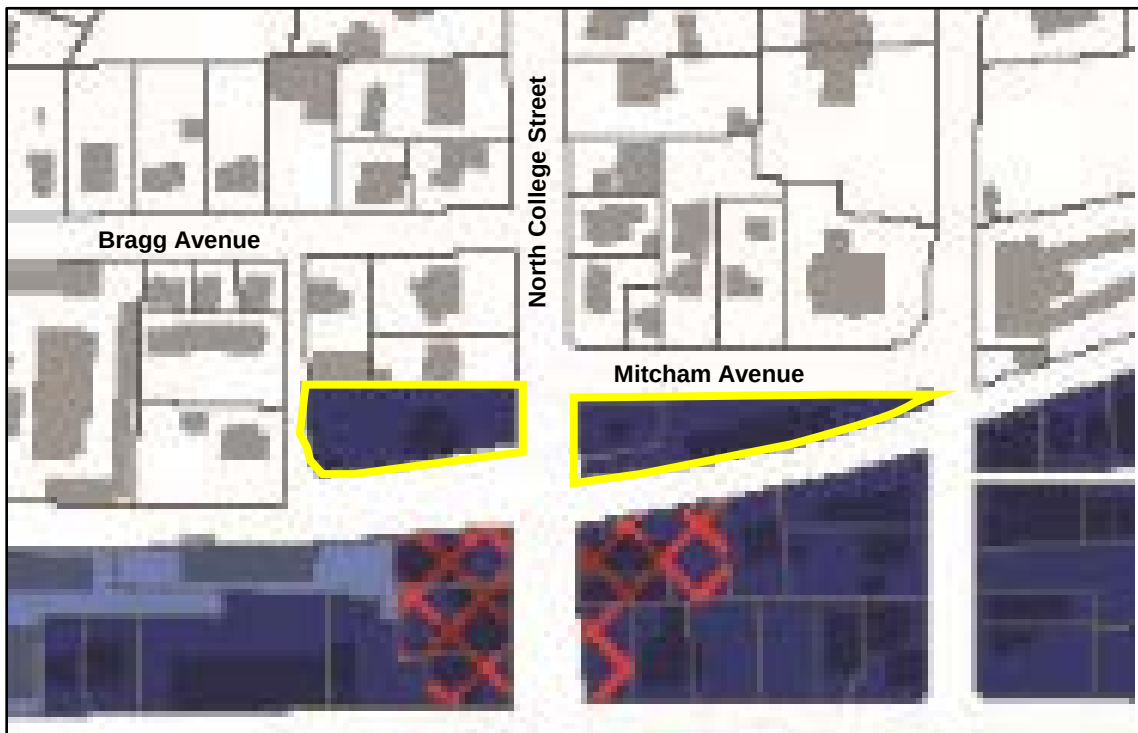


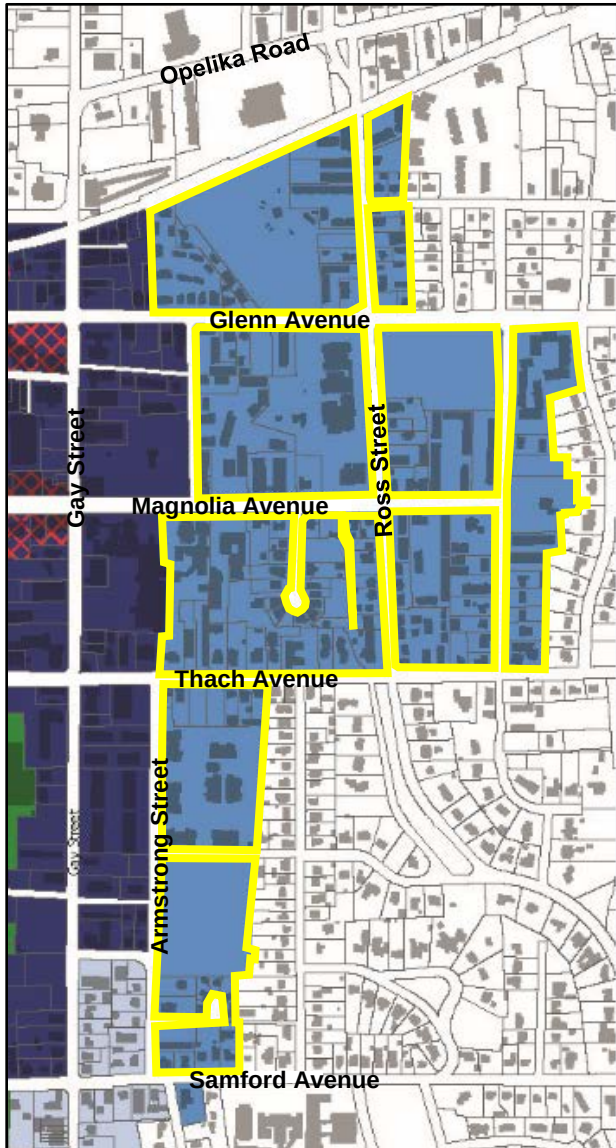
Exhibit B



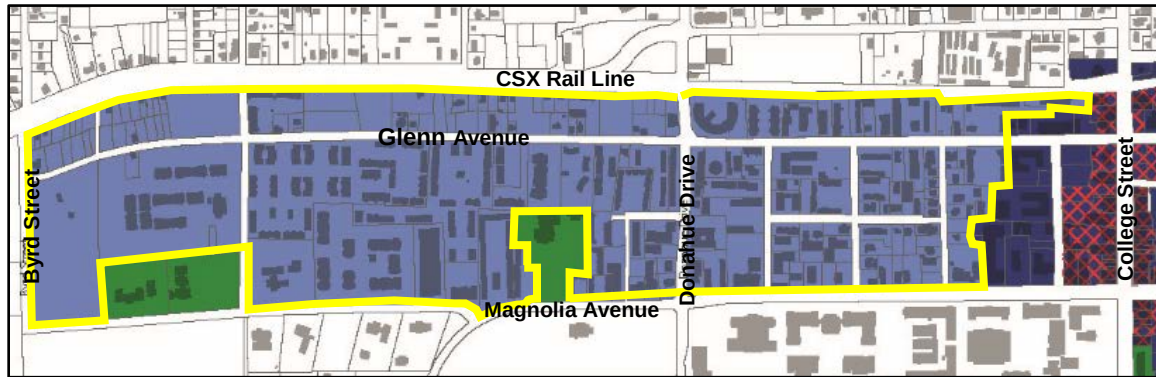
The recommendation for introducing three (3) new Urban Neighborhood (UN) Districts is an outcome from the MRRI study. The MRRI recognized the area currently zoned US

District has some common characteristics, such as land use; however, because the US District abuts several different zoning districts and land uses, some differences in development standards and permitted uses to respect the character of the adjacent neighborhoods are warranted. The intent of all three (3) UN districts is to allow the character of new development to be more walkable and urban in design. The major changes in the new districts is the elimination of the angle of light factor for building height and setback and the introduction of height limits and setbacks specific to each new district and the measure of density tied to the number of bedrooms per acre instead of the previous dwelling units per acre. Many of the previously allowed uses in the US district are still allowed in all three (3) UN Districts, but consideration was made to the character and uses associated with the adjacent neighborhoods. For example, private dormitory development is allowed in all three (3) UN Districts, but because the UN-S District is primarily adjacent to single-family residential zoning district, private dormitory development is a conditional use; whereas it is permitted in the UN-E and UN-W by right. Again, because of its general location and unique attributes, the UN-S district is the most restrictive of the three (3) new zoning districts regarding allowable land uses. Land use differences will be identified under each of the recommended districts.

