



**City of Columbia City Council
Study Session Agenda
October 3, 2024 - 5:30 PM**

**City Hall Council Chambers
700 North Garden Street
Columbia, TN 38401
Phone: 931-560-1510**

**Chaz Molder, Mayor
Randy McBroom, Vice Mayor
Council Member DaVena Hardison, Ward 1
Council Member Debbie Wiles, Ed. D., Ward 2
Council Member Anthony Greene, Ward 3
Council Member Kenny Marshall, Ward 4
Council Member Danny Coleman, Ward 5**

**Tony Massey, City Manager
C. Tim Tisher, City Attorney
Thad H. Jablonski, City Recorder
Liz Bermudez, Recording Secretary**

The City Council of the City of Columbia welcomes your presence and participation at this meeting. If you wish to address Council regarding any item on the Agenda, please sign the sign-up sheet and indicate which agenda item you would like to comment on. You will have the opportunity to comment on an item when it comes up on the Agenda and before Council votes on the item. Once recognized, you may then come to the podium and state your name and address. Anyone requesting accommodations due to disabilities should contact the ADA Coordinator, Wanda McClain, at 931-560-1570 prior to the meeting.

PUBLIC HEARINGS

- 1. PUBLIC HEARING ON ORDINANCE NO. 4526 (AS AMENDED) – AN ORDINANCE TO AMEND THE FISCAL YEAR 2024-2025 BUDGET ORDINANCE NO. 4503, PROVIDING FOR REVISIONS TO THE GENERAL, STATE STREET AID, DRUG FUND, SANITATION, CAPITAL PROJECTS, GRANTS, AND WASTEWATER FUNDS - FINANCE.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: This public hearing is related to item 10.8 on the agenda. The proposed ordinance is the first amendment of the FY 2025 Appropriation Ordinance and revises the General, State Street Aid, Drug Fund, Capital Projects and Wastewater Funds.

Supporting documentation for the amendment is included within the agenda packet and the required Notice of Public Hearing was published in The Daily Herald on September 22, 2024.

ATTACHMENTS: Staff Report Ordinance No. 4526 PH

- 2. PUBLIC HEARING ON ORDINANCE NO. 4527 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING BUILDING, LOT AND BUILDING SITE STANDARDS IN ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE STANDARDS - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The Department of Development Services requests to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 4: Building, Lot and Building Site Standards, as reviewed and recommended by the Planning Commission at the September 4, 2024 meeting. The specific changes recommended by the Planning Commission pertain to Special Districts and Planned Unit Development Districts. Approval was

recommended by a vote of four to zero. The required public notice was advertised in The Daily Herald on Monday, September 23, 2024.

ATTACHMENTS: Staff Report Ordinance No. 4527 PH, Ordinance No. 4527, Ordinance No. 4527 Exhibit A, Marked Changes – PUDs, Marked Changes – Special Districts, Staff Report DS – Special Districts, Staff Report DS – PUDs.

3. PUBLIC HEARING ON ORDINANCE NO. 4528 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING SIGN STANDARDS IN ARTICLE 7 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 7, SIGN STANDARDS - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The Department of Development Services requests to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 7: Sign Standards, as reviewed and recommended by the Planning Commission at the September 4, 2024 meeting. Approval was recommended by a vote of four to zero. The required public notice was advertised in *The Daily Herald* on Monday, September 23, 2024.

ATTACHMENTS: Staff Report Ordinance No. 4528 PH, Ordinance No. 4528, Ordinance No. 4528 Exhibit A, Marked Changes, Staff Report DS.

4. PUBLIC HEARING ON ORDINANCE NO. 4529 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE VILLAGES AT CARTERS CREEK PUD MASTER PLAN AT TAX MAP 51 PARCEL 22.03 OFF NASHVILLE HIGHWAY AND NAPA VALLEY WAY - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting to modify a 2.21 acre portion of parcel 22.03 of the Villages of Carters Creek PUD. The preliminary master plan proposes a drive-through convenience store with fuel pump sales. The Planning Commission reviewed this request at the September 11, 2024 meeting and recommended approval with a vote of five to one. Much discussion was about the site and possible modifications. The required notice of Public Hearing was advertised September 23, 2024 in The Daily Herald.

ATTACHMENTS: Staff Report Ordinance No. 4529 PH, Ordinance No. 4529, Ordinance No. 4529 Exhibit A, Ordinance No. 4529 Exhibit B, Staff Report DS.

5. PUBLIC HEARING ON ORDINANCE NO. 4530 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT CARMACK BLVD., CEMETERY AVE., AND PENCIL ALLEY, BEING TAX MAP 99I GROUP D PARCELS, 3, 7, 7.01, 7.02 AND 7.04 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) TO CD-5 (URBAN CENTER CHARACTER DISTRICT) - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting to rezone five properties reflecting a concept of a mixed development of three, three-story buildings and a parking garage. The Planning Commission reviewed this request at the September 11, 2024 meeting and recommended approval with a vote of five to zero. The required notice of Public Hearing was advertised September 23, 2024 in *The Daily Herald*.

ATTACHMENTS: Staff Report Ordinance No. 4530 PH, Ordinance No. 4530, Ordinance No. 4530 Exhibit A, Ordinance No. 4530 Exhibit B, Staff Report DS , Concept Plan.

1 CALL TO ORDER/ROLL CALL.

2 INVOCATION BY STEVEN MORGAN OF DESTINY CHURCH.

3 PLEDGE OF ALLEGIANCE.

4 APPROVAL OF AGENDA.

5 PRESENTATIONS.

6 ORGANIZATIONAL BUSINESS.

6.1. APPROVE THE MINUTES OF THE SEPTEMBER 12, 2024 CITY COUNCIL MEETING - ADMINISTRATION.

RECOMMENDATION: Approve.

ATTACHMENTS: September 12, 2024 Minutes.

7 CONSENT AGENDA

7.1. APPROVE DISBURSEMENTS FOR THE MONTH OF JULY 2024 IN THE AMOUNT OF \$5,466,683.26 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: July 2024 Disbursements.

7.2. APPROVE DISBURSEMENTS FOR THE MONTH OF AUGUST 2024 IN THE AMOUNT OF \$6,392,625.33 - FINANCE.

RECOMMENDATION: Approve.

ATTACHMENTS: August 2024 Disbursements.

7.3. APPROVE THE CERTIFICATION OF CITY OF COLUMBIA REAL AND PERSONAL PROPERTY TAX ASSESSMENTS FOR THE YEAR 2024 - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve.

INFORMATION: The City Recorder is certifying and submitting the City real and personal property tax assessments for the year 2024, as assessed by Mr. Bobby Daniels, Maury County Tax Assessor.

The real estate property taxes are assessed at \$1,569,970,800 with tax revenue of \$12,953,959. Agricultural land taxes are assessed at

\$5,994,725 with tax revenue of \$49,462. The personal property taxes are assessed at \$111,971,398 with tax revenue of \$923,876. The total tax revenue billed is \$13,927,297 and there are 22,932 tax notices. The City tax rate is \$0.8251 for each \$100 of assessed value.

ATTACHMENTS: Staff Report Tax Certification, Certification letter from City Recorder dated September 11, 2024, Tax Roll Comparaison Report 2024.

7.4. APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE STATE OF TENNESSEE, DEPARTMENT OF COMMERCE AND INSURANCE AMENDMENT ONE OF CONTRACT NO. 72672, AS PERTAINING TO THE NO MONETARY JURISDICTION AGREEMENT, UPDATE THE CONTACT INFORMATION FOR THE CONTRACTOR, AND EXTEND THE CONTRACT TERM SO THAT IT IS CONSISTENT WITH THE TERM OF THE ASSOCIATED INTERAGENCY AGREEMENT BETWEEN THE DEPARTMENT OF COMMERCE AND INSURANCE AND THE DEPARTMENT OF EDUCATION - FIRE & RESCUE.

RECOMMENDATION: Approve.

INFORMATION: September 9, 2021, City Council approved a jurisdiction agreement with the State of Tennessee, Department of Commerce and Insurance effective September 1, 2021 and ending January 1, 2025 pertaining to a no monetary obligation between the parties, to conduct one fire and building safety inspection per school within its jurisdiction for each school year.

The State of Tennessee Department of Commerce and Insurance requests an amendment to update the Term of Contract by extending the period beginning December 1, 2021 and ending December 31, 2025 to be consistent with the term of the associated Interagency Agreement between the Department of Commerce and Insurance and the Department of Education.

Furthermore, Contract Section E.2. would be deleted in its entirety and replaced with E.2. Communications and Contacts. All instructions, notices, consents, demands, or other communications

required or contemplated by this Contract shall be in writing and shall be made by certified, first-class mail, return receipt requested and postage prepaid, by overnight courier service with an asset tracking system, or by email or facsimile transmission with recipient confirmation. All communications, regardless of method of transmission, shall be addressed to the respective Party at the appropriate mailing address, facsimile number, or email address as stated below or any other address provided in writing by a Party.

The State: Chris Bainbridge, Director of Codes Enforcement
Department of Commerce and Insurance Davy Crockett Building 500
James Robertson Parkway Nashville, TN 37243
christopher.bainbridge@tn.gov Telephone # (615) 741-6246.

The Contractor: Chris Cummins, Fire Chief City of Columbia 1000 S.
Garden Street Columbia, TN 38401 ccummins@columbiatn.gov
Telephone # 931-560-1700.

ATTACHMENTS: Staff Report Amendment No. 1, Amendment No.
1 Contract No. 72672.

**7.5. APPROVE BID AWARD AND AUTHORIZE THE MAYOR TO
EXECUTE A CONTRACT WITH ROOF SYSTEMS, INC., FOR THE
CITY OF COLUMBIA ALLEY REROOF PROJECT IN THE
AMOUNT OF \$45,987 - DEVELOPMENT SERVICES
DEPARTMENT.**

RECOMMENDATION: Approve.

INFORMATION: In response to requests for bids regarding the Reroof Retrofit Project in the Alley located between Square Market Café and the Mann Building in the City of Columbia, three responsive bids were received on September 10, 2024. The bids were from Porter Roofing Contractors, Inc. in the amount of \$47,817, JDH Company in the amount of \$55,600 and Roofing Systems, Inc. in the amount of \$45,987. Nuber Architecture (Project No. 2024018), the architectural firm on this project, recommends bid award to Roof Systems, Inc. in the amount of \$45,987.

CERTIFICATION: The Chief Financial Officer certifies that \$45,987 is budgeted and unencumbered in Capital Projects – General Govt – Other Buildings.

ATTACHMENTS: Staff Report Reroof, 2024018 Final Spec Reroof Alley Executing, Alley Roof Tabulation Sheet.

7.6. APPROVE BID AWARD AND AUTHORIZE THE MAYOR TO EXECUTE CONTRACT WITH VENDOR FOR ROOF REPLACEMENT AT CITY HALL IN THE AMOUNT OF \$ PLACEHOLDER - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: In response to requests for bids regarding the City Hall Roof Replacement located at 700 N. Garden St. in the City of Columbia, an unknown # of responsive bids were received on October 3, 2024. The bids were from said vendors in the amount of \$ TBD. Hurst-Rosche, Inc. (HR # 350-1234), the architectural and engineering firm on this project, recommends bid award to Vendor in the amount of \$TBD.

ATTACHMENTS: Staff Report City Hall Roof, City Hall Roof Replacement - Bid Set Project Manual.

7.7. APPROVE CHANGE ORDER NO. 2 WITH KCS BUILDING GROUP AND LOSE DESIGN FOR THE PUBLIC WORKS IMPROVEMENTS PROJECT, WHICH INCREASES THE CONTRACT AMOUNT BY \$1,300 - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: City Council approved a contract with KCS Building Group for improvements and additions to the Public Works facility on February 08, 2024, in the amount of \$884,055.

Change Order No. 2 consists of extending an existing water hydrant through masonry firewall and rerouting rigid conduit to avoid column footer location. This Change Order increases the contract by \$1,300 and adds 0 days to the completion of the project. This would bring the total contract sum to \$885,355.

CERTIFICATION: The Chief Financial Officer certifies that \$1,300 is budgeted and unencumbered in Capital Projects – Street Maintenance –Building.

ATTACHMENTS: Staff Report KCS Change Order No. 2, KCS change Order No 2.

7.8. APPROVE THE PURCHASE OF (2) 2026 INTERNATIONAL MV607 DUMP TRUCKS FROM CUMBERLAND INTERNATIONAL TRUCKS, INC. IN THE AMOUNT OF \$462,362.78 USING STATE OF TN CONTRACTS - PUBLIC WORKS DEPARTMENT.

RECOMMENDATION: Approve the purchase from Cumberland International Trucks in the amount of \$462,362.78 for two (2) 2026 International MV607 Dump Trucks.

INFORMATION: The State of Tennessee has contracted with Cumberland International Trucks, Contract # 80067, to supply dump trucks to state and local governments at competitively bid prices. Public Works wishes to take advantage of this contract to purchase two (2) 2026 International MV607 dump trucks. These dump trucks will replace two (2) dump trucks currently on our CERP list and approved in the FY 24/25 budget.

CERTIFICATION: The Chief Financial Officer certifies that \$462,362.78 is budgeted and unencumbered in Capital Projects – Street Maintenance – Transportation Equipment.

ATTACHMENTS: Staff Report Cumberland International, Cumberland International quote, SWC 209 contract.

7.9. APPROVE THE PURCHASE OF TWO (2) 4X4 JEEP COMPASSES IN THE AMOUNT OF \$54,308 UTILIZING STATE OF TN CONTRACT SWC-209 - PARKS & RECREATION DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia Parks and Recreation Department wants to purchase two (2) 4x4 Jeep Compasses from Chrysler Jeep Dodge Ram Fiat of Columbia for the amount of fifty-

four thousand three hundred eight dollars (\$54,308) utilizing State of TN contract SWC-209. The jeeps are part of the 2024 CERP Replacements for the Parks and Recreation Department and will be used for transporting programming materials in the recreation division of the department.

CERTIFICATION: The Chief Financial Officer certifies that \$54,308 is budgeted and unencumbered in Capital Projects – Parks – Transportation Equipment.

ATTACHMENTS: Staff Report Jeep Compass (2), Chrysler Dodge Jeep RAM Fiat of Columbia quote and SWC 209.

7.10. APPROVE BID AWARD TO COLUMBIA DODGE JEEP RAM FOR EQUIPMENT UPFITTING FOR NINE PATROL VEHICLES IN THE AMOUNT OF \$124,839 - POLICE DEPARTMENT.

RECOMMENDATION: Approve.

INFORMATION: The equipment and their installation for the patrol units is very specific and complicated. The installation includes lights, radios, camera system, prisoner cages and more.

The City of Columbia did a public invitation to bid and Columbia Dodge won the bid.

CERTIFICATION: The Chief Financial Officer certifies that \$124,839 is budgeted and unencumbered in Capital Projects – Police – Transportation Equipment.

ATTACHMENTS: Staff Report Upfitting, Bid Results - Vehicle Equipment Upfitting.

8 ADMINISTRATION.

8.1. CERTIFICATE OF COMPLIANCE FOR MAHANIS INC., TO SELL ALCOHOLIC BEVERAGES LOCATED AT CROWN LIQUOR, 2904 CAYCE LANE, SUITE 100/200, COLUMBIA, TN 38401

RECOMMENDATION: Approve.

INFORMATION: Mahanis, Inc. has applied for a Certificate of Compliance, which, by Tennessee law, must be executed by the local governing body for this purpose. Mahanis Inc, wishes to relocate Crown Liquor from 1113 Nashville Highway to 2904 Cayce Lane, Suite 100/200 in Columbia, Tennessee. It is requested to consider authorizing a Certificate of Compliance to Mahanis, Inc. to sell alcoholic beverages at the new location of 2904 Cayce Lane, Suite 100/200, for forwarding to the Alcoholic Beverage Commission. The Columbia Police Department and the Maury County Sheriff's Department have conducted background investigations. The City Council did approve a Certificate of Compliance for this in June 2024, but the address for the store was incorrect, resulting in a new Certificate of Compliance needing to be issued with the correct address.

ATTACHMENTS: Staff Report Certificate of Compliance.

9 RESOLUTIONS.

9.1.RESOLUTION NO. 24-62 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING BEAR CREEK OVERLOOK, PHASE 2 - WASTEWATER DEPARTMENT.

RECOMMENDATION: Approve Resolution No. 24-62.

INFORMATION: Bear Creek Overlook, Phase 2 consists of 1,355 linear feet of 8" sanitary sewer main. The Developers met all of the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

ATTACHMENTS: Staff Report Resolution No. 24-62, Resolution No. 24-62, Resolution No. 24-62 Dedication Letter.

9.2.RESOLUTION NO. 24-69 - TAX CORRECTIONS - CITY RECORDER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-69.

INFORMATION: The City Recorder is presenting tax corrections through 9/20/2024 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

ATTACHMENTS: Staff Report Resolution No. 24-69 , Resolution No. 24-69, Resolution No. 24-69 Exhibit A.

9.3. RESOLUTION NO. 24-70 - A RESOLUTION TO ADOPT THE POLICIES AND PROCEDURES FOR THE HOME GRANT AWARDED BY THE TENNESSEE - CITY MANAGER'S OFFICE.

RECOMMENDATION: Approve Resolution No. 24-70.

INFORMATION: The City of Columbia has been awarded \$810,000 in FY 2024 HOME funds by the Board of Directors of the Tennessee Housing and Development Agency (THDA). The grant funds will be used for rehabilitation of existing, eligible housing units in the City of Columbia. In order to be eligible, the structure must exhibit at least one code violation as revealed by a code inspection. HOME funds may be used to benefit only low-income or very low-income households. Priority will be given to repair or replacement of roofs, HVAC systems, electrical systems, plumbing systems, foundation problems, water supply issues, exterior painting to maintain the structure, and limited interior painting. HOME regulations require that after the work is complete, the entire structure must meet the building code in force for that location; structures that cannot be brought up to code within the maximum grant funds would be ineligible. The grant supports 100% of the project costs with no local matching funds being required.

At this time, City Council is asked to review and approve "Policies and Procedures" that provide the framework for how the program will be implemented in the City of Columbia. Additional marketing and advertising will be carried out throughout the community and applications will be accepted. After the application period has ended, all applications will be reviewed and ranked. Approximately 15-20 home rehabilitation projects will be completed in priority order, as funding allows.

ATTACHMENTS: Staff Report Resolution No. 24-70, Resolution No. 24-70, Resolution No. 24-70 Exhibit A.

10 ORDINANCES.

10.1.2ND CONSIDERATION ON ORDINANCE NO. 4515 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ADMINISTRATION, PROCEDURE, & ENFORCEMENT IN ARTICLE 8 BY REPEALING AND REPLACING SUCH ARTICLE 8 WITH A NEW ARTICLE 8 ADMINISTRATION, PROCEDURE, & ENFORCEMENT - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4515 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 8: Administration, Procedure, & Enforcement, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4515, Ordinance No. 4515, Ordinance No. 4515 Exhibit A, Ordinance No. 4515 Marked Changes, Ordinance No. 4515 DS Staff Report.

10.2.2ND CONSIDERATION ON ORDINANCE NO. 4516 AS AMENDED - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING BUILDING, LOT AND BUILDING SITE STANDARDS IN ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 4 WITH A NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE STANDARDS - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4516 as amended on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 8: Administration, Procedure, & Enforcement, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4516, Ordinance No. 4516 As Amended, Ordinance No. 4516 Exhibit A, Ordinance No. 4516 Exhibit B, Ordinance No. 4516 Marked Changes "A", Ordinance No. 4516 Marked Changes "B", Ordinance No. 4516 DS Staff Report.

10.3.2ND CONSIDERATION ON ORDINANCE NO. 4517 AS AMENDED - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEVELOPMENT PARCEL STANDARDS IN ARTICLE 5 BY REPEALING AND REPLACING SUCH ARTICLE 5 WITH A NEW ARTICLE 5 DEVELOPMENT PARCEL STANDARDS - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance 4517 as amended on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 5: Development Parcel Standards as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4517 as amended, Ordinance No. 4517 As Amended, Ordinance No. 4517 Exhibit A, Ordinance No. 4517 Marked Changes "A", Ordinance No. 4517 DS Staff Report.

10.4.2ND CONSIDERATION ON ORDINANCE NO. 4519 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA,

TENNESSEE REGARDING SUPPLEMENTAL STANDARDS IN ARTICLE 6 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 6 WITH A NEW ARTICLE 6, SUPPLEMENTAL STANDARDS - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4519 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 6: Supplemental Standards, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4519, Ordinance No. 4519, Ordinance No. 4519 Exhibit A, Ordinance No. 4519 Marked Changes "A", Ordinance No. 4519 DS Staff Report.

10.5.2ND CONSIDERATION ON ORDINANCE NO. 4521 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ZONING MAP IN ARTICLE 2 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 2 WITH A NEW ARTICLE 2, ZONING MAP - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4521 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 2: Zoning Map, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4521, Ordinance No. 4521, Ordinance No. 4521 Exhibit A, Ordinance No. 4521 Marked Changes "A".

10.6.2ND CONSIDERATION ON ORDINANCE NO. 4522 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEFINITIONS IN ARTICLE 9 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 9 WITH A NEW ARTICLE 9, DEFINITIONS - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4522 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 9: Definitions, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4522, Ordinance No. 4522, Ordinance No. 4522 Exhibit A, Ordinance No. 4522 Marked Changes.

**10.7.2ND CONSIDERATION ON ORDINANCE NO. 4524 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT E. 13TH AND E. 14TH STREETS, BEING TAX MAP 100L GROUP F PARCELS 21, 8, 9, 9.01, 10 AND 11 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) AND CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 2
- DEVELOPMENT SERVICES DEPARTMENT.**

RECOMMENDATION: Approve Ordinance No. 4524 on second consideration.

INFORMATION: The applicant is requesting to rezone the properties for future development reflecting townhomes on the southern properties with currently no proposed changes on the north property at E. 13th Street per the concept plan provided. This request was reviewed and recommended by the Planning

Commission at the August 14, 2024 meeting by a vote of seven to zero.

ATTACHMENTS: Staff Report Ordinance No. 4524, Ordinance No. 4524, Ordinance No. 4524 Exhibit A, Ordinance No. 4524 Exhibit B, DS Staff Report, Concept Plan.

10.8.2ND CONSIDERATION OF ORDINANCE NO. 4526 – AN ORDINANCE TO AMEND THE FISCAL YEAR 2024-2025 BUDGET ORDINANCE NO. 4503 PROVIDING FOR REVISIONS TO THE GENERAL, STATE STREET AID, DRUG, SANITATION, CAPITAL PROJECTS, GRANTS, AND WASTEWATER FUNDS - FINANCE.

RECOMMENDATION: Approve Ordinance No. 4526 on second consideration.

INFORMATION: The proposed ordinance is the first amendment to the FY 2025 Appropriation Ordinance, impacting the Street Aid, Drug, Sanitation, Capital Projects, Grants and Wastewater Funds and several departments within the General Fund.

ATTACHMENTS: Staff Report Ordinance No. 4526

10.9.1ST CONSIDERATION OF ORDINANCE NO. 4527 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING BUILDING, LOT AND BUILDING SITE STANDARDS IN ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE STANDARDS - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4527 on first consideration.

INFORMATION: The Department of Development Services requests to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 4: Building, Lot & Building Site Standards, as reviewed and recommended by the Planning Commission at the September 4, 2024 meeting. The specific

changes recommended by the Planning Commission pertain to Special Districts and Planned Unit Development Districts. Approval was recommended by a vote of four to zero.

ATTACHMENTS: Staff Report Ordinance No. 4527 , Ordinance No. 4527, Ordinance No. 4527 Exhibit A, Marked Changes – PUDs, Marked Changes – Special Districts, Staff Report DS – Special Districts, Staff Report DS – PUDs.

10.10.1ST CONSIDERATION OF ORDINANCE NO. 4528 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING SIGN STANDARDS IN ARTICLE 7 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 7 SIGN SITE STANDARDS - CITYWIDE - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4528 on first consideration.

INFORMATION: The Department of Development Services requests to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 7: Sign Standards, as reviewed and recommended by the Planning Commission at the September 4, 2024 meeting. Approval was recommended by a vote of four to zero.

ATTACHMENTS: Staff Report Ordinance No. 4528 , Ordinance No. 4528, Ordinance No. 4528 Exhibit A, Marked Changes, Staff Report DS.

10.11.1ST CONSIDERATION ON ORDINANCE NO. 4529 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE VILLAGES AT CARTERS CREEK PUD MASTER PLAN AT TAX MAP 51 PARCEL 22.03 OFF NASHVILLE HIGHWAY AND NAPA VALLEY WAY - WARD 5. - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4529 on first consideration.

INFORMATION: The applicant is requesting to modify a 2.21 acre portion of parcel 22.03 of the Villages at Carters Creek PUD. The preliminary master plan proposes a drive-through convenience store with fuel pump sales. The Planning Commission reviewed this request at the September 11, 2024 meeting and recommended approval with a vote of five to one. Much discussion was about the site and possible modifications.

ATTACHMENTS: Staff Report Ordinance No. 4529, Ordinance No. 4529, Ordinance No. 4529 Exhibit A, Ordinance No. 4529 Exhibit B, Staff Report DS.

10.12.1ST CONSIDERATION ON ORDINANCE NO. 4530 - 1ST CONSIDERATION ON ORDINANCE NO. 4530 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT CARMACK BLVD., CEMETERY AVE., AND PENCIL ALLEY, BEING TAX MAP 99I GROUP D PARCELS 3, 7, 7.01, 7.02 AND 7.04 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) TO CD-5 (URBAN CENTER CHARACTER DISTRICT) - WARD 3 - DEVELOPMENT SERVICES DEPARTMENT.

RECOMMENDATION: Approve Ordinance No. 4530 on first consideration.

INFORMATION: The applicant is requesting to rezone five properties reflecting a concept of a mixed development of three, three-story buildings and a parking garage. The Planning Commission reviewed this request at the September 11, 2024 meeting and recommended approval with a vote of five to zero.

ATTACHMENTS: Staff Report Ordinance No. 4530, Ordinance No. 4530, Ordinance No. 4529 Exhibit A, Ordinance No. 4529 Exhibit B, Staff Report DS, Concept Plan.

10.13.1ST CONSIDERATION OF ORDINANCE NO. 4531 - AN ORDINANCE TO ABANDON AN EASEMENT ON PROPERTY LOCATED ON N. JAMES CAMPBELL BLVD AND BEING TAX MAP 089 PARCELS 41.00 AND 41.13 AND REPLACING SUCH EASEMENT WITH A NEW DEFINED EASEMENT AND AUTHORIZING THE CONVEYANCE OF SUCH ABANDONED EASEMENT TO THE PROPERTY OWNERS - CITY ATTORNEY'S OFFICE.

RECOMMENDATION: Approve Ordinance No. 4531 on first consideration.

INFORMATION: Property owners have requested the City abandon a blanket easement on N. James Campbell Boulevard. A new defined utility easement is attached. The old TVA blanket easement was granted to the City years ago.

ATTACHMENTS: Staff Report Ordinance No. 4531, Ordinance No. 4531, Ordinance No. 4531 Exhibit A, Ordinance No. 4531 Exhibit B.

11 PUBLIC COMMENT.

12 OTHER BUSINESS.

13 EXECUTIVE SESSION.

14 ADJOURNMENT.

15 UPCOMING EVENTS.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, Finance Director, tjablonski@columbiatn.gov, 931.560.1580

AGENDA ITEM TITLE: PUBLIC HEARING ON ORDINANCE NO. 4526 – AN ORDINANCE TO AMEND THE FISCAL YEAR 2024-2025 BUDGET ORDINANCE NO. 4503 PROVIDING FOR REVISIONS TO THE GENERAL, STATE STREET AID, DRUG, SANITATION, CAPITAL PROJECTS, GRANTS, AND WASTEWATER FUNDS

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The proposed ordinance is the first amendment to the FY 2025 Appropriation Ordinance, impacting the Street Aid, Drug, Sanitation, Capital Projects, Grants and Wastewater Funds and several departments within the General Fund.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services, pkeltner@columbiatn.gov, 931-560-1560

AGENDA ITEM TITLE: PUBLIC HEARING ON ORDINANCE NO. 4527 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING BUILDING, LOT AND BUILDING SITE IN ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 4, DEVELOPMENT PARCEL STANDARDS - CITYWIDE

RECOMMENDATION: Conduct the Public Hearing

INFORMATION: The Department of Development Services requests to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 4: Development Parcel Standards, as reviewed and recommended by the Planning Commission at the September 4, 2024 meeting. The specific changes recommended by the Planning Commission pertain to Special Districts and Planned Unit Development Districts. Approval was recommended by a vote of four to zero. The required public notice was advertised in The Daily Herald on Monday, September 23, 2024.

ATTACHMENTS: Staff Report, Ordinance No. 4527, Exhibit A, Marked Changes – PUDs, Marked Changes – Special Districts, Development Services Staff Report – Special Districts, Development Services – PUDs.

AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING BUILDING, LOT AND BUILDING SITE STANDARDS IN ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE STANDARDS.

WHEREAS, Section §13-7-201 of the Tennessee Code Annotated empowers the city to enact a zoning ordinance and to provide for its administration, enforcement, and amendment; and

WHEREAS, the City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 4th day of September 2024, the Planning Commission reviewed and recommended specific changes in accordance to Section 8.5.18, to the Zoning Ordinance regarding Building, Lot and Building Site Standards in Article 4. As a result, Article 4 is being repealed in its entirety and replaced with a new Article 4 which is attached hereto as Exhibit “A” and incorporated herein by reference. Said recommendations are being considered after a public hearing held on the 10th day of October, 2024, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That Ordinance Number 4400, the same being the Zoning Ordinance of the City of Columbia, Tennessee is hereby amended by repealing Article 4 in its entirety and replacing such Article with a new Article 4, Building, Lot, and Building Site Standards which is attached hereto as Exhibit A and incorporated herein by reference;

Section 2: That pursuant to Section 8.5.18.J.4, the City Council makes the following specific findings:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

Section 3: That ordinances or parts of ordinances in conflict herewith are hereby repealed

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
COLUMBIA, TENNESSEE, this the 14th day of November, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

ARTICLE 4:

BUILDING, LOT & BUILDING SITE STANDARDS

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SECTION 4.1 GENERAL

This Article applies to all Buildings, Lots, and Building Sites located or proposed within the City, except as otherwise provided in Section 1.22 with respect to Nonconformities.

SECTION 4.2 PLAN REQUIRED.

No Building shall be constructed, re-constructed, Altered, modified, raised, moved, extended, reduced, or enlarged, and no Lot or Building Site or other land shall be Developed, re-Developed, Improved, subdivided, or re-subdivided, and none of the same shall be used, except in compliance with this Article 4, the Official Zoning Map, and pursuant to a Development Plan or Master PUD Development Plan that conforms with and has been prepared, submitted, reviewed and approved in accordance with Article 8 (Administration, Procedures & Enforcement), this Article 4, and all other standards and requirements applicable thereto.

SECTION 4.3 BUILDING, LOT & BUILDING SITE STANDARDS

4.3.1 DISTRICT BUILDINGS, LOTS & BUILDING SITES

The standards for Buildings, Lots, and Building Sites within Districts are set forth in this Section 4.3 and elsewhere in this Ordinance.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2

TABLE 4.3.1-A DISTRICT STANDARDS **RURAL CHARACTER DISTRICT**



General Description

The CD-2 Rural Character District consists of large-lot semi-rural estates, open spaces, and legacy agricultural operations in low density single-family detached Residential areas. CD-2 is an appropriate District for the Rural Transition and Hillside & Natural Spaces future land use Character Areas described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
1 Density Unit per acre max	

BLOCK SIZE*	<i>*Applicable only to Development Parcels</i>
Block Perimeter	NR

Private Frontage Types

Common Yard	P	Stepfront	P
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	NP

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

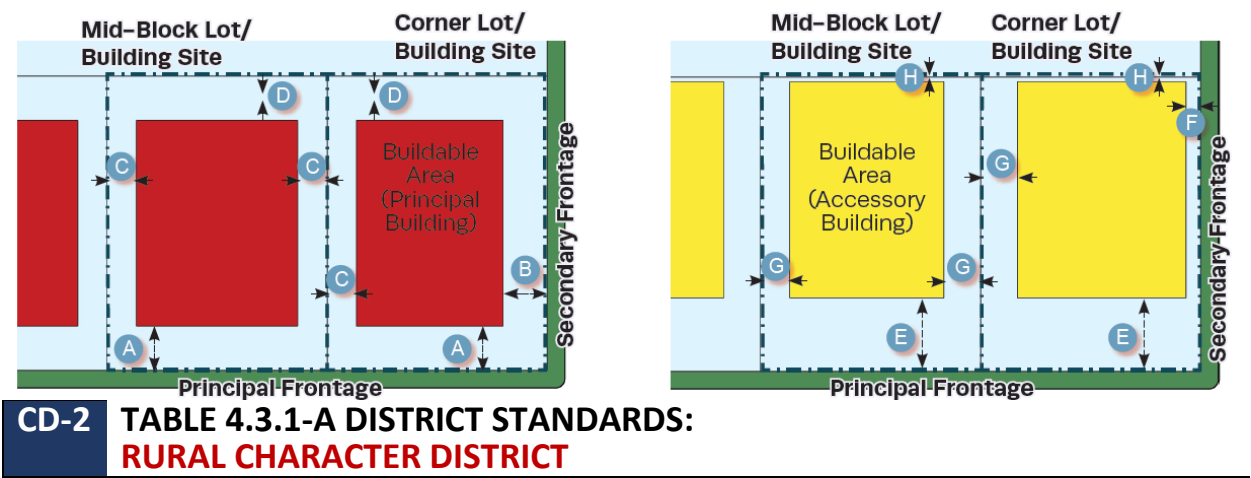
Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS



Lot Occupation	
Lot/ Building Site Width	125 ft. min.
Frontage Buildout	NR
Lot/ Building Site Area	12,500 sp. ft. min.
Impervious Surface Coverage	NR
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Setbacks / Yards			
Setbacks / Yards – Principal Building		Setbacks / Yards – Accessory Building	
Front Setback / Yard, Principal Frontage	30 ft. min A	Front Setback / Yard, Principal Building Front Setback / Yard	20 ft. min + Principal Building Front Setback / Yard E
Front Setback / Yard, Secondary Frontage	30 ft. min B	Front Setback / Yard, Secondary Frontage	30 ft. min F

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Side Setback / Yard, each side	20 ft. min	C	Side Setback / Yard, each side	20 ft. min	G
Rear Setback	30 ft. min; or 15 ft. min from center line of Rear Alley	D	Rear Setback	5 ft. min	H

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building	3 Stories max
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Accessory Building	2 Stories max
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*Stories and height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from the stipulations made by the Fire Department in accordance with the above cited codes shall be required.

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
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Finished Floor Level	NR
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Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of the total Façade width for the Principal Frontage from the First Layer
---------------	---

Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
-----------------	--

Façade & Façade Element Design Proportions	NR
--	----

Blank Walls	NP at Frontage
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Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Building Standards (continued)

Roof Type & Pitch

Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed rood anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except rood pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl siding	P
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.

Building Colors

Foundation Cladding	Required ; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required ; brick, natural stone, with material matching primary material of Façade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Building Types			
House	P	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd Layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd Layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd Layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP
All other vehicles	NP	P in 3 rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	P Prepared surface of gravel, asphalt, concrete, or other hard surface
Garage Location	In 2 nd or 3 rd Layer only; Min interior dimensions 10 ft. x 20 ft. per vehicle Parking space
Garage Design	If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10' – 20' in 1 st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	N/A
Drive- Through Locations	N/A

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT

Non-Building Components			
	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	NP	P
Solar Panels	P if coplanar to and integrated into roof design	P if coplanar to and integrated into roof design	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP		P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP		P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2		TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT	
Private Landscaping and Fencing			
Landscaping			
In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage			
Walls & Fencing (not including Screens)			
Height	4 ft. max at Frontage; otherwise, 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line.		
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody		
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.		
Materials			
Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP
Additional Standards			
Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required		
Locations of Retaining Walls	P within required Yards, per Section 4.3.10		

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen/ Street-screen Adjacent to or across Thoroughfare from Non-Multi-Family Residential	N/A (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/ Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property.	R ; except as Driveways. Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen, Screening must be by Building wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antenna Screening	NR
HVAC, Mechanical and other Equipment Screening	R ; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse	N/A (not permitted in District)
Streetscreen Location	2 nd Layer
Parcel Buffer	Sections 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L

TABLE 4.3.1-B DISTRICT STANDARDS NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT



General Description

The CD-3L Neighborhood Large Lot Character District consist of primarily a low density single-family detached Residential area in which House is the predominant Building type. It has large Lotor Building Sites, medium deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street tress, and form medium to large blocks. CD-3L is an appropriate District for the Suburban Neighborhoods future land use Character Area described in the Comprehensive plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
2 Density Unit per acre max	

BLOCK SIZE*	<i>*Applicable only to Development Parcels</i>
Block Perimeter	3600 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	NP
Fence	P	Gallery	NP
Terrace/Lightwell	NP	Arcade	NP
Forecourt	NP	Officefront	NP
Stoop	NP		
See Table 4.3.7.A (Private Frontage Types)	NP		

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

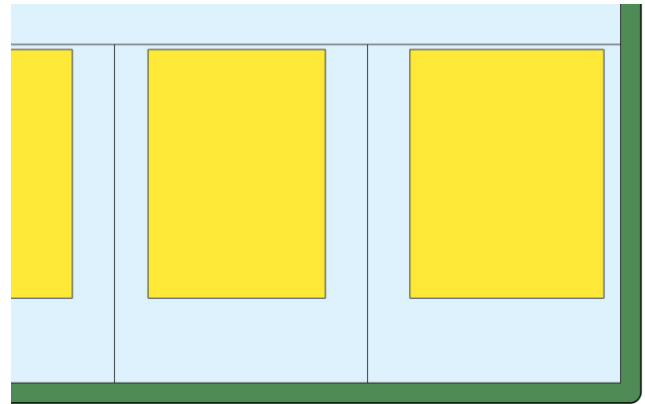
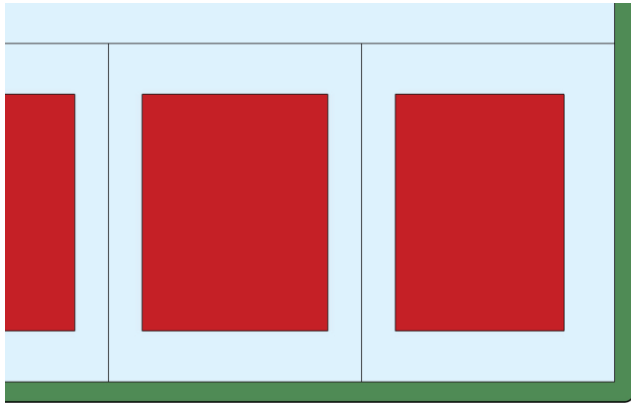
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width	100 ft. min.
Frontage Buildout	NR
Lot/ Building Site Area	NR
Impervious Surface Coverage	NR
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	30 ft. min	A	Front Setback / Yard, Principal Frontage	20 ft. min behind Principal Building Frontage	E
Front Setback / Yard, Secondary Frontage	30 ft. min	B	Front Setback / Yard, Secondary Frontage	30 ft. min	F
Side Setback / Yard	12 ft. min	C	Side Setback / Yard	10 ft. min	G
Rear Setback / Yard	30 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	5 ft. min; or 15 ft. min from center line of rear Alley.	H

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L **TABLE 4.3.1-B DISTRICT STANDARDS:**
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building	3 Stories Max
--------------------	---------------

Accessory Building	2 Stories Max
--------------------	---------------

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
----------------------	---

Finished Floor Level	NR
----------------------	----

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of total Façade width for the Principal Frontage from the First Layer
---------------	---

Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
-----------------	--

Blank Walls	NP at Frontage
-------------	----------------

Façade Articulation	NR
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Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
-----------------	---

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch

Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl siding	P
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.		
Building Colors	NR		
Foundation Cladding	Required ; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.		
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.		
Chimney Cladding	Required ; brick, natural stone, with material matching primary material of Façade		

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Types			
House	P	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor Trailers (including trailers for Storage)	NP on Street, except for delivery and Temporary Use of Trailers	NP
All Other Vehicles	NP	P in 3 rd layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	P Prepared surface of, asphalt, concrete, or another hard surface for 30 feet from Thoroughfare or Internal Drive, gravel permitted for any remaining depth of driveway.
Garage Location	P In 2 nd or 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage + Façade width
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 – 20 ft. in 1 st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	N/A
Drive- Through Locations	N/A

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	NP	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	P	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	P	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L **TABLE 4.3.1-B DISTRICT STANDARDS:**
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage and continuous shrubs around foundation at Frontage

Walls & Fencing (not including Screens)

Height	4 ft. max at Frontage; otherwise, 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line
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Construction	Finished side must face Adjacent property, Thoroughfare or Internal Drive, Path, Passage or Waterbody.
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Maintenance	Must be well-maintained, in up-right condition and free of missing or broken parts and graffiti.
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Materials

Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
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Location of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line.
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space or Adjacent to Civic Space	Not at Frontage
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen / Street- screen Adjacent to or across Throughfare from Non-Multi-Fam- ily Residential	N/A (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Front- age and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Front- age or Building, Wall, hedge or fence not at Frontages or Adja- cent to Civic Space.
Rooftop Antenna Screening	NR
HVAC, Mechanical and other Equipment Screening	R ; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Streetscreen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS NEIGHBORHOOD CHARACTER DISTRICT



General Description

The CD-3 Neighborhood Large Lot Character District consist of primarily medium density single-family detached Residential area in which House is the predominant Building type. It has medium to deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street tress, and form medium to large blocks. CD-3 is an appropriate District for the Suburban Neighborhoods Future Land use Character Area described in the Comprehensive plan; it is also appropriate for City Center Urban Village Future Land Use Character Area where the Planning Commission determines that is compatible with the established land use pattern in the surrounding area.



ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

Density / Floor Area Ratio (FAR) *Applicable only to Development Parcels

4 Density Unit per acre max

BLOCK SIZE* *Applicable only to Development Parcels

Block Perimeter 2800 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	NP
Fence	P	Gallery	NP
Terrace/Lightwell	NP	Arcade	NP
Forecourt	NP	Officefront	NP
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

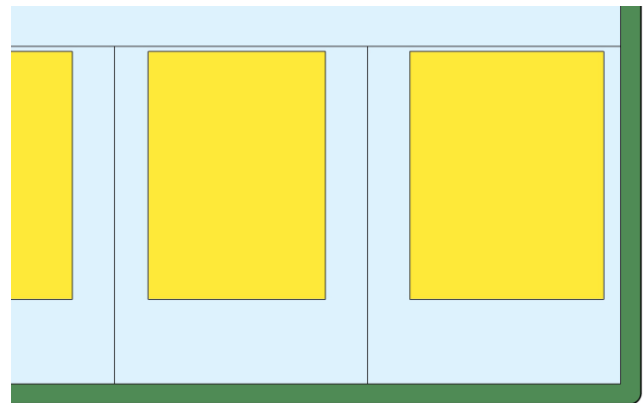
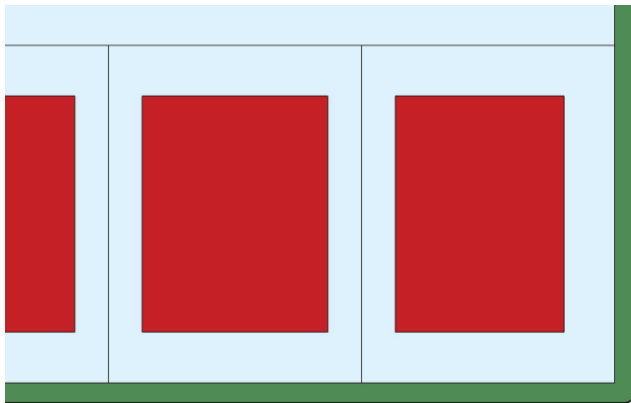
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 **TABLE 4.3.1-C DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width

House: 40 ft. min if Alley loaded Garage at rear, otherwise 65 ft. min
Duplex: 50 ft. min for each unit of Duplex
Civic: 50 ft. min

Frontage Buildout

NR

Lot/ Building Site Area

NR

Impervious Surface Coverage

50% max

Lot/ Building Site Enfrontment

Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O.

Lot/ Building Site Access

All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building

Setbacks / Yards – Accessory Building

Front Setback /
Yard, Principal
Frontage

30 ft. min

A

Front Setback /
Yard, Principal
Frontage

20 ft. min behind
Principal Building
Frontage

E

Front Setback /
Yard, Secondary
Frontage

30 ft. min

B

Front Setback /
Yard, Secondary
Frontage

20 ft. min

F

Side Setback / Yard

12 ft. min

C

Side Setback / Yard

10 ft. min

G

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Rear Setback / Yard	30 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	5 ft. min; or 15 ft. min from center line of rear Alley.	H
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CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building 3 Stories max

Accessory Building 2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle, & Cap

Finished Floor Level **NR**

Façade

Main Entrance Main Entrance must be in Façade of Principal Frontages, located no further than 50% of total Façade width for the Principal Frontage from the First Layer

Façade Position Parallel to straight Frontage Line or to tangent of curved Frontage Line

Façade & Façade Element Design Proportions **NR**

Blank Walls **NP** at Frontage

Façade Articulation **NR** at Frontage

Façade Openings **NR**

Façade Glazing **NR**

Window Shape **NR**

Window Alignment **NR**

Window Types **NR**

Window Glazing Material **NR**

Window Trim in 1st Layer **NR**

Shutters **NR**

Façade Window Sill Height **NR**

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	NR
	NR
Façade Variety	

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

Building Standards (continued)	
Roof Type & Pitch	
Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design
Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials				
Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl siding	P for Residential Use
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		
Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.			
Building Colors	NR			
Foundation Cladding	Required; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.			

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Porch Pier Cladding	Required; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required; brick, natural stone, with material matching primary material of Façade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 **TABLE 4.3.1-C DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT

Building Types			
House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor Trailers (including trailers for storage)	NP on Street, except for delivery and Temporary Use of Trailers	NP
All other Vehicles	NP	P in 3 rd layer only, and in Driveway

Additional Parking Requirements	
Off-Street Parking Surface	P Prepared surface of, asphalt, concrete, or another hard surface for 100 feet from Thoroughfare or Internal Drive, gravel permitted for any remaining depth of driveway.
Garage Location	P In 2 nd or 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage + Façade width

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	20 ft. max in 1 st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	N/A
Drive- Through Locations	N/A

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P	P
Solar Panels	P if coplanar to and integrated into roof design	P if coplanar to and integrated into roof design	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	P	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	P	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

Private Landscaping and Fencing Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage and continuous shrubs around foundation at Frontage

Walls & Fencing (not including Screens)

Height	4 ft. max at Frontage; otherwise, 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare or Internal Drive, Path, Passage or Waterbody.
Maintenance	Must be well-maintained, in up-right condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 **TABLE 4.3.1-C DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen / Street-screen Adjacent to or across Throughfare from Non-Multi-Family Residential	N/A (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antenna Screening	NR
HVAC, Mechanical and other Equipment Screening	R ; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Streetscreen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS GENERAL URBAN CHARACTER DISTRICT



General Description

The CD-4 General Urban Character District consist of a medium density area that has a mix of Building Types and primarily Residential, Retail/ Personal Service/ Artisan, Office, Lodging and Civic Uses. There are medium, shallow or no front Setbacks and narrow to medium side Setbacks. It has variable private landscaping. Has Thoroughfares and Internal Drives with curbs, Sidewalks and tress that define medium-sized blocks. CD-4 is an appropriate District for the City Center Urban Village Future Land Use Character described in the Comprehensive Plan.



ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
12 Density Units per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2400 ft. max

Private Frontage Types

Common Yard	P	Stepfront	P
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	NP
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	P	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

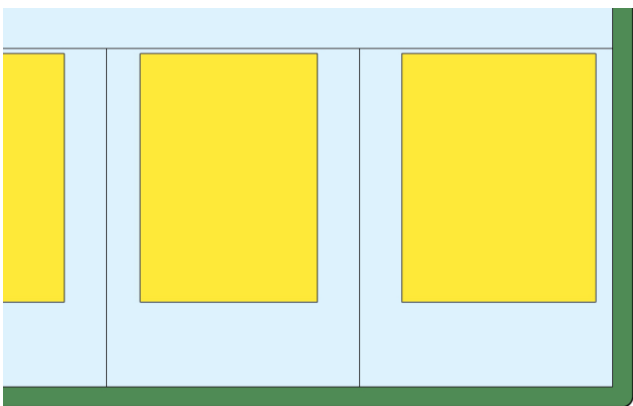
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width	House: 38 ft. min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit X 8max. attached Townhouse units All other Building Types: 18 ft. max All Building Types: 120 ft max
Frontage Buildout	60% min
Lot/ Building Site Area	NR
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Townhouse: Must enfront a vehicular Thoroughfare, Internal Drive, or Courtyard, except ≤ 20% of the Lots or Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. All others; Must enfront a vehicular Thoroughfare or Internal Drive, except ≤20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Setbacks / Yards					
Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	6 ft. min, 20 ft. max	A	Front Setback / Yard, Principal Frontage	20 ft. min behind Principal Building Frontage	E
Front Setback / Yard, Secondary Frontage	6 ft. min, 20 ft. max	B	Front Setback / Yard, Secondary Frontage	6 ft. min	F
Side Setback / Yard	0 ft. min. between individual Town- house Units & Du- plex Units; other- wise, 6 ft. min.	C	Side Setback / Yard	0 ft. min	G
Rear Setback / Yard	3 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	3 ft. min; or 15 ft. min from center line of rear Alley.	H

Building Standards	
Building Height*	
Principal Building	3 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height
May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Shopfront Facade, which may not exceed 25ft.

Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	If Residential: 18 ft., 48 in. max above average grade at façade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	20% - 60% of total ground floor Façade area
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except for transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and roll-lock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	Within a Development Parcel no Façade may exist more than once in a Block Face
Building Standards (continued)	
Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	If pitched, 6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12
Roof Design	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl or Aluminum siding	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		
Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.			
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim			
Foundation Cladding	Required ; brick or stone, except foundation cladding, or absence of cladding, may match current material on renovations and minor expansions of existing structures.			
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except pier cladding, or absence of cladding, may match current material on renovations and minor expansions of existing structures.			
Chimney Cladding	Required ; brick, stone, or material matching primary material of Façade			

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor Trailers (including trailers for storage)	NP on Street, except for delivery and Temporary Use of Trailers	NP
All other Vehicles	NP	P in 3 rd layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1 st Layer if Residential; 36 ft. max in 1 st layer if non-Residential; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

* Only applicable to Development

Parcels

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

**CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT**

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Private Landscaping and Fencing Landscaping

Required continuous shrubs around foundation at Frontage if 1st Layer $\geq$ 3ft. deep, plus if 1st Layer is $\geq$ 15ft. deep, 1 tree planted in 1st Layer every 50' ft of Frontage. Drive aisles within 1st Layer, continuous shrubs Landscaping must comply with Section 4.3.16

Walls & Fencing (not including Screens)

Height	4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P only Picket type allowed at Frontage; other types allowed on sides and rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Screens, Street-Screens & Buffers		
Height		
	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation
Materials		
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry	
Fence Screen or Street-Screen	Natural Wood, painted or unpainted	
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity	
Additional Standards		
Non-Residential & Multi-Family Residential Screen / Street- screen Adjacent to or across Throughfare from Non-Multi-Fam- ily Residential	N/R	
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways: Parking Lots and Parking Areas must be Screened from Front- age and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Front- age or Building, Wall, hedge or fence not at Frontages or Adja- cent to Civic Space.	
HVAC, Mechanical and other Equipment Screening	R; must be Screened from Frontage and Civic Space by Building parapet or other Building Element	
Self-Storage Warehouse Screening	N/A (not permitted in District)	
Streetscreen Location	2 nd Layer	
Parcel Buffer	Section 4.3.11.H	
Project Buffer	Section 5.8	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS GENERAL URBAN CORRIDOR CHARACTER DISTRICT



General Description

The CD-4C General Urban – Corridor Character District consists of a medium density area along a corridor. It provides for a balanced automobile and pedestrian-oriented built environment and a mix of Building Types and primarily Residential, Retail/ Personal Service/ Artisan, Office, Lodging and Civic Uses; there are medium, narrow or no front Setbacks and narrow to medium side Setbacks. It has variable private landscaping and it has Thoroughfares and Internal Drives with curbs, Sidewalks and trees that define medium-sized blocks. CD-4C is an appropriate District for parcels identified as Facilitate or Active on the Areas of Change map of the Comprehensive Plan, which have access onto a public right-of-way classified as principal arterial or minor arterial in the Transportation element of the Plan and are located in Suburban Neighborhoods and City Center Urban Village Future Land Use Character Areas described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS



CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
24 Density Units per acre max	

BLOCK SIZE*	<i>*Applicable only to Development Parcels</i>
Block Perimeter	2400 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	NP
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area	NP	Playground	P
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

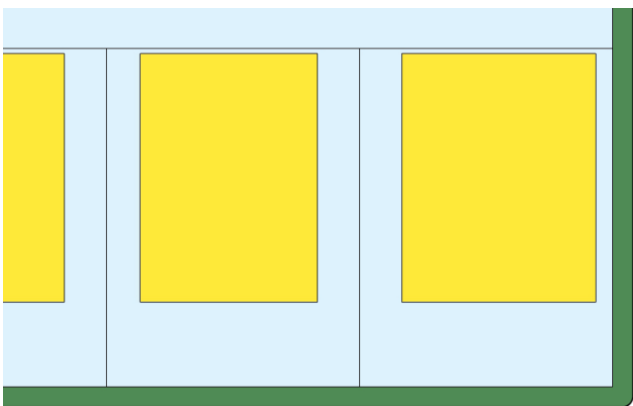
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS:
GENERAL URBAN CORRIDOR CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width	House: 38’ min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x6max. attached Townhouse units Large Scale Commercial: 600 ft max All other Building Types: 18 ft. min – 200 ft. max
Frontage Buildout	60% min except commercial 40% min
Lot/ Building Site Area	NR
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq$ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Setbacks / Yards					
Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	6 ft. min, 40 ft. max; except where the Lot or Building Site enfronts a thoroughfare with a functional classification of Arterial and parking is located in the First Layer, max 85 ft.	A	Front Setback / Yard, Principal Frontage	20 ft. min behind Principal Building Frontage	E
Front Setback / Yard, Secondary Frontage	6 ft. min, 40 ft. max; except where the Lot or Building Site enfronts a thoroughfare with a functional classification of Arterial and parking is located in the First Layer, max 85 ft.	B	Front Setback / Yard, Secondary Frontage	5 ft. min	F
Side Setback / Yard, each side	0 ft. min. per side	C	Side Setback / Yard, each side	5 ft. min	G
Rear Setback / Yard	3 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	3 ft. min; or 5 ft. min if Garage faces rear Alley.	H

Building Standards	
Building Height*	
Principal Building	4 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height	
May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Shopfront Facade, which may not exceed 25 ft.	
Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	Except for House Building Types, A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	Non-Shopfront: 20% - 60% of total ground floor Façade area for Shopfront: min. 50% of total ground floor Façade area, min. 20% of total Façade area on upper floors and secondary elevations
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except for transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	Within a Development Parcel no Façade may exist more than once in a Block Face

Building Standards (continued)

Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

CD-4C TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	Required ; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required ; brick, natural stone, with material matching primary material of Façade

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor Trailers (including trailers for storage)	NP	P in 3 rd layer only, and in Driveway
All other vehicles	NP	P in 3 rd layer only, and in Driveway; except where

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1 st Layer if Residential; 36 ft. max in 1 st layer if non-Residential; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation at Frontage if 1st Layer $\geq$ 3ft. deep, plus if 1st Layer is $\geq$ 15ft. deep, 1 tree planted in 1st Layer every 50' ft of Frontage. Drive aisles within 1st Layer, continuous shrubs Landscaping must comply with Section 4.3.16

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti

Materials

Natural Wood	P only Picket type allowed at Frontage; other types allowed on sides and rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen / Streetscreen Adjacent to or across Throughfare from Non-Multi-Family Residential	N/R
Screening of Parking, Loading Areas, Service Areas, Out- door Storage, Drive-Throughs, Trash Receptacles/Dump- sters, HVAC and other equipment screened from Front- age, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
HVAC, Mechanical and other Equipment Screening	R ; must be Screened from Frontage and Civic Space by Building para- pet or other Building Element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Streetscreen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT



General Description

The CD-5 Urban Center Character District consists of medium to high density Mixed Use areas. It has a tight network of Thoroughfares and Internal Drives with Sidewalks, streetlights, and regular tree spacing, defining medium sized blocks. Buildings are set close to the Sidewalks. CD-5 is an appropriate District for the City Center Urban Village Future Land Use Character Area described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 **TABLE 4.3.1-F DISTRICT STANDARDS**
URBAN CENTER CHARACTER DISTRICT

Density / Floor Area Ratio (FAR) **Applicable only to Development Parcels*

NR

BLOCK SIZE* **Applicable only to Development Parcels*

Block Perimeter 2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard	NP	Stepfront	P
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types* **Applicable only to Development Parcels.*

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

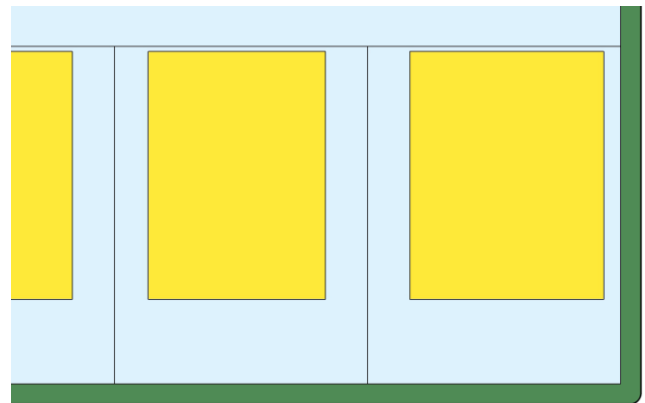
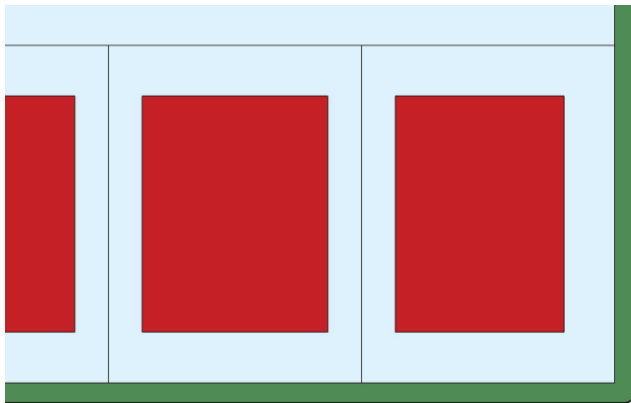
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 **TABLE 4.3.1-F DISTRICT STANDARDS**
URBAN CENTER CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width

House: 38 ft min if Alley loaded Garage at rear, otherwise 50 ft. min
Duplex: 30 ft. min for each unit of Duplex
Townhouse:

For Townhouses with each unit on its own Lot or Building Site: 18-36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x6max. attached Townhouse units

All other Building Types: 18 ft. min – 120 ft. max

Frontage Buildout

80% min except House and Duplex 60% min

Lot/ Building Site Area

NR

Impervious Surface Coverage

100% max

Lot/ Building Site Enfrontment

Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Lot/ Building Site Access

All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building

Front Setback / Yard,
Principal Frontage

0 ft. at corners; 0 ft.
min; 15 ft. max. else-
where

A

Front Setback / Yard,
Secondary Frontage

0 ft. at corners; 0 ft.
min; 15 ft. max. else-
where

B

Side Setback / Yard,
each side

0 ft. min; 24 ft. max per
side

C

Rear Setback / Yard

NR

D

Setbacks / Yards – Accessory Building

Front Setback / Yard,
Principal Frontage

40 ft. max from rear
property line; except

E

Side Setback / Yard

3 ft. max

F

Rear Setback / Yard

5 ft. min

G

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building	2 Story min; 5 Stories max. adjacent to CD-5; all other areas 3 stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	If Residential: 18 in. min., 48 in. max. above average grade at Façade

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	Non-Shopfront 20% - 60% of total ground level Façade area; for Shopfront: min 50% of total ground level Façade area, min. 20% of total Façade area on upper floors and secondary elevations
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Façade

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Building Standards (continued)	
Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design
Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials			
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry P
	Natural stone	P	Exposed concrete NP
	Wood	P	Vinyl or Aluminum siding NP
	Cementitious siding	P	Corrugated and/or sheet metal NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim

Building Types			
House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 **TABLE 4.3.1-F DISTRICT STANDARDS**
URBAN CENTER CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP	P in 3 rd layer only, and in Driveway
All Other Vehicles	NP	P in 3 rd layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1 st Layer; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design	P if coplanar to and integrated into roof design	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

NA if paved or $\leq$ 3ft front Setback/ Yard; Otherwise, shrubs continuous around foundation at Façade. Landscaping must comply with Section 4.3.16

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti

Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	P within required Yards, per Sections 4.3.10 If supporting grade 8 ft. or higher that grade at property line, must be set back 10 ft. from property line

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 **TABLE 4.3.1-F DISTRICT STANDARDS**
URBAN CENTER CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

At Frontage or Adjacent to Civic Space
age or Adjacent to Civic Space

Not at Front-

Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT



General Description

The CD-5C Urban Center Corridor Character District consists of medium to higher density Mixed Use areas. It provides for a balanced automobile and pedestrian oriented built environment, a mix of Building Types and primarily has a tight network of Thoroughfares and Internal Drives with Sidewalks, street lights, and regular tree spacing defining medium-sized blocks. Buildings are set close to Sidewalks. CD-5C is limited to parcels identified as Active on the Areas of Change map of the Comprehensive Plan which have access to a Principal Arterial identified in the Transportation Plan located in the City Center Urban Village Character Area described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Density / Floor Area Ratio (FAR) **Applicable only to Development Parcels*

NR

BLOCK SIZE* **Applicable only to Development Parcels*

Block Perimeter 2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard	NP	Stepfront	NP
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types* **Applicable only to Development Parcels.*

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

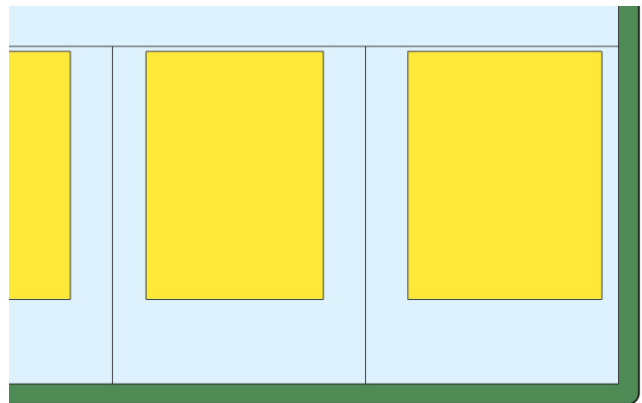
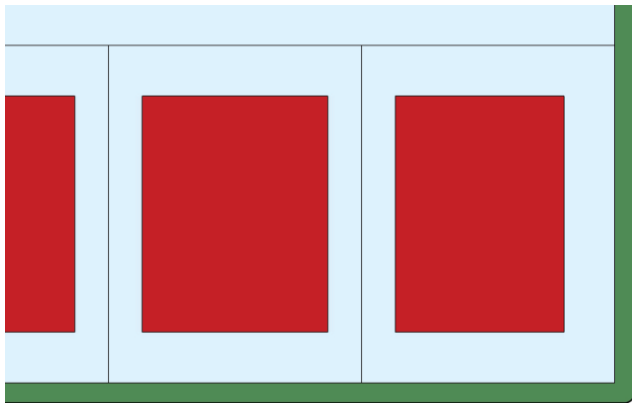
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width

Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x8 max. attached Townhouse units
All other Building Types: 18 ft. min
All Building Types: 120 ft. max

Frontage Buildout

80% min.

Lot/ Building Site Area

NR

Impervious Surface Coverage

100% max

Lot/ Building Site Enfrontment

Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Lot/ Building Site Access

All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building

Front Setback /
Yard, Principal
Frontage

0 ft. at corners; 0
ft. min; 15 ft. max
elsewhere

A

Front Setback /
Yard, Secondary
Frontage

0 ft. at corners; 0
ft. min; 15 ft. max
elsewhere

B

Side Setback /
Yard, each side

0 ft. min; 24 ft.
max. per side

C

Rear Setback

NR

D

Setbacks / Yards – Accessory Building

Front Setback /
Yard, Principal
Frontage

40 ft. max. from
rear property line

E

Side Setback / Yard

3 ft. max.

F

Rear Setback /
Yard

3 ft. min. or 5 ft.
min. if Garage door
faces Rear Alley

G

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building	2 Story min; 4 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	If Residential: 18 in. min., 48 in. max. above average grade at Façade

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	Except for House Building Types, a Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	20% - 60% of total Façade area for non-Shopfront; 70% of total Façade area, min. for Shopfront
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.
Window Glazing Material	Clear glass is Required for all Elevations

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Façade

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Façades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	Required; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	Required; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required; brick, natural stone, with material matching primary material of Façade

Building Types

House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery	P in 3 rd layer only, and in Driveway and Temporary Use of trailers
All Other Vehicles	NP	P in 3 rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1 st Layer; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

NA if paved or $\leq$ 3ft front Setback/ Yard; Otherwise, shrubs continuous around foundation at Façade. Landscaping must comply with Section 4.3.16

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line		
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody		
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.		
Materials			
Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP	TABLE 4.3.1-H DISTRICT STANDARDS MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT
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General Description

This District is designed to provide suitable areas for Manufactured Home Parks where sufficient urban facilities are available prior to Development. Manufactured Homes and Buildings necessary to support the Residential occupancy of Manufactured Homes are permitted. This District is intended also to permit community facilities and public utility installations that are necessary to service specifically the residents of this District, or which are benefited by and compatible with a Residential environment. SD-MHP is appropriate for the Suburban Neighborhoods Future Land Use Character Area described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP

TABLE 4.3.1-H DISTRICT STANDARDS

MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Density / Floor Area Ratio (FAR)

*Applicable only to Development Parcels

6 Density Units per acre max

BLOCK SIZE*

*Applicable only to Development Parcels

Block Perimeter

2,400 ft. max

Private Frontage Types

Common Yard

NP

Stepfront

P

Porch

NP

Shopfront

P

Fence

NP

Gallery

P

Terrace/Lightwell

P

Arcade

P

Forecourt

P

Officefront

P

Stoop

P

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area

P

Playground

P

Green

P

Sport Field

P

Square

NP

Community Garden

P

Plaza

NP

Pocket Park

P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings Per Lot or Building Site

Principal Building

1 max. per Manufactured Home Site or Building Site

Accessory Buildings

1 max. per Manufactured Home Site or Building Site

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Manufactured Home Site / Building Site / Manufactured Home Park Occupation	
Manufactured Home / Building Site Width	Residential: ⁽¹⁾ Non-Residential Use: 60 ft. min.
Manufactures Home Park Minimum Street / Highway Frontage	50 ft. min.
Frontage Buildout	if non-mobile: 40% min, otherwise NR
Manufactured Home Site / Building Site Depth	NR
Manufactured Home Site / Building Site Area	Residential Use: 6,000 sf. Min. Non-Residential Use: 10,000 sf. min.
Manufactured Home Stand Impervious Surface Coverage	max. 25% of Manufactured Home Site 35% max
Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Manufactured Home Site if a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or waterbody if such Manufactured Home Sites have legal and Physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. All Manufactured Home Sites must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Setbacks / Yards					
Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Street Yard-Arterial	Residential: ⁽¹⁾	A	Side Yard-Per side	Residential: ⁽¹⁾	B
	Non-Residential: 50 ft. min.			Non-Residential: 2 Stories or less 15 ft. min 3 or more Stories 25 ft. min	
Street Yard-Collector	Residential: ⁽¹⁾	A	Side Yard-Total	Residential: ⁽¹⁾	B
	Non-Residential: 50 ft. min.			Non-Residential: NR	
Street Yard-Minor	Residential: ⁽¹⁾	A	Rear Yard	Residential: ⁽¹⁾	?
	Non-Residential: 50 ft. min.			Non-Residential: 20 ft. min	

⁽¹⁾ Within a manufactured Home Park, dimensional standards shall be required for the park. All other Residential uses of a Manufactured Home (including a Manufactured Home not in a park) shall conform to the standards of the CD-3 Character District.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Building Standards

Building Height*

Principal Building	2 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition	NR
Finished Floor Level	NR
Support piers, plumbing, HVAC, hitch and Wheels	Required to be concealed by apron between floor level and ground on all sides, including beneath Porch or Stoop

Façade

Main Entrance	If non-mobile: Required prominently located on Façade at Principal Frontage; otherwise, NR
Façade Position	If non-mobile: Parallel to straight Frontage Line or tangent of curved Frontage Line; otherwise, NR
Blank Walls	NP at Frontage
Façade Glazing	20% - 60% of total Façade area

Roof Type & Pitch

NR

Building Materials

NR except **Required** clear glass for windows at Frontage

Building Types

Manufactured Homes & Associated Buildings	P
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Vehicular Parking Requirements

Parking Location	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery	P in 3 rd layer only, and in Driveway
All Other Vehicles	NP	P in 3 rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In Rear Yard only
Garage Design	NR
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max. single lane; 20 ft. max. width double lane
Parking Structure	N/A
Parking Structure Pedestrian Exit Location	N/A

Bicycle Parking

NR

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Trash Receptacle Locations – Manufactured Home Sites	P in 3 rd Layer only, except when moved to 1 st or 2 nd Layer for pickup
Community Trash Receptacle or Dumpster Locations	P in 3 rd Layer only, must be screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	N/A

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	NP	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NR		

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Private Landscaping and Fencing

Landscaping

Required Street Yard and any required Side Yard of a corner Manufactured Home Site must be landscaped in compliance with Section 4.3.16., including 1 tree per Manufactured Home Site and continuous shrub plantings around foundation facing Frontage.

Walls & Fencing

Height	4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P	Chain Link	NP
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	NP	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections
through to Adjacent Neighbor-
hoods or Uses

Required

Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	N/A (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (Uses not permitted in District)
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT	TABLE 4.3.1-I DISTRICT STANDARDS INTERSTATE SERVICE SPECIAL DISTRICT
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General Description

This District is designed to provide space along I-65 to serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments to primarily characterize this District. Appropriate locations for this District are along I-65 in an environment of general Commercial and Mixed Use activity. Due to the high traffic volumes and general incompatibility between some of the Uses permitted within this District and those in CD-3L and CD-3 areas, this District shall not be located in or Adjacent to a CD-3L or CD-3 District. The SD-INT District is an appropriate District for the Technology Employment Center Future Land Use Character Area described in the Comprehensive Plan. SD-INT is limited to Parcels within 3,690 feet of an Interstate, Freeway, or other limited access highway identified in the Transportation element of the Plan,

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
24 Density Unites per acre max	

Parcel Size	
Parcel Size	Min. 1 gross acre

Block Size*	<i>*Applicable only to Development Parcels</i>
Block Perimeter	NR

Private Frontage Types	
NR	

Civic Space Types*	<i>*Applicable only to Development Parcels.</i>
NR	

Permitted Uses	
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).	

Number of Buildings Per Lot or Building Site	
Principal Building	1 max. per Lot or Building Site
Accessory Buildings	1 max.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Lot Occupation		
Lot/ Building Width	100 ft. min	
Lot Frontage on Street / Highway	100 ft. min	
Lot Depth	NR	
Frontage Buildout	NR	
Lot/ Building Site Area	20,000 SF min.	
Impervious Surface Coverage	NR	
Usable Open Space	Min. 7% of gross site area	
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare, Internal Drive, or Driveway. Lots or Building Sites within a Development Parcel may enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.	
Lot/ Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thoroughfare vis Driveway or Easement	
Setback / Yards		
Setback / Yards – Principal Building		
	As applicable:	
	1. For sites Adjacent to a District which a Residential use is allowed:	
	a) An Addition to an existing Building with a Façade of variable distance from the Street may be extended to the plane of the existing Façade closest to the Street.	
Street Yard – Min	b) Except for an addition to an existing Building described in 1.a above, the lesser of	A
	i) The Average depth of Street Yards of existing Buildings within 100 ft. on each side of a Lot or Building Site or	
	ii) 60 ft.	
	2. Otherwise, 30 ft.	
Side Yard – Per side	0 ft. min along Lot Lines or Building Site Lines Adjacent to a Lot or Building Site on which no Mixed Use or Residential Use is located, or is being constructed;	B
	Otherwise, 10 ft. min ⁽¹⁾⁽²⁾⁽³⁾	
Rear Yard	0 ft. min along Lot Lines or Building Site Lines Adjacent to a Lot or Building Site on which no Mixed Use or Residential Use is located, or is being constructed;	C
	Otherwise, 10 ft. min ⁽¹⁾⁽²⁾⁽³⁾	

Notes: *See Article 9 (definitions) for FAR measurement information

- (1) Additional Side Yard or Rear Yard depth may be necessary to accommodate Buffers and landscaping required in Sections 4.3.11, 4.3.16, and 5.8
- (2) The Required Rear Yard Depth shall be reduced as provided below if the Lot does not abut a different District and is owned separately and individually from all other tracts of land, both on the Effective date of this Ordinance and on the date of application for a Zoning Permit. Such reduction shall be as follows:
 - a. For all interior Lots between 80 ft. and 100 ft. deep, the required Rear Yard shall be reduced by an amount equal to the lesser of (1) 100 ft. minus the depth of the Lot or (2) 10ft.
 - b. For Interior Lots < 80 ft. deep within Non-Residential Districts, the required Rear Yard depth shall be 0 ft., but if any Rear Yard is provided, it must be at least 10 ft. deep.
- (3) Buffering requirements are not applicable to Side Yards or Rear Yards with zero depth.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Building Standards	
Building Height*	
	Initial Stepback = depth of required Front Setback / Street Yard, within which no Structure is allowed
Principal Building	Max, height within 1 st 30 ft. beyond initial Stepback ("Secondary Stepback"): 45 ft. + 1.5 ft. (Y) for every additional 1 ft. (X) Building is Stepped back from Initial Stepback (slope of Sky Exposure Plane (x:y) = 1:1.5). From and beyond 40 ft. from back of sidewalk ("Total Stepback"), greater of 75 ft. max or height permitted by Conditional Use Permit, if total Impervious Surface Coverage is 40% or less.
Accessory Building	45 ft. max
*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. * *The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *	
Ceiling Height	
May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11 ft. with a maximum if 25 ft.	
Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	NR
Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line.
Façade & Façade Element Design Proportions	Must be vertically proportioned.
Blank Walls	NP at Frontage
Façade Articulation	A façade greater than 100 ft. in width must be differentiated so that it appears to be compromised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice detail; (d) a change of wall material or wall color; a change in trim courses and other horizontal element (e) a change in dormer or balcony design, if any; and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed of a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows and/or doors spaced ≤ 20 ft. apart. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Façade Glazing	20% - 60% of total Façade Area for non-Shopfront; 70% of total Façade Area, min. for Shopfront.
Window Shape	Square or vertical in proportion, except transoms.
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Window Types	Except in Shopfront or Gallery Frontage, and except for transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be ≤ 50% of total Façade area.
Window Glazing Material	Clear glass Required for windows at Frontage.
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window, soldier course above lintel and rollock course below sill if brick or stone surrounds window.
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs.
Façade Window Sill Height	If Residential: 5 ft. min. above average grade at Frontage.
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features.
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage.
Façade Variety	No Façade may exist more than once on a Block Face or within view of the same Façade.

Roof Type & Pitch

NR

Roof Design

NR

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	NR
Building Colors	NR
Foundation Cladding	NR
Porch Pier Cladding	NR
Chimney Cladding	NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Building Types			
House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	NP	Flex	P
Small Multifamily	NP	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements

Parking Location		
	On-Street Parking	Off-Street Parking
All Vehicles	NR	P behind first 10 ft. from Frontage Lot Line if site not abutting Residential District; Otherwise, P only in Side Yard or Rear Yard

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or other hard surface
Garage Location	P In Rear Yard only
Garage Design	NR
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max. in 1 st Layer if Residential; 36 ft. max. in 1 st Layer if non-Residential, regardless if shared or not
Parking Structure	P , if screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Trash Receptacle Locations – Manufactured Home Sites	P in 3 rd Layer only, except when moved to 1 st or 2 nd Layer for pickup
Community Trash Receptacle or Dumpster Locations	P in 3 rd Layer only, must be screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	N/A

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation facing Frontage if 1st Layer is $\geq$ 3 ft. deep, plus if 1st Layer is $\geq$ 15 ft. deep, 1 tree planted in 1st Layer. Landscaping must comply with Section 4.3.16.

Walls & Fencing

Height	3.5- 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
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Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
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Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.
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Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
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Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	NP
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Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
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Vinyl	NP	Smooth or Split-faced Block	NP
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Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	NR
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Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Min. 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft; Min. 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI	TABLE 4.3.1-J DISTRICT STANDARDS LIGHT INDUSTRIAL SPECIAL DISTRICT
General Description This District is intended to provide space for a wide range of wholesale trade, warehousing of a wide variety of products or materials, manufacturing processes, and industrial and related uses that conform to a high level of performance criteria and have few objectionable characteristics. All operations must be carried on within completely enclosed Buildings, thus providing a standard of Development that removes most adverse characteristics that affect neighboring properties. This District may provide a buffer between other Districts and other industrial activities that have more objectionable influences. This District may require types of Structures and have Uses and other characteristics that cannot be facilitated in other Districts. New Residential Development, Commercial establishments, Retail establishments, personal service Uses, and community facilities and utilities, are permitted, as well as additional Uses that provide needed complementary services or are necessary for the general community welfare. SD-LI is an appropriate District for Technology Employment Center Future Land Use Character Area described in the Comprehensive Plan.	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI		TABLE 4.3.1-J DISTRICT STANDARDS	
		LIGHT INDUSTRIAL SPECIAL DISTRICT	
Density / Floor Area Ratio (FAR)		*Applicable only to Development Parcels	
NR			
Parcel Size			
Parcel Size	Min. 1 acre		
Block Size*	*Applicable only to Development Parcels		
Block Perimeter	2,000 ft. max. or 3,000 ft. max. if a Parking Structure provided within Block		
Private Frontage Types			
NR			
Civic Space Types*		*Applicable only to Development Parcels.	
NR			
Permitted Uses			
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).			
Number of Buildings Per Lot or Building Site			
Principal Building			
Accessory Buildings			

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

Lot Occupation	
Lot/ Building Width	100 ft. min
Lot Depth	NR
Frontage Buildout	NR
Lot/ Building Site Area	40,000 SF min.
Impervious Surface Coverage	70% max
Usable Open Space	Min. 7% of gross site area
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare, Internal Drive, or Driveway. Lots or Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement

Setback / Yards	
Setback / Yards – Principal Building	
Street Yard – Min	As applicable:
	1. For sites Adjacent to a District which a Residential use is allowed:
	a. An Addition to an existing Building with a Façade of variable distance from the Street may be extended to the plane of the existing Façade closest to the Street.
	b. Except for an addition to an existing Building described in 1.a above, the lesser of
	I. The Average depth of Street Yards of existing Buildings within 100 ft. on each side of a Lot or Building Site or
	II. 40 ft. ⁽¹⁾
	2. Otherwise, 20 ft.
Side Yard – Per side	As applicable:
	1. For sites abutting a Residential District, 50 ft. along the common boundary;
	2. Otherwise, 10 ft. min ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾
Rear Yard	As applicable:
	1. For sites abutting a Residential District, 50 ft. along the common boundary;

- Notes:
- (1) Additional Side Yard or Rear Yard depth may be necessary to accommodate Buffers and landscaping required in Sections 4.3.11, 4.3.16, and 5.8
 - (2) The Required Rear Yard Depth shall be reduced as provided below if the Lot does not abut a different District and is owned separately and individually from all other tracts of land, both on the Effective date of this Ordinance and on the date of application for a Zoning Permit. Such reduction shall be as follows:
 - a. For all interior Lots between 80 ft. and 100 ft. deep, the required Rear Yard shall be reduced by an amount equal to the lesser of (1) 100 ft. minus the depth of the Lot or (2) 10ft.
 - b. For Interior Lots < 80 ft. deep within Non-Residential Districts, the required Rear Yard depth shall be 0 ft., but if any Rear Yard is provided, it must be at least 10 ft. deep.
 - (3) In Industrial Districts, the required Side Yard and Rear Yard depth for Lots along Lot Lines abutting other Industrial Districts or along a railroad Right-Of-Way is 0 ft.
 - (4) In Industrial Districts, Buffering requirements are not applicable to Side Yards with zero depth.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

2. Otherwise, 20 ft. min ^{(1)(2)(3) (4)}

SD-LI TABLE 4.3.1-J DISTRICT STANDARDS LIGHT INDUSTRIAL SPECIAL DISTRICT

Building Standards

Building Height*

Principal Building 45 ft. max

Accessory Building 45 ft. max

Any Building exceeding 35 feet in height must obtain approval from the Fire Department prior to the issuance of a Building Permit.

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle, & Cap

Finished Floor Level NR

Façade

Main Entrance Main Entrance must be in Façade of Principal Frontages.

Façade Position Parallel to straight Frontage Line or to tangent of curved Frontage Line

Façade & Façade NR Flex Building with Industrial Category Use

Element Design Other – Must be vertically proportioned

Proportions

Blank Walls NP at Frontage

NR Flex Building with Industrial Category Use

Façade Articulation Others- Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material, or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any; and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (see **Illustration 4.3.5.A-3**)

Façade Openings NR Flex Building with Industrial Category Use

Others – Windows and/or doors spaced < 20 ft. apart; in Stories above first, Façade openings must be < 50% of total Façade area.

Façade Glazing NR Flex Building with Industrial Category Use

Others – 20% - 60% of total Façade area.

Window Shape NR Flex Building with Industrial Category Use

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

	Others - Square or vertical in proportion, except transoms
Window Align- ment	NR Flex Building with Industrial Category Use Others - Upper floor windows and other features must be aligned with those of first floor
Window Types	NR Flex Building with Industrial Category Use Others - Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types.
Window Glazing Material	Flex Building with Industrial Category Use - Clear glass is Required for windows at Frontage Others - Clear glass is Required for all Elevations
Window Trim in 1 st Layer	NR Flex Building with Industrial Category Use Others - Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	NR Flex Building with Industrial Category Use Others - If provided must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade Others – NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

Porch Frontages	NR Flex Building with Industrial Category Use Others – If provided, min. 6 ft. clear depth, excluding rails, pillars, columns or other features		
Shop Frontages	NR Flex Building with Industrial Category Use For Shopfront Private Frontage – 12 in. – 24 in. knee wall required at Frontage		
Façade Variety	NR Flex Building with Industrial Category Use Others – No façade may exist more than once on a Block Face or within view of the same Façade.		
Roof Type & Pitch			
Flat	NR Flex Building with Industrial Category Use Others P		
Shed	NR Flex Building with Industrial Category Use P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have shed roof anywhere on the Building		
Hip	NR Flex Building with Industrial Category Use Others P		
Gable	NR Flex Building with Industrial Category Use Others P		
Pitch	If pitched, 6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12		
Roof Design			
Eaves shall extend no less than nine inches beyond the supporting walls.			
Gable end rakes shall overhang at least six inches.			
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.			
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).			
Building Materials			
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry P
	Natural stone	P	Exposed concrete P Flex Buildings with Industrial Category Use NP Others
	Wood	P	Vinyl or Aluminum siding NP
	Cementitious siding	P	Corrugated and/or sheet metal P Flex Buildings with Industrial Category Use NP Others
Changes in Building Materials		NR	
Building Colors		NR	
Foundation Cladding		NR	
Porch Pier Cladding		NR	
Chimney Cladding		NR	

SD-LI

TABLE 4.3.1-J DISTRICT STANDARDS
LIGHT INDUSTRIAL SPECIAL DISTRICT

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Building Types			
House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	NP	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements			
Parking Location			
	On-Street Parking	Off-Street Parking	
Domestic Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.	
Recreational Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.	
Heavy Equipment	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.	
Tractor Trailers (including trailers for storage)	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.	
All other Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.	

*Driveways are not permitted within required Project Buffers & may penetrate required Lot/Building Site/ Parcel Buffers to minimum amount necessary to comply with this Ordinance.

Additional Parking Requirements	
Off-Street Parking Surface	Asphalt or concrete
Garage Location	P In 3 rd Layer only Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space
Garage Design	If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft max. in 1 st Layer and 2 nd Layer if Residential; 24 ft. max in 1 st Layer if non-Residential, regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

LIGHT INDUSTRIAL SPECIAL DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Utility Box & Service Meter* Locations (*Not including water meters)	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

SD-LI TABLE 4.3.1-J DISTRICT STANDARDS LIGHT INDUSTRIAL SPECIAL DISTRICT

Private Landscaping and Fencing Landscaping

Required continuous shrubs around foundation at Façade if 1st Layer id > 3 ft. deep, plus if 1st Layer is > 15 ft. deep, 1 tree per 50 ft. of Frontage width, planted in 1st Layer. Landscaping must comply with Section 4.3.16

Walls & Fencing (not including Screens)

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line		
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody		
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti		
Materials			
Natural Wood	P only picket type allowed at Frontage; other types allowed at sides and at rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	P at sides and rear only & only if not Adjacent to Residential Use
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	P within required Yards, per Sections 4.3.10 If supporting grade 8 ft. or higher that grade at property line, must be set back 10 ft. from property line

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation
Materials		
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry	
Fence Screen or Street-Screen	Natural Wood, painted or unpainted	
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity	
Additional Standards		
Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR	
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.	
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element	
Self-Storage Warehouse Screening	Required ; except at Driveways; Screening must be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent tom Civic Space.	
Street-Screen Location	2 nd Layer	
Parcel Buffer	Section 4.3.11.H	
Project Buffer	Section 5.8	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI	TABLE 4.3.1-K DISTRICT STANDARDS HEAVY INDUSTRIAL SPECIAL DISTRICT
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General Description
This District is intended to provide suitable areas for intense or potentially noxious Industrial operations, including open land operations. It is specifically intended that all newly created Districts be so located and Buffered as to prevent possible negative impact upon Adjacent land and Uses. SD-HI is an appropriate District for Technology Employment Center future land Use Character Area described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI		TABLE 4.3.1-K DISTRICT STANDARDS	
		HEAVY INDUSTRIAL SPECIAL DISTRICT	
Density / Floor Area Ratio (FAR)		*Applicable only to Development Parcels	
NR			
Parcel Size			
Parcel Size		NR	
Block Size*		*Applicable only to Development Parcels	
Block Perimeter		Not Regulated	
Private Frontage Types			
NR			
Civic Space Types*		*Applicable only to Development Parcels.	
NR			
Permitted Uses			
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).			
Number of Buildings			
Principal Building			
Accessory Buildings			

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI **TABLE 4.3.1-K DISTRICT STANDARDS**
HEAVY INDUSTRIAL SPECIAL DISTRICT

Lot Occupation	
Lot/ Building Width	100 ft. min.
Lot/ Building Site/ Parcel Frontage on Street/ Highway	24 ft min.
Lot Depth	NR
Frontage Buildout	NR
Lot/ Building Site Area	As required to meet all other applicable requirements of this Ordinance
Impervious Surface Coverage	70% max
Usable Open Space	Min. 7% of gross site area
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare, Internal Drive, or Driveway. Lots or Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thoroughfare vis Driveway or Easement
Setback / Yards	
Setback / Yards – Principal Building	
Street Yard – Min	As applicable: - For sites Adjacent to a District which a Residential use is allowed: - An Addition to an existing Building with a Façade of variable distance from the Street may be extended to the plane of the existing Façade closest to the Street. - Except for an addition to an existing Building described in 1.a above, the lesser of - The Average depth of Street Yards of existing Buildings within 100 ft. on each side of a Lot or Building Site or 40 ft. ⁽¹⁾ - Otherwise, 20 ft.
Side Yard – Per side	As applicable: - For sites abutting a Residential District, 50 ft. along the common boundary; - Otherwise, 10 ft. min ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾
Rear Yard	As applicable: For sites abutting a Residential District, 50 ft. along the common boundary;

Notes:

- Additional Side Yard or Rear Yard depth may be necessary to accommodate Buffers and landscaping required in Sections 4.3.11, 4.3.16, and 5.8
- The Required Rear Yard Depth shall be reduced as provided below if the Lot does not abut a different District and is owned separately and individually from all other tracts of land, both on the Effective date of this Ordinance and on the date of application for a Zoning Permit. Such reduction shall be as follows:
 - For all interior Lots between 80 ft. and 100 ft. deep, the required Rear Yard shall be reduced by an amount equal to the lesser of (1) 100 ft. minus the depth of the Lot or (2) 10ft.
 - For Interior Lots < 80 ft. deep within Non-Residential Districts, the required Rear Yard depth shall be 0 ft., but if any Rear Yard is provided, it must be at least 10 ft. deep.
- In Industrial Districts, the required Side Yard and Rear Yard depth for Lots along Lot Lines abutting other Industrial Districts or along a railroad Right-Of-Way is 0 ft.
- In Industrial Districts, Buffering requirements are not applicable to Side Yards with zero depth.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

2. Otherwise, 20 ft. min ^{(1)(2)(3) (4)}

SD-HI

TABLE 4.3.1-K DISTRICT STANDARDS HEAVY INDUSTRIAL SPECIAL DISTRICT

Building Standards

Building Height*

Principal Building 45 ft. max

Accessory Building 45 ft. max

Any Building exceeding 35 feet in height must obtain approval from the Fire Department prior to the issuance of a Building Permit.

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle, & Cap

Finished Floor Level NR

Façade

Main Entrance Main Entrance must be in Façade of Principal Frontages.

Façade Position Parallel to straight Frontage Line or to tangent of curved Frontage Line

Façade & Façade
Element Design
Proportions NR

Blank Walls NP at Frontage

Façade Articulation NR

Façade Openings NR

Façade Glazing NR

Window Shape NR

Window Alignment NR

Window Types NR

Window Glazing
Material Clear glass is **Required** for windows at Frontage

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Window Trim in 1 st Layer	NR
Shutters	NR
Façade Window Sill Height	NR
Porch Frontages	NR
Shopfront Frontages	NR
Façade Variety	NR

Roof Type & Pitch
NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI **TABLE 4.3.1-K DISTRICT STANDARDS**
HEAVY INDUSTRIAL SPECIAL DISTRICT

Roof Design

NR

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	P

Changes in Building Materials NR

Building Colors NR

Foundation Cladding NR

Porch Pier Cladding NR

Chimney Cladding NR

Building Types

NR

Vehicular Parking Requirements

Parking Location

On-Street Parking

Domestic Vehicles NP

Off-Street Parking

P in any Required Yard, unless specifically prohibited*
Except Residential and Commercial in 3rd Layer only.

Additional Parking Requirements

Off-Street Parking Surface	Asphalt or concrete
Garage Location	P In 3 rd Layer only
Garage Design	NR
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft max. in 1 st Layer and 2 nd Layer if Residential; 36 ft. max in 1 st Layer if non-Residential, regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI TABLE 4.3.1-K DISTRICT STANDARDS HEAVY INDUSTRIAL SPECIAL DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Utility Box & Service Meter* Locations (*Not including water meters)	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

Private Landscaping and Fencing

Landscaping

Required if 1st Layer $\geq$ 10 ft, minimum of 30% of 1st Layer must be landscaped in compliance with Section 4.3.16, with continuous shrubs around foundation at Façade if 1st Layer is $\geq$ 3 ft. deep, plus if 1st Layer is $\geq$ 15 ft. deep, 1 tree per 50 ft. of Frontage width, planted in 1st Layer. Landscaping must comply with Section 4.3.16

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI **TABLE 4.3.1-K DISTRICT STANDARDS**
HEAVY INDUSTRIAL SPECIAL DISTRICT

Walls & Fencing (not including Screens)			
Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line		
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody		
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti		
Materials			
Natural Wood	P only picket type allowed at Frontage; other types allowed at sides and at rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	P at sides and rear only & only if not Adjacent to Residential Use
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP
Additional Standards			
Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR		
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.		
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element		
Self-Storage Warehouse Screening	Required ; except at Driveways; Screening must be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent tom Civic Space.		
Street-Screen Location	2 nd Layer		
Parcel Buffer	Section 4.3.11.H		
Project Buffer	Section 5.8		

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R

TABLE 4.3.1-L DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

General Description
This District permits utilization of the Planned Unit Development process under TCA Section 13-4-310, implementation of the Comprehensive Plan, and review and approval of a Master PUD Development Plan that complies with these standards and establishes them and other standards as entitlements for a property, including a customized combination of Permitted Uses, Building Types, Private Frontage Types, Setbacks and Yards, and Throughfares and Internal Drives. Specifically, this District is intended for predominately Residential areas on sites with sufficient existing infrastructure, services, and utilities available for a proposed Development. Development in this District (a) is walkable and provides a diverse mixture of housing choices and Building Types, (b) is necessary to implement and is consistent with the Comprehensive Plan, (c) cannot under any circumstances, plan, or design conform to on or more of the other Districts and standards therefore due to its necessary and intrinsic Uses or size or form, (d) provides ab innovative plan and design, (e) is harmonious with and respects the land use, character, and natural or man-made features of both the subject property and Adjacent property, (f) promotes quality and environmentally sensitive planning and design by taking advantage of special site characteristics, locations, and land uses, (g) provides Civic Space, (h) is the best use of the site consistent with the goals of protecting and enhancing the natural environment. There are specific Development standards provided for this District, which may be supplemented by additional standards approved in the applicable Final Master PUD Development Plan. The Planning Commission may determine that a specific PUD-R Master Plan is consistent with the future land map use of the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R

TABLE 4.3.1-L DISTRICT STANDARDS

PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Density / Floor Area Ratio (FAR)

*Applicable only to Development Parcels

12 Density Units per acre max

Parcel Size

Parcel Size

Min. more than 10 gross acres

BLOCK SIZE*

*Applicable only to Development Parcels

Block Perimeter

2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard

P

Stepfront

P

Porch

P

Shopfront

P

Fence

P

Gallery

NP

Terrace/Lightwell

P

Arcade

NP

Forecourt

P

Officefront

NP

Stoop

P

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area

P

Playground

P

Green

P

Sport Field

NP

Square

P

Community Garden

P

Plaza

P

Pocket Park

P

See Table 5.3.3.A (Civic Space Types - Summary)

Permitted Uses

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Number of Buildings Per Lot or Building Site

Principal Building	6 max per Lot / Building Site for attached Townhouse Buildings; otherwise, 1 max. per Lot / Building Site
Accessory Buildings	1 max per Building Site

Lot Occupation

	18 ft. min; 180 ft. max;
Lot/ Building Site Width	For Townhouses with each unit on its own Lot or Building Site: 18-36 ft. for single Townhouse unit attached to other Townhouse units x 8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site: 18-20 ft. per Townhouse unit x 8 max. attached Townhouse units.
Frontage Buildout	38 ft. min for House, 25 ft. min, for each Duplex unit or 50 ft. min for both units of Duplex, and 100 ft. max. for small Multifamily Building.
Lot/ Building Site Area	60% min.
Impervious Surface Coverage	NR
Lot/ Building Site Enfrontment	70% max; except 90% max. for each group of attached Townhouse units. Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots / Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots / Building Sites have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	15 ft. – 35 ft.	A	Front Setback / Yard, Principal Frontage	40 ft. max. from Rear Lot / Building Site Line	E
Front Setback / Yard, Secondary Frontage	15 ft. – 35 ft.	B	Side Setback / Yard	0 ft. min.	F
Side Setback / Yard, each side	0 ft. min. on attached side(s) of attached Building Types; otherwise, 10 ft. min; 24 ft. max. per side	C	Rear Setback / Yard	3 ft. max	G

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Rear Setback	10 ft. min.	D
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Building Standards

Building Height*

Principal Building	1-2 Stories for House and Duplex Building Types; 2-3 Stories for Townhouse, Live/ Work and Small Multifamily Building Types; 2-4 Stories for Large Multifamily Building Type.
Accessory Building	2 Stories max; Allowed in 3 rd Layer only.

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
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Finished Floor Level	Min. 18 in. above average grade at Façade
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Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	Except for House Building Types, a Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Façade windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	20% - 60% of total Façade area for non-Shopfront; 70% of total Façade area, min. for Shopfront
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.
Window Glazing Material	Clear glass is Required for all Elevations

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential: 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Facade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Building Standards (continued)

Roof Type & Pitch

Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	Required; brick or stone.
Porch Pier Cladding	Required; brick or stone, with any space under Porch concealed by painted or stained latticework between piers.
Chimney Cladding	Required; brick, natural stone, with material matching primary material of Façade

Building Types

House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	P	Flex	NP
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Live/Work	P	Civic	P
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See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
All Vehicles	P	P in any Required Yard, unless specifically prohibited

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1 st Layer if Residential; 24 ft. max in 1 st Layer if non-Residential, regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R

TABLE 4.3.1-L DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

All Development in PUD-R District must comply with all applicable standards of this Ordinance, the Engineering Standards and Specifications, and engineering best practices.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R TABLE 4.3.1-L DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Loading & Access

Off-Street Loading and Storage	Required for Large Multifamily Building per Table 4.3.14.b (Loading Requirements); P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	Required for Large Multifamily Building per Table 4.3.14.b (Loading Requirements); P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R TABLE 4.3.1-L DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Private Landscaping and Fencing Landscaping

Required if 1st Layer $\geq$ 3ft, 30% of 1st Layer must be landscaped, with continuous shrubs along foundation at Façade and additionally if 1st Layer $\geq$ 15 ft, sod, and 1 tree per 50 ft. of Frontage, width, planted in 1st Layer. Landscaping must comply with Section 4.3.16.

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages by Liner Buildings; Otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

General Description

This District allows utilization of the Planned Unit Development process under TCA Section 13-4-310, implementation of the Comprehensive Plan, and review and approval of a Master PUD Development Plan that complies with these standards and establishes them and other standards as entitlements for a property, including a customized combination of permitted Uses, Building Types, Private Frontage Types, Setbacks and Yards, and Thoroughfares and Internal Drives.