The first UN District (Exhibit C), the UN-E, covers the area east of the current UC District and includes the area this is currently zoned US from the CSX rail line down to East Thach Avenue and the US zoned area east of Armstrong Street south of East Thach Avenue down to East Samford Avenue. Exhibit C shows the parcel on the southeast corner of East Samford Avenue and Wrights Mill Road inadvertently included in the UN-E District, but this property has been described as included in the UN-S district. The maximum bedroom density of the UN-E district is 85 bedrooms/acre. The UN-E district allows for maximum building heights of 45 feet and a 15 foot front, side, and rear building setback; however, if a development site is adjacent to a single family residential district, the building height is reduced to a maximum of 35 feet and the rear setback is 20 feet. In addition, if a building is adjacent to a single-family district and greater than three (3) stories, an additional 0.5 feet of setback is required for each additional foot of building height over 30 feet. The Floor Area Ratio (FAR) has been increased to 1.5 with the Impervious Surface Ratio (ISR) remaining the same as the current US District, 0.75. Land uses that were previously not allowed in the US district but are included in the UN-E are: single-family residential conventional subdivision and private dormitory development. Uses that are no longer allowed are: assisted living facilities, nursing homes, professional studios, auto accessory store, building material sales (both with and without outdoor sales), gasoline/service stations, and small engine repair.

Exhibit C

The UN-W District encompasses the entire US District west of the UC District (Exhibit D). Since this area abuts Auburn University, it is intended to encourage private dormitory development. The density in this district is 255 bedrooms/acre. The District has different development standards for the area east of North Donahue Drive and for the area west of North Donahue Drive. The development standards east of North Donahue Drive recommend building heights and setbacks that mirror the UC district; 75 foot tall buildings, 0-10 feet front setback and 0 feet side and rear setbacks, a FAR of 8.5, and an ISR of 1.0. The UN-W District west of North Donahue Drive has a recommended 50 foot maximum building height, 15 foot front, side, and rear setbacks, a FAR of 5.0, and an ISR of 0.75. Land uses are the same as the UN-E District with the exception of garden supply stores which are not allowed.

Exhibit D

The last of the three UN Districts, the UN-S, is the most restrictive of the urban neighborhood districts in both land use and development standards in order to make the District more compatible to the adjacent single-family districts to the south and east. The UN-S District encompasses the block bound by South Gay Street, Casey Avenue, Armstrong Street, and East Samford Avenue and all of the US District south of East Samford including the parcel at the southeast corner of East Samford Avenue and Wrights Mill Road. (Exhibit E). The density for the UN-S District is 85 bedrooms/ acres and the maximum building height is 45 feet. Setback requirements are greater for front setbacks, 20 feet, with the side and rear mirroring the UN-E District with 15 foot side and 20 foot rear setbacks. The FAR is 1.5 and the ISR is 0.75. There is the same additional setback requirement for buildings over 3 stories as in the UN-E District, a 0.5 foot additional setback for every additional 1 foot of height over 30 feet. The land use for the UN-S differs from the other UN Districts due to the predominantly single-family residential character of the adjacent area. Single-family conventional subdivisions are permitted as in the other UN districts, but private dormitory development is a conditional use. In addition to the exclusion of assisted living facilities, nursing homes, auto accessory store, building material sales (both with and without outdoor sales), gasoline/service stations, and small engine repair not being permitted, the following uses are also recommended to be no longer permitted: cemetery, all indoor recreation uses except for community rec. center, commercial and trade schools, funeral homes, lounge, theater/indoor auditoriums, auto repair/paint/body work, parking garages/lots, communication tower and hospitals.

Exhibit E



**RESOLUTION
OF THE
AUBURN PLANNING COMMISSION**

Case: Zoning Ordinance Map Amendments (MS-2016-00005)

Subject: Recommendation to City Council for adoption of map amendments to the City of Auburn zoning map to place the Urban Core District (UC), College Edge Overlay District (CEOD), Urban Neighborhood – East District (UN-E), Urban Neighborhood – West District (UN-W), and Urban Neighborhood – South District (UN-S) over certain properties in the Downtown Master Plan study area; this includes the expansion of the existing Urban Core (UC) zoning district and the elimination of the existing University Service (US) zoning district

Commission Action

BE IT RESOLVED by the Planning Commission of the City of Auburn that the request for a recommendation to City Council for adoption of map amendments to the City of Auburn zoning map to place the Urban Core District (UC), College Edge Overlay District (CEOD), Urban Neighborhood – East District (UN-E), Urban Neighborhood – West District (UN-W), and Urban Neighborhood – South District (UN-S) over certain properties in the Downtown Master Plan study area; this includes the expansion of the existing Urban Core (UC) zoning district and the elimination of the existing University Service (US) zoning district, as adopted, Auburn Planning Commission Case MS-2016-00005, is hereby **APPROVED**.