Specifically, this District is intended for Commercial, Office, Mixed Use, and Multifamily Uses on sites with sufficient existing infrastructure, services, and utilities available for a proposed Development. Development in this District (a) is walkable and provides a diverse mixture of housing choices and Building Types, (b) is necessary to implement and is consistent with the Comprehensive Plan, (c) cannot under any circumstances, plan, or design conform to one or more of the other Districts and standards therefore due to its necessary and intrinsic Use or size or form, (d) provides an innovative plan and design, (e) is harmonious with both the subject property and Adjacent property, (f) promotes quality and environmentally sensitive planning and design by taking advantage of special site characteristics, locations, and land uses, (g) provides Civic Space, (h) is the best use of the site consistent with the goals of protecting and enhancing the natural environment. There are specific Development standards provided for this District, which may be supplemented by additional standards approved in the applicable Final Master PUD Development Plan. The Planning Commission may determine that a specific PUD-MU Master Plan is consistent with the future land use map of this Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU TABLE 4.3.1-M DISTRICT STANDARDS **PLANNED UNIT DEVELOPMENT – MIXED USE**

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
12 Density Units per acre max	

Parcel Size

Parcel Size	Min. more than 10 gross acres
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BLOCK SIZE* **Applicable only to Development Parcels*

Block Perimeter	2000 ft. max or 3000 ft max if a parking structure provided within Block
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Private Frontage Types

Common Yard	NP	Stepfront	P
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary)

Permitted Uses

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

PUD-MU **TABLE 4.3.1-M DISTRICT STANDARDS** **PLANNED UNIT DEVELOPMENT – MIXED USE**

Number of Buildings Per Lot or Building Site

Principal Building	1 max
Accessory Buildings	1 max

Lot Occupation

Lot/ Building Site Width	18 ft. min; 180 ft. max; except for Townhouses, 18-24 ft. for single Townhouse unit attached to other Townhouse units or 18 -24 ft. per Townhouse unit X number of attached Townhouse units on single Lot or Building Site, with max of 6 units; 100 ft. max. for small Multifamily Building. Large Scale Commercial: 600 ft. max
Frontage Buildout	60% min.
Lot/ Building Site Area	NR
Impervious Surface Coverage	100% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots / Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots / Building Sites have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	0 – 20 ft.	A	Front Setback / Yard, Principal Frontage	40 ft. max. from rear property line.	E
Front Setback / Yard, Secondary Frontage	0 – 20 ft.	B	Side Setback / Yard	0 ft. min.	F
Side Setback / Yard, each side	0 ft. min. for at- tached Buildings; Otherwise, 10-24 ft.	C	Rear Setback / Yard	3 ft. max	G
Rear Setback	NR	D			

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

If the District abuts property zoned for Residential Uses that is not included within the District, all Buildings shall be setback as follows:

- a. Where the property is zoned, but not currently utilized, for Residential purposes, a distance equal to the setback established for the Residential District.
- b. Where property is currently utilized for Residential purposes, a distance equal to the lesser of (i) the present average setback of properties located 200 feet from the nearest point on the subject property and (ii) twice the minimum setback established for the CD-4C District.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Building Standards

Building Height*

Principal Building	One story greater than maximum height permitted in adjacent character district, or as determined by the Planning Commission based on proposed use and site conditions
Accessory Building	2 Stories max max, or as determined by the Planning Commission based on proposed use and site conditions

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for first floor Commercial, Office, Retail/Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11 ft. with a maximum of 25 ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base Middle & Cap
Finished Floor Level	Residential: 18 in. – 48 in. above finished grade at Façade Non-Residential & Mixed Use: 48 in. max. above finished grade at Façade.

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Façade windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	Non-Shopfront: 20% – 60% of total ground floor Facade area. Shopfront: min. 50% of total ground floor Facade area; min. 20% of total Façade area on upper floors and secondary elevations.
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Facade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

	below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential: 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU **TABLE 4.3.1-M DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT – MIXED USE

Building Standards (continued)

Roof Type & Pitch

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials
Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.

Building Colors
Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim

Foundation Cladding
Required; brick or stone.

Porch Pier Cladding
Required; brick or stone, with any space under Porch concealed by painted or stained latticework between piers.

Chimney Cladding
Required; brick, natural stone, with material matching primary material of Façade

Building Types

House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	P	Flex	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	PW
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU **TABLE 4.3.1-M DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT – MIXED USE

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
All Vehicles	P	P in 3 rd Layer only.

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max width, regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Loading & Access

Off-Street Loading and Storage	Required per Table 4.3.14.b (Loading Requirements); P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	Required per Table 4.3.14.b (Loading Requirements); P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Private Landscaping and Fencing Landscaping

Required if 1st Layer $\geq$ 3ft, 30% of 1st Layer must be landscaped, with continuous shrubs along foundation at Façade and additionally if 1st Layer $\geq$ 15 ft, sod, and 1 tree per 50 ft. of Frontage, width, planted in 1st Layer. Landscaping must comply with Section 4.3.16.

NA in front if $\leq$ 3 ft front setback.

Additionally, any Yard Adjacent to a Street must be landscaped and maintained for a distance of 10 ft. from Lot Line or Building Site Line Adjacent to the Street, except for portions that adjoin Lots or Building Sites in Residential Use, which shall be so landscaped and maintained for the full width or depth of the required Yards within 25 feet of adjoining Lot Lines or Building Site Lines.

Side Yards Adjacent to Lots or Building Sites in Residential Use shall be similarly landscaped and maintained for their full required minimum width. No such required landscaped area shall be used for Parking or loading.

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections
through to Adjacent Neighbor-
hoods or Uses **Required**

Locations of Retaining Walls **P** within required Yards, per Section 4.3.10

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

If supporting grade 8 ft. or higher than grade at interior edge of a required Buffer, must be set back 10 ft. from such interior edge.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU **TABLE 4.3.1-M DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT – MIXED USE

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages by Liner Buildings; Otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

Market Analysis

The Planning Commission may require a market analysis for any proposed PUD-MU Development. The market analysis will be utilized, among other things, to determine the impact of the proposed Development on the long-range Development of the commercial land use in the Columbia area, to determine the timing of any proposed Development, to limit the extent of the PUD-Mu; to ascertain the effect of a proposed Development upon other lands used or zoned for similar purposes; to form a basis for evaluating the estimated effects on traffic, and other purposes which assist in an understanding of the public interest pertinent in the evaluation of a proposed Development. The market analysis, if required, shall be provided by the landholder and the landowner shall provide any other economic data or analysis as may be reasonably requested by the Planning Commission or City Council.

TABLE 4.3.1-N

OTHER DISTRICTS FROM PREVIOUS ORDINANCES TO BE REGULATED BY THEIR PUD APPROVALS.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE



General Description

Civic District (CV) is assigned to areas designed for Civic purposes. These may be one or more Civic Space Types allowed within or Adjacent to any specific Character District or Special District, as well as sites dedicated to significant Buildings to be used for Civic purposes, such as City Halls, Post Offices, Libraries, Places of Assembly, Places of Worship, and community centers. This District is appropriate to all future land use Character Areas described in the Comprehensive Plan as determined by the Planning Commission.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Density / Floor Area Ratio (FAR)

**Applicable only to Development Parcels*

NR

BLOCK SIZE*

**Applicable only to Development Parcels*

Block Perimeter

NR

Private Frontage Types

NR

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area

P

Playground

P

Green

P

Sport Field

NP

Square

P

Community Garden

P

Plaza

P

Pocket Park

P

See Table 5.3.3.A (Civic Space Types - Summary)

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings Per Lot or Building Site

Principal Building 1 max

Accessory Buildings 1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Lot Occupation

Lot/ Building Site Width	NR
Frontage Buildout	NR
Lot/ Building Site Area	NR
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, Pedestrian Path, Passage, pedestrian walkway or water body.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building

Front Setback / Yard, Principal Frontage	0 ft. min., 50 ft. of Lot Depth max.	A
Front Setback / Yard, Secondary Frontage	0 ft. min	B
Side Setback / Yard	0 ft. min	
Rear Setback / Yard	0 ft. min	

Building Standards

Building Height*

Principal Building	20 ft. higher than maximum Height of any Adjacent Character District, max.
Accessory Building	Not to exceed Principal Building Height

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

14 ft. min. 1st floor; 10 ft. min. other floors.

Building Composition

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Vertical Composition	Each Principal Building must have an identifiable Base Middle & Cap
Finished Floor Level	NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV **TABLE 4.3.1-M DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT – MIXED USE

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	NR
Façade Openings	In Stories above first, Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	20% min. - 60% max.
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and roll-lock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	NR
Porch Frontages	NR
Shopfront Frontages	NR
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Façade

Building Standards (continued)

Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV **TABLE 4.3.1-M DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT – MIXED USE

Building Materials				
Primary Building Material on Facades	Brick	P	Authentic stucco over	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.			
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim			
Foundation Cladding	Required; brick or stone.			
Porch Pier Cladding	Required; brick or stone, with any space under Porch concealed by painted or stained latticework between piers.			
Chimney Cladding	Required; brick, natural stone, with material matching primary material of Façade			

Building Types			
House	NP	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 Building Types.

Vehicular Parking Requirements			
Parking Location			
	On-Street Parking	Off-Street Parking	
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway	
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway	
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway	
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

All Other Vehicles

NP

P in 3rd Layer only, and in Driveway

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of gravel, asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space. If Garage faces Street: max Garage door width 33% of total Garage + Façade width. Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1 st and 2 nd Layer
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Drive- Through Locations

P in 3rd Layer only

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Front-age	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	NP
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

Private Landscaping and Fencing Landscaping

NR

Walls & Fencing (not including Screens)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Materials			
Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses **Required**

Locations of Retaining Walls **P** within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than grade at interior edge of a required Buffer, must be set back 10 ft. from such interior edge.

Screens, Street-Screens & Buffers

Height

At Frontage or Adjacent to Civic Space
Not at Frontage or Adjacent to Civic Space

Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity
Additional Standards	
Non-Residential & Multi-Family Residential Screen.	
Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NA
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages by Liner Buildings; Otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer

4.3.2 LOTS & BUILDING SITES

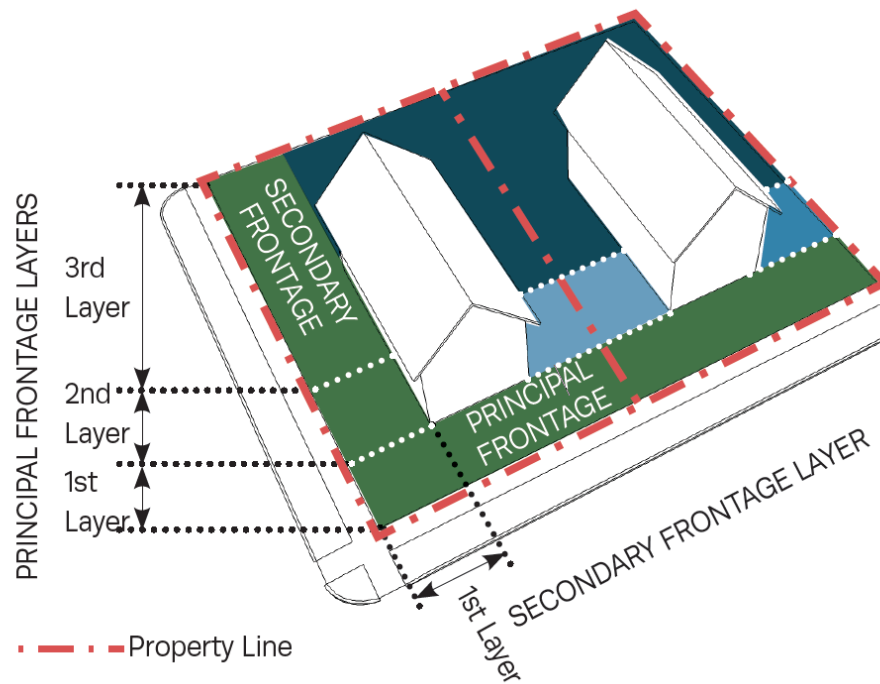
A. Layers

1. Lots and Building Sites are comprised of three Layers, the First Layer, the Second Layer, and the Third Layer, as related to the Frontage(s), as shown in Illustration 4.3.3.A (Layers) and as defined in Article 9 (Definitions).
2. Layers are used to regulate the placement of, Structures and Uses on a Lot or Building Site, as set forth in Tables 4.3.1-A - 4.3.1-U (District Standards).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

3. For Lots and Building Sites, which have both a Principal Frontage and Secondary Frontage(s), typically Corner Lots:
 - a. Standards and prescriptions for the First Layer apply to the First Layer as related to all Frontages, except for Through Lots and Building Sites where they are permitted by this Ordinance or exist as legal non-conforming lots of record and
 - b. Standards and prescriptions for the Second Layer pertain only to such Layers as related to the Principal Frontage.
4. Standards and prescriptions for the First Layer apply to a depth of (twenty) 20 feet as related to the secondary frontage of a Through Lot or Building Site which is parallel to the Principal Frontage.

ILLUSTRATION 4.3.3.A (LAYERS)



B. Dimensions

Lots and Building Sites within each District must be dimensioned according to Tables 4.3.1-A - 4.3.1-U (District Standards).

C. Enfrontment

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Within all Districts, each Lot or Building Site must have Frontage along a Thoroughfare or Internal Drive, except as provided in Tables 4.3.1-A - 4.3.1-U (District Standards).

D. Through Lots

1. Through Lots and Building Sites are prohibited, except
 - a. Blocks entirely comprised of Civic Spaces;
 - c. Lots and Building Sites enfronting a roadway with a functional classification of Principal Arterial; and
 - d. Lots and Building Sites within 3,000 feet of and Interstate interchange.
2. In any case in which a Nonconforming Lot is a Through Lot or Building Site, or a Through Lot or Building Site is permitted by this Ordinance the Frontage and Front Setback regulations shall apply to both Frontages.
3. The Façade of each Principal Building located on a Through Lot and Building Site, where they are permitted by this Ordinance or exist as legal non-conforming lots of record, shall face the same Principal Frontage as Buildings on any adjacent Lot or Building Site. Where adjacent Lots and Building Sites are vacant, or the appropriate Principal Frontage cannot be determined, the Zoning Administrator shall determine which Frontage is the Principal Frontage, typically the roadway with the lesser functional classification.

E. Required Spaces or Areas.

1. The Setback and Yard requirements in Tables 4.3.1-A - 4.3.1-U (District Standards) shall be applicable to each Lot, Building Site, or parcel of land.
2. All required Setbacks and Required Yards shall be maintained and have no obstructions or Encroachments except as allowed in Tables 4.3.1-A - 4.3.1-U (District Standards).
3. Existing interior Lots or Building Sites may be permitted a reduction in required Rear Yard depth by Administrative Adjustment, subject to meeting the following:
 - a. The Lot must be located in a single District and not about another District.
 - b. The Lot must be owned separately and individually from all other tracts of land, both on the Effective Date of this Ordinance and on the date of application for a Zoning Permit, if applicable.
 - c. For a Lot between 80 - 100 feet deep, the required Rear Yard may be reduced by the lesser of (i) 100 feet minus the depth of the Lot, or (ii) ten feet (10 ft.).

Example: if Lot is 95 ft. deep, the required Rear Yard may be reduced by five feet (5 ft.) [100 ft. – 95 ft. = 5 ft.], but if a Lot is 80 ft. deep, the required Rear Yard may only be reduced by ten feet (10 ft.).

- d. Within all Non-Residential Districts and for all Non-Residential Uses, interior Lots or Building Sites that are less than 80 ft. deep may be permitted a reduction in required Rear Yard depth

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

to reduce the required Rear Yard depth to zero; however, if any Rear Yard is provided, the minimum required depth shall be 10 ft.

4. No Lot shall be divided or reduced so as to result in its area or dimensions not complying with the standards required by this Section 4.3.3, nor shall any Setback required for a Principal Building be included as part of a Setback required under this Ordinance for any other Building.
5. A minimum required Lot or Yard size for one Structure shall not be used in whole or in part as any part of a required Lot or Yard for a second Structure.
6. The required Lot or Yard for an existing Structure shall not be diminished below the minimum requirements of this Ordinance.
7. Where a Structure has zero clearance from an Adjacent Lot or Building Site, as defined in the International Building Code, at all points of attachment along the shared Lot Line or Building Site Line, Buildings shall be separated from each other by fire-rated walls, as defined by the latest adopted version of the International Building Code and fire prevention codes, extending from footings to the underside of the roof deck without openings which would permit the spread of fire.
8. In addition to the requirements listed in paragraph 7 above, the following shall apply to common or Party Walls:
 - a. A firewall shall bisect the line dividing each portion of the Building, Lot, or Building Site so that 1/2 of the firewall is held by each of the abutting properties.
 - b. If a firewall is destroyed or damaged by fire or other casualty, any owner may restore said wall and if other owners thereafter make use of the wall, they shall contribute to the cost of the restoration thereof in proportion to such use without prejudice, however, to the right of any such owner to call for a larger contribution from the others under applicable law requiring liability for negligent or willful acts and omissions.
9. Each abutter who may share in the ownership of any firewall shall have an Easement on the property of other owner(s) for the purpose of reconstruction and protection of remaining property from the elements.

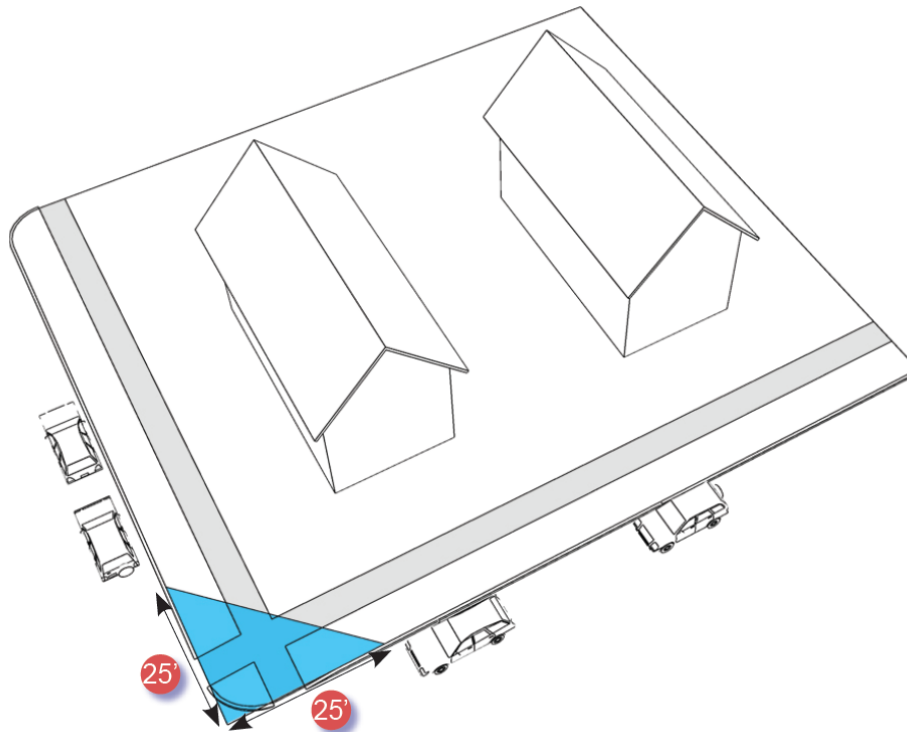
F. Lots in Two Districts.

Where a District boundary divides a Lot, Building Site, or parcel in a single ownership of record at the time when such line is adopted, regulations for the less restricted portion of such Lot, Building Site, or parcel may extend not more than 30 feet into the more restricted portion, provided that the Lot, Building Site, or parcel has Frontage on a Thoroughfare or Internal Drive in a less restricted District.

G. Visibility.

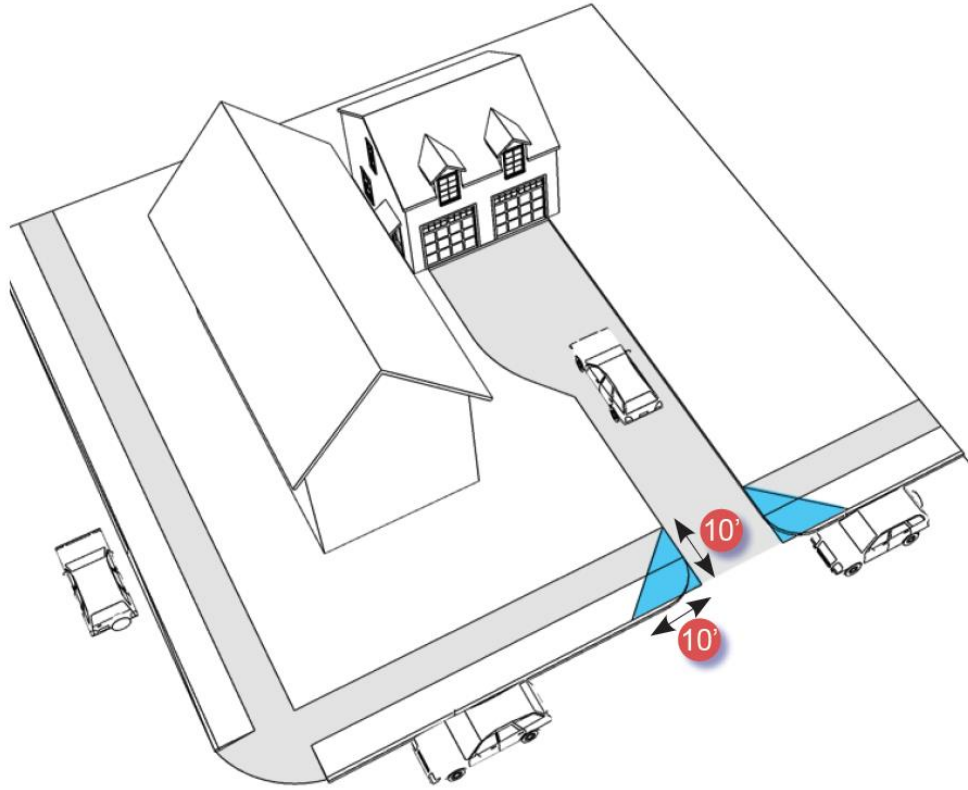
On a Corner Lot or Building Site, no Fence, Wall, hedge, Structure, or planting more than 3 feet in height, measured above the Curb level shall be erected, placed, or maintained within the triangular area formed by the intersecting lines of the curbs of the enfronting Thoroughfares or Internal Drives and a line drawn between points along such Thoroughfare or Internal Drive Lines that are 25 feet distant from their point of intersection.

ILLUSTRATION 4.3.3.G.1 (SIGHT TRIANGLE - CORNER)



1. For any Driveway, no Fence, Wall, hedge, Structure, or planting more than 3 feet in height, measured above the Curb level, shall be erected, placed, or maintained within the triangular area formed on each side of the Driveway by a line drawn between a point that is 10 feet from the back of the curb and extends 10 feet to its point of intersection with the Thoroughfare or Internal Drive.

ILLUSTRATION 4.3.3.G.2 (SIGHT TRIANGLE - DRIVEWAY)



H. Access Requirements.

1. No Building shall be erected on a Lot or Building Site that does not Abut an open public Thoroughfare, an approved private Thoroughfare or Internal Drive, or an approved private vehicular access Easement.
2. Where access is provided by an approved private street or Easement, an Easement for the same is required for each Lot, Building Site, or tract of land across which it traverses.
3. Additional access requirements may be found in Sections 4.3.12, 4.3.14, and 6.7, and elsewhere in this Ordinance, including City adopted Access Management Plan.

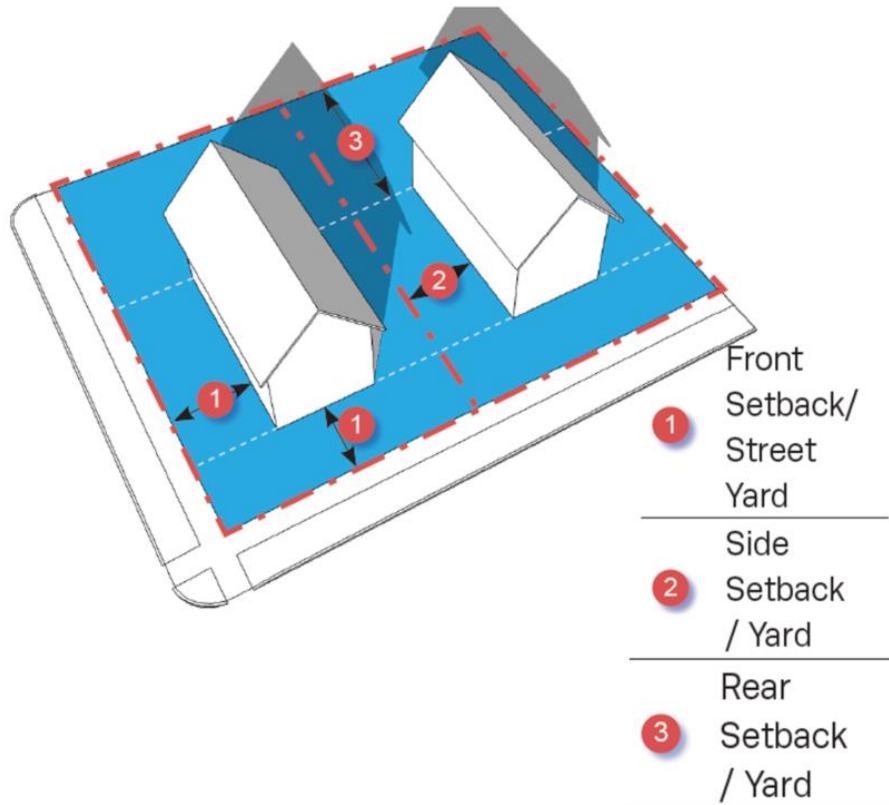
4.3.3 BUILDING PLACEMENT & NUMBER

A. Building Placement.

1. Every Building shall be located on a Lot or Building Site. Buildings shall be located in relation to the boundaries of their Lots or Building Sites and shall comply with the Setback or Yard standards within each District according to Tables 4.3.1-A - 4.3.1-U (District Standards).
2. To accommodate slopes over ten percent (10%), relief from front Setback or Yard requirements may be granted by Administrative Adjustment by the Zoning Administrator.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

ILLUSTRATION 4.3.4.A SETBACK /YARD DESIGNATIONS

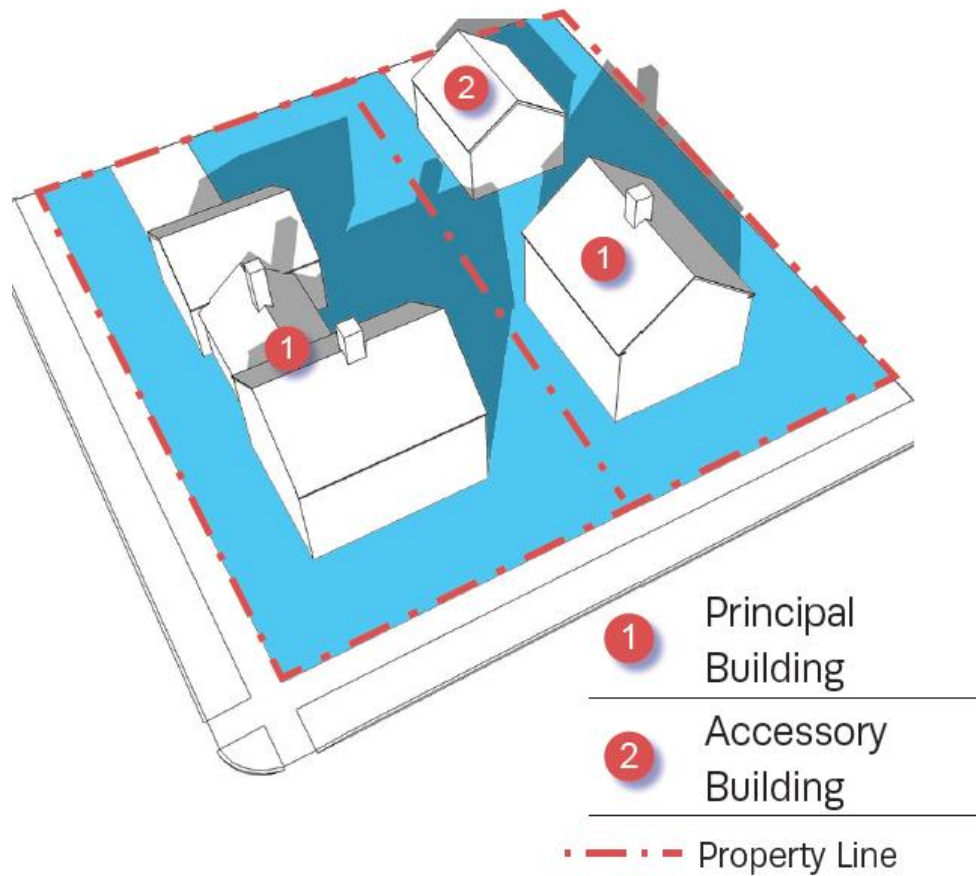


B. Principal Buildings

Within each District:

1. The number of Principal Buildings on each Lot or Building Site shall not exceed that indicated in Tables 4.3.1-A - 4.3.1-U (District Standards) and
2. Principal Buildings shall be oriented and situated as specified in Tables 4.3.1-A - 4.3.1-U (District Standards) and illustrated in Illustration 4.3.4.B (Principal Building / Accessory Building).

ILLUSTRATION 4.3.4.B PRINCIPAL BUILDING / ACCESSORY BUILDING



C. Accessory Buildings & Accessory Structures

1. Within each District:
 - a. The number of Accessory Buildings on each Lot or Building Site must not exceed that indicated in Tables 4.3.1-A - 4.3.1-U (District Standards); and
 - b. Any such Accessory Buildings must be located as specified in Tables 4.3.1-A - 4.3.1-U (District Standards) as applicable and illustrated generally in Illustration 4.3.4.B (Principal Building / Accessory Building).
2. Except within Civic Districts and Agricultural uses, Accessory Buildings or other Structures may not be erected on a Lot or Building Site on which there is no Principal Building.
3. Where Accessory Buildings and Structures are permitted:
 - a. Except within Civic Districts and CD-2, the footprint of a detached Accessory Building shall not exceed 60% of the building footprint of the Principal Building on the Lot;
 - b. Any Accessory Building shall be located in the Layer indicated in Tables 4.3.1-A - 4.3.1-U (District Standards);

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

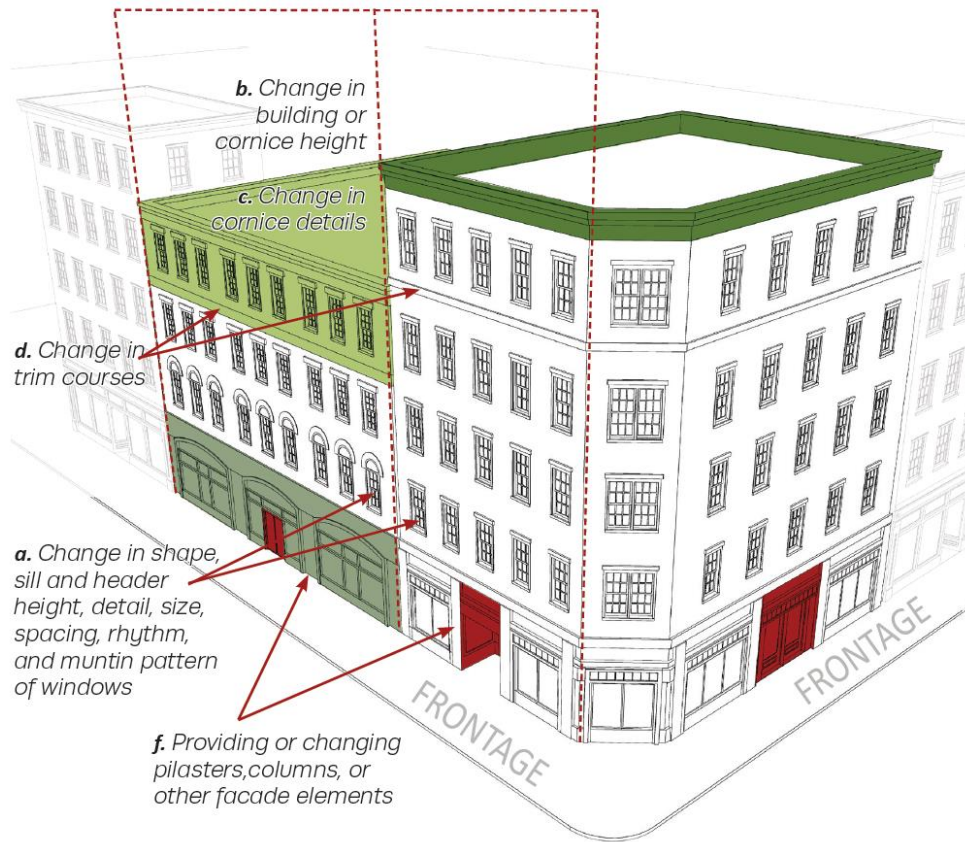
- c. Except for Communications Towers, transmitting and/or receiving towers or antennas and wind turbines shall not be located in the First Layer or Second Layer; and
 - d. Guy wires or any other structural supports shall not Encroach upon any right-of-way, Adjoining property, Easements, Setback, or Yard areas.
- 4. An Accessory Building or Accessory Structure may be detached from or constructed as a structural part of a Principal Building, including those attached by means of a breezeway or a roofed passageway with open or latticed sides. If constructed as a structural part of a Principal Building, its walls shall be regarded as walls of the Principal Building in applying the standards and requirements of this Ordinance.
 - 5. Where more than one Building exists or is proposed to be constructed on a single Lot or Building Site, all zoning requirements applicable to Principal Buildings or Accessory Buildings, respectively shall be applicable to each of such Buildings.

4.3.4 BUILDING STANDARDS

A. Facade.

- 1. Principal Building Facades shall conform to Tables 4.3.1-A - 4.3.1-U (District Standards).
- 2. The Façade of the Principal Building shall be built along the minimum percentage of the Front Lot Line or Building Site Line width at the Setback or back Street Yard line, specified as Frontage Buildout on Tables 4.3.1-A - 4.3.1-U (District Standards). A Streetscreen may be substituted for a Façade for up to twenty percent (20%) of the applicable Frontage Buildout requirement. Required driveways may be subtracted from the Front Lot Line or Building Site Line where Alley access or cross access with an adjacent property is not available.
- 3. Principal Building Facades shall be articulated as shown in (See Illustration 4.3.5.A-3).

ILLUSTRATION 4.3.5.A-3 (FACADE ARTICULATION)



B. Building Design & Materials.

The design and exterior materials of Buildings shall conform to Tables 4.3.1-A - 4.3.1-U (District Standards),

C. Building Height, Ceiling Height & Ground Floor Finish Elevation.

Building Height, ceiling height, and ground floor finish elevation must conform to Tables 4.3.1-A - 4.3.1-U (District Standards) .

D. Roof Type & Pitch

Building roof type and pitch must conform to Tables 4.3.1-A - 4.3.1-U (District Standards). See Illustration 4.3.5.D-1 (Roof Types) and Illustration 4.3.5.D-2 (Roof Pitch).

E. Vertical Composition

Vertical composition must conform to Tables 4.3.1-A - 4.3.1-U (District Standards) provided that:

1. The discernable Base of all new structures, where regulated, must be at least 8 (eight) inches high; and
2. The discernable Base of all new non-residential structures, where regulated, must be at least twelve (12) inches high.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

ILLUSTRATION 4.3.5.D-1 (ROOF TYPES)

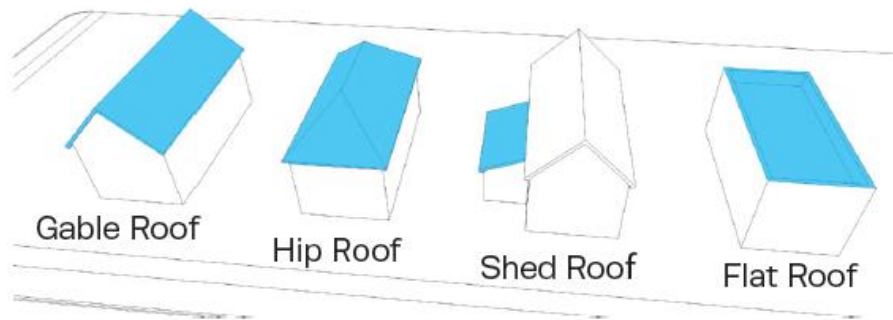
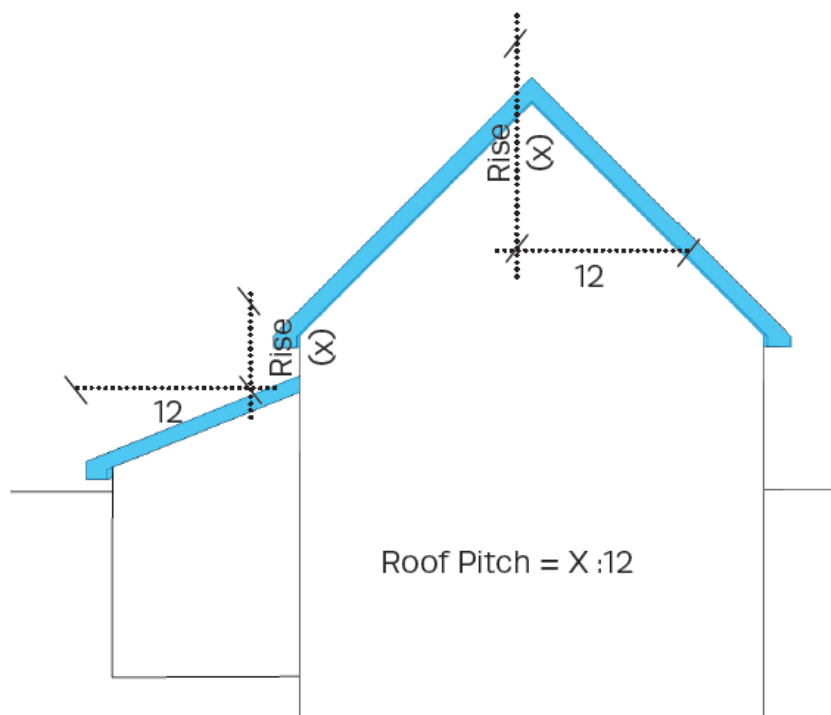


ILLUSTRATION 4.3.5.D-2 (ROOF PITCH)



4.3.5 FENCES & WALLS

A. Fences and non-Building Walls shall not:

1. Encroach a public right-of-way, including Alleys, or in areas reserved or dedicated for public right-of-way;
2. Obstruct sight distance visibility of intersections or driveways;
3. Block access within an access easement; or
4. Block access to fire hydrants, mechanical equipment, or utility equipment.

B. A finished side of all fences shall face off site

C. Within each District, Fences and non-Building Walls may be installed within Public Utility and Drainage Easements where permitted by the City Engineer, but shall not block or divert water flow onto or off of any other property. Fences erected within Public Utility and Drainage Easements may be removed by the City or utility providers at any time without notice.

D. Height

1. Within each District, Fences and non-Building Walls must comply with the height standards in Tables 4.3.1-A - 4.3.1-U (District Standards).
2. Fence and wall height shall be measured from the lowest adjacent grade to the top of the fence or wall. The use of a berm to increase a fence or wall height is prohibited, unless used in accordance with Section 8.1.2 Transition Areas Abutting Residential Lots.

E. Material

1. Within each District, Fences and non-Building Walls must comply with the material standards in Tables 4.3.1-A - 4.3.1-U (District Standards).
2. Where chain link is permitted, it shall be coated with dark green or black material; plastic or metal slats in chain link are prohibited.

F. Retaining Walls

1. Within required yards on individual single-family CD-2, CD-3L, and CD-3 Lots and Building Sites, retaining walls shall conform to the limitations at Table 4.3.10 Encroachments.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

2. In all other districts, and within CD-2, CD-3L, and CD-3 common areas and Civic Spaces, retaining walls shall conform to the following:
 - a. Retaining walls in CD-2, CD-3L, and CD-3 shall not exceed fifteen (15) feet in height.
 - (1) Where the overall grade change exceeds fifteen (15) feet, walls may be terraced with a minimum horizontal separation of ten (10) feet from face of wall to face of wall, provided no individual wall may exceed fifteen (15) feet in height.
 - (2) Where the overall grade change exceeds ten (10) feet, walls shall be terraced with a minimum horizontal separation of six (6) feet, provided no individual wall may exceed fifteen (15) feet in height.
 - b. Retaining walls in all other districts shall not exceed twenty (20) feet in height.
 - (1) Where the overall grade change exceeds twenty (20) feet, walls may be terraced with a minimum horizontal separation of ten (10) feet from face of wall to face of wall, provided no individual wall may exceed fifteen (20) feet in height.
 - (2) Where the overall grade change exceeds ten (10) feet, walls shall be terraced with a minimum horizontal separation of six (6) feet, provided no individual wall may exceed twenty (20) feet in height. The Zoning Administrator may approve a waiver to this requirement if the City Engineer has determined that no other practicable or feasible alternatives exist; and, the Zoning Administrator determines that there will be no harmful impact to adjacent property owners or the public
3. Each retaining wall shall be screened by a row of evergreen shrubs, planted every five feet on center, at the base of the wall. Shrubs shall be a minimum of 30 inches in height at the time of planting. The Zoning Administrator may permit alternative trees or groundcover which provide equivalent all-seasons screening.
4. Retaining walls shall be clad in brick, or stone. Where not visible from a Thoroughfare, Internal Drive, or Civic Space, stained or stamped concrete and split-face block are also permitted.

4.3.6 PRIVATE FRONTAGE, BUILDING FORM & BUILDING TYPE; FLOOR ELEVATION

A. Private Frontage – General.

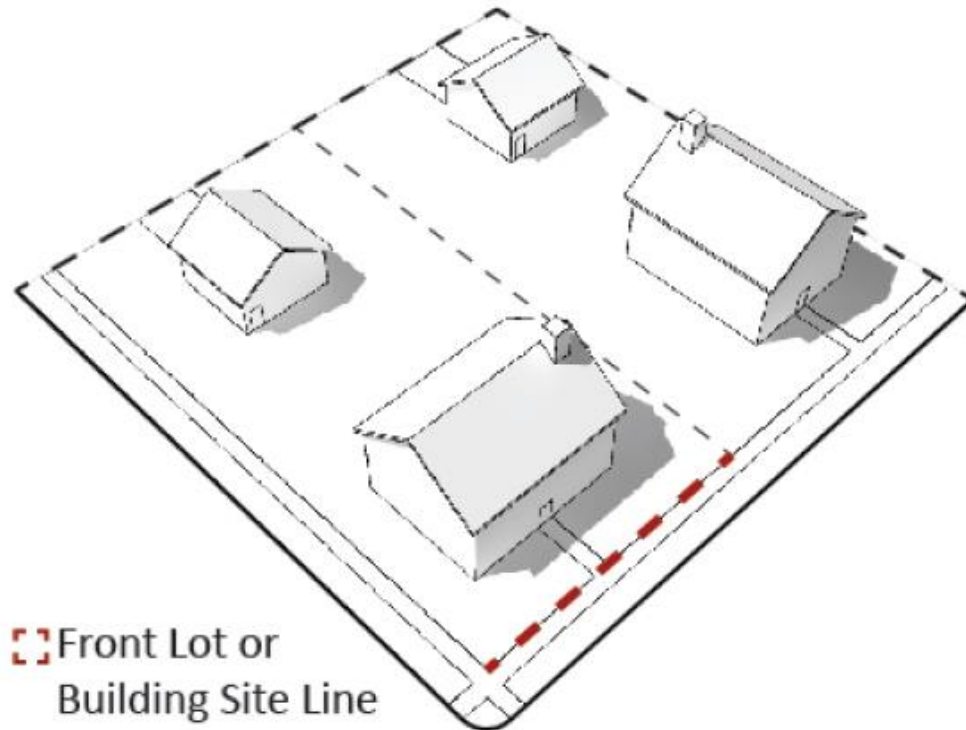
The Private Frontage of each Lot or Building Site must conform to and be allocated in accordance with Table 4.3.7.A (Private Frontage Types Summary) Table 4.3.7B (Private Frontage Types), and Tables 4.3.1-A - 4.3.1-U (District Standards).

B. Private Frontage – Corner Lots / Building Sites.

Principal Buildings on Corner Lots or Building sites shall have two Private Frontages:

1. a Principal Frontage and
2. a Secondary Frontage(s), as illustrated generally in Illustration 4.3.7.B-2 (Frontage & Lot / Building Site Lines).

ILLUSTRATION 4.3.7.B-2 (FRONTAGE & LOT / BUILDING SITE LINES)



4.3.7 BUILDING TYPES

A. General.

Principal Buildings must be of one or more of the Principal Building Types specified for such District in Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types – Specific Standards). The mix of Building Types on each Development Parcel is further regulated under Section 5.1.10.

TABLE 4.3.8.A PRINCIPAL BUILDING TYPES - SUMMARY

Principal Building Type		Permitted Districts	
	Manufactured Home A detached one family dwelling constructed as a single self-contained unit and mounted on a single chassis transportable after fabrication on its own wheels or detachable wheels, as further defined in Article 9 (Definitions).	SD-MHP	
	House A medium-sized Building designed as a Single-Family Detached Dwelling, situated on a medium or large Lot or Building Site with an Edgeyard, often shared with an Accessory Building in the rear.	CD-2 CD-3 CD-4C	CD-3L CD-4 PUD-R
	Duplex A small- to medium- sized Principal Building, other than a manufactured housing unit, situated on a small-to-medium sized Lot or Building Site with an Edgeyard or Sideyard, which Building contains two Dwelling Units with separate entrances at least one of which faces the Thoroughfare or Internal Drive. Both Dwelling Units, whether side-by-side, front-to-back, or over-and-under, are contained within a single Building Massing.	CD-3 CD-4C	CD-4 PUD-R
	Townhouse A Principal Building in a collection of very narrow- to medium-sized attached Buildings on contiguous Lots or Building Sites with a Rearyard (or Sideyard if an end unit), which collection consists of side-by-side Dwelling Units with individual entries facing the Thoroughfare or Internal Drive. Each Building occupies the full Frontage Line of its Lot or Building Site and shares at least one Party Wall with another Building of the same type.	CD-4 CD-5 SD-LI PUD-MU	CD-4C CD-5C PUD-R

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

	Small Multi-Family Building	CD-4	CD-4C
	A Principal Building that incorporates between three (3) and six (6) side-by-side and/or horizontally stacked Dwelling Units, typically with one or more shared entries.	CD-5	CD-5C
		SD-LI	PUD-R
		PUD-MU	
	Large Multi-Family Building	CD-4	CD-4C
	A Principal Building that incorporates between seven (7) and twenty four (24) side-byside and/or horizontally stacked Dwelling Units, which may have one or more shared entries. CD	CD-5	CD-5C
		SD-LI	PUD-R
		PUD-MU	
	Live/Work Building	CD-4	CD-4C
	A small- to medium-sized attached or detached Principal Building, which includes a flexible space for Commercial Use and an internally connected Residential Dwelling Unit above and/or behind the flexible space.	CD-5	CD-5C
		SD-LI	PUD-R
		PUD-MU	SD-INT
	Commercial Building	CD-4	CD-4C
	A small- to medium-sized attached or detached non-Residential Building, typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan Uses and Office Uses.	CD-5	CD-5C
		SD-INT	PUD-MU
	Mixed-Use Building	CD-4	CD-4C
	A typically attached Principal Building, which provides a vertical and/or horizontal mix of Uses typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan, Lodging, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses.	CD-5	CD-5C
		PUD-MU	
	Flex Building	CD-4	CD-4C
	A large footprint Principal Building designed to accommodate either a single Use or a vertical or horizontal mix of Uses.	CD-5	CD-5C
		SD-LI	SD-HI
		PUD-MU	SD-INT
	Mid-Rise Building	CD-5	CD-5C
	An attached or detached Building that may provide a vertical and/or horizontal mix of Uses, typically designed to facilitate pedestrian-oriented Retail/Personal Service, Lodging, Business/Commercial, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses.	SD-LI	PUD-MU

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

	Large-Scale Commercial Building	A building of 50,000 square feet or more that is most commonly associated with a large-format retailer. It has in-line Retail or Liner Buildings along the front of the Building.	CD-4C SD-INT PUD-MU	CD-5C SD-LI
	Civic Building	A medium- to large-sized attached or detached Principal Building, which is operated by a not-for-profit organization or governmental entity dedicated to Civic activities, and is designed to stand apart from its surroundings due to the specialized nature of its Civic purpose. Examples include Libraries, Places of Worship, Places of Assembly, Courthouses, schools, centers of government, Performing Arts Venues, and Museums. Civic Buildings are often the	CD-2 CD-3 CD-4C CD-5C SD-HI PUD-R CV	CD-3L CD-4 CD-5 SD-LI SD-INT PUD-MU

HOUSE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C PUD-R

General Description

A medium-sized Building designed as a Single-Family Detached Dwelling having an Edgeyard yard type that may be shared with an Accessory Building in the backyard. This Building type typically incorporates a single Residential unit.

Lot/Building Site

Width Per District Lot/Building Site Width

Number of Units

Units per Building 1 max.

Allowed Private Frontages

Common Yard	P
Fence	P
Porch	P
Stoop	P

Building Size & Massing

Height

2 Stories max

Width

Not Regulated

Pedestrian Access

Main Entrance Location Principal Frontage

Vehicle Access & Parking

Parking may be accessed from an Alley, side Thoroughfare or Front Thoroughfare

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

DUPLEX

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-3 CD-4 CD-4C PUD-R

General Description

A small- to medium- sized Principal Building, other than a manufactured housing unit, situated on a small-to-medium sized Lot or Building Site with an Edgeyard or Sideyard, which Building contains two Dwelling Units with separate entrances at least one of which faces the Thoroughfare or Internal Drive. Both Dwelling Units, whether side-by-side, front-to-back, or over-and-under, are contained within a single Building Massing.

Lot/Building Site

Width	Per District lot/Building site width
-------	--------------------------------------

Number of Units

Units / Building	2
------------------	---

Allowed Private Frontages

Common Yard	P
Fence	P
Porch	P
Stoop	P

Building Size & Massing

Height

2 Stories max

Width

Per District standards

Pedestrian Access

Main Entrance Location	Principal Frontage
------------------------	--------------------

Vehicle Access & Parking

Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TOWNHOUSE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-LI PUD-R PU-MU

General Description

A Principal Building in a collection of very narrow- to medium-sized attached Buildings on contiguous Lots or Building Sites with a Rearyard (or Sideyard if an end unit), which collection consists of side-by-side Dwelling Units with individual entries facing the Thoroughfare or Internal Drive. Each Building occupies the full Frontage Line of its Lot or Building Site and shares at least one Party Wall with another Building of the same type.

Lot/Building Site

Width	Per District lot/building site width
-------	--------------------------------------

Number of Units

Units per townhouse	1 max
---------------------	-------

Building Size & Massing

Height

Per Character District Hight Standards

Width

18 ft. min per Townhouse

Pedestrian Access

Main Entrance Location	Principal Frontage
------------------------	--------------------

Vehicle Access & Parking

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Number of town-homes connected to another	3 min – 8 max
---	---------------

Allowed Private Frontages

Porch

P

Stoop

P

Terrace/Lightwell

P

Parking may be accessed from an Alley, side Thoroughfare, or front Thoroughfare

SMALL MULTIFAMILY

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-LI PUD-R
PU-MU

General Description

A Principal Building that incorporates three (3) to six (6) side-by-side, and/or, horizontally stacked Dwelling Units typically with one or more shared entries.

Lot/Building Site

Width	Per district lot/building site width
-------	--------------------------------------

Number of Units

Units per building	3 min
--------------------	-------

Building Size & Massing

Height

Per District height standards

Width

Per district lot/building site width and side setback/ yard standards

Pedestrian Access

Main Entrance Location	Principal Frontage
------------------------	--------------------

Vehicle Access & Parking

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Allowed Private Frontages

Porch	P
-------	---

Stoop	P
-------	---

Forecourt	P
-----------	---

Terrace/ Lightwell	P
--------------------	---

Parking may be accessed from an Alley, Thoroughfare or internal drive at frontage

LARGE MULTIFAMILY

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-INT SD-LI
PUD-R PU-MU

General Description

A Principal Building that incorporates seven (7) side-by-side, and/or horizontally stacked Dwelling Units typically with one or more shared entries.

Lot/Building Site

Building Size & Massing

Height

Per district height standards

Width

Per district lot/building site width and set-back/ yard standards

Pedestrian Access

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Width	Per district lot/building site width
-------	--------------------------------------

Number of Units

Units per building	7 min
--------------------	-------

Allowed Private Frontages

Porch	P
-------	---

Stoop	P
-------	---

Forecourt	P
-----------	---

Terrace/Lightwell	P
-------------------	---

Main Entrance Location	Principal Frontage
------------------------	--------------------

Vehicle Access & Parking

Parking may be accessed from an Alley, Thoroughfare or drive at frontage

LIVE/WORK

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C PUD-R
PU-MU

General Description

A small to medium sized attached or detached Principal Building which includes a flexible space for commercial use and an internally connected residential Dwelling unit above, and/or behind the flexible space.

Lot/Building Site

Building Size & Massing

Height

Per district height standards

Width

18 ft min – 36 ft max

Pedestrian Access

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Width	Per district lot/building site width
-------	--------------------------------------

Number of Units

Units per building	1 residential unit per 1 flexible space
--------------------	---

Allowed Private Frontages

Stoop	P
-------	---

Terrace/Lightwell	P
-------------------	---

Shopfront	P
-----------	---

Officefront	P
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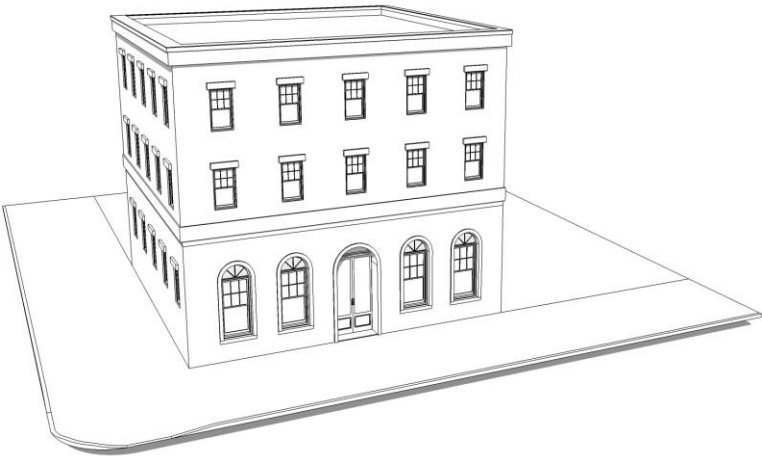
Main Entrance	Principal frontage
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Vehicle Access & Parking

Parking may be accessed from an Alley, Thoroughfare or internal drive at frontage

COMMERCIAL

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-INT
PUD-MU

General Description

A small to medium sized attached or detached non-residential building, typically designed to facilitate

Building Size & Massing

Height

Per district height standards

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

pedestrian-oriented Retail/Personal Service/ Repair/
Art/ Artisan Uses and Office Uses.

Lot/Building Site

Width	Per district lot/building site width
-------	---

Number of Units

Units per Building	Unrestricted, except as may be due to building code
--------------------	---

Allowed Private Frontages

Stoop	P
-------	---

Terrace/Lightwell	P
-------------------	---

Shopfront	P
-----------	---

Officefront	P
-------------	---

Width

Per district lot/building site width and side
setback/ yard standards

Pedestrian Access

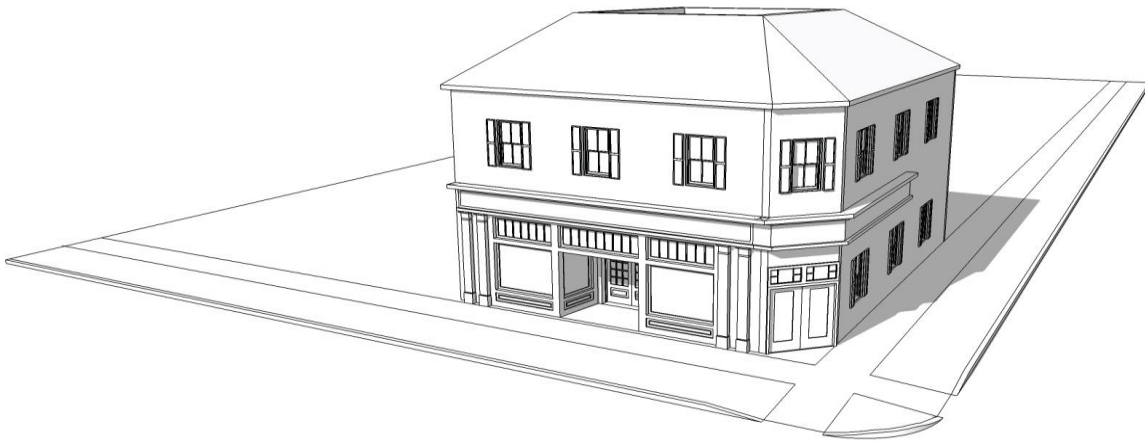
Main Entrance	Principal Frontage
---------------	--------------------

Vehicle Access & Parking

Parking may be accessed from an Alley, a Thor-
oughfare, or internal drive at frontage

MIXED-USE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C PUD-MU

General Description

A typically attached Principal Building which provides a vertical and/or horizontal mix of uses typically designed to facilitate pedestrian-oriented Retail/ Personal Service/ Repair/ Art/ Artisan, Accommodations/ Lodging, or Office uses on the ground floor, with upper floors typically designed for residential or office uses.

Building Size & Massing

Height

2 stories min, 3 stories max in CD-4,
CD-5 per district height

Width

Per district lot/building width and
yard/side setback standard

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Lot/Building Site

Width	Per district lot/building site width
-------	--------------------------------------

Number of Units

Units per Building	2 min., which must accommodate Principal Uses
--------------------	---

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Terrace/Lightwell	P	Gallery*	P
Shopfront	P	Arcade*	P

*Only used in conjunction with a shopfront or officefront type

Pedestrian Access

Ground floor	Principal Frontage
--------------	--------------------

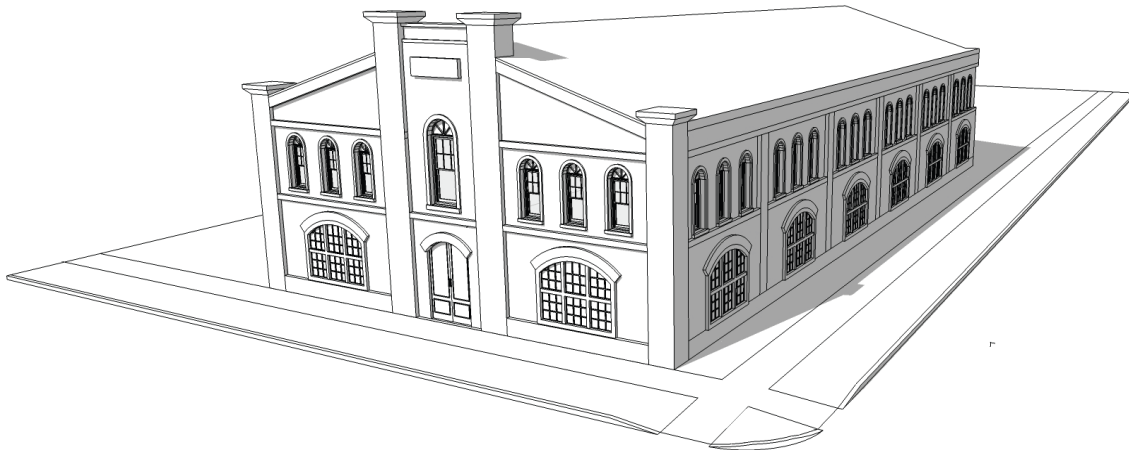
Upper floor	Principal or secondary
-------------	------------------------

Upper floors must be accessed by a common entry

Vehicle Access & Parking

Parking may be accessed from an Alley, Thoroughfare, or internal drive at frontage

FLEX	TABLE 4.3.8.B PRINCIPAL BUILDING TYPES SPECIFIC STANDARDS
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Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-INT SD-LI SD-HI PUD-MU

General Description

A typically attached Principal Building which provides a vertical and/or horizontal mix of uses typically designed to facilitate pedestrian-oriented Retail/ Personal Service/ Repair/ Art/ Artisan, Accommodations/ Lodging, or Office uses on the ground floor, with upper floors typically designed for residential or office uses.

Lot/Building Site

Width	Per District lot/building site width
-------	--------------------------------------

Building Size & Massing

Height

2 stories min, 3 stories max in
CD-4, CD-5 per district height

Width

Per district lot/building width
and yard/side setback standard

Pedestrian Access

Ground floor	Principal Frontage
--------------	--------------------

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Number of Units

Units per building 2 min, which must accommodate different principal uses

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Terrace/Lightwell	P	Gallery*	P
Shopfront	P	Arcade*	P

*Only used in conjunction with shopfront or officefront type

Upper floor Principal or secondary frontage

Upper floors must be accessed by a common entry

Vehicle Access & Parking

Parking may be accessed from an alley, thoroughfare, or internal drive at frontage

MID-RISE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-5 CD-5C SD-LI PUD-MU

General Description

An attached or detached building that may provide a vertical and/or horizontal mix of uses designed to facilitate a pedestrian-oriented Retail/ Personal Service/ Repair/ Art/ Artisan Accommodations/ Lodging, Commercial, or Office uses on the ground floor, with upper floors designed for Residential or Office use. The ground floor of a Mixed Use building must be occupied by a Retail / Personal Service /Repair/Art / Artisan, Accommodations / Lodging, or Office use along all Façades.

Lot/Building Site

Width	Per District lot/building Site Width
-------	--------------------------------------

Building Size & Massing

Height

4 stories min, 5 max per district table 4.3.1

Width

Per district lot/building site width and side yard/ setback standards

Pedestrian Access

Ground Floors	Principal Frontage
---------------	--------------------

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Number of Units

Units per Building 2 min, which may be residential or non-residential

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Terrace/Lightwell	P	Gallery*	P
Shopfront	P	Arcade*	P

*Only used in conjunction with Shopfront or Officefront type

Upper Floors	Principal or secondary frontage
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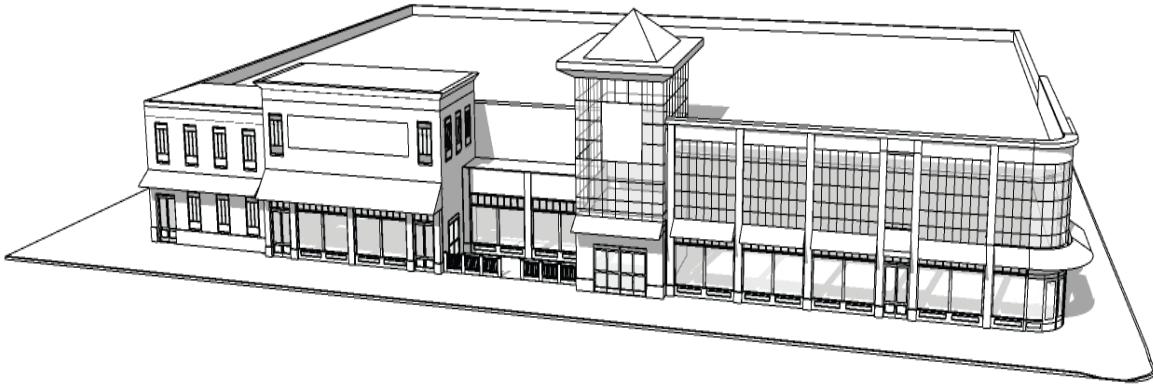
Upper floors must be accessed by common entry

Vehicle Access & Parking

Parking may be accessed from an alley, thoroughfare, or drive at frontage

LARGE SCALE COMMERCIAL

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4C CD-5C SD-INT SD-LI PUD-MU

General Description

A building of 50,000 square feet, or more, that is most commonly associated with a large-format retailer. It has in-line Retail or Liner Buildings along the front of the building.

Lot/Building Site

Width Per District lot/Building site width

Building Size & Massing

Height

Per district height standards

Width

Per district lot/building site width and side yard/ setback standards

Pedestrian Access

Ground floors Principal frontage

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Number of Units

Units per Building Not regulated

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Terrace/Lightwell	P	Gallery*	P
Shopfront	P	Arcade*	P

*Only used in conjunction with Shopfront or Officefront type

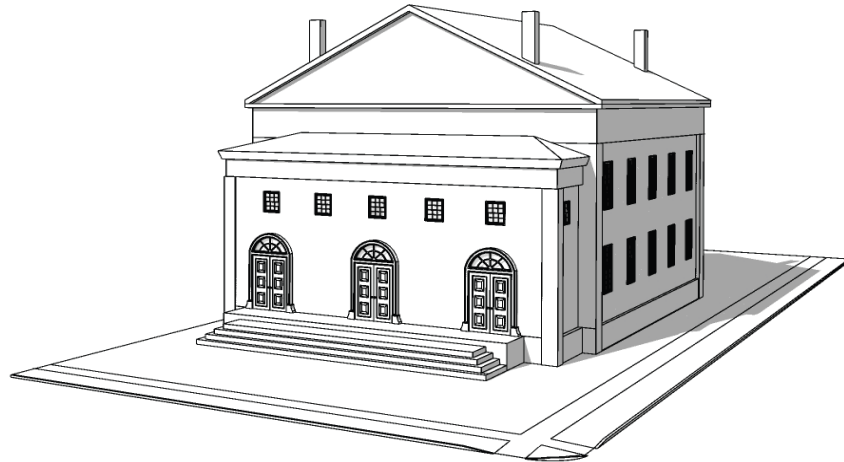
Upper floors	Principal or secondary frontage
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Vehicle Access & Parking

Parking may be accessed from an alley, thoroughfare, or internal drive at frontage

CIVIC

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C
SD-LI SD-HI SD-INT PUD-R PUD-MU CV

General Description

A medium to large-sized attached or detached Principal Building which is operated by a not-for-profit organization or governmental entity dedicated to Civic activities, and is designed to stand apart from its surroundings due to the specialized nature of its Civic purpose. Examples include Libraries, Places of Worship, Places of Assembly, Courthouses, City Halls, schools, centers of government, Performing Arts Venues, and Museums. Civic buildings are often the most prominently sited and architecturally significant Buildings in a community.

Lot/Building Site

Building Size & Massing

Height

The height of Civic Buildings should be limited to 20 additional feet above the maximum allowed height in any adjacent district.

Width

Not Regulated.

Pedestrian Access

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Width

N/A

Except as specifically provided in this chapter, Civic Buildings are not subject to Building lot/Building site or Private frontage requirements of this chapter.

Number of Units

N/A

Vehicle Access & Parking

Parking may be accessed from an Alley, Thoroughfare, or internal drive at frontage.

B. Manufactured Homes.

1. No Manufactured Home shall be placed on any Lot or Building Site within a Residential District, unless it is used actively for Residential purposes, except as provided in Section 4.3.8. A.2.
2. Non-Residential use of a Manufactured Home may be permitted as a Temporary Use as a construction office during construction, subject to issuance of an annual permit by the Zoning Administrator subject to limitations pursuant to Section 4.3.9.E and **Table 4.3.9.A-3 (Temporary Uses)**.
3. Pursuant to TCA. Section 13-24-201, the provisions of Section 4.3.8.A shall not apply to Double-Wide Manufactured Homes used as single-family residences, which shall instead be considered a single-family homes; provided that, pursuant to TCA. § 13-24-202, such Double-Wide Manufactured Homes must have the same general appearance as required for site-built homes and shall comply with all standards and requirements of this Ordinance.

4.3.8 USES

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

A. General.

1. Buildings, Lots, and Building Sites must comply with the Use standards and requirements of this Section 4.3.9. For Development Parcels, the mix of Principal Uses in each District is further regulated under Section 5.1.11.
2. Principal Uses, Accessory Uses, and Temporary Uses are Permitted by Right (“P”), Permitted Subject to Limited Use Standards (“PL”), as Conditional Uses (“CU”), or Not Permitted (“NP”) within each District, in each case as indicated in **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, and **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)**.
3. Principal Uses, Accessory Uses, or Temporary Uses, as applicable, of Buildings, Lots, and Building Sites, which are indicated in **Table 4.3.9.A-1 (Building & Lot Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)** as Permitted (“P”), Permitted Subject to Limited Conditions (“PL”), or as Conditional Use (“CU”), are permitted within each District, subject to compliance with all applicable standards, conditions and requirements thereof and obtaining all applicable approvals and permits therefor, including without limitation in the case of Uses Permitted Subject to Limited Use Standards (“PL”) and Conditional Uses (“CU”), compliance with the applicable Use standards of Section 4.3.11.D, and in the case of Conditional Uses (“CU”), Board of Zoning Appeals approval pursuant to Article 8 (Administrative, Procedural, and Enforcement).
4. Accessory Uses of Buildings, Lots, and Building Sites in each District must conform to the Accessory Uses specified on **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)** for such District and are subject to compliance with all other applicable standards and requirements of this Ordinance.
5. Temporary Uses of Buildings, Lots, and Building Sites in each District must conform to the Temporary Uses specified on **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)** for such District and are subject to compliance with all other applicable standards and requirements of this Ordinance.
6. Without limitation, Accessory Uses must be subordinate and customarily incidental to a permitted Principal Use on the Lot.
7. If multiple Principal Uses are allowed within a District, they may exist within a single Building, Lot, or Building Site, subject to compliance with all other applicable standards and requirements.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Farming	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Greenhouse	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Other Agricultural Uses Not Listed Under any Use Category	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Sand, Stone, and Gravel Quarrying	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Other Extractive Uses Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
House for Single-Family Dwelling	P	P	P	P	P	P	NP	NP	NP	NP	NP	P	NP	NP
Attached Dwelling - Duplex for 2-Family Dwelling	NP	NP	PL	PL	PL	PL	NP	NP	NP	NP	NP	NP	NP	NP
Attached Dwelling -Townhouses	NP	NP	NP	PL	PL	PL	PL	NP	PL	NP	NP	PL	PL	NP
Attached Dwelling -Small Multi-family Building	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	PL	PL	NP
Attached Dwelling -Large Multi-family Building	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	PL	PL	NP
Attached Dwelling -Residence Portion of a Live/Work, Mixed-Use, or Flex Building, if Building Type permitted in District	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	PL	PL	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Attached Dwelling -Assisted Living Apartment	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	PL	NP
Attached Dwelling -Independent Living Apartment	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	PL	NP
Retirement Community or other Congregate Living Facility with individual Dwelling Units	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	PL	PL	NP
Manufactured Home	PL	PL	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Manufactured Home- Class A	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Manufactured Home Park	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Other Household Living Uses Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	NP	NP
Adult Care Home	P	P	P	P	P	NP	NP	NP	NP	NP	NP	P	NP	NP
Boarding or Rooming House, not including Group Home for Persons with Disabilities	NP	NP	NP	NP	NP	P	P	NP	P	P	NP	NP	NP	NP
Dormitory not associated with Educational Institution	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP	NP
Fraternity or Sorority House	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP	NP
Group Home for Persons with Disabilities or other Group Living Home	P	P	P	P	P	NP	NP	NP	NP	NP	NP	P	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Monastery or Convent	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP	NP
Orphanage	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP	NP
Other Group Living Uses not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Civic Building	NP	P	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	P
Philanthropic Institution	NP	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	P	P
Recreation Facility (Civic)	NP	P	P	P	P	P	P	P	NP	P	NP	P	P	P
Other Community Service Use Not Listed Under any Use Category	NP	NP	NP	P	P	P	P	P	NP	P	NP	P	P	P
Adult Day Care Facility (Civic)	P	P	P	P	P	P	P	P	P	P	NP	P	P	P
Children Day Care Facility (Civic)	P	P	P	P	P	P	P	P	P	P	NP	P	P	P
Group Day Care or Family Day Care or Facility (Civic)	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	NP	PL	PL	PL
Other Day Care Facility Use (Civic) Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Correctional Facilities	NP	NP	NP	NP	NP	NP	NP	NP	CU	CU	CU	NP	NP	CU
Other Government Facility Use (Civic) Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Civic Space – Community Garden	P	P	P	P	P	P	NP	P	P	P	NP	P	P	P
Civic Space – Green	NP	P	P	P	P	P	NP	P	P	P	NP	P	P	P
Civic Space – Square or Plaza	NP	NP	NP	P	P	P	NP	NP	NP	NP	NP	NP	P	P
Civic Space – Park or Playground	P	P	P	P	P	P	NP	P	P	P	NP	P	P	P
Civic Space - Sports Field	NP	P	P	P	NP	NP	NP	P	NP	P	NP	P	NP	P
Other Civic Space Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Botanical Garden	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P
Nature Preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreational Trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Game Preserve	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Wildlife Management Area	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Refuge	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Wild Animal Sanctuary	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Water Conservation Area	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Reservoir	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Drainage Well	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Water Supply	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Water Well	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Zoo	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Other Open Space Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Place of Worship or other Religious Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemetery / Mausoleum / Columbarium / Memorial Garden	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Funeral Services	NP	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	P	P
Fire / EMS Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Police Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Adult Continuing Education	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Personal Improvement Education	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Business, trade, or vocational school, other than Truck Driving School	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Truck Driving School	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Pre-School or Nursery School	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P
Kindergarten	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P
Elementary School	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Middle School	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P
High School	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P
College or University	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Community College	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Graduate / Professional School	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Nursing or Medical Schools not accessory to a Hospital	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Seminary	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Other Educational Use Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Hospital	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	PL
Rehabilitation Facility or Center for Observation	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	PL
Other Health Care Institution Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Long Term Care Facility	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	PL	NP
Continuum of Care Facility	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	PL	NP
Bed & Breakfast	P	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	P	NP
Extended Stay Hotel	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Inn	P	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	P	NP
Hotel, not including Extended Stay Hotel	NP	NP	NP	PL	PL	PL	PL	NP	PL	NP	NP	NP	PL	NP
Motel	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Short-Term Rental Unit	NP	NP	NP	PL	PL	PL	PL	NP	NP	NP	NP	NP	NP	NP
Other Accommodation / Lodging Uses Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Adult Day Care Facility (non-Civic)	P	P	P	P	P	P	P	P	P	P	NP	P	P	NP
Child Care Facility (non-Civic), excluding Child Care in Home	P	P	P	P	P	P	P	P	P	P	NP	P	P	NP
Children's Day Camp (non-Civic)	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Group Day Care Facility, Family Day Care Facility or other Group Care Facility (non-Civic)	NP	NP	NP	CU	CU	CU	CU	NP	CU	CU	NP	CU	CU	NP
Hospice (non-Civic)	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Retirement Center or Life Care Community without individual Dwelling Units (non-Civic)	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Other Personal & Group Care Facilities Use Not Listed Under any Use Category (non-Civic)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Bowling Alley	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Game Arcade	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Gymnastics Facility	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Commercial Indoor Athletic Training Facility	NP	PL	PL	PL	P	P	P	NP	P	P	NP	NP	P	NP
Indoor firing range	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP
Indoor Sports Academy	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Membership Club or Lodge	P	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Movie or other Theater	NP	NP	NP	P	P	P	P	NP	P	NP	NP	NP	P	NP
Pool Hall	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Recreation Facility (non-Civic)	NP	P	P	P	P	P	P	NP	P	P	NP	P	P	NP
Skating rink	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Social Club, Lodge, or Organization (non-Civic)	NP	CU	CU	P	P	P	NP	NP	P	P	NP	NP	P	NP
Other Commercial Indoor Recreation Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Group Assembly (non-Civic)	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Other Commercial Group Assembly Use (non-Civic) Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Amphitheater	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Sports Field	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
BMX Bicycle Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Campground	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Drive-in Theater	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Firing Range such as Rifle Range, Archery Range, Handgun, or Skeet Shooting	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Golf Course, Country Club, Swim Club, and Tennis Club	PL	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Marina / Boating Facility	PL	PL	PL	PL	PL	PL	PL	PL	NP	NP	NP	PL	PL	NP
Recreational Vehicle (RV) Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Paintball Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Outdoor Entertainment Activity such as Batting Cage, Golf Driving Range, Amusement Park, Miniature Golf Facility	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Skateboard Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Stadium / Arena	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP
Summer Camp (overnight)	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Swimming Pool	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	NP	PL	PL	NP
Tennis Court	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	NP	PL	PL	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Water Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Other Commercial Outdoor Recreation Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Parking Lot	NP	NP	NP	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL
Parking Structure	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Restaurant or other Food Service Business without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Small-scale Catering Establishment without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Drive-in Restaurant and Any Restaurant with Drive-Through	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Bar, Tavern, or Nightclub	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Alcoholic Beverage Retail Sales	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Artisan Establishment, with or without Retail Sales, & without Drive-Through	NP	NP	NP	P	P	P	P	NP	NP	P	NP	NP	P	NP
Arts-Related Uses	NP	NP	NP	P	P	P	P	NP	NP	P	NP	NP	P	NP
Convenience Store with Gasoline Sales Facility without Drive-Through	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	PL	NP	PL	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Retail, Personal Service, Repair, Arts, or Artisan Establishment with Drive-Through	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Food Truck Court	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	NP	NP
Personal Services, other than Motor Vehicle Body Shop, and Motor Vehicle Maintenance, Repair, Fuel Sales, Service, or Cleaning, without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Repair Services, other than Motor Vehicle Body Shop, and Motor Vehicle Maintenance, Repair, Fuel	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Retail Membership Club	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Retail Food Sales, with or without on-premises preparation or processing, without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Retail Sales, Rental, or Leasing, other than Motor Vehicle - Related Uses, Retail Food Sales, Retail Membership Club, Restaurant, and Warehouse Retail	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Other Retail Sales, Rental, or Leasing Not Listed Above without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Veterinary Clinic, Animal Hospital, or Non-Agricultural Kennel	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Other Personal Service or Repair Uses Not Listed Under any Use Category	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Other Art or Artisan Uses Not Listed Under any Use Category without Drive-Through	NP	P	P	P	P	P	P	NP	P	P	NP	NP	P	NP
Self-Service Storage Facilities	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	PL	NP	NP	NP
Motor Vehicle Body Shop	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	NP	NP
Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning, other than Car Wash	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	PL	NP	NP	NP
Car Wash	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	PL	NP	PL	NP
Gasoline Sales Facility or Fuel Sales	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	PL	NP	PL	NP
Motor Vehicle Sales, Rental, or Leasing	NP	NP	NP	NP	PL	NP	PL	NP	PL	PL	NP	NP	NP	NP
Motor Vehicle Storage	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	NP	NP
Tire Sales	NP	NP	NP	NP	P	NP	P	NP	P	P	P	NP	NP	NP
Towing Service	NP	NP	NP	NP	NP	P	NP	P	P	P	NP	NP	NP	NP
Other Motor Vehicle -Related Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Manufactured Home Sales	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Sale of building and construction materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, store fixtures,	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP	NP
Other Wholesale Sales Uses Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP	NP
Business Office, Business Incubator or Professional Office	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Conference Center or Office with Conference Center (non-Civic)	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Co-Working Space	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Financial Institution or Financial Services	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Office with Drive-Through Facilities	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Non-Banking Financial Institution	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Radio / Television / Recording Studio or Station without Communications Tower	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Other Business / Government / Non-Profit Office Uses Not Listed Under any Use Category	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Dental Office / Dental Clinic, Medical Office / Medical Clinic / Outpatient Clinic, or Medical or Dental Lab	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Asphalt Plant or other Facilities for Manufacture and Storage of Chemicals, Petroleum Products, Explosives, and Allied Products	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Concrete Batch or Concrete Manufacturing Plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Hazardous & Low-Level Nuclear Disposal & Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Wrecking, Junk, & Salvage Yards, & Scrap Operations	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Tile or Brick Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Automobile, Truck, or Tire Man- ufacturing or Assembly	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Ammonia or Chlorine Manufac- turing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Metal Casting or Foundries	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Gas Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Metal or Metal Ore Production, Refining, Smelting, or Alloying	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Petroleum or Petroleum Product Storage or Refining	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Boat, Pool, or Spa Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NN	NP	NP
Keeping, Selling, or Slaughtering of Animals	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Glass Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Paper Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Manufacturing of Materials into Compost	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Rail Equipment Storage / Repair	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Railroad Freight Yard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Sawmill	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Wood or Lumber Processing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Animal processing, Rendering, Packing, Treating, and Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Livestock Slaughtering	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Processing of Food and Related Products	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Sale of Farm Equipment and Machinery and Earth Moving and Heavy Construction Equipment	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	CU	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Production of Chemical, Rubber, Leather, Clay, Bone, Plastic, Stone, or Glass Materials or Products	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Other Heavy Industrial Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Brewery, excluding Brewpubs	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Bottling Plants	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Building Systems / Construction Business	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Carpet cleaning plants or manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Catering Service or Catering Events Establishment	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Textile Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Commercial bakery	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Contractor Materials Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Crematorium	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Dairy Plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Distillery	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Distribution / Distribution Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD -5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Dry Cleaning Plants	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Equipment Rental	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Fabrication, work, or storage on-site by building, heating, plumbing, electrical, or general contractors, and	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Food Processing plants	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Horticulture and Landscaping Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Ice plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Institutional bakeries	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Laundry Plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Light Manufacturing Plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Machine Shop / Woodworking Shop, other than Artisan Establishment	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Maintenance yard or facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Manufacture or assembly of equipment, instruments (including musical instrument	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Non-Hazardous Waste Treatment or Disposal	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Outdoor Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Printing, Publishing, and lithography	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Production of artwork	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Rail Equipment Storage / Repair	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Recycling Processing Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Repair of scientific or professional instruments, electric motors;	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Regional recycling center;	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Research Laboratory / Research & Development	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Sheet metal shop	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Soft drink bottling	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Solid Waste Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Warehouse / Warehousing	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Welding, machine, tool repair shop	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Winery	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Woodworking, including cabinet makers and furniture manufacturing, but excluding Artisan Establishments	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Other Light Industrial Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Bulk storage, including nonflammable liquids, feed and grain storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Bus barn	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Cold storage plants, frozen food lockers,	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Household moving and general freight storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Separate warehouse used by Retail store such as a furniture or appliance store	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Stockpiling of sand, gravel, or other aggregate materials	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP
Transfer and storage Business with no individual storage areas or where employees are the primary movers of the goods	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Other Warehouse & Freight Movement Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Animal waste processing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Septic Equipment Installation, Service, or Cleaning	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Landfill	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Incinerator	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Manufacture and production of goods from composting organic material	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Recyclable material storage, including construction material	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Recycling center	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP
Transfer station	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP
Recycling Station	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Other Waste-Related Service Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Utility Facilities	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL
Utility Transmission Line	PL	PL	NP	NP	NP	NP	NP	NP	PL	PL	PL	PL	PL	NP
Wireless Communication Facility	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Other Utilities Use Not Listed Under any other Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Adult - Oriented Establishment	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	NP

B. Uses Permitted by Right.

Principal Uses, Accessory Uses, or Temporary Uses, as applicable, of Buildings, Lots, and Building Sites, which are indicated for each District in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), or Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Permitted ("P") are allowed by right, subject to compliance with all other applicable provisions of this Ordinance.

C. Required Uses.

1. Commercial Corridors

Within the CD-4C Character District, Principal Buildings on any Lot or Building Site located within 400 feet of a Thoroughfare with a Functional Classification of Arterial must contain a Retail Sales or Service use, Restaurant use, Arts-Related Use, or Office use for the entire ground floor. Any permitted use may be established on second, third, and fourth stories of a Principal Building.

2. Downtown Pedestrian Streets

Buildings enfronting the following rights of way must contain a retail sales or service use, restaurant use, arts-related use, or office use at the sidewalk level through the depth of the second layer for at least 80 percent of the building frontage.

- a. Public Square;
- b. North Main Street between West 4th Street and Public Square;
- c. South Main Street between Public Square and West 9th Street, inclusive of all building sites with frontage at the corners of South Main and West 9th street;
- d. North Garden Street between West 6th Street and West 7th Street, inclusive of all building sites with frontage at the corners of North Garden Street and West 6th Street;
- e. North Garden Street between West 7th Street and West 9th Street, inclusive of all building sites with frontage at the corners of South Garden Street and West 9th Street;
- f. South High Street between West 7th Street and West 9th Street, inclusive of all building sites with frontage at the corners of South High Street and West 7th Street, all building sites with frontage at the corners of South High Street and West 8th Street, and all building sites with frontage at the corners of South High Street and West 9th Street;
- g. West 7th Street between Public Square and Frierson Street, inclusive of all building sites with frontage at the corners of Frierson Street and West 7th Street;
- h. East 7th Street between Public Square and North Water Street, inclusive of all building sites with frontage at the corners of South Glade Street and East 7th Street;

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- i. West 6th Street between North Main Street and Woodland Street, inclusive of all building sites with frontage at the corners of West 6th Street and Woodland Street;
- j. West 6th Street between North Main Street and North Garden Street; and
West 8th Street between South Garden and South Glade Street, inclusive of all building sites with frontage at the corners of West 8th Street and South Garden Street as well as all building sites with frontage at the corners of West 8th Street and South Glade Street.

D. Prohibited Uses.

1. Except as otherwise determined by the Zoning Administrator pursuant to Section 8.5.8 with respect to a Use that is not specifically listed as Permitted ("P"), Permitted Subject to Limited Conditions ("PL"), or as a Conditional Use ("CU") in **Table 4.3.9.A-1 (Building & Lot Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)**, as applicable, any Use that is not specifically listed as Permitted ("P"), Permitted Subject to Limited Conditions ("PL"), or as a Conditional Use ("CU"), and any Use that is specifically listed Not Permitted ("NP") in such applicable Table or is otherwise prohibited pursuant to any other provision of the City Code, is prohibited.
2. In the CD-4C Character District, all uses listed under the heading Residential Uses Category on **Table 4.3.9.A-1** are prohibited on the entire ground floor of any Building located within 400 feet of a Thoroughfare with a Functional Classification of Arterial. Any permitted use may be established on second, third, and fourth stories of a Principal Building.

E. Uses Permitted Subject to Limited Use Standards & Conditional Uses.

1. Any Principal Use, Accessory Use, or Temporary Use shown for the applicable District as Permitted Subject to Limited Use Standards ("PL") on **Table 4.3.9.A-1 (Building & Lot Principal Uses)**, **Table 4.3.9.A-2 (Building & Lot Accessory Uses)**, or **Table 4.3.9.A-3 (Building & Lot Temporary Uses)**, is allowed subject to compliance with all applicable conditions and requirements imposed by this Section 4.3.9.D and Section 4.3.9.4.h.
2. Any Principal Use, Accessory Use, or Temporary Use shown for the applicable District as Conditional Use ("CU") on **Table 4.3.9.A-1 (Building, Lot, & Building Site Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot, & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot, & Building Site Temporary Uses)**, is allowed subject to compliance with all applicable conditions and requirements imposed by this Section 4.3.9.E in addition to Conditional Use approval and issuance of a Conditional Use permit pursuant to Article 8 (Administration, Procedures & Enforcement).
3. The conditions, standards, and requirements of each Use Permitted Subject to Limited Use Standards or Conditional Use shall be applicable, irrespective of the Use being a Principal Use, an Accessory Use, or a Temporary Use.
4. The conditions and requirements applicable to any Use Permitted Subject to Limited Use Standards or Conditional Use shall be enforceable, and failure to comply with any condition or requirement of a Use Permitted Subject to Limited Use Standards or as a Conditional Use shall subject

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such Use Permitted Subject to Limited Use Standards or Conditional Use to revocation pursuant to Section 8.6.1.J.

5. No Use Permitted Subject to Limited Use Standards or Conditional Use shall commence or exist, or be conducted or engaged in, on any Lot or Building Site, or within any Building except in accordance with all applicable conditions and requirements for such Use, including without limitation in the case of a Conditional Use, review, approval, and issuance of a Conditional Use Permit by the Board of Zoning Appeals.
6. The following standards shall apply only to those Districts and Uses where the “PL” and / or “CU” is designated on the applicable **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)**, as applicable:
 - a. **Accessory Dwelling**
 - (1) Only one Accessory Dwelling is permitted on any Lot or Building Site.
 - (2) The Accessory Dwelling must be accessory to a House or Townhouse used for Household Living.
 - (3) If the Accessory Dwelling is not attached to the primary dwelling, it must be separated a minimum of ten (10) feet from the primary dwelling.
 - (4) In all districts except CD-2, an Accessory Dwelling may not exceed 600 square feet of habitable space; in a CD-2 Character District, an Accessory Dwelling may not exceed 1,000 square feet of habitable space.
 - (5) An Accessory Dwelling Unit may not be used for Transient accommodations or as a Short-Term Rental Unit.
 - (6) The Accessory Dwelling must share ownership and utility connections with the primary dwelling.
 - b. **Adult - Oriented Establishments** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) No Adult - Oriented Establishment shall be operated or maintained in the City within 1,000 feet, measured from property line to property line, of a school, religious facility, public recreation facility, or licensed day care facility.
 - (2) No Adult - Oriented Establishment shall be operated or maintained in the City within 1,000 feet, from property line to property line, of a boundary of a Residential District or a Residential Use.
 - (3) No Building or Structure associated with the Adult - Oriented Establishment shall be closer than 50 feet to a property line of an adjacent Non-Residential District or Use.
 - (4) No Adult - Oriented Establishment shall be operated or maintained in the City within 1,000 feet, measured from property line to property line, of another Adult - Oriented Establishment.

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- c. **Agricultural Activities**, except as certain enterprises that produce the majority of their income from agricultural activities may be exempted from certain zoning restrictions pursuant to TCA. Section 44-18-104(c)(4) shall be subject to the following:
- (1) Barns, feed Lot or Building Sites, pens, and stockyards may be permitted in accordance with the applicable Use Table, subject to the following:
 - a) Barns, feed Lot or Building Sites, pens and stockyards shall require a minimum separation of 200 feet from all property lines.
 - b) The location of such an activity shall be in an area sparsely developed during the length of time the Use as a stockyard or feed Lot or Building Site is anticipated;
 - c) The site area shall be a minimum of twice the minimum required for the applicable District. Sites containing outdoor animal pens shall require a minimum site area of four acres.
 - d) All proposals shall include a site plan which contains, at minimum, the following information:
 - Existing and proposed contours of the site and up to 100 feet beyond the site boundary. Contour intervals shall be at two foot intervals;
 - Location of the area in which the proposed keeping of animals is to be conducted;
 - Location of all proposed buildings, animal pens, roadways and other facilities proposed on the site;
 - Proposed method of drainage of the animal pens and any proposed waste lagoons;
 - Proposed fencing of the site; and
 - Location of all existing or platted residences on adjacent properties.
- d. **Asphalt Plants and Other Facilities for the Manufacture and Storage of Chemicals, Petroleum Products, Explosives, and Allied Products** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
 - (2) The boundary of the property shall be at least 1,500 feet from any Residential Use or District.
 - (3) The Use shall be totally enclosed by a security fence or wall at least 8 feet high or enclosed within a fire proof Building.
 - (4) All plans shall be reviewed by Fire and Emergency staff prior to approval in order to determine that existing services provide adequate protection for citizens.

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- (5) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.
- e. **Attached Dwellings**, which includes Apartments, the Residence portion of a Live/Work Building, Mixed Use Building, or Flex Building, Multifamily Dwellings, Two-Family Dwellings, Duplexes, Rowhouses, Large Multi-family Buildings and Small Multi-Family Buildings, shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) Within the CD-2, CD-3L, and CD-3 District no more than three (3) Duplex Buildings (each Duplex Building containing two Dwellings) may be located on any Block Face.
 - (2) Within the CD-3 District, Duplex Buildings shall have only one entrance along the frontage, with any additional exterior entrances located within the 3rd layer.
 - (3) Party walls, subject to the provisions of the Standard Building Code and National Fire Protection Association Fire Code, shall be provided along all points of attachment.
 - (4) Additional Use limitations may be applicable to specific types of Attached Dwellings.
 - (5) Within the CD-5 District buildings enfronting the rights of way identified in Section 4.3.9.C must contain a retail sales or service use, restaurant use, arts-related use, or office use at the sidewalk level through the depth of the second layer for at least 80 percent of the building frontage.
 - (6) In all districts, Townhouses shall be subject to the following limitations:
 - a) Garages, when they are provided, must be located at the rear of the Building facing an Alley or Driveway;
 - b) Individual unit parking and driveways must be located at the rear of the Building;
 - c) On-street parallel parking is permitted;
 - d) Parking Lots and Parking Areas are permitted in accordance with 4.3.9. E.6.ag and 4.3.12.
- f. **Bar, Tavern, or Nightclub** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) With the exception of nightclubs, taverns, or bars located within District CD-5, the applicant shall demonstrate that no pre-existing Place of Worship is located within 500 feet of the proposed nightclub or similar establishment. Measurements shall be made from the property line of the proposed night club or similar establishment and from the property line of any separate Parking Lots to be used by the nightclub or similar establishment.
 - (2) Except in District CD-5, no nightclub, tavern, or bar shall be located within 500 feet of a Residentially zoned or Residentially used property.
 - (3) No outside storage or activities shall be located on the site.

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- (4) Outdoor activities occupying no more than 400 square feet may be permitted by Administrative Adjustment.
- g. **Car Wash** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) No storage, repair, or sales of vehicles shall be allowed on the site.
 - (2) Provisions shall be made for an on-site drainage system to capture water used to wash vehicles. This water shall be discharged into a sanitary sewer system or another approved on-site system and shall not be discharged into the stormwater system.
 - (3) No wash bay shall face or be located in the 1st or 2nd Layer or the Frontage.
- h. **Civic Buildings** in all districts may utilize the lot occupation, building, and other standards of the Civic District listed at Table 4.3.1-U.
- i. **Concrete Batch Plants and Concrete Manufacturing Plants** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
 - (2) The facility shall be at least 1,500 feet from any Residential Use or Residential District.
 - (3) The property may not be adjacent to an existing Hospital, Day Care Facility, Educational facility, Religious Facility, Long Term Care Facility, Continuum of Care Facility, or Assisted Living Facility.
 - (4) The site shall be at least four acres in size and shall have access on a major or minor thoroughfare.
 - (5) Property boundaries facing public streets shall be fenced with a six foot high fence.
 - (6) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.
- j. **Correctional Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) In order to accommodate outdoor recreational facilities and to allow for potential building expansion, the site size for facilities located outside the CD-5 Character District shall be a minimum of one acre in size or the minimum of the District, whichever is larger; provided that County and City jail facilities have no minimum site size.
 - (2) The facility shall be at least 650 feet from the nearest property which is Residentially zoned or used.
 - (3) The facility shall not be established within 1,320 feet of a public or private school, day care, or Place of Worship.
 - (4) Site Development shall be in conformance with the landscaping and dimensional requirements of the applicable District.

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- (5) The Use requires a Conditional Use Permit, which may be denied when the Use would be detrimental to nearby properties or may add conditions or safeguards to the approval in order to protect the health and welfare of citizens.
- k. **Drive-Through Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) Where no street separates the Use and a Residentially zoned or Residentially used property, at least 40 feet of separation shall be maintained between such Residential property Line and the Drive-Through facility.
 - (2) Drive-through Facilities must be located in the 3rd Layer and the location of Drive-Through Facilities and associated facilities (for example: communications systems and access aisles) shall be identified on all submitted Plans.
 - (3) Any speaker systems associated with a Drive-Through Facility shall be designed and located so as not to be audible beyond the Lot or Building Site on which the Drive-Through Facility is located.
 - (4) Vehicular access to a Drive-Through Facility that is between a Thoroughfare or Internal Drive and a Building shall require a Parcel Buffer pursuant to Section 4.3.11 if such access is within 50 feet of, and visible from, the Thoroughfare or Internal Drive. Such Buffer shall be installed and maintained along the entire length of such vehicular access and the Adjacent Thoroughfare or Internal Drive
 - (5) Vehicle stacking areas shall be provided in accordance with Section 4.3.12.H.
 - (6) All other requirements for Drive-Throughs in this Code must be met.
- l. **Extractive Uses** may be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) The application for the Use shall include a plan for restoration procedures once the operation ceases.
 - (2) The location of such an activity shall be in an area sparsely developed during the length of time the mining or quarrying activity is anticipated;
 - (3) Any permit or approval issued or granted hereunder shall be based on a Development Plan or other documents submitted with an application which shall provide, together with all other requirements for such Development Plan, the following:
 - (a) Existing contours of the site and up to 100 feet beyond the site boundary. Contour intervals shall be at two foot intervals.
 - (b) Location of the area in which the proposed quarrying activity is to be conducted.
 - (c) Location of all proposed buildings, crusher and screening equipment, roadways, and other facilities proposed on the site.
 - (d) Proposed method of drainage of the quarry area.

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- (e) Proposed fencing of the quarry area. Fencing shall be provided around all open excavations.
 - (f) Methods proposed for blasting. Open blasting commonly referred to as “pop shots” shall be prohibited.
 - (g) Methods proposed to control noise, vibration and other particulate matter in order to meet the performance standards as set out in this Ordinance.
 - (h) Finished contours of the site after the quarrying operation has been terminated. The site shall be graded and / or filled so as to be in substantial conformity with the topography of the surrounding lands. All fill material shall be nontoxic, nonflammable, and noncombustible solids. All areas that are back – filled shall be left so that adequate drainage is provided.
- (4) Approval for mining and quarrying activity may also include accessory concrete batching plants, asphaltic cement mixing plants and/ or rock crushing activities on the same or Abutting Lots or Building Sites, which may have directly opposing Frontages on the same public street. If such accessory activities are included on the quarry site, the total site must meet all of the Conditional Use requirements for mining and quarrying activities; however, in conditions of multiple Lots or Building Sites, the outer perimeter of the site shall be considered the Lot Line or Building Site Line;
 - (5) Before issuing a Conditional Use permit, the Board of Zoning Appeals shall require the owner of the quarry facility to execute a bond not less than \$1,000 per acre or more than \$2,000 per acre of active quarry throughout a five year period to restore the lands in the manner prescribed herein, including the removal of all Structures and machinery;
 - (6) Any permit issued hereunder shall not be for a period exceeding five years. After the expiration date of such permit, the Board of Zoning Appeals may review and grant an extension of time in the manner and procedure as prescribed for an original application.
- m. Family Day Care Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) A maximum of 12 clients may be served at any one time.
 - (2) Overnight accommodation shall not be permitted.
 - (3) No outdoor public address systems shall be allowed.
 - (4) The facility shall contain twice the minimum Lot area for the underlying District.
 - (5) When the facility is located within a Non-Residential area, the Fire Marshall shall review the proposal prior to approval and make a recommendation.
 - (6) A client drop off area shall be provided. All required Parking shall be in the Rear Yard or Side Yards; however, required Parking may be located in the Street Yard if the Zoning Administrator finds that such Parking is safe, not detrimental to the neighborhood, accessible, and compatible with surrounding properties.