STATE OF ALABAMA
LEE COUNTY

I, Forrest E. Cotten, Director of Planning for the Auburn Planning Commission, do hereby certify that the above is a true and correct copy of a Resolution duly adopted by the Auburn Planning Commission at its meeting held February 11, 2016 and as same appears of record in the Official Minutes of said Commission.

GIVEN UNDER MY HAND AND OFFICIAL SEAL of the Auburn Planning Commission this the 4th day of March, 2016.



Forrest E. Cotten, AICP, Director of Planning

ORDINANCE NO. _____

AN ORDINANCE TO FURTHER AMEND ORDINANCE NO. 1883 OF THE CITY OF AUBURN, DATED DECEMBER 21, 1999, AS AMENDED, TO REZONE:

1. THE PROPERTIES ON SHOWN IN EXHIBIT "A" FROM REDEVELOPMENT DISTRICT (RDD), COLLEGE EDGE OVERLAY DISTRICT (CEOD), AND UNIVERSITY SERVICE DISTRICT (US) TO URBAN CORE DISTRICT (UC).
2. THE PROPERTIES SHOWN IN EXHIBIT "A" FROM UNIVERSITY SERVICE DISTRICT (US) TO URBAN NEIGHBORHOOD – EAST DISTRICT (UN-E), URBAN NEIGHBORHOOD – WEST DISTRICT (UN-W), AND URBAN NEIGHBORHOOD – SOUTH DISTRICT (UN-S).

BE IT ORDAINED by the City Council of the City of Auburn, Alabama, as follows:

Section 1. That Ordinance No. 1883 of the City of Auburn, Alabama dated December 21, 1999, as amended by subsequent amendments is further amended in the following respect:

The zoning map of the City of Auburn, Alabama, which is made an exhibit to and is a part of said Ordinance No. 1883, is amended to rezone properties shown in Exhibit "A" from:

1. Redevelopment District (RDD) and College Edge Overlay District (CEOD) to Urban Core District (UC). The subject properties are located on the east and west side of North College Street between the CSX rail line and Mitcham Avenue.
2. University Service District (US) to Urban Core District (UC). The subject properties are located between South College Street, South Gay Street, East Thach Avenue, and East Samford Avenue, and between South Gay Street, Armstrong Street, East Thach Avenue, and Casey Avenue.
3. University Service District (US) to Urban Neighborhood - East District (UN-E). The subject properties are located between North Gay Street, North Ross Street, the CSX Rail Line and East Glenn Avenue, the properties between Burton Street, Ryan Street, East Glenn Avenue and East Thach Avenue, and the properties between Armstrong Street, Payne Street, East Thach Avenue, and East Samford Avenue.
4. University Service District (US) to Urban Neighborhood – West District (UN-W). The subject properties are located between North College Street, Byrd Street, the CSX Rail Line, and West Magnolia Avenue.
5. University Service District (US) to Urban Neighborhood - South District (UN-S). The Subject properties are located between South Gay Street, Armstrong Street, Casey Avenue and East Samford Avenue, and between South College Street, Wrights Mill Road, East Samford Avenue, and Reese Avenue and including the property at the southeast corner of Wrights Mill Road and East Samford Avenue.

Section 2. The properties designated as Urban Core District (UC), Urban Neighborhood – East (UN-E), Urban Neighborhood – West (UN-W), and Urban Neighborhood – South (UN-S) shall be shown on the official zoning map and shall be subject to all provisions of City of Auburn Zoning Ordinance.

Section 3. If any section or provision of the City of Auburn Zoning Ordinance be declared invalid or unconstitutional by judgment or decree of a court of competent jurisdiction, such judgment or decree shall not affect the provision of this ordinance.

Section 4. This ordinance shall take effect upon its approval by the City Council or upon its otherwise becoming law, but shall be published as required by law and codified as part of the Code of Auburn, Alabama.

ADOPTED and approved by the City Council of the City of Auburn, Alabama, this the 22nd day of March, 2016.

Mayor

ATTEST:

City Manager