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(7) All other standards of the applicable District shall be met.

n. **Food Truck Courts** shall be permitted as a Principal Use on any Lot or Building Site in accordance with Table 4.3.9.A-1, subject to the following:

- (1) Approval of a Development Plan pursuant to Section 8.5.6. As part of the Development Plan application, the Zoning Administrator shall review the items listed below and may request review by other City of Columbia officials.
- (2) Each Food Truck operating within a Food Truck Court must hold a current Mobile Vending permit from the City of Columbia.
- (3) A designated manager must be responsible for the orderly organization of the site, the cleanliness of the site, and compliance with all City of Columbia regulations.
- (4) The Food Truck Court must be kept clear of litter and debris at all times.
- (5) Waste receptacles must be provided on site during all hours of operation.
- (6) At least 30 percent of the lot or building site area must be shared common area not utilized for Food Truck stalls or parking.
- (7) The common area shall be designed for customer use and must include designated seating for patrons.
- (8) Electrical service must be provided on-site.
- (9) Food Truck Courts on lots or building sites greater than or equal to 0.50 acres in area must provide on-site accessible restroom facilities available for both customers and employees within a permanent structure.
- (10) Food Truck Courts on lots or building sites less than 0.50 acres in area must either provide on-site accessible restroom facilities; or a written agreement granting use of restrooms within 300 feet of the Food Truck Court for customers and employees during hours of operation.
- (11) Temporary or portable toilet facilities are not permitted.
- (12) Each Food Truck shall occupy a designated Food Truck Stall.
- (13) Food Truck stalls shall conform to the dimensional standards of a parallel parking stall in Table 4.3.12.C-1 and to the off-street parking surface requirements of the applicable Character District or Special District.
- (14) There shall be at least ten feet of unobstructed clearance between each Food Truck.
- (15) Food, drink, and other merchandise must be sold directly from Food Trucks or other Mobile Vending Apparatuses.
- (16) Except in Character District CD-5, the sale of alcohol in a Food Truck Court is prohibited.

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(17) Food Truck Courts with more than five Food Truck stalls must utilize a single point of sale system associated with a business entity with a situs and current business license and in the City of Columbia.

(18) Required parking shall be provided as described at § 4.3.12.B.3; on another lot or building site within 1,320 feet of the Food Truck Court by parking agreement or easement, provided the principal use on the shared site shall maintain minimum required parking;

On street space within 1,320 feet of the Food Truck Court; or a combination of all above.

(19) The Food Truck Court operator shall provide a detailed operating plan which includes:

- a) The maximum number of Food Trucks that can operate on the site at one time;
- b) A copy of the rules of operation to which Food Trucks operating on the site must adhere;
- c) A plan for the appropriate disposal of fats, oils, and grease which prevents release into the city sanitary sewer;
- d) Hours of operation of the Food Truck Court;
- e) Contact information for the designated manager;
- f) An explanation of how required parking will be provided; and
- g) An explanation of how required restroom facilities will be provided.

(20) The Food Truck Court operator shall provide a plot or building site plan which depicts:

- a) The location of all seating areas, trash receptacles and other movable and permanent physical elements of the Food Truck Court; and
- b) All other information deemed necessary by the Zoning Administrator.

o. Fuel Sales and Gasoline Sales Facilities, including Convenience Store with Gasoline Sales Facility, shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Fuel pumps shall be located at least 15 feet from any property line.
- (2) No outdoor storage shall be allowed.
- (3) Storage of vehicles for more than 24 hours is prohibited.
- (4) A spill prevention and counter measures plan shall be provided prior to construction plan approval that includes, at a minimum:
 - (a) Clean up procedures for fuel (or other hazardous material) spills occurring inside and outside the Building;

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- (b) Counter measures for use in preventing fuel (or other hazardous material) spills from entering the stormwater collection system;
 - (c) Routine cleanup procedures for work area and Parking Areas; and
 - (d) Washdown water shall not be permitted to enter the stormwater collection system.
- (5) Pumps shall be located in the 3rd Layer.
- (6) Within Districts CD-4, CD-4C, CD-5C, and PUD-MU, the maximum number of fuel dispensing pumps shall be eight per Lot or Building Site. Within District CD-5, the maximum number of fuel-dispensing pumps shall be eight for the entire District.
- p. **Golf Course, Country Club, Swim Club, and Tennis Club** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) No maintenance Building or clubhouse shall be closer than 100 feet from any Residentially zoned or Residentially used land.
- q. **Group Assembly Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) The locations, size and design of such facilities shall be situated so that the proposed Development shall be compatible with the Development within the surrounding area thus reducing the impact upon the surrounding area;
 - (2) The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets; and
 - (3) When an application for a Group Assembly permit includes an amusement park, sports arena, fairground, racetrack, or similar recreational pursuits, the following requirements shall be observed:
 - (a) The minimum site area shall 25 acres;
 - (b) The minimum setback of all Structures from all public roads shall be 100 feet;
 - (c) Such facility shall be situated so that no Residentially zoned or Residentially used property is located closer than 500 feet from the Building entrance of such facility;
 - (4) Access to such facility shall be by a paved public major arterial or major collector thoroughfare. Traffic shall not be directed through Residentially zoned or Residentially used property, through areas that are Adjacent to Residentially zoned or Residentially used property, or on minor Residential streets traversing Residentially zoned or Residentially used property areas or areas that are Adjacent thereto;
 - (5) Any lighting provided at such facilities shall be designed so that no direct light falls on Adjacent Residential property; and

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- (6) Accessory Uses may be permitted in conjunction with the Principal Use of the property provided that such uses are physically designed as a part of or within the principal Structure. Such Uses may include food sales, beverage sales, gift or souvenir shops, and similar activities.
- r. **Group Living Uses** indicated on the applicable Use Table as Uses Permitted with Limited Conditions are permitted subject to following:
 - (1) The home shall be operated in a manner that is compatible with the neighborhood and shall not be detrimental to Adjacent properties as a result of traffic, noise, refuse, parking, or other activities.
 - (2) When located in a Residential neighborhood, the home shall maintain a residential appearance compatible with the neighborhood.
 - (3) The home shall meet all state requirements, and all applicable housing and building codes.
- s. **Hazardous and Low Level Nuclear Material Disposal and Storage Areas** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
 - (2) The facility shall comply with all applicable State and federal regulations.
 - (3) The facility shall be located at least 1,500 feet from any Residential property.
 - (4) Maps and engineering drawings shall be provided showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within ¼-mile of the property line.
 - (5) The site shall be enclosed by a fence or wall at least 6 feet high. Entrance and exit shall be through a gate which shall be locked during non-business hours.
 - (6) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.
- t. **Heavy Industrial Facilities, Not Otherwise Classified** may be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
 - (2) The facility shall comply with all applicable State and federal regulations.
 - (3) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.
- u. **Hospitals, Rehabilitation Facilities, and Centers for Observation** shall be permitted in accordance with the applicable Use Table, subject to the following:

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- (1) The minimum Side Yards and Rear Yards for Hospitals and Centers for Observation or Rehabilitation Facility shall be 50 feet for one or two Story Buildings, increased by five feet for each Story above two Stories.
 - (2) The location and operation of such facility shall be in keeping with the character of the surrounding area and shall not have an adverse effect on the properties in the surrounding area.
 - (3) All public utilities including a Central Sewage Collection and Treatment System shall be available to the site.
- v. **Hotels, Motels, and Extended Stay Hotels** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) The parcel shall be accessed from a Thoroughfare or Internal Drive.
 - (2) Where the property line of a Motel is Adjacent to Residentially zoned or Residentially used property, the minimum depth for the required Yard along such Adjacent property shall be 50 feet and no Structures or Parking shall be permitted in the required Yard.
 - (3) Any Accessory Uses such as restaurants and outdoor recreational activities shall not be located on the side of Adjacent to Residentially zoned or Residentially used property.
- w. **Long Term Care Facilities, Continuum of Care Facilities and Group Care Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) The purpose(s) of the facility must be clearly established by the agency responsible and the appropriate staff services must be provided to achieve the stated purpose(s).
 - (2) Group Care Facilities accommodating from seven to 12 individuals shall have 24-hour staff and professional services in the behavioral sciences available.
 - (3) Group Care Facilities accommodating more than 12 individuals shall have resident 24-hour staff, and shall provide professional services in the behavioral sciences.
 - (4) The Planning Commission must make a written finding to the Board of Zoning Appeals regarding the foregoing requirements based on advice from such agencies as the Tennessee Department of Human Services.
 - (5) An appropriate license must be secured for any activity regulated by any public agency, including the Tennessee Department of Human Services. Any activity lawfully regulated by any public agency may be permitted for only that time period for which a valid license is obtained. Where grades or classes of approvals are granted, only the most restrictive may be permitted.
 - (6) No more than one of either a Long Term Care Facility, Continuum of Care Facility, or Group Care Facility may be permitted on a single Block.
 - (7) A Family Care Facility may not accommodate more than one individual (excluding staff) per living room.

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- (8) The home shall be operated in a manner that is compatible with the neighborhood and shall not be detrimental to Adjacent properties as a result of traffic, noise, refuse, Parking or other activities.
 - (9) The home shall maintain a Residential appearance compatible with the neighborhood.
 - (10) The home shall meet all state requirements, and all applicable housing and building code requirements.
 - (11) A Group Care Facility must contain 1,500 square feet of net floor space for the first six residents, including resident staff, and 150 square feet of net floor space per person above six residents.
 - (12) Necessary utilities including a Central Sewage Collection and Treatment System shall be available to the site.
 - (13) Group Care Facilities accommodating from seven to 12 persons, and Family Care Facilities accommodating from one to six persons shall meet all bulk regulations for a Residence in the applicable District.
 - (14) Group Care Facilities accommodating from 13 to 50 persons shall have a minimum Lot/Building Site Area of five acres. When more than 50 persons are accommodated, there shall be one additional acre is required for each ten persons accommodated.
 - (15) The minimum Side Yards and Rear Yards for Group Care Facilities accommodating 13 or more persons shall be 50 feet for a one – or two – story building, increased by five feet for each story above two.
 - (16) The Development Plan shall be subject to approval by the Planning Commission, taking into account but not limited to the following considerations:
 - (a) Compatibility with the surrounding area;
 - (b) Any adverse impact of the proposed activity on the character of the area;
 - (c) Needed fencing and screening;
 - (d) Adequate open space and recreation space if appropriate; and
 - (e) All other requirements of this Section.
 - (17) Notwithstanding the factors listed above, the Board of Zoning Appeals shall be permitted to vary the Required Yards or Setbacks and the Screening for Parking when the application involves a change in activities in existing Structures. The Development Plan shall provide for compensating features to offset any potentially adverse conditions that might be brought about by said modification to the requirements.
- x. **Manufactured Homes** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) No person shall place a Manufactured Home on any Lot or Building Site within a Residential District, unless it is used actively for Residential purposes. Non-Residential Use of

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a Manufactured Home may be permitted as a Temporary Use subject to Section 4.3.8.B, Temporary Construction Offices.

y. **Manufactured Home Parks** shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Applications for a Multi-family Dwelling shall be subject to the Site Development Plan Review requirements of Section 8.5.6 and shall require Planning Commission approval.
- (2) Manufactured Home Parks must be designed and constructed to the same standards as a site-built subdivision to assure a safe, healthy Residential environment.
- (3) Where permitted, Manufactured Homes within a Manufactured Home Park shall be located to minimize hazards due to possible subsidence, flood or erosion, and insect or rodent infestation.
- (4) Landscaping and Buffering shall be provided in conformance with Section 4.3.11. A planting plan shall be submitted with the final Development Plan.
- (5) Publication "NCSBCS Standard for Manufactured Home Installations" (ANSI A 225.1 – 1982), including NFPA Standard for Fire safety Criteria for Manufactured Home Installations, Sites and Communities (NFPA 501A – 1982), shall be applicable to Manufactured Home Parks, and is hereby adopted by reference.
- (6) Each Manufactured Home Park shall be served by a public water supply of adequate quantity, quality and pressure.
- (7) Adequate fire protection, as determined by the Municipal Fire Department, shall be provided for each Manufactured Home located within a Manufactured Home Park.
- (8) Each Manufactured Home within a Manufactured Home Park shall be served by a Central Sewage Collection and Treatment System.
- (9) Solid waste collection stands shall be provided for waste facilities. Such stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them. Stands shall be screened in accordance with Section 4.3.11.
- (10) Service Buildings housing sanitation and laundry facilities shall be permanent Structures complying with all applicable Ordinances and statutes regulating buildings, electrical installations, and plumbing and sanitation systems.
- (11) All Manufactured Home Stands shall be located within reasonable proximity to a fire hydrant or similar fire protection facilities.
- (12) A safe, convenient, all-season pedestrian circulation system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have an adequate gradient and a minimum width of three feet.
- (13) Direct vehicular access to the Manufactured Home Park shall be provided by means of an abutting improved public street or way and access to each Manufactured Home site

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shall be by a permanently maintained private street or way which is protected by a permanent Easement. Sole vehicular access shall not be by an Alley.

- (14) All Vehicular Use Areas used for common access for two or more residents shall be suitably paved and maintained as a condition of approval of the Manufactured Home Park.
- (15) The limits of each Manufactured Home Site shall be marked on the ground by suitable means. Location of Manufactured Home Site limits on the ground shall be the same as shown on accepted plans.
- (16) Manufactured Homes shall have a minimum side-to-side clearance of 25 feet and a minimum end-to-end clearance of 15 feet.
- (17) There shall be a minimum distance of ten feet between the nearest edge of any Manufactured Home Stand and an Abutting Street or Internal Drive.
- (18) Each Manufactured Home Site shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area of such outdoor living and service area shall be at least 300 square feet, with a minimum dimension of 15 feet. This area shall not be counted towards required Civic Space.

z. Manufactured Home Sales shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) The boundary of the property shall be a minimum of 500 feet from any Residentially zoned or Residentially used property.
- (2) The display area shall be set back a minimum of 25 feet from the street right-of-way and shall be Screened from the Frontage in accordance with Section 4.3.11.
- (3) In addition to the landscaping requirements in Sections 4.3.11 and 4.3.16, the following landscaping shall be provided within any Front (Street) Yard:
 - a) An evergreen hedge which is at least 24 inches in height; or
 - b) Plantings which meet the requirements for plantings under Section 4.3.9.D.6.y(5).
 - c) Storage and repair activities shall be screened from off-site views.
- (4) A minimum separation of at least 10 feet shall be maintained between display homes. Display homes which are visible off-site shall be provided with some type of material and/or landscaping around the base which will prevent open views underneath the Manufactured Home.

aa. Mobile Vending shall be permitted in accordance with Table 4.3.9.A-3, subject to the following:

- (1) Issuance of a Temporary Use Permit pursuant to Section 8.5.9.
- (2) All Mobile Vending shall be subject to the following requirements and limitations:

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- a) Access, ingress, egress, and interior vehicular or pedestrian circulation at the vending location shall not be impeded.
 - b) Mobile vendors may not obstruct corner or driveway sight triangles depicted in Tables 4.3.3.G.1 and 4.3.3.G.2.
 - c) The primary use on site shall maintain an adequate parking supply.
 - d) upon request of the Zoning Administrator or the Columbia Police Department the Mobile Vendor shall provide a written and signed agreement from the property owner, or owner's authorized agent, granting permission for the temporary use of the property, which shall include a provision for the usage of on-site restroom facilities when tables and/or chairs are incorporated.
 - e) Trash receptacle of adequate size shall be provided by the vendor.
 - f) All signage shall be on located on the mobile vending apparatus.
 - g) With the exception of special events, vending shall only take place on a hard surface conforming to Section 4.3.12.C-7 or on properties with existing non-conforming parking areas with an approved driveway entrance.
 - h) With the exception of Food Trucks, mobile vendors shall not remain on a single site for more than four (4) consecutive days.
 - i) Food Trucks and shall remain movable at all times and may not be permanently secured to the site; upon request of the Zoning Administrator, each operator of a Food Truck must show current registration to operate the apparatus on public roads and demonstrate that the apparatus is movable.
 - j) Mobile vendors must dispose of fats, oils, and grease appropriately and may not connect to city sanitary sewer.
 - k) Any Mobile Vendor serving alcohol must by licensed by the Tennessee Alcoholic Beverage Commission and must comply with all regulations related to the sale of alcohol. Restroom facilities required for employees.
 - l) Mobile Vendors operating at a location for a duration of more than four hours must have a written agreement, available upon request by the Zoning Administrator or the City of Columbia Police Department, that permits employees to have access to a restroom no more than 300 feet from the vending location during all the hours of operation.
- (3) Within Character District CD-5, Food Trucks and Pushcarts may be permitted to set up for service or to conduct business in the public right of way under the following criteria:
- a) Mobile Vending locations shall be limited to street segments designated as appropriate for Mobile Vending by the Zoning Administrator; the Zoning Administrator shall create a map of street segments designated for mobile vending at least quarterly; Mobile Vendors who set up for service in the right of way must verify allowable vending locations;

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- b) Hours of operation shall be limited to 7:00 am to 10:00 pm;
 - c) Only one parking space shall be occupied;
 - d) Such Food Truck shall be removed from the parking space each day; no Food Truck may remain in the public rights of way for more than six (6) consecutive hours;
 - e) Mobile Vendors shall not reserve, obstruct, or otherwise limit the use of parking spaces while not actually occupying the space;
 - f) The Zoning Administrator, the Department of Public Works, or the City of Columbia Police Department may direct the Mobile Vendor to vacate the right of way at any time, the Mobile Vendor must immediately comply with directions to leave a parking space;
 - g) The mobile vendor shall clearly identify the mobile vending area with traffic cones or similar device.
- (4) Within CIVIC Districts, Food Trucks may be permitted to set up for service or to conduct business under the following criteria:
- a) The Mobile Vendor holds a current Mobile Vending Permit
 - b) The City of Columbia, or a person or organization that has entered into a use agreement with the City of Columbia, has invited the Mobile Vendor to cater a community event;
 - c) The serving window of the Food Truck must face away from any right of way; and
 - d) The mobile vendor shall clearly identify the mobile vending area with traffic cones or similar device.
- (5) Except as set forth in Section 4.3.9.D.6.x(3) with respect to Character District CD-5, in order to maintain the safe movement of vehicles and pedestrians on the City's roadways, Mobile Vendors, excluding Ice Cream Truck and Canteen Truck operations, shall not be permitted to set up for service or to conduct business on any public right-of-Way.
- (6) In addition to the circumstances under which Mobile Vendors may be permitted to set up for service or to conduct business in the public right of way of Character District CD-5 under Section 4.3.9.D.6.x(5), Mobile Vendors shall be permitted to set up for service or to conduct business in Character District CD-5 for a special event that includes full or partial street closures, or mass gathering permits sanctioned by the City.
- (7) A canteen truck with a current mobile food vending permit may operate on private property or from the right of way adjacent to a construction site with an active building permit in order to cater to on-site workers: between the hours of 6:00 a.m. and 6:00 p.m. on week days; a Canteen Truck may not remain on any one site for more than one (1) hour each day; the serving window of the Canteen Truck must face private property.

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- (8) An Ice Cream Truck with a current mobile food vending permit may operate on private property or from the right of way; an Ice Cream Truck may not remain at any one location for more than 15 minutes before relocating to another location not less than one-quarter mile from the previous location; the serving window of the Ice Cream Truck must face private property.
- (9) The Zoning Administrator may revoke the annual temporary use permit found to be in violation of any provision of this Ordinance.

bb. Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning, other than Car Wash shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Fuel and oil pumps, if present, shall be at least 15 feet from property lines.
- (2) Pump island canopies shall be so located that a vertical downward projection of the edge nearest the Front Lot Line or Building Line shall not be closer than 1/2 the required yard depth for the District in which the Use is located.
- (3) Any repair, servicing, maintenance or other work on vehicles shall be conducted within an enclosed Structure.
- (4) No outdoor storage shall be allowed.
- (5) Storage of vehicles for 15 days or more shall be prohibited.
- (6) A spill prevention and counter measures plan shall be provided prior to construction plan approval that includes, at a minimum:
 - a) Cleanup procedures for spills occurring inside and outside the Building;
 - b) Counter measures for use in preventing spills from entering the stormwater collection system;
 - c) Routine cleanup procedures for work areas and Parking areas; and
 - d) Wash-down water shall not be permitted to enter the stormwater collection system.

aa. Motor Vehicle Sales, Leasing, and Rentals shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) All Junk Vehicles or inoperable vehicles or equipment shall be within a completely enclosed Building.
- (2) Vehicle or equipment repairs made on-site shall be conducted within an enclosed Structure.
- (3) Adequate on-site area shall exist for the loading and unloading of vehicles from car carriers to ensure that no such loading or unloading occurs in any Right-of-Way.
- (4) No vehicles shall be displayed in required landscaping or in Rights-of-Way.

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(5) Vehicle sales, leasing, and rental facilities shall meet the following Parking Area landscaping standards rather than those of Section 4.3.12.C:

- a) Trees shall be planted at the rate of one tree per 50 linear feet, and shrubs at the rate of one shrub per five linear feet of display area.
- b) Plants may be grouped together, provided that at least 250 square feet of contiguous growing area, not encroached upon by impervious surfaces, surrounds each planted tree.

(6) The provisions of Section 4.3.9.D.6.a shall not apply.

ab. Non-Banking Financial Institution shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) A Non-Banking Financial Institution shall be located no less than 1,320 linear feet from the property line of another property upon which another Non-Banking Financial Institution is located.

ac. On-Street Vending shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Issuance of a Temporary Use Permit pursuant to Section 8.5.9.

ad. Outdoor Display shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Outdoor Display shall be permitted only through the Administrative Adjustment process in Section 8.5.8.
- (2) A binding site plan illustrating the extent of the permitted area for outdoor display shall be required.
- (3) Vehicles for sale, lease or rent as part of a properly permitted Use (including boats and manufactured housing) shall not be considered merchandise, material or equipment subject to the restrictions of this Section.
- (4) Plant material at a Plant Nursery or Plant Nursery with Landscape Supply shall not be considered merchandise, material or equipment subject to the restrictions of this Section.
- (5) Waste generated on-site and deposited in ordinary refuse containers shall not be subject to the restrictions of this Section.
- (6) Temporary uses permitted by these zoning regulations are not subject to the requirements of this Section.
- (7) The requirements of this Section do not supersede any previously issued Conditional Use or special exception for outdoor display or storage.
- (8) The outdoor location of soft drink or similar vending machines shall be considered outdoor display where the location is visible from Adjacent Residential Development.

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- (9) Outdoor acceptance of payment or other remittance (including cash registers or similar devices) shall not be permitted, except for activities permitted through a Temporary Use permit.

ae. Outdoor Recreation shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) The use shall have direct access from a major or minor thoroughfare.
- (2) Food sales shall be provided for patrons of the recreational activity only.
- (3) Passive recreational activities may use alternative Parking surfaces as approved by the City Engineer.

af. Outdoor Storage, where permitted by this Ordinance, shall be located at least 15 feet from the public right-of-way and any Abutting Residential Use or Residential District. All areas utilized for outdoor storage should be screened from view from the public right-of-way.

ag. Parking Lots shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) No storage, repair, or sales of vehicles shall be allowed on the site.
- (2) A wall or continuous evergreen hedgerow of at least 24 inches and fence no more than 48 inches in height shall be placed around the perimeter of the Parking area to prevent Encroachment of vehicles into the surrounding area. Openings for pedestrian and vehicular access are permitted.
- (3) Compliance with all other applicable provisions of this Code related to Parking Lots.

ah. Self-Service Storage Facilities shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Except when located within District SD-LI or SD-HI, there shall be a Parcel Buffer provided pursuant to Section 4.3.11.H, which shall include a perimeter fence no less than four feet and no more than eight feet in height. Such fence shall be Screened in accordance with Section 4.3.1.
- (2) Barbed-wire, razor wire, or similar accoutrements may not be used on portions of the fence visible from a roadway. Acceptable materials include wrought iron, aluminum, stone, brick or other materials with similar appearance.
- (3) One Loading Space shall be provided for each 10,000 square feet of enclosed storage area.
- (4) When located within a PUD District, the Use shall maintain a minimum 300 foot Setback from any property line along arterial roadways.

ai. Short-Term Rental Units shall be permitted in accordance with the applicable Use Table, subject to the following:

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- (1) the Short-Term Rental Unit must be in a Building originally used or designed to be used as an abode or home of a person, family, or household in either a portion of a single-family house, or an individual Dwelling Unit in a two-family Dwelling, or townhouse, which Short-Term Rental Unit is rented wholly or partially for a period of less than thirty (30) continuous days occupancy for a fee;
 - (2) the owner, defined as Single-Family Dwelling, of such Short-Term Rental Unit must reside on the premise;
 - (3) each Short-Term Rental Unit must be registered with and licensed by the City.
- aj. Townhouses or Rowhouses** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) Party walls, subject to the provisions of the Standard Building Code and National Fire Protection Association Fire Code, shall be provided along all points of attachment.
- ak. Transfer Stations and Recycling Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) The transfer station shall handle only waste that can be legally handled or disposed of in a solid waste landfill facility. This limitation shall not preclude use of the transfer station site for collection, processing, storage, and transfer of recyclable materials or for other waste reduction activities.
 - (2) Recycling facilities shall handle only recyclable materials for which a permit has been obtained through the appropriate regulatory agency.
 - (3) The entrance Driveway shall be located on a major thoroughfare located within 2,000 feet of an interstate highway interchange.
 - (4) There shall be at least 500 feet of separation between the facility [building and vehicular use areas adjacent to the building] and the nearest Residential Structure.
 - (5) The facility shall conform to all applicable State and federal regulations.
- al. Utility Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) Utility Facilities in Residential areas or adjoining Residential Uses shall maintain Residential area Setbacks or Required Yards, be fenced (unless totally enclosed with a Structure), and either be screened from view or designed to have a Residential appearance.
 - (2) Expansion of Utility Facilities originally approved through the issuance of a Conditional Use Permit pursuant to Section 8.5.16 of up to 20% or 1,000 square feet, whichever is greater, may be approved administratively by the Zoning Administrator.
- am. Waste Handling Facility, Not Otherwise Classified** may be permitted in accordance with the applicable Use Table, subject to the following:
- (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.

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- (2) The facility shall comply with all applicable State and federal regulations.
- (3) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

an. Wireless Communication Facilities other than Communications Towers shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) The requirements set forth in this Section 4.3.9.D.6.n. shall govern the location of Towers that exceed, and antennas that are installed at a height in excess of 70 feet. The height limitations applicable to Buildings and Structures shall not apply to Towers and Antennas.
- (2) Antennas or Towers located on property owned, leased, or otherwise controlled by the CITY shall be exempt from the requirements of this subsection, provided a license or lease authorizing such Antenna or Tower has been approved by City Council.
- (3) This Section shall not govern any Tower, or the installation of any Antenna, that is under 70 feet in height and is owned and operated by a federally – licensed amateur radio station operator or is used exclusively for receive – only Antennas.
- (4) The following requirements must be met:
 - a) Site and landscape plans drawn to scale and landscape plans drawn to scale;
 - b) A report including a description of the Tower with technical reasons for its design;
 - c) Documentation establishing the structural integrity for the Tower’s proposed uses, certified by a professional engineer licensed in the State of Tennessee competent in such design, the general capacity of the Tower and information necessary to assure that ANSI (American National Standard Institute) standards are met;
 - d) A statement of intent whether excess space on the Tower will be leased;
 - e) Proof of ownership of the site or a copy of the owner’s authorization to use the site;
 - f) Copies of any Easements necessary to gain access or limited Development areas;
 - g) An analysis of the site containing existing topographical contours;
 - h) A written opinion from an appropriate authority that the soils and underlying materials will support the intended Structure;
 - i) Evidence that the Tower facility meets technical emissions standards set by the FCC (Federal Communication Commission);
 - j) Evidence of “Determination of No Hazard” from the FAA (Federal Aviation Administration), as well as all required FCC permit information;

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- k) Alternatives to the Tower location and why this site was selected; and
 - l) Evidence that the site complies with requirements of the NEPA (National Environmental Policy Act) in regard to impact on wildlife, endangered species, historical sites, Native American religious sites, floodplains, wetlands, high intensity white lights in Residential neighborhoods ,and frequency emissions in excess of FCC guidelines.
- (5) Towers may be built on the same Lot or Building Site with another Principal Use. A separation a minimum of the Tower height between the Tower and any other Principal Use is required in order to provide for the health, safety and welfare of individuals and Structures occupying the same site. Joint use is prohibited on a Lot or Building Site where a proposed or existing Principal Use includes the storage, distribution or sale of volatile, flammable, explosive or hazardous wastes such as LP gas, propane, gasoline, natural gas and corrosive or dangerous chemicals.
- (6) Towers 80 feet or more in height shall be located on the Lot so that the distance from the base of the Tower to any adjoining property line or supporting Structure of another Tower is a minimum of 100% of the proposed Tower height. No Variance shall be granted from this minimum setback requirement.
- (7) Except as specifically required by the FAA (Federal Aviation Administration) or the FCC (Federal Communication Commission), transmission Structures shall:
 - a) use colors such as gray, blue or green which reduce their visual impacts; provided, wooden poles do not have to be painted; and
 - b) not be illuminated, except equipment shelters may use lighting for security reasons which is compatible with the surrounding neighborhood;
 - c) not use strobe lights unless specifically required by FAA.
- (8) Any proposed Tower shall be structurally designed so as to accommodate the minimum number of foreseeable shared users.
- (9) No advertising or display is permitted on any Communication Tower.
- (10) Any Accessory Buildings or Structures shall be located a minimum of 50 feet from any adjoining property line. Except for emergency purposes, the accessory facilities may not include offices, long-term vehicular storage, other outdoor storage, or broadcast studios, unless the Use is permitted in the District.
- (11) The Tower base and equipment area shall be enclosed with a fence no less than six feet in height. Access shall be locked at all times when the site is not occupied.
- (12) Where the Tower site abuts or is contiguous to any Residential District, there shall be provided a continuous, solid Screening and it shall be of such plant material as will provide an evergreen Screen. Screening as required herein shall be not less than four feet in height at the time of planting and shall be permanently maintained.

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(13) Location on any other Structure other than a Tower (i.e., water tank, utility poles, roof tops, etc.) is permitted subject to the provisions listed above relating to a Tower location.

(14) Co – location on Towers is encouraged. The Zoning Administrator has authority to approve a co – location on an existing Tower subject to:

- a) receipt of a letter from a licensed engineer stating that the Tower is structurally adequate to handle the additional load; and
- b) the FCC technical emissions standards not being exceeded.

(15) Any Antenna or Tower that is not operated for a continuous period of 12 months shall be considered abandoned and the owner of such antenna or tower, as well as any shared user(s) of the Tower or Antenna, shall remove same within 90 days of receipt of notice from the City notifying the owner and shared user(s) of such abandonment. If such Antenna or Tower is not removed within said 90 days, the City may remove or have the Structure removed at the owner's expense.

ao. Wrecking, junk, and salvage yards shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
- (2) The facility shall not be within 1,000 feet of Residentially zoned or Residentially used property; however, intervening highways, streets, railroads, and similar Rights-of-Ways shall be included in the 1,000-foot measurement.
- (3) The facilities shall be enclosed by a fence and shall be Screened from view. The fence shall be six-feet high, measured from the lowest point of grade. The fence shall be maintained in good condition. No stored materials shall be visible from ground level immediately outside the fence.
- (4) A spill prevention and countermeasures plan shall be provided prior to construction plan approval that includes, at a minimum:
 - a) Cleanup procedures for spills occurring inside and outside the Building;
 - b) Countermeasures to prevent spills from entering the stormwater collection system; and
 - c) Routine cleanup procedures for work areas and parking areas. Washdown water shall not be permitted to enter the stormwater collection system.
- (5) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

F. General Performance Standards for All Uses.

1. Any activity which releases smoke, particulate matter, gases or contaminants into the atmosphere shall comply with all applicable federal and State regulations.
2. All activities shall comply with the City Fire Codes.
3. All activities shall comply at a minimum with all applicable State and federal regulations as well as the appropriate County Health Department regulations and City and County fire department regulations for hazardous materials and wastes.
4. All activities shall control electromagnetic frequencies so that there is no interference in the operation of equipment off-site and no adverse effects to persons off-site.
5. Any activity which discharges material or liquids into sanitary sewers shall conform to all federal, state and local discharge and release regulations. City sanitation ordinances may also apply. The drainage of waste or stored materials onto adjacent properties or directly into creeks and watercourses or into the stormwater conveyance system is prohibited. Only uncontaminated stormwater runoff may be discharged into the stormwater conveyance system.
6. All activities shall comply with all federal and State regulations which apply to the handling, storage, and disposal of nuclear material.
7. All activities shall comply with all City regulations which pertain to the emanation of sound waves.

G. Accessory Uses.

1. Accessory Uses are Permitted by Right, Permitted Subject to Limited Use Standards, as Conditional Uses, or Not Permitted, as indicated in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses).
2. Those Uses shown in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses) as “P” (Permitted Accessory Use) are permitted in the applicable District, as indicated, if subordinate and customarily incidental to a permitted Principal Use existing on the Lot or Building Site.
3. Those Uses shown in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses) as “CU” (Conditional Use) are permitted in the applicable District, as indicated, if compliant with all applicable standards, requirements and conditions of Section 4.3.9.D, and subject to issuance of a Conditional Use Permit pursuant to Section 8.5.16.
4. Those Uses shown in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses) as “PL” (Permitted Subject to Limited Use Standards) are permitted in the applicable District, as indicated, if compliant with all applicable standards, requirements and conditions of Section 4.3.9.D.

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TABLE 4.3.9.A-2 BUILDING, LOT & BUILDING SITE ACCESSORY USES

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Accessory Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Dwelling Unit	PL	PL	PL	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	PL
Accessory Garden Center	NP	NP	NP	NP	P	NP	P	NP	P	P	NP	NP	NP	NP
Parish House, Rectory, Parsonage, Monastery, or Convent on Site with Place of Worship	P	P	P	P	P	P	P	P	P	P	NP	P	NP	P
Dormitory on Site with Educational Institution	NP	NP	NP	P	P	P	P	P	P	P	NP	NP	NP	P
Hazardous Materials Storage	NP	NP	NP	NP	NP	NP	NP	NP	CU	CU	CU	NP	NP	NP
Home Occupations	P	P	P	P	P	P	P	P	P	P	NP	P	P	NP
Child Care for 4 or fewer In Home	P	P	P	P	P	P	P	P	NP	P	NP	P	P	NP
Outdoor Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP
Parking Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, refreshment and service uses of Structures in Civic Space incidental to the Civic Principal Use	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P
Retail Sales Accessory to Light Manufacturing or Warehouse	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP
Motor Vehicle Maintenance that is routine, periodic and incidental, if inside Garage or in 3rd	P	P	P	P	P	P	P	P	P	P	P	P	P	NP

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Layer& vehicle is owned and registered occupant of Dwelling														
Outdoor Display	NP	NP	NP	PL	PL	PL	PL	PL	PL	PL	NP	NP	PL	PL
School on site with Place of Worship	P	P	P	P	P	P	P	P	P	P	NP	P	NP	P
Seminary on site with Place of Worship	P	P	P	P	P	P	P	P	P	P	NP	P	NP	P
Solar Panels	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sports Court, Swimming Pool, Hot Tub in 3rdLayer	P	P	P	P	P	P	P	P	P	P	NP	P	NP	NP
Tasting Room on site with Brewery, Distillery, Winery	NP	NP	NP	P	P	P	P	P	P	P	P	NP	NP	NP
Telecommunications Receiving Equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Telecommunications Facility	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU

H. Temporary Uses

1. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Permitted ("P") are allowed by right, subject to the issuance of a Temporary Use Permit by the Zoning Administrator.
2. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Permitted Subject to Limited Use Standards ("PL") are allowed by right provided that the applicable standards and requirements are met, subject to the issuance of a Temporary Use Permit by the Zoning Administrator.
3. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Conditional Use ("CU") are allowed by Conditional Use Permit, subject to compliance with the Conditional Use requirements of this Article and the issuance of a Temporary Use Permit by the Zoning Administrator.
4. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Not Permitted ("NP"), not allowed as Permitted ("P") or allowed as a Conditional Use ("CU"), or otherwise prohibited by this Ordinance are prohibited as Temporary Uses.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-3 BUILDING, LOT & BUILDING SITE TEMPORARY USES

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Trailers in Third Layer for Storage of Goods Associated with Commercial Principal Use, for up to 6 months with possible extension to 12 months	NP	NP	NP	CU	CU	CU	CU	CU	CU	CU	CU	NP	CU	NP
Seasonal Uses or Uses for Unusual Non- Recurrent Events, for no more than 30 days	P	P	P	P	P	P	P	P	P	P	P	P	P	P
New Subdivision Sales & Management Office, until development completion	P	P	P	P	P	P	P	P	NP	P	P	P	P	NP
Construction Office Trailer	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Mobile Vending	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

4.3.9 ENCROACHMENTS

Encroachments of Building Elements are allowed within each District and Civic District only as set forth in Table 4.3.10 Encroachments.

TABLE 4.3.10 ENCROACHMENTS

Encroachments - Required Setbacks & Yards*			
*Encroachments shall not requirements for a clear sight triangle.			
Encroachment Type	Front/Street	Side	Rear
Steps to Building Entrance	P	P	P
Open Porches, including Steps	P ≤ 25% Setback/Yard	P	P
Patios, in permitted applicable Layer	NP	P	P
Decks, in permitted applicable Layer	NP	P ≤ 25% Setback/Yard	P ≤ 25% Setback/Yard
Openwork Fire Escapes & Fire Balconies	NP	P ≤ 6 ft.	P ≤ 6 ft.
Chimney flues, sills, belt courses, cornices, buttresses eaves and other Architectural Features	P	P	P
Satellite dishes/ antennae	NP	NP	P
Mechanical equipment, including HVAC	NP	P	P
Underground utility lines, wires and associated Structures (e.g. poles)	P	P	P
Fences, hedges, walls, Shrubbery, and other landscape features	P	P	P
Parking Areas, Loading Areas and Driveways in 3rd Layer	NP	P	P
Bicycle Parking	P	P	P
Stoops	P	P	P
Balconies and Bay Windows	P	P	P
Driveways & Sidewalks	P	P	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Retaining walls	P ≤ 3 ft. in height	P ≤ 4 ft. in height	P ≤ 6 ft. in height
Awnings or canopies w/out support other than integral or wall support	P ≤ 6 ft.	P	P
Signs permitted by Article 7 (Signs)	P	P	P
Eaves, gutters, or Downspouts	P ≤ greater of 24" or 20% of Setback / Yard	P ≤ greater of 24" or 20% of setback / Yard	P ≤ greater of 24" or 20% of Setback /Yard
Flagpoles w/ < 1 structural ground member	P	P	P
Clothes poles or lines	NP	NP	P
Mailboxes	P	P	P
Sculptures or similar artistic Objects	P	P	P
Street furniture, such as benches, drinking fountains, trash receptacles, ash trays, & lighting standards	P	P	P

4.3.10 SCREENS, STREETSCREENS, & LOT/BUILDING SITE/PARCEL BUFFERS

A. Compliance with Standards.

Any Screen, Streetscreen, or Buffer required under this Ordinance shall comply with the applicable standards and requirements in **Tables 4.3.1-A - 4.3.1-U (District Standards)**, and this Section 4.3.11.

B. When Screening Required.

Screening of the items and conditions indicated shall be provided as required for each applicable District in **Tables 4.3.1-A - 4.3.1-U (District Standards)**, and this Section 4.3.11, except in each case, at any Driveway.

C. Location of Streetscreen.

Any Streetscreen must be located as set forth in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

D. Wall Screen / Streetscreen Material.

A Wall Screen or Streetscreen shall be constructed of the materials specified in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

E. Fence Screen / Streetscreen Material.

A Fence Screen or Streetscreen shall be constructed of the materials specified in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

F. Hedge Screen / Streetscreen Standards.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

A hedge Screen or Streetscreen shall consist of plants meeting the standards of **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

G. Openings in Streetscreens.

Streetscreens shall have openings no larger than necessary to allow vehicular and pedestrian access.

H. Lot/Building Site/Parcel Buffer Requirements.

1. For Project Buffers applicable to Development Parcels, see Section 5.8.
2. If a Project Buffer exists or is required pursuant to Section 5.7, a Lot/Building Site/ Parcel Buffer is not required under this Section 4.3.11.H.
3. Except as provided in paragraph 4.3.11.H.2 or as otherwise specifically provided in this Ordinance, a Lot/Building Site/ Parcel Buffer must be provided for any new Development or Structure within Districts CD-4C, CD-5C, PUD-R, PUD-MU, or any Special District, along the common Lot, Building Site, or parcel boundary of such Development or Structure and that of any Lot, Building Site, or parcel on which a single-family Dwelling or Two-Family Detached Residential Dwelling is located. Except as otherwise specifically provided in this Ordinance, all Lot/Building Site/ Parcel Buffers required under this Article 4 must meet the following requirements:

I. Modification

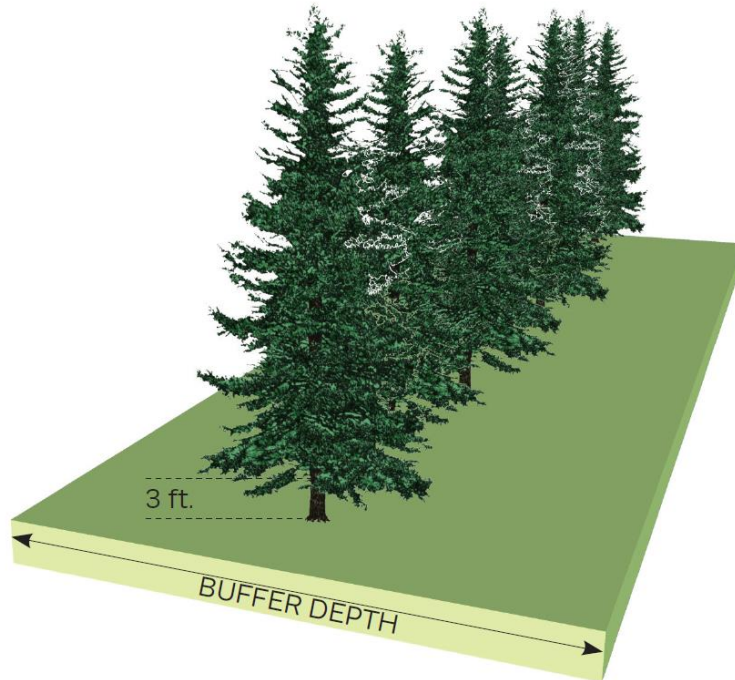
1. The Lot/Building Site/Parcel Buffer requirement at 4.3.11.H. may be modified by the Zoning Administrator upon a finding that:
 - a) a modification would be consistent with the purpose of protecting residential land uses from noise, odor, and unsightliness of adjacent higher intensity land uses;
 - b) the actual proposed use of the Lot or Building Site is not incompatible with the use of the abutting parcel;
 - c) a modified buffer, fence, or screening adequately mitigates any potential deleterious impact to abutting parcels; or
 - d) site conditions render the required buffer ineffective.
2. The applicant may appeal the Zoning Administrator's determination as described in 8.5.17.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.11.H.-1 LOT/BUILDING SITE/PARCEL BUFFER

District of New Dev/Structure	Buffer Depth	Buffer
CD-4	25 ft	Min. 90% opacity 3 ft. from ground and up; Evergreen plants $\geq$ 2.5 in, caliper measured 3 ft. from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted $\leq$ 10 ft. O.C
CD-4C	25 ft.	Same
CD-5C	25 ft.	Same
PUD-R or PUD-MU	75 ft.	Same
SD-MHP	50 ft.	Same
SD-INT, SD-LI, or SD-HI	100 ft.	Same

ILLUSTRATION 4.3.11.H-2 BUFFER



4.3.11 PARKING

A. General.

Within each District, all Parking Areas, Parking Structures, Parking Lots, Garages, and other Parking accommodations shall be provided, located, designed, accessed, constructed, maintained, operated, and otherwise meet the standards and requirements specified for the applicable District in **Tables 4.3.1-A– 4.3.1-U (District Standards)**, **Table 4.3.12.B (Vehicular Parking Requirements)** and **Table 4.3.12.C (Off-Street Vehicular Parking Space Dimensions)** or **Table 4.3.12.A-3 (Off-Street Compact Vehicular Parking Space Dimensions)**, except as they may be modified by the handicapped Parking regulations found in Section 4.3.12.B.9 and 4.3.12.B.10.

B. Parking Required.

- (1) Vehicular Parking shall be provided in accordance with this Section 4.3.12.B and **Table 4.3.12.B (Vehicular Parking Requirements)**, shall comply with and be located and in accordance with **Tables 4.3.1-A–4.3.1-U (District Standards)** and shall be designed in accordance with Section 4.3.12.C and **Table 4.3.12.C (Off-Street Vehicular Parking Space Dimensions)**.
- (2) Vehicular Parking required for each Lot or Building Site shall be determined based on the quantity of Principal Use(s) of the Lot or Building Site and the number of spaces available to the Lot or Building Site, as determined by Section 4.3.12.B, Section 4.3.12.4, and Table 4.3.12.B-1 (Vehicular Parking Requirements).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- (3) The number of spaces of Parking available to a Lot or Building Site is the sum of
- a) All spaces within the Lot or Building Site,
 - b) All spaces Adjacent to the Frontage Line on the same side of the Thoroughfare or Internal Drive as the Lot or Building Site, and
 - c) If elected by the Applicant, all spaces within the same or an Adjacent Block within a public Parking Lot or Parking Structure or by Parking agreement or Easement.
 - d) Any fractional spaces shall be rounded down to the nearest whole number.

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Minimum Number of Spaces of Parking Available PRINCIPAL USE to Lot Per Unit of Measurement	
AGRICULTURAL & EXTRACTIVE USES CATEGORY	
Agricultural	
Any Agricultural Use	Not Regulated

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Extractive	
Any Extractive Use	Not Regulated
RESIDENTIAL USES CATEGORY	
Household Living	
Attached Dwellings, except Two Family Dwelling	2 per Dwelling Unit in PUD-R & PUD-MU; 1.5 per Dwelling Unit in other Districts
Residence Portion of a Live/Work, Mixed-Use, or Flex Building	1.5 per Dwelling Unit
Single-Family Detached Dwelling	2 per Dwelling Unit, plus 1 per any rented room
Two Family Dwelling	2 per Dwelling Unit
Group Living	
Group Living Home	2 per Group Living Home + 1 per each Counselor
Other Residential Use Not Listed Under Any Use Category	1.5 per Dwelling Unit
CIVIC USES CATEGORY	
Community Service	
Auditorium (Civic)	1 per 200 square feet of total Usable Floor Area
Civic Building	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Civic Space- Community Garden, Green, Square, Plaza, Park, Playground, Sports Field	1 per 5,000 square feet of grass land area
Club or Lodge (Civic)	1 per 1,000 square feet of total Usable Floor Area
Conference/ Convention/ Exhibition Center	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Courthouse	1 per employee plus 1 per every 3 seats of seating available to the public in the courtrooms
Food Distribution Center (Civic)	1 per 1,000 square feet of total Useable Floor Area
Gallery/ Museum	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Library	1 per 100 square feet of seating area

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Parking Lot/ Parking Structure (Civic)	Not Regulated
Performing Arts Venue	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Place of Assembly	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Post Office	1 per 500 square feet of Usable Floor Area
Recreation Facility (Civic)	1 per 200 square feet of activity Usable Floor Area + 1 per 200 square feet of gross swimming water surface area + 2 spaces per tennis court + 5 spaces per basketball court + 15 spaced per athletic field
Sports Venue	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Transit Shelter	Not Regulated
Transit Station or Terminal	Transit vehicle storage space + 1 per 50 feet of waiting area + 1 per 2 employees
Day Care Facilities (Civic)	
All Day Care Facilities (Civic)	1 per employee + 1 per 10 clients accommodated
CIVIC USES CATEGORY CONTINUED	
Government Facilities	
Correctional Facilities	1 per employee and 1 per 20 inmates
Other Government Facility Use not listed under any Use Category	1 per employee + 1 per 500 square feet of public Usable Floor Area
Open space	
Any Open Space, excluding Civic Space	Not Regulated
Religious Facilities	
Any Place of Worship or other Religious Facility	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Other Civic Uses	
Other Civic Use not listed under any Use Category	Not Regulated

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS	
Minimum Number of Spaces of Parking Available PRINCIPAL USE to Lot Per Unit of Measurement	
CIVIL SUPPORT USES CATEGORY	
Cemetery/ Funeral Services	1 per full time employee + 1 per 40 square feet of public Usable Floor Area
Fire/ EMS Station or Police Station	Not Regulated
EDUCATIONAL USES CATEGORY	
Adult Education/ Personal Improvement/ Business, Trade & Vocational Schools	
Adult Continuing Education	1 per Teacher or other staff + .50 per Student seat
Business, Trade, or Vocational School other than truck driving	1 per Teacher or other staff + .50 per Student seat
Personal Improvement Education	0.50 per Student seat + 1 per Teacher or other staff
Truck Driving School	1 per Teacher or other staff + 1 per Student
Pre-school/ Primary/ Intermediate/ Secondary Schools	
Pre-school	1 per Teacher or other staff + 1 per 20 Students
Kindergarten	1 per Teacher or other staff + 1 per 20 Students
Elementary School	1 per Teacher or other staff + 1 per 20 Students
Middle School	1 per Teacher or other staff + 1 per 20 Students
High School	1 per Teacher or other staff + 0.50 per Student seat
Post-Secondary School	
College or University	1 per Teacher or other staff + 1 per Student
Community College	1 per Teacher or other staff + 1 per Student
Graduate or Professional School	1 per Teacher or other staff + 1 per Student

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Nursing Por Medical School not accessory to a Hospi- tal	1 per Teacher or other staff + 1 per Student
Seminary	1 per Teacher or other staff + 1 per Student
Other Educational Use	
Other Educational Use Not Listed in Any Other Cate- gory	1 per Teacher, Instructor, Care Giver or other staff + 1 per 20 Students or Children
INSTITUTIONAL USE CATEGORY	
Health Care	
Clinic	2 per patient rooms
Hospice, other than at-home care	.50 per bed
Hospital	.50 per bed
Rehabilitation Facility or Facility for Observation	.50 per bed
Long Term Care	
Long Term Care Facility or Continuum of Care Facility	1 per 3 beds
Other Institutional Use	
Other Institutional Uses Not Listed in any Use Category	1 per patient or Client room

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Minimum Number of Spaces of Parking Available PRINCIPAL USE to Lot Per Unit of Measurement	
COMMERCIAL USES CATEGORY	
Accommodations / Lodging	
Bed & Breakfast or Inn	1 per Dwelling Unit + 1 per guest bedroom + 1 per each 2 employees on the premises at one time
Boarding or Rooming House	1 per guest bedroom + 1 per each 2 employees on the premises at one time

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Hotel, Extended Stay Hotel, or Motel	1 per guest bedroom + 1 per each 2 employees on the premises at one time
Short-Term Rental Unit	1 per guest bedroom + 1 per each additional bed, cot, sofa or other sleeping accommodation
Other Accommodation/ Lodging/ Use Not Listed Under any Use Category	Not Regulated
Day Care/ Personal & Group Care (non-Civic)	
Adult Day Care (non-Civic)	1 per staff member + 1 per 3 seats or 1 per 200 square feet of activity Usable Floor Area, whichever is greater
Child Care Facility (non-Civic), excluding Child Care in Home	1 per staff member + .50 per child
Children's Day Camp	1 per staff member + .50 per child
Group Day Care or Facility or Family Day Care	1 per staff member + .50 per client
Other Day Care/ Personal & Group Care (non-Civic)	
Other Day Care/ Personal & Group Care (non-Civic)	Not Regulated
Indoor Recreation- Commercial	
Bowling Alley	1 per 500 square feet of total Usable Floor Area
Commercial Indoor Athletic Training Facility	1 per 1,00 square feet of total Usable Floor Area
Game Arcade	1 per 100 square feet of total Usable Floor Area
Gymnastics Facility	1 per 1,000 square feet of total Usable Floor Area
Indoor Firing Range	1 per 500 square feet of total Usable Floor Area
Indoor Sports Academy	1 per 1,000 square feet of total Usable Floor Area
Movie or other Theater (non-Civic)	1 per theater, bar, or dining seat or 1 per 100 square feet of total Usable Floor Area, whichever is greater
Pool Hall	1 per 300 square feet of total Usable Floor Area
Recreation Facility	1 per 200 square feet of activity Usable Floor Area + 1 per 200 square feet of gross swimming water surface area + 2 spaces per tennis court + 5 spaces per basketball court + 15 spaces per athletic field
Skating Rink	1 per 300 square feet of total Usable Floor Area

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Social (or Civic) Club, Lodge, or Organization	1 per 200 square feet of gathering or activity Usable Floor Area
Other Indoor Recreation- Commercial Use Not Listed Under any Use Category	1 per 500 square feet of total Usable Floor Area
Group Assembly (non-Civic)	
Any Group Assembly (non-Civic)	1 per 4 seats
Outdoor Recreation - Commercial	
Amphitheater	1 per 2 seats + 1 per 20 square feet of standing area
BMX Bicycle Park	1 per biker accommodated or 1 per 5,000 square feet, whichever is greater
Campground	1 per campsite
Drive-In Theater	1 per vehicle accommodation
Firing Range, such as a Rifle Range, Archery Range, Handgun Range, or Skeet Shooting	1 per customer firing squad
Golf Course, Swim club, Tennis Club, Country Club	Per Planning Commission Approval
Marina/ Boating Facility	1 per Boat Slip
Recreational Vehicle (RV) Park	1 per motorized RV space + 1 per non-motorized vehicle space
Paintball Park	Per Planning Commission Approval
Outdoor Entertainment Activity, such as Batting Cage, Golf Driving Range, Amusement Park, Miniature Golf Facility	Per Planning Commission Approval
COMMERCIAL USES CONTINUED	
Skateboard Park	Per Planning Commission Approval
Sports Field	Per Planning Commission Approval
Stadium / Arena	Per Planning Commission Approval
Summer Camp (overnight)	Per Planning Commission Approval
Swimming Pool	Per Planning Commission Approval
Tennis Club	Per Planning Commission Approval

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Water Park	Per Planning Commission Approval
Other Outdoor Recreational Use – Commercial not listed under any other Use Category	Per Planning Commission Approval
Parking – Commercial	
Parking Lot	Not Regulated
Parking Structure	Not Regulated
Restaurant	
Restaurant without Drive-Through Facility or Drive-In Facility	1 per 100 square feet of total Usable Floor Area
Restaurant with Drive-Through Facility or Drive-In Facility	1 per 100 square feet of total Usable Floor Area
Small-scale without Drive-Through Facility	1 per 300 square feet of total Usable Floor Area
Bars, Taverns, or Nightclub	
Bar, Tavern, or Nightclub	1 per 100 square feet of total Usable Floor Area
Retail/ Personal Service/ Repair/ Art/ Artisan	
Alcoholic Beverage Retail Sales	1 per 300 square feet of total Usable Floor Area
Artisan Establishment, with or without Retail Sales	1 per 500 square feet of total Usable Floor Area
Arts-Related Uses	1 per 500 square feet of total Usable Floor Area
Mail-Order or On-Line Retail Sales	1 per 1,000 square feet of total Usable Floor Area
Motor Vehicle Sales, Rental, leasing, or Motor Vehicle Maintenance/ Cleaning/ Repair/ Service	1 per 500 square feet of total Usable Floor Area
Retail Membership Club	1 per 500 square feet of total Usable Floor Area
Retail Food Sales, with or without on-premises preparation or processing	1 per 200 square feet of total Usable Floor Area
Recreation Facility (non-Civic)	1 per 1,000 square feet of total Usable Floor Area
Veterinarian Clinic, Animal Hospital, or non-Agricultural Kennel	1 per treatment, procedure, or surgical room + 100 square feet of total Usable Floor Area
Warehouse Retail	1 per 1,000 square feet of total Usable Floor Area

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Other Retail Sales, Rental, or Leasing uses not listed above	1 per 5000 square feet of total Usable Floor Area
Self Service Storage	
Self Service Storage	1 per 2,000 square feet of storage space
Boat-Related Uses	
All Boat-Related uses other than Marina/ Boating Facility	1 per 200 square feet of administrative space + 1 per Boat storage spaces + 2 per Boat ramp + 1 per Boat available for rental + 1 per employee work station + 2 per work day
Motor Vehicle-Related Uses	
All motor vehicle-related uses, other than Gasoline or motor vehicle sales, rental or leasing, motor vehicle maintenance/ cleaning/ repair/ service par sales and tire sales	1 per 500 square feet for Usable Floor Area + .25 per vehicle available for rental + 1 per employee work station + vehicle storage space + 1 per work bay
Tire Sales	2 per work station or service bay + 1 per 200 square feet of customer waiting area
Towing Service	1 per 500 square feet of Usable Floor Space + spaces for towed vehicles
Manufactured Home Sales	
Manufactured home Sales	1 per 500 square feet of Usable Floor Area + 1 per employee work station + inventory space + 1 work bay
Wholesale Sales	
All Wholesales not listed under any other category	1 per 10,00 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Minimum Number of Spaces of Parking Available PRINCIPAL USE to Lot Per Unit of Measurement	
OFFICE USES CATEGORY	
All Office Uses not listed under any other Category	1 per 200 square feet of total Usable Floor Area
INDUSTRIAL USES CATEGORY	
Heavy Industrial	
All heavy industrial uses	Not regulated
Light Industrial	
Brewery, excluding Brewpubs	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Bottling Plants	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Building Systems / Construction Business	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Carpet Cleaning Plants or Manufacturing	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Catering Service or Catering Event Establishment	1 per 400 square feet of food preparation area + 1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Clothing or Textile Manufacturing	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Commercial or Institutional Bakery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Contractor Material Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Crematorium	1 per employee on the premise at one time, but no fewer than 2 spaces
Dairy Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Distillery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Distribution Facility	1 per 10,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Dry Cleaning Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Equipment Rental	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Fabrication, work or storage on-site by building, heating, plumbing, electrical, or general contractors and others who perform services off-site	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Food Processing for Wholesale Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Horticulture & Landscaping Services	.50 space per employee on premises at one time, but no fewer than 2 spaces
INDUSTRIAL USES CONTINUED	
Ice Plant	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Information Services	.50 space per employee on premises at one time, but no fewer than 2 spaces

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Janitorial & Building Maintenance Services	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Laundry Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Light Manufacturing Plant with or without Retail Sales	1 space per 2,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Machine Shop/ Woodworking Shop, other than Artisan Establishment	1 space per 1,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Maintenance Yard or Facility	
Manufacture or assembly of equipment, instruments, appliances, precision items or electrical items, or toys	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Non-Hazardous Waste Treatment or Disposal	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Outdoor Storage	Not Regulated
Photo-Finishing or Photography Lab	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Printing, Publishing, and Lithography	1 space per 1,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Production of Artwork	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Rail Equipment Storage or Repair	1 per employee + 2 per acre
Recycling Collection	1 per collection container
Recycling Processing Facility	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Repair of scientific or professional instruments or electric motors	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Research Lab / Research Development	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Scrap or Salvage Yard	1 per employee + 2 per acre
Sheet Metal Shop	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Solid Waste Facility	Not Regulated
Towing Facility	Not Regulated
Welding, machine, tool repair shop	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Wholesale Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 1 per employee on premises at one time, but no fewer than 2 spaces
Winery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
INDUSTRIAL USES CONTINUED	
Woodworking, including cabinet makers and furniture manufacturing, but excluding Artisan Establishment	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Other Light Industrial Uses not listed in any other Use Category	1 per 2,000 square feet of Usable Floor Area, with a minimum of 1 per employee on premises at one time, but no fewer than 2 spaces
Warehouse & Freight Movement	
All Warehouse/ Warehousing & Freight Movement	1 per 10,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Waste-Handling	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

All Waste-Handling Services	Not Regulated
UTILITIES USES CATEGORY	
All Utility Uses	Not Regulated
OTHER USES CATEGORY	
Adult Entertainment	1 per 2,000 square feet of Usable Floor Area but no fewer than 2 spaces

(4) Exemptions

- a. Within CD-5, the Columbia Arts District Overlay, and the Columbia West End Historic District, existing buildings and uses shall comply with the following:
 - (1) When a non-residential use is changed to another non-residential use, additional parking spaces are not required;
 - (2) A one-time building expansion of ten percent (10%) or less of the existing floor area, up to a maximum expansion of 1,000 square feet, shall not require additional parking spaces, provided that the number of existing parking spaces on the Lot or Building Site shall not be reduced to accommodate the expansion;
 - (3) When a building is demolished and a new building is constructed, or the area of the structure is expanded by more than ten percent (10%), parking shall comply with the standards of this section for the entire square footage of the building.
 - (4) For new construction, the Zoning Administrator may approve counting all public and on-street spaces within 1,320 feet of the Lot or Building Site; and
 - (5) When a residential use is changes to a non-residential use, the Zoning Administrator may approve counting all public and on-street spaces within 1,320 feet of the Lot or Building Site.
- (5) The number of spaces of Parking available to a Lot or Building Site may not exceed, the number of spaces of Parking determined by Table 4.3.12.B-1 (Vehicular Parking Requirements) by more than thirty percent (30%) based on the quantity of Principal Use(s) on the Lot or Building Site, provided that the minimum number of spaces may be reduced pursuant to Section 4.3.12.B.5 and Section 4.3.12.B.6.
- (6) For purposes of this Section 4.3.12.B-2, the number of Parking spaces available to a Lot or Building Site may be reduced, at the election of the Applicant, by dividing the number of spaces of Parking required to be available to the Lot or Building Site by the applicable Shared Parking Factor. The Zoning Administrator may assign an appropriate factor to uses not listed.
- (7) The applicable Shared Parking Factor is determined under Table 4.3.12-B (Shared Parking Factor) for any two Principal Uses within the Lot or Building Site or within the Lot or Building Site and any other Lot or Building Site within the same or any Adjacent Block.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-2 (SHARED PARKING FACTOR)

USE		with		USE	
Residential/ Dwelling				Residential/ Dwelling	
Lodging				Lodging	
Office				Office	
Retail/Personal Service/Artisan				Retail/Personal Service/Artisan	
		1	1.1		
	1.4	1.1	1	1.4	
	1.2	1.7	1.7	1.2	
	1.3	1	1.3		
	1.2	1.2			
	1				

- (8) In determining compliance with this Section 4.3.12.B, the following shall not be counted:
- Accessory Dwelling Units; and
 - Liner Buildings fewer than 30 feet deep and no more than two Stories.
- (9) Up to 10% of the total number of Parking spaces in Parking Areas, Parking Lots, and Parking Structures that provide Parking for fifty (50) or more cars may be provided as Parking for compact cars, designed in compliance with Section 4.3.12.C.
- (10) Parking spaces to accommodate the needs of handicapped individuals shall be provided in accordance with the following Table 4.3.12.B-3 (Off-Street Handicapped-Accessible Parking), designed in compliance with Section 4.3.12.C.
- (11) One out of every eight required handicapped accessible spaces shall be van-accessible. A minimum of one van-accessible space shall be provided.
- (12) Any Plan submitted under this Ordinance must show the proposed types, numbers, and arrangement of Parking accommodations, including access to such areas from the Thoroughfares and Internal Drives, with spaces complying with all requirements of this Section 4.3.12.B.

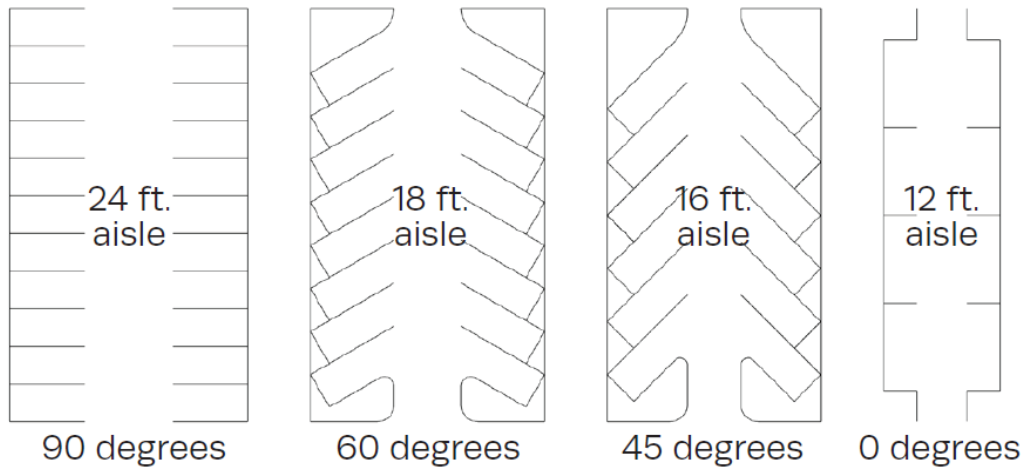
C. Design.

- In all Districts, Parking Lots shall be designed in accordance with this Section 4.3.12.C and other applicable provisions of this Article 4.
- Except as otherwise provided for compact vehicle Parking accommodations under Section 4.3.12.C.3, the dimensional standards set forth in **Table 4.3.12.C-1 (Off-Street Vehicular Parking Space Dimensions)** are applicable to off-street Parking accommodations:

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.C-1 (OFF-STREET VEHICULAR PARKING SPACE DIMENSIONS)

Parking Angle (degrees)	Stall Width	Minimum Stall Length	Aisle Width
0	8 ft.	21 ft.	12 ft.
45	9 ft.	19 ft. except 18 ft if adjacent to curb	16 ft.
60	9 ft.	19 ft. except 18 ft if adjacent to curb	18 ft.
90	9 ft.	19 ft. except 18 ft if adjacent to curb	24 ft.



- Any compact car spaces must be separately signed and marked in distinct, separate areas. The dimensional requirements for compact car spaces are as set forth in Table 4.3.12.C-2 (Off-Street Compact Vehicle Parking Space Dimensions):

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.C-2 (OFF-STREET COMPACT VEHICLE PARKING SPACE DIMENSIONS)

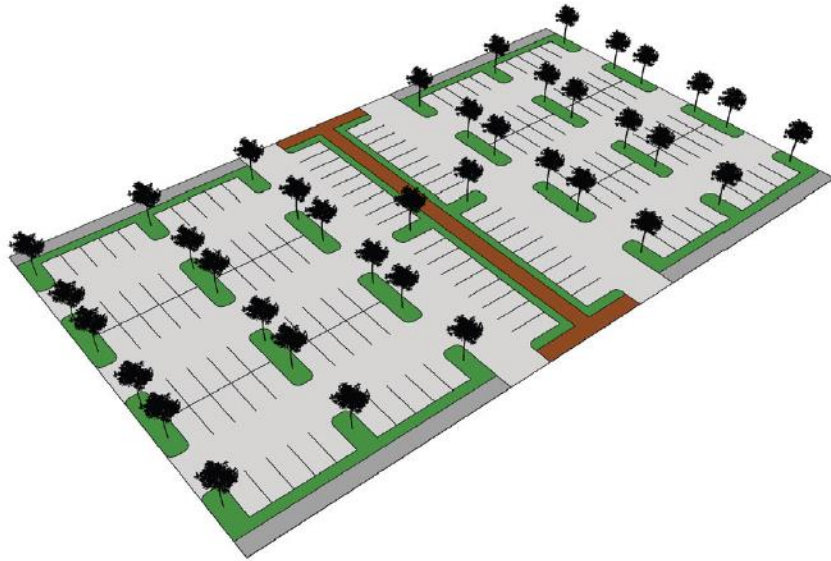
Angle of Parking (degrees)	Width of Space (feet)	Length of Space (feet)	Aisle Width (feet)
0	7.5 ft.	17 ft.	12 ft.
45	7.5 ft.	17 ft.	12 ft.
60	7.5 ft.	18 ft.	15 ft.
90	7.5 ft.	16 ft.	21 ft.

- Any ramps leading from a Thoroughfare or Internal Drive to a Parking Lot, Parking Area, Garage, or Parking Structure shall be at least twenty feet (20 ft.) wide for two-way traffic and 10 feet (10 ft.) wide for one-way traffic.
- Curbs must be made of granite or concrete at heights between six inches (6 in.) and eight inches (8 in.) above the elevation of the Thoroughfare and must be at least six inches (6 in.) wide.
- Curb cuts must be at least 20 feet (20 ft.) wide for two-way access and 10 feet (10 ft.) wide for one-way access. Except as otherwise expressly provided in this Ordinance with respect to numbers of Driveways, Lots and Building Sites shall be limited to one curb cut per Lot or Building Site.
- Unless alternative Parking surfaces are otherwise permitted by this Ordinance, all off – street Parking Areas and Parking Lots shall be surfaced with asphalt or concrete. Asphalt Parking Areas and Parking Lots shall be compacted after sub-grade with a minimum six inch stone base, a minimum two inches of modified asphalt binder, and a minimum 1-½ inches of asphalt mix topping and must follow the construction detail provided below. Concrete Parking Areas and Parking Lots shall be constructed according to recognized construction standards. Construction plans for all Parking Areas and Parking Lots construction plans shall be subject to review and approval by the City Engineering Department.
- Except in District CD-2, all Parking accommodations counted toward the applicable Parking requirements shall be paved and completed prior to issuance of the Final Certificate of Occupancy for the related Building(s).
- Any Parking Area or Parking Lot in the First or Second Layer shall be Screened from view in accordance with Section 4.3.11 and Tables 4.3.1-A - 4.3.1-U (District Standards).
- Any Parking Area or Parking Lot having five (5) or more spaces shall include Curbs, paving, Sidewalks, drainage facilities and lighting in accordance with this Ordinance and all other applicable laws, regulations and specifications.
- The maximum grade permitted for any required Parking shall not exceed 8%.
- Except in Districts CD-2, CD-3L, and CD-3, all off-street Parking spaces a shall be striped with paint or some other form of permanent marking.
- All access to any City street from a Driveway shall have a concrete Driveway apron as approved by the City Engineering Department.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

14. Any Parking Area or Parking Lot having ten (10) or more parking spaces shall conform to the following:
- (a) Parking Areas and Parking Lots shall contain at least one landscape island for every ten (10) parking spaces. Parking Lots with more than one landscape island shall have such islands distributed throughout the Parking Lot.
 - (b) Interior parking rows shall be terminated at both ends with landscape islands.
 - (c) Each parking island shall be of a minimum size equal to a standard parking space; provided that each parking island abutting two rows of head to head parking spaces shall be of a minimum size and length equal to two (2) parking spaces.
 - (d) Parking islands shall contain a minimum of one (1) shade tree for every single island. If a parking island is double length or width, then two (2) shade trees shall be required.
 - (e) Rows of parking fronting on drive aisles including alleys shall be provided with a minimum five feet (5 ft.) (excluding curbs) landscaped buffer.
 - (f) Root zones for existing trees to remain shall be a minimum of 48 square feet.
 - (g) For every 2,000 square feet of Parking Area or Parking Lot, at least one tree shall be installed or preserved within the Parking Area or Parking Lot except to the extent that trees outside of the Lot containing the Parking Area or Parking Lot are allowed to satisfy this requirement as set forth below.
 - (h) No parking space shall be more than seventy-two feet (72 ft.) from a tree within the Lot, as measured from the center of the Tree to the nearest line demarcating the space.
 - (i) Except for trees allowed to be counted outside the Parking Area or Parking Lot, new trees shall be installed and/or existing trees preserved in Tree islands provided pursuant to this Section and/or at the perimeter of the Parking Area or Parking Lot, provided that the perimeter of the Parking Area or Parking Lot where trees are installed or preserved to meet this requirement lies within the Lot on which the Parking Area or Parking Lot is located.
 - (j) Trees outside of the Parking Area or Parking Lot located within twenty feet (20 ft.) of the closest portion of such Parking Area or Parking Lot, including but not limited to Trees within Thoroughfare Rights-of-Way, Internal Drive Easements, and Civic Spaces, may be counted toward satisfying the requirements.
 - (k) In addition to any walkway or Sidewalk around a Parking Area or Parking Lot, each such Parking Area or Parking Lot exceeding one hundred and twenty (120) spaces shall have least one pedestrian walkway bisecting the Parking Area or Parking Lot and connecting to adjoining sidewalks of a minimum width of eight feet (8 ft.) that is paved differently from the parking spaces with respect to texture, material, style, and/or color.

ILLUSTRATION 4.3.12.C-3 PARKING AREA / LOT OR BUILDING SITE LANDSCAPING



- (l) Any Parking Area or Parking Lot in the First or Second Layer shall be Screened from view in accordance with Section 4.3.11.
15. Parking Areas and Parking Lots shall include Curbs, paving, Sidewalks, drainage facilities and lighting in accordance with this Article as well as any other applicable laws, regulations and specifications.
 16. Parking Area paving shall be confined to the minimum area necessary to comply with the parking requirements of this Article.
 17. Any Plan submitted under this Article shall show the proposed arrangement of Parking accommodations, including access to such areas from the Thoroughfares or Internal Drives, with Parking spaces to comply with the requirements of this Section 4.3.12.
 18. Parking Structures must be Screened from view of any Frontage by one or more Liner Buildings as set forth in **Table 4.3.1-A– Table 4.3.1-U (District Standards)**. Such Liner Buildings must be the same or greater height as the associated Parking Structure that they Screen.
 19. Lighting illuminating off-street Parking accommodations in all Districts other than Districts CD-2, CD-3L, and CD-3 must be installed within and directed only within the applicable Parking Area, Parking Lot, Garage, or Parking Structure.
 20. Handicapped-accessible Parking shall comply with the following:
 - (a) Handicapped-accessible Parking shall be located as near as possible to the main public entrances of a single Building or centrally located in Parking Areas that serve more than one Building.
 - (b) All off-street handicapped-accessible Parking spaces shall be located in the closest Parking Area to a public entrance to the Building but no more than 250 feet from such entrance.
 - (c) No stairs or curbs are permitted between a handicapped-accessible Parking space and the entrance which it is intended to serve, and the slope along the accessible route shall not exceed 1:12.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- (d) All off-street handicapped accessible Parking spaces shall be designated by a Sign or other means accepted by State requirements. Van- accessible spaces shall be designated by a sign indicating "Van Accessible" in addition to any other means used.
 - (e) A minimum width of 96 inches shall be required for all van-accessible spaces. Van- accessible spaces shall further require a minimum vertical clearance of 98 inches.
 - (f) An access aisle of 60 inches shall be provided for all handicapped accessible spaces and an aisle of 96 inches shall be provided for all van-accessible spaces one 96 inch aisle may serve both types of spaces. No ramps may project into this access aisle.
21. No required Parking accommodation shall be Encroached upon by any Building, Structure, or Use.

D. Operation & Maintenance.

1. No Parking space required for Dwelling Units shall be rented to Persons not living on the premises. All required Parking spaces or Dwelling Units must be made available to occupants of the Dwelling Units as an integral part of their occupancy.
2. Required Parking Accommodations must be available and maintained for such period as the Use or Structure exists that the facilities are designed to serve.

E. Access.

1. All Parking Areas, Parking Structures, and Garages shall be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.
2. Vehicular access to Parking Areas, Garages, and Parking Lots shall not conflict with general vehicular movement serving the site. Ingress and egress points must be at Curb cuts approved by City Engineer.
3. In all Districts, vehicular entrances and exits shall be designed to be easily identifiable by drivers and pedestrians. Any signage must be simple, clear, and concise. Any gates, arms, or booths must be set back at least 20 feet from the Frontage.
4. Off-street Parking accommodations other than those in Districts CD-2, CD-3L, and CD-3, and Single family Residential Lots and Building Sites in Districts SD-MHP and PUD-R shall provide access so that backing directly onto a Thoroughfare or Internal Drive is unnecessary.
5. A Driveway, drive aisle, or Internal Drive must be provided for off-street Parking accommodations in all Districts.
6. Driveways and entrances and exits for off-street Parking accommodations in all Districts other than Districts CD-2, CD-3L, and CD-3 and Single family Residential Lots and Building Sites in Districts SD-MHP and PUD-R, shall be at least 25 feet from a Thoroughfare or Internal Drive at an intersection.
7. Except in Districts CD-2, CD-3L, and CD-3, cross-access Easements must be provided between all contiguous Parking Areas and Parking Lots except where such areas and Lots are accessed from a Rear Alley.
8. In all Districts, Driveways at Frontages must be no wider in the First Layer than the width specified for the applicable District in **Table 4.3.1-A– 4.3.1-U (District Standards)**.
9. For Residential Uses other than Townhomes and Multifamily, Driveways shall not be located within five feet of a Side Building Site Line or Rear Building Site Line unless a shared Driveway is used.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

10. In all other Districts, except 4.3.12.E-9, no Driveway shall be constructed within 25 feet of an Adjacent Driveway. This dimension shall be increased to the greater of 40 feet Adjacent Driveways on State highways.
11. No Driveway curb return shall extend beyond an Adjacent Side Building Site Line or Rear Building Site Line or more than one-half (1/2) the distance to a Driveway located on the same property. This provision may require increased separation from Adjacent properties over the minimum indicated in Sections 4.3.12.E.10 or 4.3.12.E.11 above.
12. In all Districts, pedestrian exits from all Parking Lots, Parking Areas, Garages, and Parking Structures must conform to **Table 4.3.1-A– 4.3.1-U (District Standards)**, except for underground Parking accommodations.

F. Parking Restrictions.

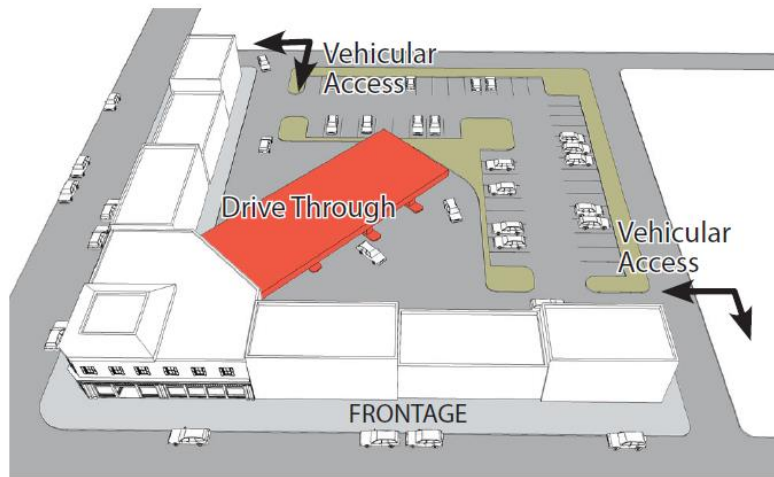
1. Domestic and recreational vehicles such as boats, camper trailers, and utility trailers shall be stored off - street, subject to the location requirements of **Table 4.3.1-A– 4.3.1-U (District Standards)**. Boats, camper trailers, and utility trailers may be stored on an unpaved surface, provided they are parked in the third layer and screened from view from the public right-of-way and adjacent properties.
2. Parking of buses on the site of and directly associated with a permitted Non-Residential Use shall be permitted.
3. Parking of heavy equipment or tractor trailers (including trailers as storage) shall not be permitted. This requirement shall not prohibit commercial vehicles from making deliveries. Trailers may be permitted for temporary storage in association with a construction with a Temporary Use Permit (Sec. 3.8).
4. Single and double axel trucks that exceed 90 inches in width and are greater than 12 feet in height are prohibited from Parking on a street for more than four (4) consecutive hours, unless it is related to performing a service for a property owner, i.e. construction, remodeling, etc.
5. Required Parking spaces and loading facilities shall not be used for the storage or sale of merchandise, vehicle storage, vehicles for sale, or vehicle repair. Non-required spaces proposed for these uses shall be designated on a site plan.
6. The private sale or storage of one vehicle per Dwelling Unit may be permitted as an Accessory Use in association with a Residential Use.
7. Any area designated for required off-street Parking or loading shall not be changed to another use until adequate Parking and/or loading facilities in conformance with this Article have been established.
8. Required Parking spaces may be temporarily used for uses other than Parking and loading with the issuance of a Temporary Use Permit pursuant to Section 8.5.9; provided such use does not negatively impact adjacent roadways, neighborhoods, or other uses and is clearly temporary in nature.

G. Drive-Through Locations & Standards.

1. Any drive-through facilities must be located and designed and comply with all standards as specified for the applicable District as set forth in **Tables 4.3.1-A– 4.3.1-U (District Standards)**. See Illustration 4.3.12.G (Drive-Throughs).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

ILLUSTRATION 4.3.12.G DRIVE-THROUGH



- Any drive-through locations must be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.
- Off-street vehicular stacking spaces shall be provided for all drive-through facilities in accordance with Section 4.3.12.H.

H. Stacking Spaces.

- Off-street vehicular stacking spaces shall be provided in accordance with **Table 4.3.12.H (Stacking Spaces)** for the activity type indicated as follows:

TABLE 4.3.12.H (STACKING SPACES)

Activity Type ing Spaces		Min. # of Stack- Measured From
Automated Teller Machine	4	Machine
Drive-Through	3	Teller
Bank Teller Drive-Through	4	Teller or Window
Car Wash Bay, Full Service	6	Bay
Car Wash Bay, Self-Service	2	Bay
Dry Cleaning/ Laundry Drive-Through	2	Cleaner/ Laundry Window
Gasoline Pump Island	1	Pump Island

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Gatehouse, Staffed	4	Gatehouse
Gate, Unstaffed	2	Gate
Pharmacy Pickup	3	Pharmacy Windows
Restaurant Drive-Through	8	Pickup Window
Valet Parking	3	Valet Stand

*Other as determined by Zoning Administrator in consideration of approved study prepared by a registered engineer with expertise in Transportation Engineering

2. Required stacking spaces shall be subject to the following design and layout standards:

- (a) Stacking spaces shall be a minimum of eight feet in width by 25 feet in length.
- (b) Stacking spaces shall not impede on- or off-site traffic movement or movement into or out of off-street Parking spaces.
- (c) Stacking spaces for each type of activity or accommodation shall be subject to any location standards applicable to the activity or accommodation itself.
- (d) Stacking spaces shall be separated from other drive aisles, Driveways, or Internal Drives by raised medians, if deemed necessary by the City Engineer for traffic movement and safety.

4.3.12 BICYCLE PARKING

1. Bicycle Parking Required:

Bicycle Parking shall be provided within CD-4, CD-4C, and CD-5 for a Lot or Building Site as set forth in Table 4.3.13 (Bicycle Parking).

2. Bicycle Parking Standards:

- (a) Bicycle parking shall be provided using Bicycle Racks, Bicycle Lockers, restricted access bicycle enclosures, or similar secured facilities.
- (b) Bicycle Racks shall be securely anchored.
- (c) An aisle providing access to bicycle parking areas shall clear maneuverable access without limiting use of any sidewalk. Access aisles must be at least 4-feet wide.
- (d) Bicycle parking areas may be located in any layer and should be accessible from the main entrance by a continuous sidewalk connection.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- (e) Bicycle parking areas shall be separated from automobile parking and circulation areas by a physical barrier or a distance of feet.

TABLE 4.3.13 BICYCLE PARKING

Use Type Parking Requirement	
Residential/ Dwelling Uses	
Single Family Dwellings	None Required
Two Family Dwellings	None Required
Multi-Family Dwellings	1 space per 20 parking spaces
Mobile Home	None Required
Lodging Uses	
All Uses	None Required
Educational/ Institutional/ Civic Uses	
All Uses	1 space per 4,00 sq. ft. gross floor area
Medical Uses	
All Uses	None Required
Commercial/ Retail/ Professional & Service Uses	
All Uses	1 space per 4,00 sq. ft. gross floor area
Office Uses	
All Uses	1 space per 20 parking spaces
Communication Uses	
All Uses	None Required
Industrial Uses	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

All Uses	None Required
Agricultural Uses	
All Uses	None Required
Utility Uses	
All Uses	None Required
Public or Private Uses	
All Uses	None Required

4.3.13 LOADING SPACE

A. General.

1. Loading spaces shall be provided, designed, accessed, and located in accordance with this Section and **Table 4.3.14.B (Loading Space Requirement)** and **Tables 4.3.1-A– 4.3.1-U (District Standards)**.
2. Loading areas must be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.

B. Loading Space Required.

1. Each Lot or Building Site shall have the minimum number of loading spaces per quantity of the indicated Use as set forth in **Table 4.3.14.B (Loading Space Requirements)**.

TABLE 4.3.14.B LOADING SPACE REQUIREMENTS

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Principal Use Category in District	Quantity of Use	# of Loading Spaces	Size of Loading Space(s)
Residential – Multifamily Building	≥100 Dwelling Units	1	10 ft. W x 50 ft. L x 15 ft. H
Commercial, Office, Retail/ Personal Service/ Artisan, Industrial	> 5,000-25,000sf	1	10.ft W x 50 ft. L x 15 ft. H
	25,001-60,000sf	2	
	60,001-120,000sf	3	
	120,001-200,000sf	4	
	201,000-290,000sf	5	
	≥ 290001sf	5+1 for each Additional 90,000sf	
Other	N/A	N/A	N/A

2. Without limitation to the other requirements of this Section, loading spaces shall be provided for each delivery bay, loading dock or delivery entrance.
3. Loading spaces must be available at all times without conflict with any Plan or Improvement element.
4. Space allocated to any loading area or access thereto shall not be used to satisfy the requirements for any Parking or garbage, recycling, or trash facilities.
5. Parking spaces may not be used or counted as meeting loading requirements.
6. No required loading space shall be Encroached upon by Buildings, Structures, Open Storage or any other Use.
7. Required loading facilities may be temporarily used for uses other than loading with the issuance of a Temporary Use Permit pursuant to Section 8.5.9, provided such use does not negatively impact adjacent roadways, neighborhoods, or other uses and is clearly temporary in nature.

C. Location, Design & Access.

1. Except as otherwise provided in subparagraph 4.3.14.C.2 below, all required loading spaces shall be provided within the applicable Lot or Building Site.
2. In Districts CD-4, CD-4C, CD-5, and CD-5C, required loading spaces may be provided either within the applicable Lot or Building Site or in the parking lane of the Enfronting Thoroughfare or Internal Drive.
3. Off-street loading spaces shall be located in accordance with **Tables 4.3.1-A– 4.3.1-U (District Standards)**.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

4. Off-street loading areas must be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.
5. No loading facility shall be located within 30 feet of a Thoroughfare or Internal Drive intersection.
6. Off-street loading areas shall include Curbs, paving, drainage facilities, and lighting in accordance with City standards and this Ordinance, as well as any other applicable laws, regulations and specifications.
7. Each required loading space shall have the minimum dimensions set forth in **Table 4.3.14.B (Loading Space Requirements)**.
8. Loading facilities may not obstruct facilities required for emergency access, including fire lanes.
9. Each off-street loading space shall be directly accessible from a Thoroughfare, Driveway, drive aisle, Internal Drive, or Alley without crossing or entering any other required off-street loading facility. Such loading spaced shall be accessible from the interior of the Building it serves and shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination.

The required dimensions of loading spaces shall not include any access or entrances to, or exits from, such spaces.

10. All off-street loading spaces shall be surfaced with asphalt, concrete, or other hard surfaced material, and constructed so as to support the heaviest anticipated load, including without limitation fire and sanitation equipment and delivery vehicles, and shall provide for adequate drainage, and prevent the release of dust.
11. Loading Spaces provided within a Thoroughfare or Internal Drive shall meet construction requirements of provided by the City Engineer.
12. Each loading space shall be permanently marked and identified as a loading space in which no Parking is allowed. Permanent wheel stops or curbing shall be provided for each off-street loading space to prevent any vehicle using the loading space from Encroaching on the required Yards or Adjacent property.
13. Off-street loading areas shall be Screened in conformance with Section 4.3.11.

4.3.14 REFUSE, SERVICE, EQUIPMENT & OTHER ITEMS

A. Trash Receptacle / Dumpster Requirement

Trash receptacles and dumpsters must be provided for each Lot or Building Site and must be located in accordance with Section 4.3.15.B.

B. Trash Receptacle/Dumpster Locations & Standards.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

1. Dumpsters and trash and recycling receptacles shall be located as specified for the applicable District in **Tables 4.3.1-A– 4.3.1-U (District Standards)**.
2. All dumpsters and trash and recycling receptacles shall be enclosed as required in this Section and **Tables 4.3.1-A– 4.3.1-U (District Standards)**. The enclosures shall be designed to prevent debris from leaving enclosure or being scattered by wind or animals. Except in Districts CD-2, CD-3L, and CD-3, dumpsters and garbage, trash, and recycling receptacles must be placed on concrete pads. The enclosure must be kept closed at all times other than for servicing. Except in Districts CD-2, CD-3L, and CD-3, bollards or posts must be placed on the interior of the enclosure to protect the walls from damage by the trash containers within.
3. Dumpsters and garbage, trash and recycling receptacle locations shall be accessed by Rear Alleys, when such are available on the Official Zoning Map or otherwise available.
4. Space allocated to any off-street garbage, trash, or recycling areas, receptacles, or dumpsters shall not be used to satisfy any Parking or loading requirements.
5. All Uses that generate food-related garbage shall provide water quality treatment to mitigate runoff.

C. Equipment & Other Items Locations & Standards

1. All heating, ventilation and air-conditioning equipment, utility meters (not including water meters) and equipment, mechanical equipment, antennas and satellite equipment, communications transmitting and receiving equipment, solar panels, recreation, play, and swimming pool, hot tub and spa locations shall be located and meet the other standards and requirements specified for the applicable District, as required in **Tables 4.3.1-A– 4.3.1-U (District Standards)**.

D. Service Areas.

1. Service areas shall be located as required in **Tables 4.3.1-A– 4.3.1-U (District Standards)**.
2. Service areas shall be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.

4.3.15 PRIVATE LANDSCAPE STANDARDS

A. General.

1. Lots and Building Sites in Districts other than the Civic District shall be landscaped in accordance with **Table 4.3.1-A– 4.3.1-T (District Standards)** and this Section 4.3.16.
2. In Civic Districts, Lots and Building Sites shall be landscaped in accordance with **Table 4.3.1-A– 4.3.1-U (District Standards-Civic)** and this Section 4.3.16. Additionally, Civic Spaces shall be designed as set forth in **Table 5.3.3.B (Civic Space -Specific Standards)**.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

3. Without limitation to any other provisions of this Section 4.3.16, all Screen, Streetscreen, Buffer, and Parking Area and Parking Lot landscape standards and requirements of this Ordinance must be met.
4. All bare or exposed ground on a Lots and Building Sites and/or in any other landscaped area shall be covered with live plant materials and/or mulch, with the following exceptions:
 - a. Naturally occurring river beds, rock outcroppings or similar landscape features typically lacking in vegetation.
 - b. Hiking trails and/or traces.
 - c. Clay or sand surfaces associated with recreation fields and facilities.
5. Buildings and Structures lawfully existing as of the Effective Date may be modified without providing or modifying landscaping in conformance with this Section 4.3.16, provided that the same does not constitute an Alteration and does not increase the degree by which the Building or Structure is Non-conforming. This shall not be construed as prohibiting the provision of landscaping in full conformance with this Ordinance.
6. The standards and requirements herein set out for landscaping shall not apply to temporary uses or to Development or site work on relatively undeveloped sites which do not involve significant ground disturbance.

B. Maintenance of Landscaping.

1. All landscaping must be properly maintained by the property owner and his or her successors, heirs, assignees or any consenting grantee.
2. All plantings shall be maintained in an attractive and healthy condition. Maintenance shall include, but not be limited to, watering, mulching, fertilizing and pest management, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming.
3. Any required plantings that are dead or diseased plantings shall be removed and replaced with plants meeting all requirements of this Ordinance.
4. Natural water courses within a Buffer shall be maintained in a natural condition consistent with any applicable regulations.
5. A water source shall be supplied within 100 feet of any planting requiring continuing watering. Where non-native or non-drought tolerant native vegetation is incorporated in the Buffer, an irrigation system shall be required.
6. Landscape structural features such as walls, fences, berms or water features shall be maintained in a structurally safe and attractive condition.
7. Where other uses, including pedestrian, bike or other trails, are allowed within a Buffer, these uses shall be maintained to provide for their safe use.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

8. If any Person responsible for landscape maintenance fails to maintain same according to the standards of this Ordinance, these regulations shall be enforceable by the City with the right to recover the cost of enforcement, including reasonable attorney fees. The City may also, following reasonable notice and a demand that deficiency of maintenance be corrected, enter the area to maintain same. The cost of such maintenance shall be charged to those persons having the primary responsibility for maintenance of the area.
9. Without limitation to Section 4.3.16.B, a maintenance bond lasting one (1) year must be provided for all plantings required under this Section 4.3.16.

C. Removal of Walls or Trees.

None of the following may be removed without the prior approval of the Decision-Making Authority:

1. Walls or trees required or shown on an approved site plan, Development Plan, or Master PUD Development Plan.

D. Plant Material Standards and Sizes.

1. Except as otherwise required by Sections 4.3.16.D.4, 4.3.16.D.5, 4.3.16.D.8, 4.3.16.D.9 and 4.3.16.D.10, all required plant materials must meet with the minimum sizes, class and other requirements outlined in American Standards for Nursery Stock (ANSI Z60.1-2004) published by the American Nursery and Landscape Association (ANLA) or other local Nursery Association Standards.
2. Trees shall be chosen from the following list of plant species contained within this Section and/or plants identified in the guide, "Native Plants of the Tennessee Valley", published by the Tennessee Valley Authority (TVA) .

TABLE 4.3.16.D-1 (NATIVE PLANTS OF THE TENNESSE VALLEY)

Common Name	Botanical Name
Canopy Trees	
American Beech	Fagus Grandifolia
Nuttall Oak	Q. Nuttalli
American Linden	Tilia Americana
Overcup Oak	Q. Lyrata
Baldcypress	Taxodium Distichum
Pecan	Carya Illinoensis
Black Cherry	Prunus Serotina
Persimmon	Diospyros Virginiana

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Black Locust	Robinia Pseudoacacia
Post Oak	Q. Stellata
Black Oak	Q. Velutina
Red Maple	Acer Rubrum
Black Walnut	Juglans Nigra
River Birch	Betula Nigra
Blackgum	Nyssa Sylvatica
Sassafras	Sassafras Albidum
Buckeye	Aesculus Spp.
Scarlet Oak	Q. Coccinea
Bur Oak	Q. Marcocarpa
Shortleaf Pine	Pinus Echinata
Cherrybark Oak	Q. Pagoda
Shumard Oak	Q. Shumardii
Chestnut Oak	Q. Prinus
Silver Maple	Acer Saccharinum
Chinkapin Oak	Q. Muehlenbergii
Silverbell	Halesia Carolina
Cumcumbertree	Magnolia Acuminata
Southern Red Oak	Q. Falcata
Eastern Hemlock	Tsuga Candensis
Sugar Maple	Acer Saccharum
Eastern Red-Cedar	Juniperus Virginiana
Swamp Chestnut Oak	Q. Michauxii
Eastern White Pine	Pinus Strobus
Sweetgum	Liquidambar Stryaciflua
Green Ash	Fraxinus Pennsylvanica
Sycamore	Platanus Occidentalis

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Hickories	Carya Spp.
Water Oak	Q. Nigra
Kentucky Coffeetree	Gymnocladus Dioicus
White Ash	Fraxinus Americana
Loblolly Pine	Pinus Taeda
White Oak	Quercus Alba
Northern Catalpa	Catalpa Speciosa
Willow Oak	Q. Phellos
Northern Red Oak	Q. Rubra
Yellow-Poplar	Liriodendron Tulipifera
Accent Trees	
Alder	Alnus Serrulata
Red Buckeye	Aesculus Pavia
Allegheny Chinkapin	Castanea Pumila
Redbud	Cercis Canadensis
American Holly	Ilex Opaca
Serviceberry	Amelanchier Aborea
Buckthorn Bumelia	Bumelia Lyciodes
Shining Sumac	Rhus Copallina
Smoketree	Continus Obovatus
Devil's Walking Stick	Aralia Spinosa
Smooth Sumac	Rhus Galbra
Dogwood	Cornus Florida
Snowbell	Styrax Spp.
False Indigo	Amorpha Fruticosa
Sourwood	Oxydendron Arboreum
Fringetree	Chionanthus Virginicus
Staghorn Sumac	Rhus Typhina
Hawthorn	Crateagus Spp.

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Striped Maple	Acer Pennsylvanicum
Hophornbeam	Ostrya Virginiana
Sweetbay	Magnolia Virginiana
Hornbeam	Carpinus Caroliniana
Sweetleaf	Symplocus Tinctoria
Mountain Maple	Acer Spicatum
Witch Hazel	Hamamelis Virginiana
Pawpaw	Asimina Triloba
Yellowwood	Cladrastis Lutea
Carolina Buckthorn	Rhamnus Caroliniana

- When more than 20 trees are planted on used on a site to meet these regulations, a mix of trees (genera) shall be provided. The following table indicates the maximum percentage of same trees (same genus) that may be planted.

TABLE 4.3.16.D-2 (TREES - # PER GENERA)

Planted on Site	Minimum Number of Genera Required	Maximum Percentage of Any Genera
20 trees or less	1	Not Applicable
21 to 50 trees	2	70 percent
51 to 100 trees	3	50 percent
101 to 200 trees	4	40 percent
200 to 500 trees	5	30 percent
Over 500 trees	6	25 percent

- Shrubs when planted as a hedge, the maximum spacing for shrubs shall be 40 inches on center.
- Canopy trees shall have a planting area no less than 10 feet wide in all dimensions. Accent and substitution trees shall have a planting area no less than eight feet wide in all dimensions. This requirement may be modified administratively by the Zoning Administrator.
- Plants shall be mulched a minimum of three inches deep. Where selected plant material is not tolerant of deep mulch, a specific note regarding shallower mulch shall be set forth on the final

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

landscape plan and approved by the City as part of the landscape plan. Mulch shall be kept away from tree trunks.

7. Where specified, Building foundation planting shall meet the following requirements:
 - a. Foundation plantings shall be placed within five feet of the building perimeter. If the Zoning Administrator determines that, due to site design considerations such as the location of sidewalks, plazas or service areas, this is not feasible, such plant materials may be located in planter boxes or in the areas of the site in a manner that enhances the overall landscape plan for the development.
 - b. One shrub shall be required as foundation planting for every ten (10) linear feet of Facade for Non-Residential Uses.
8. Any plant materials required for Screening must be evergreen and have an opacity of at least 90% from the ground through the full height of the plant.
9. At the time of installation, trees must be a minimum two and a half inches (2.5 in.) caliper measured three feet (3 ft.) from the base of the trunk.
10. At the time of installation, Shrubs must be a three (3) gallon container minimum and a minimum height above ground level of 30 in.
11. Plantings must not conflict at installation or maturity with the location of any other required Building and Building Site elements or other plantings.
12. Ground vegetation or Shrub plantings with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the first two feet of the First Layer.

E. Placement of Trees and Shrubs.

1. Proposed trees and shrubs must be placed minimally 18 in. from any Sidewalk or pavement edge, measured from the center of the plant.
2. No trees shall be planted in wet retention ponds or drainage maintenance Easements.
3. Trees and shrubs shall be installed at least five feet away from the flow line of a drainage facility unless specifically designed as water quality measures adhering to best management practices.
4. Existing trees may remain in dry retention ponds provided that the natural grade is undisturbed to the tree line, they are a species adapted to seasonal flooding and the pond is adequately maintained.
5. Accent trees listed in **Table 4.3.16.D-1 (Native Plants of the Tennessee Valley)** and shrubs shall be allowed in access Easements, provided a minimum 20-foot wide travel way is maintained clear of vegetation, and all clear sight triangle requirements are met.

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6. Trees may be planted in Easements for underground utilities with approval by the City and any applicable utility provider, provided the root structure of the proposed tree is not anticipated to extend more than three feet below the ground. Shrubs may be planted, provided they are only within the outer three feet of the Easement. Where such trees and shrubs are planted, the property owner shall be responsible for replacement of such required vegetation if maintenance or other utility requirements require their temporary removal.

F. Artificial Plants / Turf.

Artificial plants or artificial turf are prohibited, except on active recreation fields that are typically subject to intense use and soil compaction that prohibits the establishment of turfgrass.

G. Establishment.

All required landscape areas must be watered and fertilized as necessary to ensure establishment within the first year planted in accordance with best landscape practices.

H. Screens.

Screens must be provided in accordance with Section 4.3.11.

I. Soils.

Soil shall be uncompacted coarse loam that is a minimum of 12 inches deep. Soils shall be appreciably free of gravel, stones, rubble or trash. All compacted soil, contaminated soil or road base fill shall be removed. Under no circumstances shall soils have greater than 5% or less than 0.5% organic matter.

J. Condition of Plants.

Plants must have normal, well-developed branches and vigorous root systems.

K. Pavement of First Layer.

The First Layer shall not be paved, except for the following:

1. Driveways and
2. Pavement matching the adjoining Public Frontage in Character Districts CD-4, CD-4C, CD-5, and CD-5C, where the Building is set back no more than five feet (5 ft.) from the Front Lot / Building Site Line.

L. Tree Protection.

1. Exemptions. The following Tree Removal activities are exempt from this Section 4.3.16.L:
 - a. The tree proposed for removal is located:
 - (1) On a single-family residential Lot or Building Site of one acre or less that is not noted as a Critical Lot or Building Site; or

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

(2) On a Lot or Building Site in Districts CD-5 or CV;

2. Tree Removal. Existing trees on a Lot or Building Site or Development site shall not be removed or disturbed unless:
 - a. Trees are removed in accordance with an approved Development Plan or Master PUD Development Plan, site plan, Preliminary Plat, Building Permit, or grading permit that meets Sections 4.3.16.L.4 and 4.3.16.L.5; or
3. Tree Preservation Plan. As part of any Application required for a Development Plan or Master PUD Development Plan, site plan, or Preliminary Plat, the Applicant shall submit a Tree Preservation Plan with the following information:
 - a. The Lot or Building Site lines associated with the proposed development;
 - b. A recent aerial photograph with date photograph was taken;
 - c. The location and extent of the existing on site tree canopy, including an estimate of the total percentage of the parcels covered by the existing on-site tree canopy;
 - d. The exact location, health, and size of all Specimen Trees; however, in the instances of large established tree stands, the Zoning Administrator may accept an approximation of the location, health, and size of Specimen Trees if the trees are not being counted towards landscape requirements, or if the trees are located within a designated Tree Save Area; and
 - e. The minimum tree canopy retention requirement.
4. Protection of Tree Canopy.
 - a. Tree Removal activities associated with Agricultural Uses are exempt from this Section 4.3.16.L.4.
 - b. A percentage of the existing tree canopy shall be retained on a Development or construction site in accordance with **Table 4.3.16.L (Tree Canopy Cover Retention)** below:

TABLE 4.3.16.L TREE CANOPY COVER RETENTION

Existing Tree Canopy Cover	Minimum Tree Canopy Retention by Zoning District (as % of Total Tree Canopy Cover)
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

(as % of Total Development, Lot or Building Site Size)	CD-2 CD-3L CD-3 CD-4 CD-4C CD-5C SD-MHP SD-INT PUD-R PUD-MU	CD-4 CD-4C CD-5C SD-INT PUD-MU	SD-LI SD-HI
80% - 100%	30%	15%	10%
60% - 79%	36%	18%	11%
40% - 59%	45%	22%	12%
20% - 39%	48%	24%	13%
195 - Less	54%	26%	14%
1 Additional tree canopy retention may be required under other provisions of this Ordinance. 2 CD-5 and CV do not have a minimum tree canopy retention requirement. 3 Residential portion of Development or construction in noted Districts. 4 Non-Residential portion of Development or construction in noted Districts.			

c. Designation of Tree Save Areas.

- (1) The minimum tree canopy to be retained within a construction or Development site shall be located within designated Tree Save Areas, which shall include the areas occupied by the Critical Root Zones of all healthy trees being retained in accordance with this Section 4.3.16.L.4.
- (2) The location of Tree Save Areas shall be based on the presence of any one or more of the following:
 - (a) Woodland forest;
 - (b) Established tree stands;

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- (c) Tree rows; or
 - (d) Specimen Trees.
- (3) Tree Save Areas shall be depicted as an open space, conservation easement, or Civic Space on the applicable Development Plan or Master PUD Development Plan, site plan, or Preliminary Plat, and recorded on the Final Plat, as applicable.
- (4) Each single-family residential Lot or Building Site with Tree Save Areas shall be identified on the applicable Development Plan or Master PUD Development Plan, site plan, or Preliminary Plat, and shall be platted on the Final Plat, if applicable.
- (5) Tree Save Area Priorities. Consideration shall be given to the following when determining locations for Tree Save Areas:
 - (a) Woodland forests greater than five acres;
 - (b) Riparian buffers or natural drainage courses;
 - (c) Land with naturally occurring slopes of 20 percent or greater;
 - (d) Habitat used by endangered or threatened species;
 - (e) Scenic corridors and viewsheds;
 - (f) Areas that could serve to extend existing greenways, trails, parks, or recreation areas; and
 - (g) Areas needed for Buffers.
- d. Removal of Trees in Tree Save Areas. The removal, damage, or destruction of trees within a Tree Save Area shall be a violation of this Ordinance and require mitigation in accordance with the following standards:
 - (1) Any tree that is damaged or removed from the Tree Save Area shall be replaced at a rate of two caliper inches per one caliper inch removed, with each replacement tree having a minimum diameter of two caliper inches. If the total caliper inches removed cannot be determined, the area subject to Tree Removal shall be replanted at the rate of 80 trees per acre for each acre disturbed, or portion thereof. Replacement trees shall not be used to meet any other landscape requirements.
 - (2) Replacement trees for trees removed from the Tree Save Area shall be planted in the Tree Save Area or, in cases where adequate room is not available, planted elsewhere on the Lot or Building Site or Development site. In cases where adequate room on the Lot or Building Site or Development site is not available as determined by the Decision-Making Authority for the applicable review mitigation may take the form of planting on a site within 1,320 feet of the Lot, Building Site, or Development Parcel

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

(3) Following notice of violation from the Zoning Administrator related to this Section 4.3.16.L, no Decision-Making Authority shall review or approve any application for the site from the date of the violation until:

(a) A replacement plan has been approved by the Zoning Administrator and a performance guarantee for the associated replacement has been established in accordance with Section 1.26; or

5. Protection of Specimen Trees.

a. General Protections.

(1) Specimen Trees shall not be cut, removed, pushed over, killed, or otherwise harmed, except as exempted by Section 4.3.16.L.1 and allowed by Section 4.3.16.L.5.c.

(2) The area within the Critical Root Zone, known as the Tree Protection Zone, of any Specimen Tree shall not be subject to any disturbance unless the disturbance is based on an ISA certified arborist report stating that the proposed construction shall cause no harm to the tree and is approved by the Zoning Administrator.

b. Designation on Plans and Plats.

c. Each single-family Residential Lot or Building Site with Specimen Trees shall be identified on each Development Plan, Master PUD Development Plan, and site plan and Final Plat, if applicable, noting that there is a Specimen Tree on such Lot or Building Site, which must be preserved and cannot be removed.

d. Removal and Replacement of Specimen Trees. The removal, damage, or destruction of Specimen Trees shall be a violation of this Ordinance and require mitigation in accordance with the following standards:

(1) Two caliper inches of replacement trees shall be provided for each caliper inch of Specimen Tree removed. Each replacement tree shall be a minimum of two and a half caliper inches, and shall either be replanted within 12 months of the removal of the Specimen Tree, or within a timeframe approved by the Zoning Administrator. Performance guarantees for the associated replacement, if warranted in the opinion of the Zoning Administrator, shall be established in accordance with Section 1.26. Replacement trees shall not be used to meet any other landscape requirements.

(2) Replacement trees shall be planted on the Lot or Building Site or as applicable, the Development Parcel, where the Specimen Tree was removed; however, in cases where space on the Lot or Building Site is insufficient, the Zoning Administrator may allow mitigation through planting on a site within 1,320 feet of the Lot or Building Site. In cases where space on the Development Parcel is insufficient, the Planning Commission may allow mitigation through planting on a site within 1,320 feet of the Development Parcel.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

6. Tree Protection During Construction.

a. Tree Protection Fencing.

- (1) All Specimen Trees in a Tree Protection Zone and the perimeter of Tree Save Areas shall be fenced in accordance with this Subsection before any Development or construction activity begins. Fencing shall extend at least one foot in distance from the edge of the tree for each inch of diameter at breast height (DBH), so that, at a minimum, each tree's Critical Root Zone is protected, but no case shall the tree fence be less than ten feet from the trunk. The Zoning Administrator shall consider existing site conditions in determining the exact location of any tree protection fencing.
- (2) All fencing required by this Subsection shall be chain link fencing at least four feet in height and secured using appropriate posts spaced not more than ten feet apart. Such chain link fencing is not required to be vinyl coated.
- (3) Signs that are visible on all sides of the fenced-in area shall be installed on the tree protection fence at a rate of at least one sign for every 150 linear feet. The size of each sign must be a minimum of two feet by two feet and shall contain the following language in English and Spanish: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL. NO SE PERMITE ENTRAR".
- (4) All tree protection measures shall be inspected by and approved by the Zoning Administrator prior to start of any Development or construction activities. Failure to install tree protection measures prior to the commencement of construction is a violation of this Ordinance.
- (5) The tree protection fencing shall be clearly shown on the Development Plan, Master PUD Development Plan, and site plan. No construction, grading, equipment or material storage, or any other activity shall be allowed within the fenced area except in accordance with the standards in Section 4.3.16.L.6.b.
- (6) Fencing shall be maintained until the Development or construction activities are complete.

b. Encroachments into Critical Root Zones.

- (1) Encroachments within the Critical Root Zones of trees protected in accordance with this Subsection shall occur only in rare instances where no alternatives exist, such as may be required for the installation of streets, internal drives, sidewalks, or utilities.
- (2) If unauthorized encroachments occur, leading to trees being damaged during construction activities, the trees shall be replaced at a one caliper inch to one caliper inch ratio.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- c. **Owner's Responsibility During Development.** The owner, or if the owner is different from the developer, the developer, shall be responsible for the erection of all barriers necessary to protect any existing or installed trees from damage both during and after construction in accordance with the standards of this Subsection.

4.3.16 PRIVATE LIGHTING STANDARDS

The following standards and requirements are applicable within all Districts and Civic Districts:

A. Areas to be Lighted.

All Parking Areas, Parking Lots, Parking Structures, and accessways within the Lot or Building Site shall be lighted.

B. Lighting Standards.

1. A lighting standard shall be no event higher than 30 feet in Non-Residential Parking Areas and Parking Lots or 15 feet in other areas.
2. Additional standards may apply within a Historic District, Historic Landmark District, or with respect to a Historic Structure.

C. Illumination.

1. Illumination at all Building Site Lines must meet the standards of Table 4.3.17.B (Private Lighting Standards); provided that a minimum of one foot-candle (1.0 fc) of illumination must be provided throughout all Parking Areas, Parking Lots, and Parking Structures.

TABLE 4.3.17.B (PRIVATE LIGHT STANDARDS)

District	Min./Max. Lighting Level at Frontage Line
CD-2, CD-3L & CD-3	0 – 1.0 FC
CD-4 & CD-4C	0 – 1.0 FC
CD-5 & CD-5C	1.0 - 2.0 FC

2. Lighting fixtures shall be mounted in a manner so that the cone of illumination is contained on-site and does not cross any property line of the site.
3. Lighting shall not be oriented so that it directs glare or excessive illumination onto Streets in a manner that may distract or interfere with the vision of drivers.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

4. Any fixtures used to accent architectural features, landscaping, or art shall be located, aimed or shielded to minimize light spill into the night sky.
5. Use of illuminated tubing or light strings outlining or defining property lines, sales areas, roof lines, doors, windows or similar areas or features in a manner that is not primarily for safety purposes, as determined by the Zoning Administrator, is prohibited. This paragraph shall not limit the use of lights illuminating outdoor dining or gathering areas.
6. Lighting for Internal Drives is not subject to this Section 4.3.17, but must comply with the Public Lighting Standards set forth in Article 5.

D. Building Spotlights.

Spotlights on Buildings shall not be used to meet the lighting requirements of this Ordinance.

E. Limitation on Periods of Use.

Outdoor recreation areas Adjacent to Residential Uses or Districts shall not be illuminated after 10 PM Sunday through Thursday, and 11 PM Friday and Saturday.

4.3.17 SIGNAGE

All signage must comply with the standards and requirements of Article 7 (Sign Standards).

**Article 4 Building, Lot & Building Site Standards
Proposed Zoning Text Amendment
Related to Planned Unit Development (PUD) Districts**

Additions are Underlined
~~Deletions are Strikethrough~~

Proposed Changes

TABLE 4.3.1-L <u>P</u> lanned Unit Development Residential	2
TABLE 4.3.1-M <u>P</u> lanned Unit Development Mixed-Use	4

Article 4 Building, Lot & Building Site Standards

Proposed Zoning Text Amendment

Related to Planned Unit Development (PUD)

Districts

Additions are Underlined
~~Deletions are Strikethrough~~

TABLE 4.3.1-L

Planned Unit Development Residential

PUD-R District Standards (p. 156 - 166)

Pagination reflects July 2022 adopted version. Precise location of standard may differ slightly based on City Council action on other ZTAs in September 2024.

Replace current table with changes to formatting and revise standards as follows:

All Development in a PUD-R District must comply with all applicable standards of this Ordinance, the Engineering Standards and Specifications, and engineering best practices. ~~including without limitation the following:~~

~~A. Design Criteria, General~~

~~1. In order to reduce curb cuts and provide a unified corridor image, a secondary frontage road may be required along selected portions of the highway as determined by the Planning Commission. Access points to the highway will be predetermined based on topography, highway alignment, vegetation, etc.~~

~~2. Points of access from individual sites onto the highway or frontage road shall be coordinated so as to pair entrances wherever possible.~~

~~3. Roads and Parking areas shall follow the natural topography whenever possible to minimize cutting and filling.~~

~~B. Design Criteria, Detailed~~

~~1. All curb cuts and driveways shall have a minimum separation of 300 feet.~~

~~2. Driveways and entrance roads shall be designed according to the following criteria:~~

~~a. The surface shall be a permanent, all-weather pavement, such as asphalt or concrete.~~

~~b. The design speed shall be 15 mph.~~

These standards are at p. 163 and relate to the design of Thoroughfares and Internal Drives.

Article 4 Building, Lot & Building Site Standards

Proposed Zoning Text Amendment

Related to Planned Unit Development (PUD)

Districts

Additions are Underlined
~~Deletions are Strikethrough~~

c. ~~Maximum slope shall be 5% in the first 200 feet of the drive. The slope may be increased to 7% if the applicant can show that a lesser slope would result in undue hardship.~~

d. ~~All drives and roads shall intersect the highway at 900 angles.~~

e. ~~Where the projected Average Daily Trips (ADT) for a driveway or road is greater than 500, islands extending 20 feet into the property shall be provided for channelization of traffic.~~

f. ~~Where feasible, curb cuts shall be aligned with existing median cuts.~~

g. ~~Proposed median cuts must receive the approval of the Planning Commission before being submitted to the State Department of Transportation (DOT) for approval. State DOT approval shall be required for all curb cuts.~~

h. ~~Where the projected ADT for a crossroad is greater than 1,000 acceleration and deceleration lanes are required. The length of those lanes shall be 450 feet and two 250 feet, respectively.~~

i. ~~The need for signalization shall be explored with the Tennessee Department of Transportation under the following circumstances:~~

~~–The ADT for the highway is greater than 6,720, and the projected ADT exiting a crossroad is greater than 1,600 for one lane or 2,248 for two lanes;~~

~~–The ADT for the highway is greater than 10,080, and the projected ADT exiting a crossroad is greater than 850 for one lane or 1,120 for two lanes; and~~

~~–The Planning Commission determines that signalization may be warranted.~~

Article 4 Building, Lot & Building Site Standards

Proposed Zoning Text Amendment

Related to Planned Unit Development (PUD) Districts

Additions are Underlined
~~Deletions are Strikethrough~~

TABLE 4.3.1-M

Planned Unit Development Mixed-Use

PUD-MU District Standards (p. 168-178)

Replace current table with changes to formatting and
revise standards as follows:

*Provide larger building site
for Large Scale
Commercial, and reduce
min frontage buildout*

Lot Occupation	
Lot/Building Site Width	18 ft. min; 180 ft. max; except for Townhouses, 18 - 24 ft. for single Townhouse unit attached to other Townhouse units or 18 -24 ft. per Townhouse unit X number of attached Townhouse units on single Lot or Building Site, with max. of 6 attached units; 100 ft. max. for Small Multifamily Building <u>Large Scale Commercial: 600 ft. max</u>
Frontage Buildout	90% min <u>60% min</u>
Lot/Building Site Area	NR
Impervious Surface Coverage	100% max
Lot/Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lot / Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lot / Building Sites have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Article 4 Building, Lot & Building Site Standards

Proposed Zoning Text Amendment

Related to Planned Unit Development (PUD) Districts

Additions are Underlined
Deletions are Strikethrough

*Minimum Ceiling height
left unchanged*

*Adjust shopfront façade
glazing requirement,*

Building Standards	
Building Height	
Principal Building	2 Stories min. – 4 stories max <u>One story greater than maximum height permitted in adjacent character district, or as determined by the Planning Commission based on proposed use and site conditions</u>
Accessory Building	<u>2 Stories max, or as determined by the Planning Commission based on proposed use and site conditions</u>
Along any District boundary where a PUD-MU District adjoins a Residential District that is not included within a PUD-MU District no Building within the commercial planned unit Development shall project through imaginary planes starting at the maximum height permitted in the adjoining District and leaning inward from District boundaries at an angle representing an increase of 1/2 foot in height for each foot of horizontal distance perpendicular to the boundary. *Stories and height do not include Attics and Basements, chimneys, flagpoles, towers, steeples, spires, belfries, parapet walls, aerals, or antennas. Any Building exceeding 35 feet in height must obtain approval from the Fire Department prior to the issuance of a Building Permit. The Fire Department may stipulate special fire protection measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance the stipulations made by the Fire Department in accordance with the above cited codes shall be required.	
Ceiling Height	
May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Commercial, Office, Retail/Personal Service, or Accommodation / Lodging Use, which must be a minimum of 11 ft. with a maximum of 25 ft.	
Facade	
Facade Glazing	<u>Non-Shopfront: 20% – 60% of total ground floor Facade area</u> for non-Shopfront; 70% of total Facade area min. for Shopfront Frontage.

Article 4 Building, Lot & Building Site Standards

Proposed Zoning Text Amendment

Related to Planned Unit Development (PUD)

Districts

Additions are Underlined
Deletions are Strikethrough

	<u>Shopfront: min. 50% of total ground floor Facade area; min. 20% of total Façade area on upper floors and secondary elevations.</u>
Facade Variety	Within a Development Parcel no Facade may exist more than once on a Block Face or within view of the same Facade

Building Types			
House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	NP P
Live/Work	P	Civic	P

Add Large Scale
Commercial to match
building type tables

**Article 4 Building, Lot & Building Site Standards
Proposed Zoning Text Amendment
Related to Special Districts**

Additions are Underlined
~~Deletions are Strikethrough~~

Proposed Changes

TABLE 4.3.1-I SD-INT District Standards (p. 124 - 133)	2
TABLE 4.3.1-J SD-LI District Standards (p. 134-145).....	3
TABLE 4.3.1-K SD-HI District Standards (p. 146 - 155)	5

Article 4 Building, Lot & Building Site Standards

Proposed Zoning Text Amendment

Related to Special Districts

Additions are Underlined
Deletions are Strikethrough

TABLE 4.3.1-I

Interstate Service Special District

SD-INT District Standards (p. 124 - 133)

Replace current table with changes to formatting and revise standards as follows:

Pagination reflects July 2022 adopted version. Precise location of standard may differ slightly based on City Council action on other ZTAs in September 2024.

Lot Occupation	
Lot/Building Site Width	100 ft. min
Lot Frontage on Street / Highway	100 ft. min
Lot Depth	NR
Frontage Buildout	NR
Lot/Building Site Area	20,000 SF min
Impervious Surface Coverage	NR
Usable Open Space Min	Min. 7% of gross site area
Lot/Building Site Enfrontment	<u>NR. Must enfront a vehicular Thoroughfare, Internal Drive, or Driveway. Lots or Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.</u>
Lot/Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Article 4 Building, Lot & Building Site Standards

Proposed Zoning Text Amendment

Related to Special Districts

Additions are Underlined
 Deletions are Strikethrough

TABLE 4.3.1-J

Light Industrial Special District

SD-LI District Standards (p. 134-145)

Replace current table with changes to formatting
 and revise standards as follows:

Clarify that enfrontment is permitted on Driveways and Pedestrian Paths.

Lot Occupation	
Lot/Building Site Width	50 ft. min
Lot Depth	NR
Frontage Buildout	NR
Lot/Building Site Area	40,000 SF min
Impervious Surface Coverage	70% max
Usable Open Space Min	Min. 7% of gross site area
Lot/Building Site Enfrontment	<u>NR Must enfront a vehicular Thoroughfare, Internal Drive, or Driveway. Lots or Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.</u>
Lot/Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Article 4 Building, Lot & Building Site Standards

Proposed Zoning Text Amendment

Related to Special Districts

Additions are Underlined
 Deletions are Strikethrough

Correct omission of front-setback in adopted code.

Setbacks / Yards	
Setbacks / Yards - Principal / Accessory Building	
Street Yard - Min	As applicable: - For sites Adjacent to and sharing frontage with a Residential District: - An addition to an existing Building with a front wall of variable distance from the street may be extended to the plane of the existing front wall closest to the street. - Except for an addition to an existing Building described in 1.a above, the lesser of the avg depth of Street Yards of existing Buildings within 100 ft. on each side of a Lot or 40 ft. ⁽¹⁾ <u>Otherwise, 20 ft.</u> ⁽¹⁾
Side Yard-Per side	As applicable: - For sites abutting a Residential District, 50 ft. along the common boundary; - Otherwise, 10 ft. ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾
Rear Yard	As applicable: - For sites abutting a Residential District, 50 ft. along the common boundary; - Otherwise, 20 ft. ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾

Article 4 Building, Lot & Building Site Standards

Proposed Zoning Text Amendment

Related to Special Districts

Additions are Underlined
 Deletions are Strikethrough

TABLE 4.3.1-K

Heavy Industrial District

SD-HI District Standards (p. 146 - 155)

Replace current table with changes to formatting and
 revise standards as follows:

Lot Occupation	
Lot/Building Site Width	100 ft. min
Lot Frontage on Street / Highway	24 ft. min
Lot Depth	NR
Frontage Buildout	NR
Lot/Building Site Area	as required to meet all other applicable requirements of this Ordinance
Impervious Surface Coverage	70% max
Usable Open Space Min	Min. 7% of gross site area
Lot/Building Site Enfrontment	NR <u>Must enfront a vehicular Thoroughfare, Internal Drive, or Driveway. Lots or Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.</u>
Lot/Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Q3 – 2023 Zoning Text Amendment Special Districts

Project #:	24-0335	Location:	N/A
Applicant:	Kevin C. McCarthy, AICP	Case Type(s):	Text Amendment
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	N/A

SUMMARY

This request modifies the text of Article 4 of the zoning ordinance revising the standards for **special districts**. Special districts exist alongside the continuum of character districts and provide for land uses and physical arrangements which are incompatible with the rural-suburban-urban transect model. The proposed changes relate to the position of structures on a lot or building site and correction of an error in the July 2022 adopted code.

The applicant, the Zoning Administrator, requests to amend the text of Ordinance 4400, the zoning ordinance for the City of Columbia. This is the fourth of five rounds of zoning text amendments staff will present to the Planning Commission between December 2023 and December 2024. These changes will implement Connect Columbia, better align zoning regulations with community preferences, and calibrate the standards based on “lessons learned” during the first two years administering the Ordinance. This round of proposed amendments is detailed in the attached list of topics and track changes documents.

- The Planning Commission is a **recommending body** for zoning text amendments. The City Council is the decision-making authority.
- The staff comments section details the proposed changes, which are provided in the agenda packet in ~~striketrough~~ and underlines.
- Planning Commission may recommend adoption of the proposed text, modify the proposal, or decline the request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

CONSISTENCY WITH CONNECT COLUMBIA

The ongoing current process of reviewing and updating the Zoning Ordinance, Subdivision Regulations, Engineering Standards & Specifications, and other regulating documents is part of the implementation of Connect Columbia, the City's comprehensive plan.

REVIEW PROCESS

Section **8.5.18** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the text of the Ordinance. The Planning Commission is the recommending body for text amendments under **§ 8.3.3.B.2** of the Zoning Ordinance.

Section **8.5.18.C** of the Zoning Ordinance requires that Planning Commission determine that the proposed changes are consistent with the comprehensive plan.

8.5.18.G of the Zoning Ordinance establishes the review criteria for approval of all changes to the text of the Ordinance:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

The criteria for City Council action on a Zoning Ordinance Amendment at § 8.5.18.J.4 are identical to the criteria for Planning Commission review at 8.5.18.G.3.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The City Council adopted the current ordinance on July 14, 2022. The Zoning Ordinance implements the City's comprehensive plan, Connect Columbia. On November 8, 2023, the Planning Commission recommended adoption of a five-year update of the framework, land use, and transportation elements of Connect Columbia. The framework element of the plan directs planning staff to initiate revisions to the ordinance in order to bring it into consistency with the future land use plan. It further directs staff to engage residents and property owners to solicit suggestions for further changes to the ordinance. As mentioned above, this is the second and third of five rounds of zoning text amendments staff plans to present to the Planning Commission between December 2023 and December 2024.

Proposed changes include:

- **Table 4.3.1-I – Interstate Service Special District (SD-INT)**
 - Revise lot/building site enforcement to explicitly permit structures in SD-INT to be oriented toward Driveways and frontages other than Thoroughfares and Internal Drives.
- **Table 4.3.1-J – Light Industrial District (SD-LI)**
 - Revise lot/building site enforcement to explicitly permit structures in SD-LI to be oriented toward Driveways and frontages other than Thoroughfares and Internal Drives.
 - Add the second clause of the minimum street yard setback for SD-LI applicable to lots and building sites which are not adjacent to residential districts (20 feet). This standard was inadvertently omitted from the Ordinance in 2022.
- **Table 4.3.1-K – Heavy Industrial District (SD-HI)**
 - Revise lot/building site enforcement to explicitly permit structures in SD-HI to be oriented toward Driveways and frontages other than Thoroughfares and Internal Drives.

The Planning Commission may recommend approval of the proposed text amendments, direct staff to prepare an alternative text amendment, or decline to act on the proposed changes.

SAMPLE MOTIONS

Approve:

Move to find, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed text amendments **[may be subject to modificaitons proposed by the Planning Commission]**.

Deny:

Move to recommend denial of the requested text amendment having found, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance are not satisfied *[list specific reasons for denial and provide direction to staff]*.

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and direct staff to provide: *[list additional information]* for review at a future meeting.



Q3 – 2023 Zoning Text Amendment Planned Unit Development Districts

Project #:	24-0336	Location:	N/A
Applicant:	Kevin C. McCarthy, AICP	Case Type(s):	Text Amendment
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	N/A

SUMMARY

This request modifies the text of Article 4 of the zoning ordinance revising the standards for **planned unit development districts**. Planned unit developments provide an alternative to the thirteen base districts of the zoning ordinance. The residential and mixed-use planned unit development standards provide a baseline for crafting a customized set of standards for a unique site or land use. In order to utilize a planned unit development, an applicant must demonstrate that the intrinsic nature of the use or site cannot conform to the standards of a base zone and a customized set of standards is necessary to implement Connect Columbia.

The applicant, the Zoning Administrator, requests to amend the text of Ordinance 4400, the zoning ordinance for the City of Columbia. This is the fourth of five rounds of zoning text amendments staff will present to the Planning Commission between December 2023 and December 2024. These changes will implement Connect Columbia, better align zoning regulations with community preferences, and calibrate the standards based on “lessons learned” during the first two years administering the Ordinance. This round of proposed amendments is detailed in the attached list of topics and track changes documents.

- The Planning Commission is a **recommending body** for zoning text amendments. The City Council is the decision-making authority.
- The staff comments section details the proposed changes, which are provided in the agenda packet in ~~striketrough~~ and underlines.
- Planning Commission may recommend adoption of the proposed text, modify the proposal, or decline the request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

CONSISTENCY WITH CONNECT COLUMBIA

The ongoing current process of reviewing and updating the Zoning Ordinance, Subdivision Regulations, Engineering Standards & Specifications, and other regulating documents is part of the implementation of Connect Columbia, the City's comprehensive plan.

REVIEW PROCESS

Section **8.5.18** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the text of the Ordinance. The Planning Commission is the recommending body for text amendments under **§ 8.3.3.B.2** of the Zoning Ordinance.

Section **8.5.18.C** of the Zoning Ordinance requires that Planning Commission determine that the proposed changes are consistent with the comprehensive plan.

8.5.18.G of the Zoning Ordinance establishes the review criteria for approval of all changes to the text of the Ordinance:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

The criteria for City Council action on a Zoning Ordinance Amendment at § 8.5.18.J.4 are identical to the criteria for Planning Commission review at 8.5.18.G.3.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The City Council adopted the current ordinance on July 14, 2022. The Zoning Ordinance implements the City's comprehensive plan, Connect Columbia. On November 8, 2023, the Planning Commission recommended adoption of a five-year update of the framework, land use, and transportation elements of Connect Columbia. The framework element of the plan directs planning staff to initiate revisions to the ordinance in order to bring it into consistency with the future land use plan. It further directs staff to engage residents and property owners to solicit suggestions for further changes to the ordinance. As mentioned above, this is the second and third of five rounds of zoning text amendments staff plans to present to the Planning Commission between December 2023 and December 2024.

Proposed changes include:

- **TABLE 4.3.1-L– Planned Unit Development Residential (PUD-R)**
 - Delete section pertaining to roadway design at p. 163. These standards duplicate and potentially contradict the Engineering Standards & Specifications.
- **Table 4.3.1-M – Planned Unit Development Residential (PUD-MU)**
 - Provide an increased lot width of 600 feet for Large Scale Commercial buildings. Currently the maximum lot width is 180 feet.
 - Reduce the minimum frontage buildout from 90% to 60%. The 90% frontage buildout has been difficult to achieve. The 60% frontage buildout matches the requirement of the General Urban character districts (CD-4) and maintains the emphasis on appropriately-scaled buildings.
 - Eliminate the two-story minimum for buildings in a mixed use planned unit development.
 - Establish a variable maximum height based on compatibility with adjacent zones and the determination of the Planning Commission.

The Planning Commission may recommend approval of the proposed text amendments, direct staff to prepare an alternative text amendment, or decline to act on the proposed changes.

SAMPLE MOTIONS

Approve:

Move to find, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed text amendments [may be subject to modifications proposed by the Planning Commission].

Deny:

Move to recommend denial of the requested text amendment having found, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial and provide direction to staff*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and direct staff to provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services, pkeltner@columbiatn.gov, 931-560-1560

AGENDA ITEM TITLE: PUBLIC HEARING ON ORDINANCE NO. 4528 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING SIGN STANDARDS IN ARTICLE 7 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 7, SIGN STANDARDS - CITYWIDE

RECOMMENDATION: Conduct the Public Hearing

INFORMATION: The Department of Development Services requests to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 7: Sign Standards, as reviewed and recommended by the Planning Commission at the September 4, 2024 meeting. Approval was recommended by a vote of four to zero. The required public notice was advertised in The Daily Herald on Monday, September 23, 2024.

ATTACHMENTS: Staff Report, Ordinance No. 4528, Exhibit A, Marked Changes, Development Services Staff Report.

AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING SIGN STANDARDS IN ARTICLE 7 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 7 SIGN SITE STANDARDS.

WHEREAS, Section §13-7-201 of the Tennessee Code Annotated empowers the city to enact a zoning ordinance and to provide for its administration, enforcement, and amendment; and

WHEREAS, the City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 4th day of September 2024, the Planning Commission reviewed and recommended specific changes in accordance to Section 8.5.18, to the Zoning Ordinance regarding Sign Standards in Article 7. As a result, Article 7 is being repealed in its entirety and replaced with a new Article 7 which is attached hereto as Exhibit "A" and incorporated herein by reference. Said recommendations are being considered after a public hearing held on the 10th day of October, 2024, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That Ordinance Number 4400, the same being the Zoning Ordinance of the City of Columbia, Tennessee is hereby amended by repealing Article 7 in its entirety and replacing such Article with a new Article 7, Sign Site Standards which is attached hereto as Exhibit "A" and incorporated herein by reference;

Section 2: That pursuant to Section 8.5.18.J.4, the City Council makes the following specific findings:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

Section 3: That ordinances or parts of ordinances in conflict herewith are hereby repealed

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
COLUMBIA, TENNESSEE, this the 14th day of November, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

ARTICLE 7: SIGN STANDARDS

ARTICLE 7: SIGN STANDARDS

SECTION 7.1 SIGN STANDARDS

7.1.1 Purpose.

The purpose of this Section 7.1 is to establish a comprehensive scheme for the regulation of Signs in the City. More specifically, this Section is intended to address aesthetic, traffic safety, and property value concerns for the benefit of the public health, safety and welfare, while allowing the use of signs as a medium for conveying messages.

A. Communication & Navigation

Encourage the effective use of Signs as a means of communication and to facilitate navigation from place to place within the City.

B. Conveyance of Information & Traffic Safety

Balance the need for information for motorists and pedestrians with the need for traffic safety by limiting Signs or characteristics of Signs that may be distracting to drivers.

C. Expression & Maintenance of Environment

Balance the desire and need of individuals to express themselves through Signs with the desire to maintain a pleasing, safe, and navigable environment for residents and visitors.

D. Means of Expression

Provide for the display of noncommercial messages in Residential areas, recognizing the unique value of Residential signage as a means of exercising constitutional freedom of expression.

E. Property Value

Protect and enhance the value of property in the City by providing for Signs consistent with the character of the area in which it is located.

7.1.2 Compliance.

A. General.

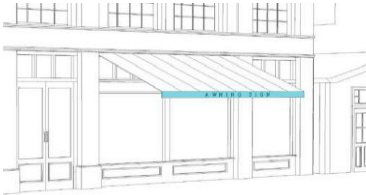
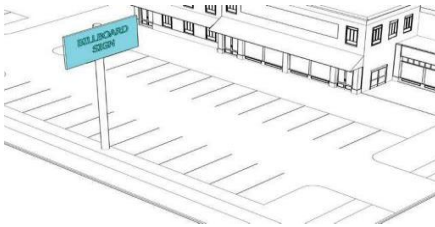
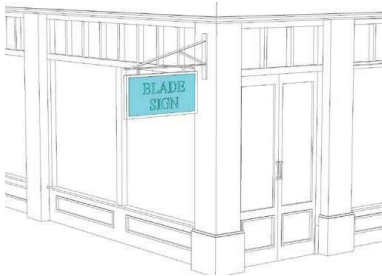
Signs must comply with the requirements of this Article

B. Sign Types, Standards, and Numbers

Within each District, the allowed types and numbers of Signs shall be as provided in **Table 7.1.2.B-1 (Sign Types - Summary)**, **Table 7.1.2.B-2 (Sign Types - Specific Standards)**, and **this Section 7.1**. Each Sign type shall be subject to the applicable standards and requirements of **Table 7.1.2.B-1 (Sign Types - Summary)** and **Table 7.1.2.B-2 (Sign Types - Specific Standards)**.

ARTICLE 7: SIGN STANDARDS

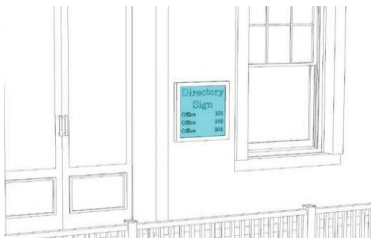
Table 7.1.2.B-1 SIGN TYPES - SUMMARY

Specific Sign Type	Illustration	Districts
Awning Sign An awning that contains lettering painted, screen printed, or applied on the awning valance.		CD-4, CD-4C CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV
Band Sign A Sign that is flat against the Facade and placed directly above the main entrance and often run horizontally along the entablature of traditional Buildings. Band Signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.		CD-4, CD-4C CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV
Billboard Sign A Sign intended for viewing from extended distances, which is mounted on one or two poles. A Pylon Sign is not a Billboard.		SD-INT
Blade Sign A Sign mounted on the first floor of a Building perpendicular to a Building Facade Wall, typically hung from decorative cast or wrought iron bracket in a manner that permits it to swing slightly. These Signs are small, pedestrian-scaled, and easily read from both sides.		CD-4, CD-4C CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV
Campus Sign A small, ground-mounted sign for pedestrian and vehicular circulation within a large multi-building site such as a church, hospital, or school. Campus signs direct visitors to parking and building locations.		All Districts

ARTICLE 7: SIGN STANDARDS

Directory Sign

A Sign that displays the tenant names and locations for a Building containing multiple tenants.

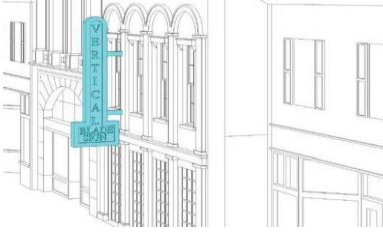
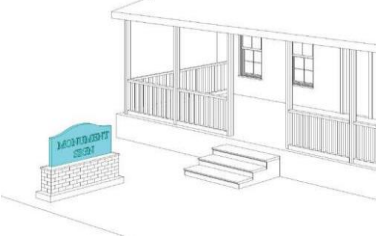
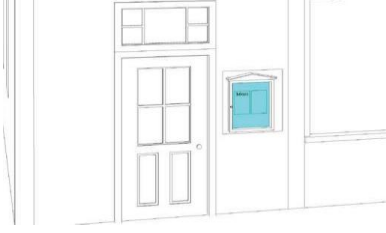
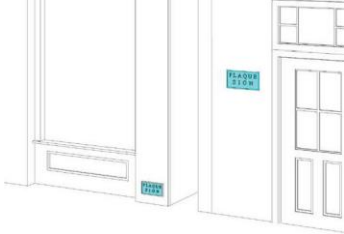


CD-4, CD-4C
CD-5, CD-5C
SD-INT
SD-LI
SD-HI
PUD-MU
CV

Illustrations are provided for illustrative purposes only.

ARTICLE 7: SIGN STANDARDS

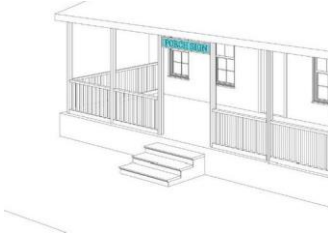
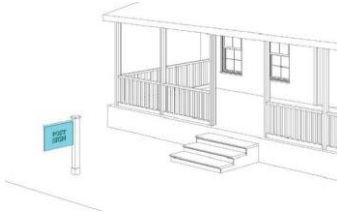
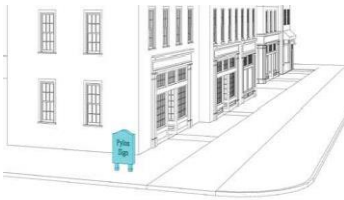
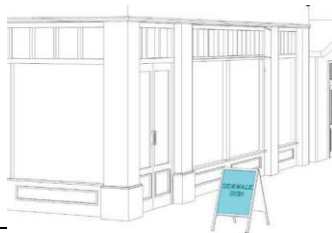
Table 7.1.2.B-1 SIGN TYPES - SUMMARY

Specific Sign Type	Illustration	Districts
Large Projecting Sign A Sign attached above the first floor of a multi-floor Building and projecting from a Building Facade at a 90-degree angle, or if oriented to a Block corner, a 45 degree angle.		CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV
Marquee Sign A Sign that is located either along the Facade where it projects perpendicular to the Facade or at the corner of a Building where it projects at a 45 degree angle. These Signs often extend beyond the parapet of the Building, but may also terminate below the cornice or eave. Marquee Signs may have neon lettering used in conjunction with painted colored or changeable lettering.		CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV
Monument Sign A Sign that is erected on a solid base directly on the ground, and that is itself constructed of a solid material.		CD-2 CD-3L CD-3 CD-4 CD-4C SD-INT SD-LI SD-HI CV
Outdoor Display Case A Sign consisting of a lockable metal- or wood-framed cabinet with a hinged transparent door inside of which information may be viewed and accessed for maintenance and updating.		CD-4, CD-4C CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV
Plaque Sign A Sign that identifies a Building or its builder, or on professional office Buildings, which might name the firm or partners in a firm. May also be referred to as an Architectural Sign.		CD-4, CD-4C CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV

Illustrations are provided for illustrative purposes only.

ARTICLE 7: SIGN STANDARDS

Table 7.1.2.B-1 SIGN TYPES - SUMMARY

Specific Sign Type	Illustration	Districts
Porch Sign Signs that are mounted on a porch. Signs must be placed parallel to the Building Facade.		CD-4, CD-4C SD-INT SD-LI SD-HI CV
Post Sign A Sign that is mounted on one or two posts in the First Lot Layer.		CD-4, CD-4C SD-INT SD-LI SD-HI CV
Pylon Sign A Freestanding Sign that is mounted on two poles.		CD-3 CD-4C CD-5C SD-INT SD-LI SD-HI
Sidewalk Sign A free-standing, double-sided Sign with lettering painted or applied to the surface, placed at the entrance to a Building in a primarily pedestrian environment. Sidewalk Signs provide secondary signage.		CD-4, CD-4C CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV
Wall Sign A Sign that is flat against the Facade of a Secondary Frontage. These Signs are typically painted directly on the Building and contain a combination of text and graphic elements. They are intended to be visible from a greater distance and shall be accompanied by additional signage on the Facade at the Principal Frontage.		CD-4, CD-4C CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV
Window Sign A Sign that is professionally painted or applied directly on the inside of a window or hanging inside a window, consisting of individual letters and designs.		CD-4, CD-4C CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV

Illustrations are provided for illustrative purposes only.

ARTICLE 7: SIGN STANDARDS

AWNING SIGN

**TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS**



Permitted Districts

CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description				Additional Standards				
An awning that contains letters painted, screen printed, or applied on the awning valance.				In addition to all other applicable standards, each Awning Sign allowed under this Article: - Shall be only on an awning that: - does not conceal an architectural feature - has no side panels or soffit; - is rectangular in elevation and triangular in cross-section with straight edges and is not quarter-round or domed; and - has a metal structure covered in opaque authentic or synthetic canvas or painted metal; and - shall be limited to the valance of the awning.				

Dimensions

Quantity (max)	1 per window
Width / Height	max width = width of façade max height = n/a letters, numbers, and graphics covering no more than 70% of the valance area
Depth / Projection	min 8 ft. fully extended, back of curb, whichever is less
Clearance	min 8 ft.
Letter Height	min 5 in., max 10 in.
Valance Height	max 12 in.

ARTICLE 7: SIGN STANDARDS

BAND SIGN

**TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS**



Permitted Districts

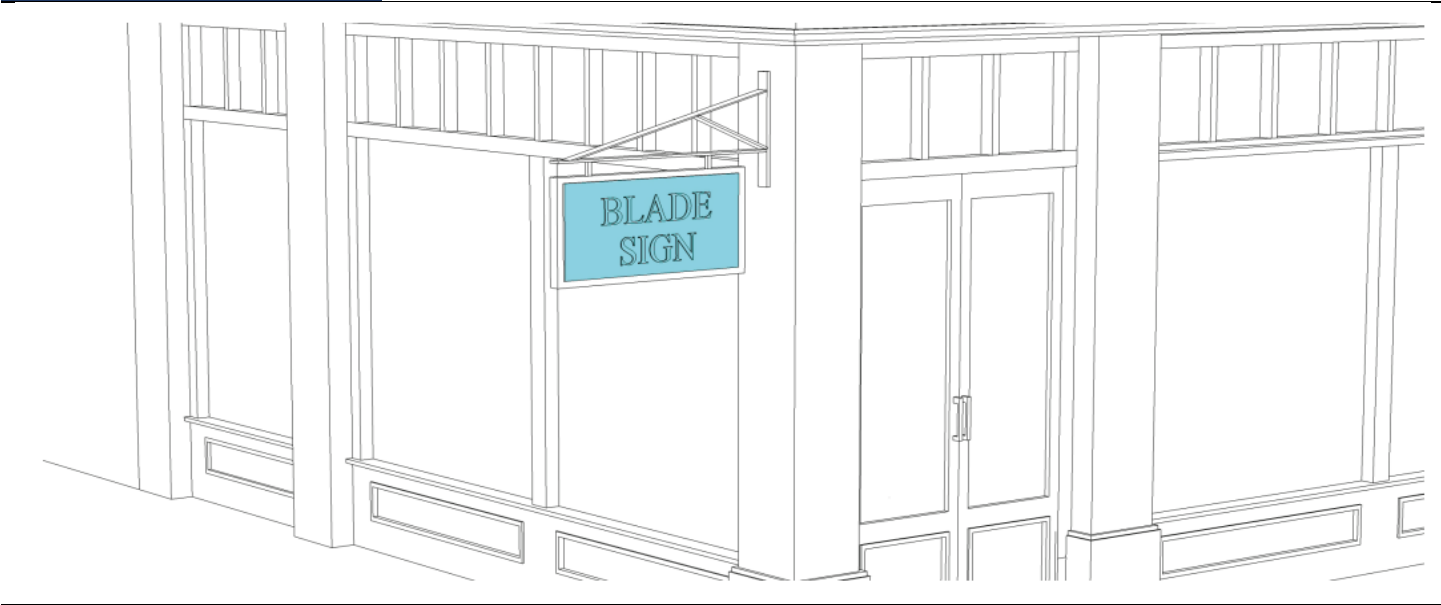
CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description		Additional Standards						
A Sign that is flat against the Façade and often run horizontally along the entablature of traditional Buildings. Band Signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.		In addition to all other applicable standards, each Band Sign allowed under this Article:						
		a. shall be applied to the first Story Façade and not project vertically above the roof line. b. shall have letters individually attached to the wall, on a separate background panel affixed to the wall, or printed or etched on the same surface as the background. c. shall not obscure any architectural element of the Building and shall be in vertical alignment with the center of an architectural element such as a storefront window or entrance, or centered over the bay or over all space occupied by the Business. d. Where a Wall Sign is used on the same elevation as a Band Sign, the area of the Wall Sign shall be subtracted from the maximum allowable area of the Band Sand						

Dimensions

Quantity (max)	1 per Façade plus 1 per first floor Business Frontage
Area	1.5 sf per linear ft of Façade
Width / Height	max width = width of façade max height = n/a letters, numbers, and graphics covering no more than 70% of the valance area
Depth / Projection	min 8 ft. fully extended, back of curb, whichever is less
Clearance	min 8 ft.

ARTICLE 7: SIGN STANDARDS

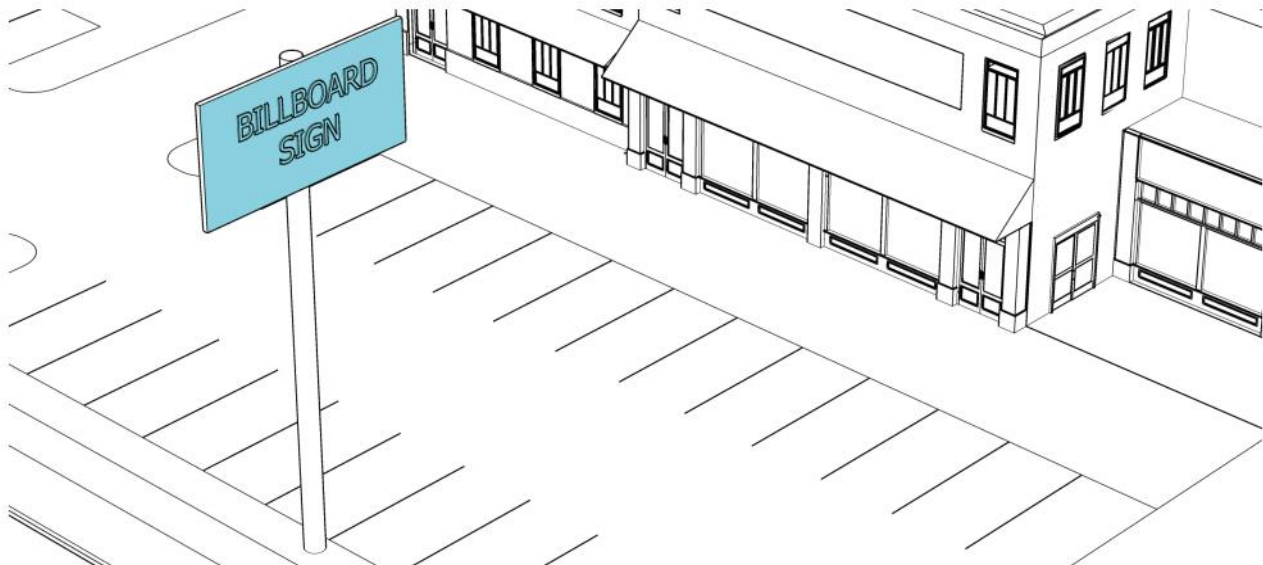
BLADE SIGN	TABLE 7.1.2.B-2 SIGN TYPES SPECIFIC STANDARDS
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Permitted Districts								
CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description			Additional Standards					
A Sign mounted on the first floor of a Building perpendicular to a Building Façade Wall, typically hung from decorative cast or wrought iron bracket in a manner that permits it to swing slightly. These Signs are small, pedestrian-scaled, and easily read from both.			In addition to all other applicable standards, each Blade Sign allowed under this Article:					
			a. shall be permanently installed perpendicular to the Façade; and b. all exposed edges of the sign shall be finished.					
Dimensions								
Quantity (max)		1 per Business, no closer than 18 ft. from another Blade Sign						
Area		8 sf.						
Width / Height		max 2 ft. / max 4 ft.						
Depth / Projection		Max 4 ft.						
Clearance		min 8 ft. clear above the Sidewalk						
Letter Height		Max 8 ft.						

ARTICLE 7: SIGN STANDARDS

BILLBOARD SIGN	TABLE 7.1.2.B-2 SIGN TYPES SPECIFIC STANDARDS
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Permitted Districts

SD-INT

General Description	Additional Standards
A Sign intended for viewing from extended distances, which is mounted on one or two poles. A Pylon Sign is not a Billboard.	In addition to all other applicable standards, each Billboard Sign allowed under this Article: a. shall be on the same premises as the activity concerning which the Sign provides information is conducted; b. shall be with in 1320' of closest right-of-way line of and interstate, highway; and c. shall be subject to TCA Title 54, Chapter 21.
Dimensions	
Quantity (max)	1 per Business
Area	50-300 sf.
Height	50 ft. max
Depth / Projection	Not Regulated
Clearance	Not Regulated
Letter Height	Not Regulated

ARTICLE 7: SIGN STANDARDS

INTERNAL CAMPUS SIGN

TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



Permitted Districts

All Districts

General Description		Additional Standards	
A small, ground-mounted sign for pedestrian and vehicular circulation within a large multi-building site such as a church, hospital, or school. Campus signs direct visitors to parking and building locations.		In addition to all other applicable standards, each Internal Campus Sign shall be: 1. Conform to the minimum setback at the property line applicable to an accessory structure; and 2. Shall not be internally illuminated.	
Dimensions			
Quantity (max)		Internal campus signs are unregulated when they are not visible from the right-of-way.	
Area		Unregulated where not visible from the right-of-way.	
Width/Height		Unregulated where not visible from the right-of-way.	

ARTICLE 7: SIGN STANDARDS

DIRECTORY SIGN	TABLE 7.1.2.B-2 SIGN TYPES SPECIFIC STANDARDS
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Permitted Districts

CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description			Additional Standards					
A Sign that displays the tenant names and locations for a Building containing multiple tenants.			In addition to all other applicable standards, each Directory Sign allowed under this Article:					
			a. shall be attached to and parallel with the first floor Façade; and b. shall not be attached to or places within shopfront or windows.					
Dimensions								
Quantity (max)			1 per ground floor entrance to upper floor Business(es)					
Area			6 sf. max					
Width / Height of Sign Panel			2 ft. max width / 3 ft. max height					

ARTICLE 7: SIGN STANDARDS

LARGE PROJECTING SIGN

TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description			Additional Standards			
A Sign attached above the first floor of a multi-floor Building and projecting from a Building Façade at a 90-degree angle, or if oriented to a Block corner, a 45-degree angle.			In addition to all other applicable standards, each Large Projecting Sign allowed under this Article:			
			a. shall be permanently installed to the Façade; and b. shall not be internally lighted or backlit except behind cut-out letters and otherwise shall be lighted with neon tubing or other external means.			
Dimensions						
Quantity (max)			1 per Building			
Height (max)			max width = width of façade max height = n/a letters, numbers, and graphics covering no more than 70% of the valance area			
Area (max)			min 8 ft. fully extended, back of curb, whichever is less			
Clearance			min 8 ft.			
Letter Height			min 5 in, max 10 in			
Depth (max)			max 12 in			
Projection (max)			7 ft over Sidewalk, but may not project past back of curb			

ARTICLE 7: SIGN STANDARDS

MARQUEE SIGN

**TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS**



Permitted Districts

CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description			Additional Standards					
A Sign that is located either along the Façade where it projects perpendicular to the Façade or at the corner of a Building where it projects at a 45-degree angle. These signs often extend beyond the parapet of the Building, but may also terminate below the cornice or eave. Marquee Signs may have neon lettering used in conjunction with painted colored or changeable lettering.			In addition to all other applicable standards, each Marquee Sign allowed under this Article: - shall not be internally lighted or backlit except behind the panels from which changeable letters are hung and shall otherwise be lighted with neon tubing or other external means; - shall be located only above the Principal Entrance of a Building and attached parallel to the Façade, or if such Building is located on a corner, then such Sign may be located at and attached perpendicular to the corner of the Building; - shall not have any supports more than eight (8) feet deep and all anchors, bolts, and supporting rods must be concealed within its interior; and - together with all anchors, bolts, supporting rods, and braces shall be constructed of high quality non-combustible or non-corrodible components and materials and shall be designed by a structural engineer and be subject to approval by the Building Inspector.					
			Dimensions					
			Quantity (max)					
			1 per Principal Frontage					
			Width / Height					
			Centered on and no more than 4 ft. wider than Principal Entrance bay					
			Depth / Projection					
			min 4 ft, max 10 ft over Sidewalk					
			Clearance					
			min 10 ft from Sidewalk					
			Letter Height					
			removable letter height max 6 in, permanent letter height max 36 in					
			Distance from Curb					
			min 3 ft					

ARTICLE 7: SIGN STANDARDS

MONUMENT SIGN

**TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS**



Permitted Districts

CD-2	CD-3L	CD-3	CD-4	CD-4C	SD-INT	SD-LI	SD-HI	CV
General Description			Additional Standards					

In addition to all other applicable standards, each Monument Sign allowed under this Article:

A Sign that is erected on a solid base directly on the ground, and that is itself constructed of a solid material.

- shall be located at Development Entrance, if applicable, otherwise within the 1st Lot Layer;
- shall incorporate a supporting base that is at least 75 percent of the width of the Sign face at its widest point;
- shall have a supporting base constructed of brick, stone, masonry or scored concrete; and
- shall not be allowed at the Frontage if there is a Post Sign on the Lot.
- Large scale commercial and multi-tenants (5 or more tenants) uses are allowed an additional 32 square feet. See Section 7.1.8 for additional residential subdivision sign standards.

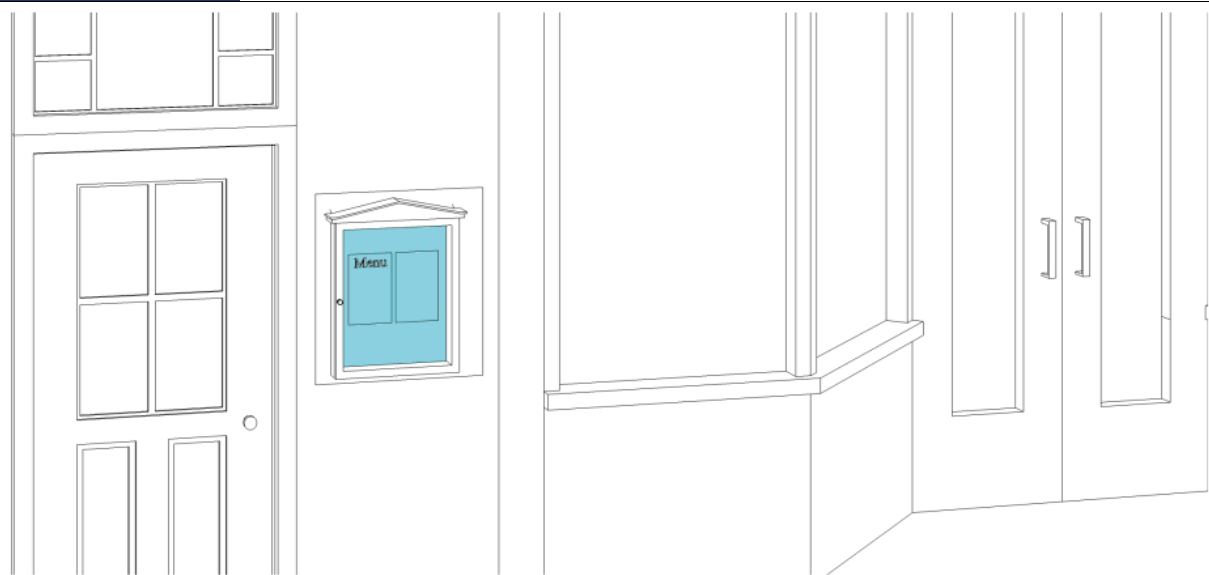
Dimensions

Quantity (max)	All Permitted Districts: 1 per Development Entrance; CD-2, CD-3L & CD-3: all other Permitted Districts other than CD-2, CD-3L & CD-3: 1 per Frontage
Area (max)	CD-2, CD-3L & CD-3: 18 sf Other Permitted Districts: 50 sf
Height (max)	CD-2, CD-3L, CD-3 & CD-4: 6 ft Others: 10 ft.
Letter Height	Not Regulated

ARTICLE 7: SIGN STANDARDS

OUTDOOR DISPLAY CASE

TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



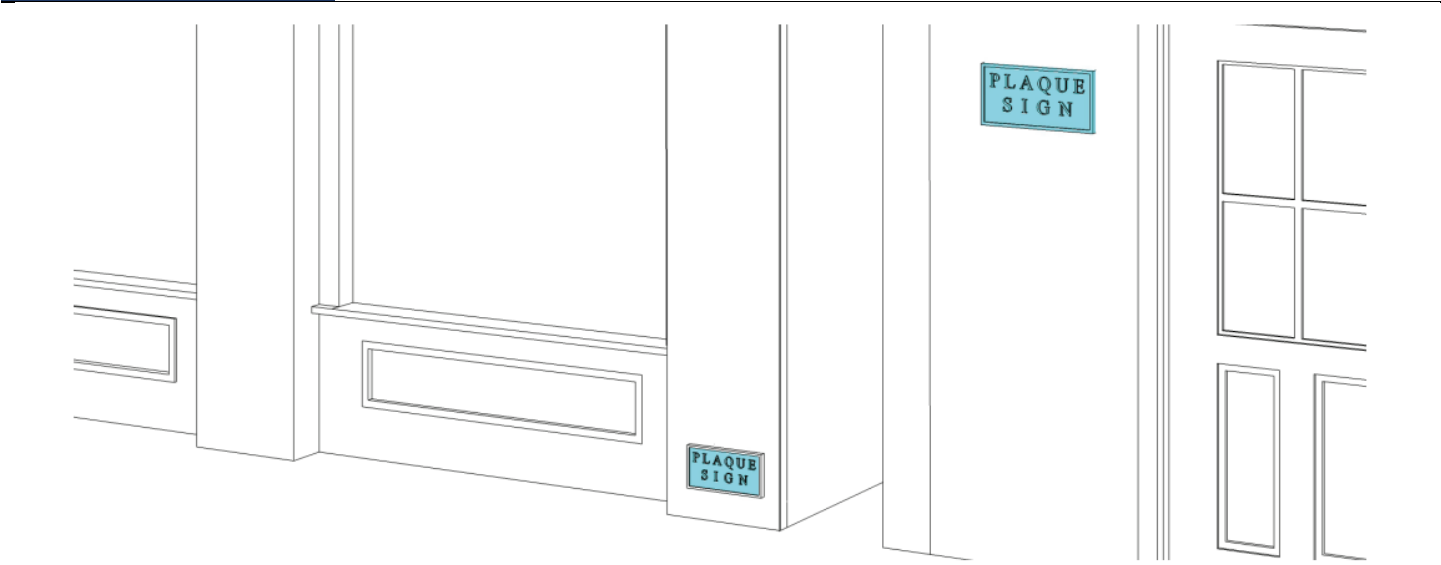
Permitted Districts

CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description			Additional Standards					
A Sign consisting of a lockable metal-or wood-framed cabinet with a hinged transparent door inside of which information may be viewed and accessed for maintenance and updating.			In addition to all other applicable standards, each Outdoor Display Case allowed under this Article:					
			a. shall be permanently attached to and parallel with the first floor Facade;					
			b. may be externally illuminated or lighted by a recessed light source within the cabinet; and					
			c. shall not be attached to or be placed within shopfront windows.					
Dimensions								
Quantity (max)		1 per Principal Frontage						
Area		max 8 sf, except in the case of theaters, which may not exceed 20 sf						
Depth / Projection		max 5 in.						
Clarence		min 30 in.						
Letter Height		Not Regulated						

ARTICLE 7: SIGN STANDARDS

PLAQUE SIGN

TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



Permitted Districts								
CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description			Additional Standards					
A Sign that identifies a Building or its builder, or on professional office Buildings, which might name the firm or partners in a firm. May also be referred to as an Architectural Sign.			In addition to all other applicable standards, each Plaque Sign allowed under this Article shall consist of either a panel or individual letters inset or applied flush with a Building wall within ten (10) feet of an entrance to the Building.					
			No more than 1 Plaque Sign may be used for a Home Occupation in CD-3.					
Dimensions								
Quantity (max)			1 per Principal Frontage					
Area			max 1 sf					
Width / Height			max 18 in / max 2 ft					
Depth / Projection			max 3 in.					
Mounting Height max			7 ft.					

ARTICLE 7: SIGN STANDARDS

PORCH SIGN	TABLE 7.1.2.B-2 SIGN TYPES SPECIFIC STANDARDS
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Permitted Districts

CD-4	CD-4C	SD-INT	SD-LI	SD-HI	CV
General Description		Additional Standards			
Signs that are mounted on a porch. Signs must be placed parallel to the Building Façade.		In addition to all other applicable standards, each Porch Sign allowed under this Article:			
		a. shall be hung above the entrance to the porch or elsewhere on the architrave (beam at the top of the columns), and b. shall be permanently installed parallel to the Façade of the Building.			

Dimensions	
Quantity (max)	1 per address (2 for corner Building)
Area	max 6 sq ft.
Width / Height	max 100% width of entrance / max 2 ft
Depth / Projection	n/a
Clearance	min 7 ft.
Letter Height	max 8 in.

ARTICLE 7: SIGN STANDARDS

POST SIGN	TABLE 7.1.2.B-2 SIGN TYPES SPECIFIC STANDARDS
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Permitted Districts

CD-4	CD-4C	SD-INT	SD-LI	SD-HI	CV
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General Description	Additional Standards
A Sign that is mounted on one or two posts in the First Lot Layer.	In addition to all other applicable standards, each Post Sign allowed under this Article: a. may be mounted on one or two posts; and b. shall be perpendicular to the Building Façade.

Dimensions	
Quantity (max)	1 per Building.
Area	12 sq ft.
Width / Height of Sign panel	max 48 in / max 40 in
Apex	6 ft
Letter Height	max 10 in

ARTICLE 7: SIGN STANDARDS

PYLON SIGN

**TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS**



Permitted Districts

CD-3	CD-4C	CD-5C	SD-INT	SD-LI	SD-HI
General Description		Additional Standards			
A Freestanding Sign that is mounted on two finished poles.		In addition to all other applicable standards, each Pylon Sign allowed under this Article:			
		a. shall not be allowed if there is another Sign in the First Layer b. poles shall be faced on each side with masonry, stone, or aluminum c. Large scale commercial and multi-tenants (5 or more tenants) uses are allowed an additional 32 square feet.			

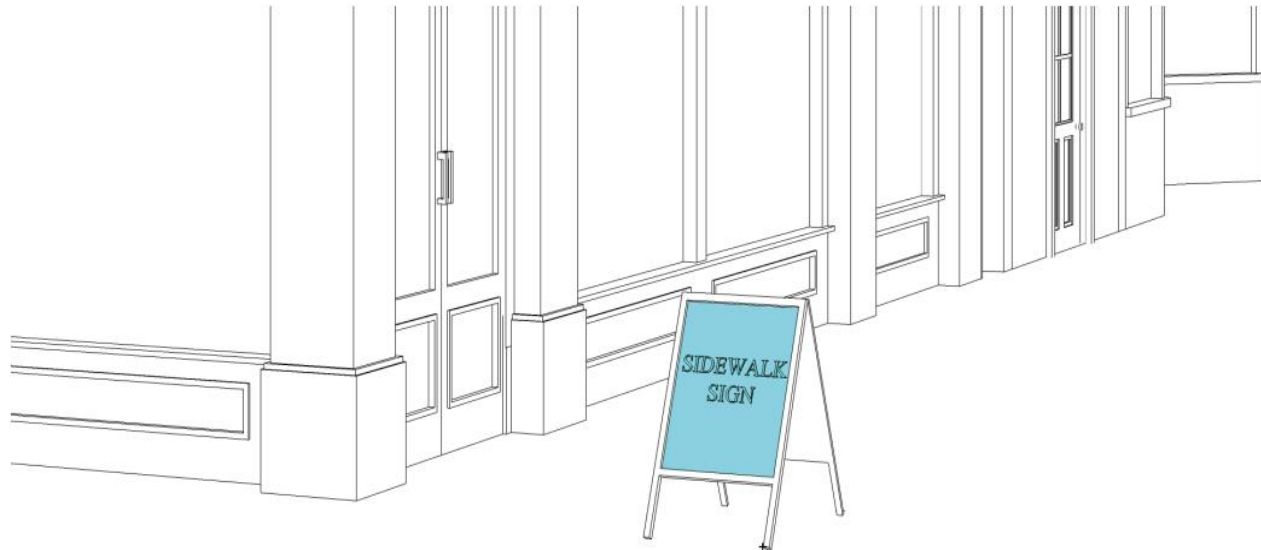
Dimensions

Quantity (max)	1 per Frontage
Area	SD-INT: 300 sf Others: 40 sf
Height including Poles	CD-3, CD-4C & CD-5C: 15 ft SD-LI & SD-HI: 20 ft SD-INT: Not Regulated
Letter Height	Not Regulated
Finished Pole Face Size (each face)	12.5% of the width of the Sign

ARTICLE 7: SIGN STANDARDS

SIDEWALK SIGN

TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description				Additional Standards				

A free standing, double-sided Sign with lettering painted or applied to the surface, placed at the entrance to a Building in a primarily pedestrian environment.

In addition to all other applicable standards, each Sidewalk Sign allowed under this Article:

- shall be located directly in front of the space occupied by the sign permit holder;
- shall not be placed so as to cause the width of the sidewalk to be reduced below five feet in width, nor shall they be erected or maintained in a manner that prevents free ingress or egress from any door, window, or fire escape;
- shall be marked with the approved permit or permit number. Sidewalk signs without permits shall be disposed of at owner's expense;
- shall not be illuminated or have any moving parts;
- shall only be displayed between 9:00 a.m. and 11:00 p.m. and shall be removed from public right-of-ways in the event of snow accumulation until such time that accumulation is removed;
- shall not be made of paper or cardboard; and
- may be removed by the City from right-of-way for municipal purposes.

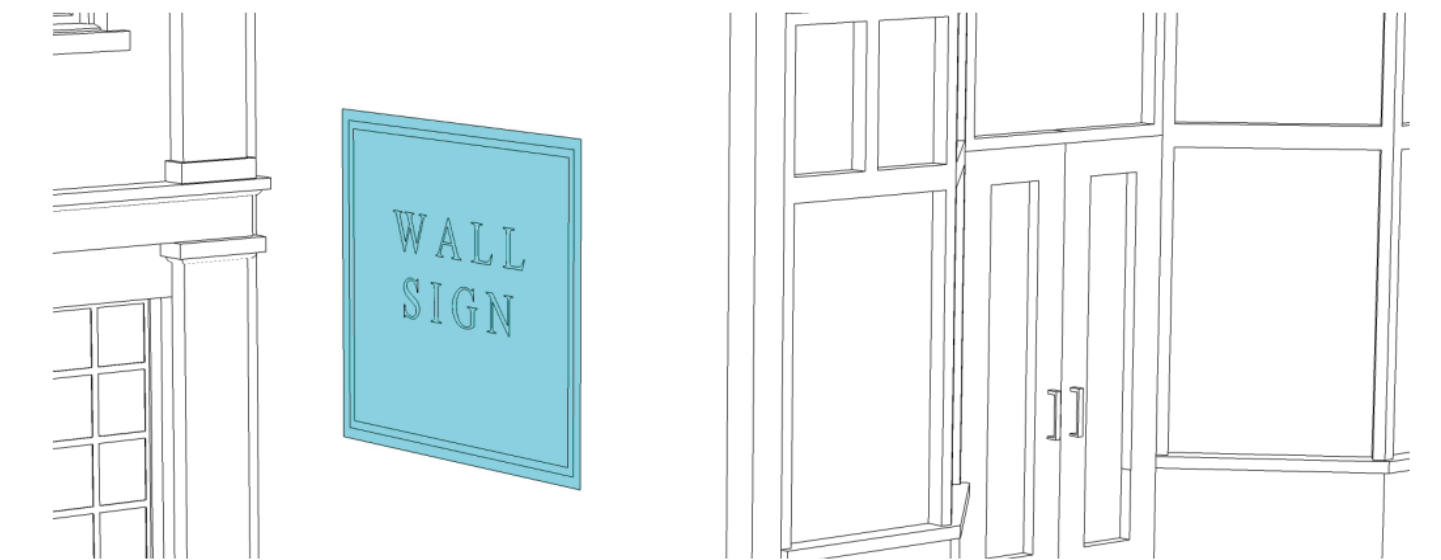
Dimensions

Quantity (max)	1 per Business
Area	max 10 sf
Width / Height	max 30 in / max 48 in

ARTICLE 7: SIGN STANDARDS

WALL SIGN

TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description		Additional Standards						

A Sign that is flat against a building elevation. These Signs are typically painted directly on the Building and contain a combination of text and graphic elements. They are intended to be visible from a greater distance and shall be accompanied by additional signage on the Façade at the Principal Frontage.

- In addition to all other applicable standards, each Wall Sign allowed under this Article:
- a. shall not project vertically above the roof line;
 - b. shall include only letters, background, lighting, and an optional logo, with such information shall consist only of the name and/or logo of the Businesses located in such Building;
 - c. shall have letters individually attached to the wall, on a separate background panel affixed to the wall, or painted, printed, or etched on the same surface as the background; and
 - d. shall not obscure any architectural element and be in vertical alignment with the center of an architectural element such as a storefront window or entrance, or centered over the bay or overall space occupied by the Businesses.
 - e. When used on the same elevation as a Band Sign, the area of the Wall Sign shall reduce the maximum allowable size of the Band Sign.

Dimensions	
Quantity (max)	1 per Business
Area	max 32 sf
Depth / Projection	3 in.
Clearance	Not Regulated

ARTICLE 7: SIGN STANDARDS

WINDOW SIGN

TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description		Additional Standards						

In addition to all other applicable standards, each Window Sign allowed under this Article:

A Sign applied directly on the inside of a window or hanging inside a window.

- a. shall be one of the following types:
 - i. Letters painted or applied directly on the window;
 - ii. Hanging Sign that hangs parallel to the window;
 - iii. Neon sign; and
 - iv. Door Sign applied to or hanging inside the glass portion of an entrance doorway.
- b. shall not interfere with the primary function of windows, which is to enable passersby and public safety personnel to see through the window into the premises and view product displays; and
- c. may list services and/or products sold on the premises, or provide phone numbers, operating hours or other messages, provided that the total aggregate area of these messages shall not exceed the area dimensional limit provided herein.

Dimensions	
Area	max 33% of glass onto which it is applied

ARTICLE 7: SIGN STANDARDS

7.1.3 Permit Required

Except for Exempt Signs, no Sign shall be erected on a Lot or Building Site, installed or placed on a Building, or otherwise exist on a Lot, Building Site or Building unless a Sign Permit has been issued for such Sign in accordance with Section 8.5.23 and such Sign Permit remains in full force and effect

7.1.4 Violation, Enforcement & Appeal

Any violation of this Section 7.1 shall be enforceable and appealable in accordance with the enforcement and appeal provisions of this Ordinance.

7.1.5 Allowed Signs

There shall be no signs allowed other than as specified in this Section 7.1.

7.1.6 Address Signs

An address sign is required for each Building in compliance with **Table 7.1.2.B-1 (Sign Types – Summary)** and **Table 7.1.2.B-2 (Sign Types – Specific Standards)**.

7.1.7 Temporary Signs

In addition to all other Signs allowed in accordance with **Table 7.1.2.B-1(Sign Types – Summary)** and **Table 7.1.2.B-2 (Sign Types – Specific Standards)**, non-illuminated Temporary Signs are allowed without a Sign Permit subject to the following:

A. Single-Family, Two-Family, Owner-Occupied Multi-Family Residential.

On any Lot or Building Site used as a single-family, two-family, or owner-occupied multi-family dwelling, up to 2 temporary Signs may be displayed on a pole or stake affixed to the ground. Such Signs shall not exceed 9 square feet in area per side, and the top of such Sign shall be no taller than 5 feet from ground.

B. Other Lots and Building Sites.

On any Lot or Building Site not used as a single-family, two-family, or owner occupied multi-family dwelling, up to 2 Temporary Signs may be displayed on a pole or stake affixed to the ground or on a banner affixed to a Building on the Lot or Building Site.

1. Temporary Ground Sign: One Ground Sign per Lot or Building Site shall be permitted. Such sign shall not exceed 24 square feet in area per side, unless the lot or site is greater than 10 acres, in which case, a sign of 32 square feet is permitted. The top of the sign shall be no more than 5 feet from ground level and affixed to the ground supported by posts.
2. Temporary Banner Sign: One Temporary Banner Sign per business shall be permitted. Such signs shall not exceed 32 square feet in size and shall be securely attached flat against the wall of the building.

C. Materials & Condition.

Temporary Signs must be made of waterproof materials and kept in good repair.

D. Setback & Visibility

Temporary Signs must be set back at least 5 feet from the property line and may not be placed in a manner that obstructs visibility for drivers on an adjacent street.

- E. See **Section 7.1.8** for standards related to temporary subdivision signs.

7.1.8 Residential Subdivision Signs

A. Permanent Residential Subdivision Signs

1. Residential subdivision signs shall be located at the primary entrance(s) to a development as identified on a Site Development Plan, Preliminary Plat, or Planned Unit Development Master Plan approved in accordance with Article 8. T
2. Such signs shall be located on private property and may be within any platted sign and/or landscape easement or within common open space.
3. Such signs shall be maintained by an established property owners' association or similar entity.
4. One sign shall be permitted for each entrance to the subdivision, up to a maximum of three entrances per subdivision. See Monument Sign for design standards.
5. Subdivision signs shall be setback at least ten (10) feet from edge of pavement or the edge of the public right-of-way, whichever is greater, unless more space is necessary to preserve the sight distance triangle.

ARTICLE 7: SIGN STANDARDS

B. Temporary Residential Subdivision Signs

1. One temporary residential subdivision sign may be erected on a site for the purpose of advertising the development of a subdivision and the sale of included lots. The sign may remain until sale of all subdivision lots is completed.
2. No other temporary development signs shall be permitted, including individual builder signs. The names of participating builders may be included on the subdivision temporary development sign.
3. Specifications:
 - a. Maximum sign face area, thirty-two (32) square feet.
 - b. If only one (1) sign face is used per sign and sixteen (16) square feet per sign face if two sign faces are used on (1) sign.
 - c. Maximum height, six (6) feet.
4. Multiphase developments may utilize a temporary residential subdivision sign for each phase.

7.1.9 General Provisions Applicable to All Non-Exempt Signs

Without limitation to any applicable specific Sign standards, all Signs other than Exempt Signs shall comply with the following additional standards:

A. Materials, Fabrication & Condition.

Signs shall be constructed of durable and weather-resistant material, shall be fabricated and installed by qualified Sign painters and mechanics, and shall be kept in good repair.

B. Lighting.

Certain signs may, but are not required to be, lighted unless otherwise specifically stated for the particular Sign type in **Table 7.1.2.B-2 (Sign Types - Specific Standards)**. Within districts CD-2, 3, and 3L signs shall not be internally illuminated or back-lighted. In all other districts, internal illumination is allowed for sign letters and insignias only. External illumination shall be allowed in all districts.

C. Electrical Elements.

Except for the light fixture itself, all electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes shall be concealed to extent possible from public view.

D. Mounting.

Signs shall be mounted in such a way that their removal does not damage and/or alter the original surface of the Building. If the original surface of a Building is damaged during removal of a Sign, the damage must be repaired and the original surface condition restored concurrently.

E. Historic Signs.

In addition to Sign types allowed pursuant to **Table 7.1.2.B-1 (Sign Types - Summary)** and **Table 7.1.2.B-2 (Sign Types - Specific Standards)**, Signs that are original to the Building and have been placed on the Building for at least fifty (50) years may remain or be reproduced. New signs regulated by **8.3.5.G-21** that mimic the original building sign in all aspects may be allowed. Any such Signs shall be kept in good repair, both in terms of appearance and operation.

F. Design Drawings.

Design drawings of any proposed Sign must be submitted to the Building Official for review of compliance with this Section prior to fabrication and installation. Such drawings shall include Sign location and size and shall indicate materials, color(s), hanging or mounting device, illumination scheme, and example of lettering.

G. Off-Premises Signs & Billboards.

Billboards and Off-Premises Signs are prohibited except as otherwise permitted pursuant to this Article 7 or pursuant to TCA Title 54, Chapter 21.

H. Building Codes.

All Signs must comply with all applicable provisions of the Building Code.

I. Rights-of-Way.

Excepting as expressly allowed under this Article, Signs are not permitted in public Rights-of-Way.

J. Portable Signs.

Portable Signs other than Sidewalk Signs are not permitted.

ARTICLE 7: SIGN STANDARDS

K. Removal of Abandoned Signs.

Except for Signs allowed pursuant to Section

7.1.8.E above, Commercial Signs and supports for Commercial Signs erected by entities that are no longer operating on the premises shall be removed by the owner, agent, or Person having beneficial use of the Sign or the property upon which the Sign is located within 30 days of written notice from the Building Official.

L. Signs in Upper Floor Windows.

Signs in upper floor windows are not permitted, except for Window Signs for an occupant that is separate from the occupant of the ground floor.

M. Removal of Non-Conforming Signs.

All Signs that do not conform to this Section 7.1 shall be removed pursuant to Section 1.22.

N. Occupant Rear Door Sign.

A Sign for the occupant shall be permitted at rear entrance doors if mounted flush against the Building and not exceeding six (6) square feet in size.

O. Compliance with Electrical Codes.

All Signs erected, altered, or maintained in the City shall conform to City and state electrical codes.

P. Certain Lighting Prohibited.

No Sign may be illuminated with or include animated, moving, intermittent, or flashing lights, or other active lighting.

Q. Moving Elements / Components.

No Sign may have any moving component or element.

R. Changeable Copy.

Signs may have changeable copy with physically changeable letters or an Electronic Message Board allowed pursuant to Section 7.1.9.

S. Imitation of Traffic Safety Control Sign.

No Sign may by design or arrangement imitate the size, color, lettering, illumination, word, phrase, or symbol of a Sign used as traffic safety control Sign.

ARTICLE 7: SIGN STANDARDS

T. Sign Setback Relative to Adjoining Lot or Building Site.

Where a Lot or Building Site adjoins another Lot or Building Site, no Freestanding Sign shall be permitted within a triangle formed by the Side Lot or Building Site Line, the Front Lot or Building Site Line and a line beginning on the Side Lot or Building Site Line at the required front Setback distance and extended at 45 degrees to the Front Lot or Building Site Line for an existing Building. The established front Setback of an

Adjacent Building may be substituted for the required Street Yard prescribed within the applicable District.

U. Overhang into Right-of-Way.

No Sign may be within or overhang a public right-of-way or required Setback other than a Wall Sign that does not overhang such right-of-way more than 15 inches, a Blade Sign, a Vertical Projecting Sign, a Marquee Sign, or an Awning Sign.

V. Obstruction of Traffic Sign or Control Device, or Street Name Sign; Visibility Hazard.

No Sign may obstruct a traffic-control device, traffic Sign, or street name Sign, block the vision of drivers at any Driveway, street intersection or crosswalk, or be unsafe or constitute a hazard of any type.

W. Affixing on Improper Support; Attachment.

No Sign or Sign support may be affixed to a tree, rock, utility pole or other improper Sign support, or contain any attachment, other Sign, symbol, flag, pennant or other attention-getting device (other than the Sign itself).

7.1.10 Electronic Message Boards.

A. Districts Permitted.

Electronic Message Boards shall be permitted, only as part of a permitted Monument Sign, Pylon Sign, or Marquee Sign. Such Signs shall be subject to the following conditions:

1. The electronic lighting shall not exceed a brightness level of 0.3 foot candles above ambient light as measured using a foot candle (lux) meter at a pre-set distance depending on sign area. The measurement distance shall be calculated with the following formula: the square root of the product of the sign area (in square feet) and 100. For example, the brightness of a 12 square foot sign shall be measured at a distance of 34.6 feet. Light measurement shall be taken with the meter aimed directly at the sign message face, or the area of the sign emitting the brightest light.
2. The frequency of message and/or image change shall be no more than once every 8 seconds.
3. The transition or change sequence between messages and images shall appear instantaneous as perceived by the human eye, without any animation such as scrolling or flashing.

B. Area.

The area of an Electronic Message Board shall be considered a part of the Sign of which it is a part for purposes of calculating the total sign area of such sign, and the area of the Electronic Message Board itself shall not exceed 50% of the total Sign area.

C. Distance Between.

A new electronic message board may not be constructed or installed within 100 feet of any Residential structure, including Multi-Family Dwellings.

7.1.11 Exempt Signs Not Requiring a Sign Permit.

The following Signs are Exempt Signs and do not require a Sign Permit:

1. Address Sign

One Address Sign per tenant or owner.

2. Certain Small Signs

On-premises Signs not exceeding four (4) square feet in area that are located along the route to a place or location within such premises or are provided for safety.

3. Governmental Signs

Signs placed by the City or any other governmental unit with jurisdiction over the area where the Sign is placed.

4. Certain Integrated Signs

Signs carved into stone, concrete or similar material or made of bronze, aluminum, or other permanent construction and made an integral part of the Structure.

5. Temporary Signs

Temporary Signs allowed under Section 7.1.7.

ARTICLE 7: SIGN STANDARDS

6. Campus Signs

Internally oriented on signs on large multi-building sites adhering to the Campus Sign standards.

7. Home Occupation Signs

Small identification signs of no more than 4 square feet associated with a permitted Home Occupation

7.1.1 Sign Area Computation.

The area of Sign as regulated herein shall be the computed area of the background upon which lettering, insignia or other devices are placed. Where said display area is the face of a Building, the area of such Sign shall be the product of the total width and the total height occupied by such lettering, devices or insignia. For Signs having two sides, the maximum display area shall be permitted on both sides and the total area of one side shall be deemed to be the total Sign area. The supporting Structures shall not be included in the area computation unless utilized as part of the total display area.

7.1.2 Responsibility for Signs.

All Signs located in the City shall be erected, altered and maintained by the owner of such Sign who shall assume full responsibility for any consequences or damage caused by the Sign. Signs and supports must be removed or corrected within 30 days after the Building Official sends written notice that an unsafe or improperly maintained Sign condition exists.

7.1.3 Non-Conforming Signs.

Any existing non-conforming sign or any Sign that becomes non-conforming as a result of the enactment or amendment of this Chapter shall be subject to the provisions of Section 1.22.

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

Proposed Changes

§7.1.7 Temporary Signs	2
§7.1.8 Residential Subdivision Signs	4
§7.1.10 Exempt Signs	6
TABLE 7.1.2.B-2 Monument Sign	7
TABLE 7.1.2.B-2 Campus Sign.....	9
TABLE 7.1.2.B-2 Band Sign	10
TABLE 7.1.2.B-2 Wall Sign	12

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

§7.1.7

Temporary Signs (p. 383)

Revise standards as follows:

Pagination reflects July 2022 adopted version. Precise location of standard may differ slightly based on City Council action on other ZTAs in September 2024.

7.1.7 Temporary Signs

In addition to all other Signs allowed in accordance with Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards), non-illuminated Temporary Signs are allowed without a Sign Permit subject to the following:

A. Single-Family, Two-Family, Owner-Occupied Multi-Family Residential.

On any Lot or Building Site used as a single-family, two-family, or owner-occupied multi-family dwelling, up to 2 temporary Signs may be displayed on a pole or stake affixed to the ground. Such Signs shall not exceed 9 square feet in area per side, and the top of such Sign shall be no taller than 5 feet from ground.

B. Other Lots and Building Sites.

On any Lot or Building Site not used as a single-family, two-family, or owner occupied multi-family dwelling, up to 2 Temporary Signs may be displayed on either (1) a pole or stake affixed to the ground or on a banner affixed to a Building on the Lot or Building Site. ~~Such Signs shall not exceed 24 square feet in area per side, unless the lot or site is greater than 10 acres in which a sign of 32 square feet is permitted. The top of the Sign shall be no more than 5 feet from ground level unless the Sign is a banner affixed to a building. If affixed to the ground, they shall be supported by posts and shall be spaced at least 15 feet apart from one another.~~

1. Temporary Ground Sign: One Ground Sign per Lot or Building Site shall be permitted. Such sign shall not exceed 24 square feet in area per side, unless the lot or site is greater than 10 acres, in which case, a sign of 32 square feet is permitted. The top of the sign shall be no more than 5 feet from ground level and affixed to the ground supported by posts.

Provides greater detail on temporary signage

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

32 2. Temporary Banner Sign: One Temporary Banner Sign
33 per business shall be permitted. Such signs shall not
34 exceed 32 square feet in size and shall be securely
35 attached flat against the wall of the building.

36 C. Materials & Condition.

37 Temporary Signs must be made of waterproof materials and
38 kept in good repair.

39 D. Setback & Visibility

40 Temporary Signs must be set back at least 5 feet from the
41 property line and may not be placed in a manner that obstructs
42 visibility for drivers on an adjacent street.

43 E. See section 7.1.8 for standards related to temporary
44 subdivision signs.

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

§7.1.8

Residential Subdivision Signs (p. 383)

Add new section (and renumber subsequent paragraphs) as follows:

A. Permanent Residential Subdivision Signs

1. Residential subdivision signs shall be located at the primary entrance(s) to a development as identified on a Site Development Plan, Preliminary Plat, or Planned Unit Development Master Plan approved in accordance with Article 8. T
2. Such signs shall be located on private property and may be within any platted sign and/or landscape easement or within common open space.
3. Such signs shall be maintained by an established property owners' association or similar entity.
4. One sign shall be permitted for each entrance to the subdivision, up to a maximum of three entrances per subdivision. See Monument Sign for design standards.
5. Subdivision signs shall be setback at least ten (10) feet from edge of pavement or the edge of the public right-of-way, whichever is greater, unless more space is necessary to preserve the sight distance triangle.

Adds provisions for temporary subdivision signs.

B. Temporary Residential Subdivision Signs

1. One temporary residential subdivision sign may be erected on a site for the purpose of advertising the development of a subdivision and the sale of included lots. The sign may remain until sale of all subdivision lots is completed.
2. No other temporary development signs shall be permitted, including individual builder signs. The names of participating builders may be included on the subdivision temporary development sign.
3. Specifications:
 - a. Maximum sign face area, thirty-two (32) square feet.

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

- 75 b. If only one (1) sign face is used per sign and sixteen
76 (16) square feet per sign face if two sign faces are
77 used on (1) sign.
78 c. Maximum height, six (6) feet.
79 1.4. Multiphase developments may utilize a temporary
80 residential subdivision sign for each phase.

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

§7.1.10

Exempt Signs (p. 386)

Renumber and revise standards as follows:

- 82 7.1.10 ~~11~~ Exempt Signs Not Requiring a Sign Permit.
- 83 The following Signs are Exempt Signs and do not require a Sign Permit:
- 84 1. Address Sign
- 85 One Address Sign per tenant or owner.
- 86 2. Certain Small Signs
- 87 On-premises Signs not exceeding four (4) square feet in area that
- 88 are located along the route to a place or location within such
- 89 premises or are provided for safety.
- 90 3. Governmental Signs
- 91 Signs placed by the City or any other governmental unit with
- 92 jurisdiction over the area where the Sign is placed.
- 93 4. Certain Integrated Signs
- 94 Signs carved into stone, concrete or similar material or made of
- 95 bronze, aluminum, or other permanent construction and made an
- 96 integral part of the Structure.
- 97 5. Temporary Signs
- 98 Temporary Signs allowed under Section 7.1.7.
- 99 6. Campus Signs
- 100 Internally oriented on signs on large multi-building sites adhering
- 101 to the Campus Sign standards.
- 102 7. Home Occupation Signs
- 103 Small identification signs of no more than 4 square feet
- 104 associated with a permitted Home Occupation
- 105

*Exempts Campus Signs and
Home Occupation signs from
permit*

Article 7 Sign Standards

Proposed Zoning Text Amendment

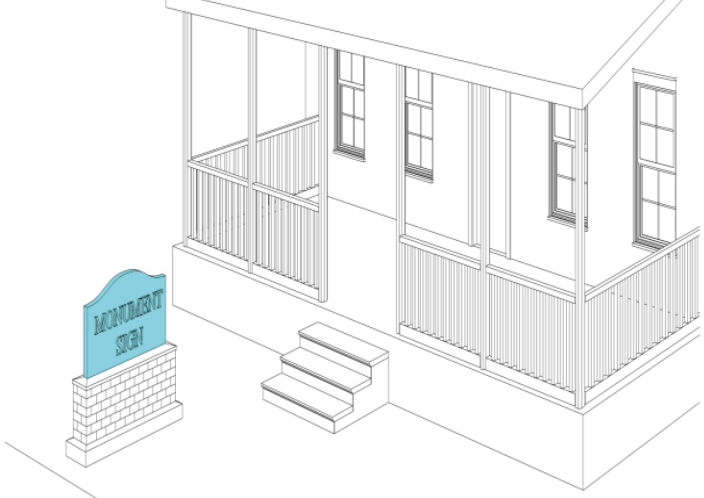
Additions are Underlined
 Deletions are Strikethrough

TABLE 7.1.2.B-2

Sign Types Specific Standards

Monument Sign (p. 374)

Replace current table with changes to formatting and revise standards as follows:

MONUMENT SIGN		TABLE 7.1.2.B-2 SIGN TYPES SPECIFIC STANDARDS							
									
		CD-2	CD-3L	CD-3	CD-4	CD-4C	SD-INT	SD-LI	SD-HI CV
General Description		Additional Standards							
A Sign that is erected on a solid base directly on the ground, and that is itself constructed of a solid material.		In addition to all other applicable standards, each Monument Sign allowed under this Article: - shall be located at Development Entrance, if applicable, otherwise within the 1st Lot Layer; - shall incorporate a supporting base that is at least 75 percent of the width of the Sign face at its widest point; - shall have a supporting base constructed of brick, stone, masonry or scored concrete;							
Standards									
Quantity (max)	All Permitted Districts: 1 per Development Entrance; CD-2, CD-3L & CD-3: all other Permitted Districts other than CD-2, CD-3L								

Add reference to new standard for entrance signs

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

	& CD-3: 1 per Frontage	
Area (max)	CD-2, CD-3L & CD-3: 18 sf; Other Permitted Districts: 50 sf	d. and shall not be allowed at the Frontage if there is a Post Sign on the Lot.
Height (max)	CD-2, CD-3L, CD-3 & CD-4: 6 ft; Others: 10 ft.	e. Large scale commercial and multi-tenants (5 or more tenants) uses are allowed an additional 32 square feet. <u>See Section 7.1.8 for additional residential subdivision sign standards.</u>
Letter Height	Not Regulated	

Article 7 Sign Standards

Proposed Zoning Text Amendment

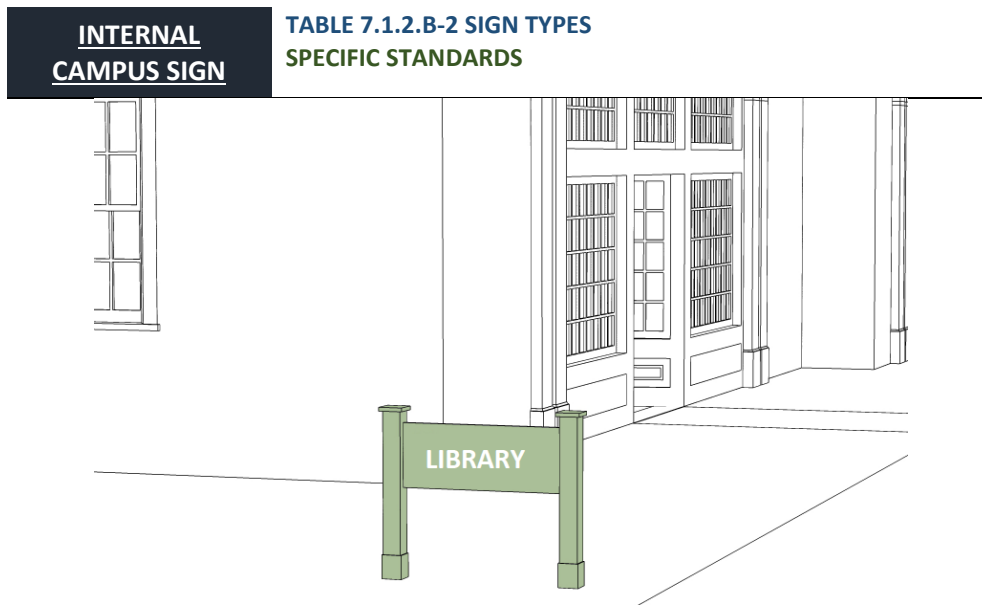
Additions are Underlined
Deletions are Strikethrough

TABLE 7.1.2.B-2

Sign Types Specific Standards

Campus Sign (p. N/A)

Add new sign type to the table as follows:



Add a sign type for signage internal to an institutional site.

Permitted in all districts.

General Description		Additional Standards
A small, ground-mounted sign for pedestrian and vehicular circulation within a large multi-building site such as a church, hospital, or school. Campus signs direct visitors to parking and building locations.		In addition to all other applicable standards, each Internal Campus Sign shall be:
Standards		1. Conform to the minimum setback at the property line applicable to an accessory structure; and
Quantity	Internal campus signs are unregulated when they are not visible from the right-of-way.	2. Shall not be internally illuminated.
Area	Unregulated where not visible from the right-of-way.	
Width/Height	Unregulated where not visible from the right-of-way.	

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
 Deletions are Strikethrough

TABLE 7.1.2.B-2

Sign Types Specific Standards

Band Sign (p. 368)

Replace current table with changes to formatting and revise standards as follows:

Clarifies appropriate location of Band Sign and provides for combination of Band Sign and Wall Sign

Band Sign

**TABLE 7.1.2.B-2 SIGN TYPES
 SPECIFIC STANDARDS**



CD-4 CD-4C CD-5 CD-5C SD-INT SD-LI SD-HI PUD-MU CV

-LI
 SD

-HI

PU

D-MU CV

General Description

A Sign that is flat against the Façade and placed directly above the main entrance and often runs horizontally along the entablature of traditional Buildings. Band Signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.

Standards

Quantity (max)	1 per Façade plus 1 per first floor Business Frontage
Area (max)	1.5 sf per linear ft of Façade

Additional Standards

In addition to all other applicable standards, each Band Sign allowed under this Article:

- shall be applied to the first Story Façade and not project vertically above the roof line.
- shall have letters individually attached to the wall, on a separate background panel affixed to the wall, or printed or etched on

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

Width/Height	max 100% width of Façade max 3 ft height except CD-4C and SD-INT no max height	the same surface as the background. shall not obscure any architectural element of the Building and shall be in vertical alignment with the center of an architectural element such as a storefront window or entrance, or centered over the bay or over all space occupied by the Business.
Depth/Projection	excluding mounting hardware max 7 in	
Clearance	Min 7ft	

c. Where a Wall Sign is
used on the same
elevation as a Band
Sign, the area of the
Wall Sign shall be
subtracted from the
maximum allowable
area of the Band Sand.

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
 Deletions are Strikethrough

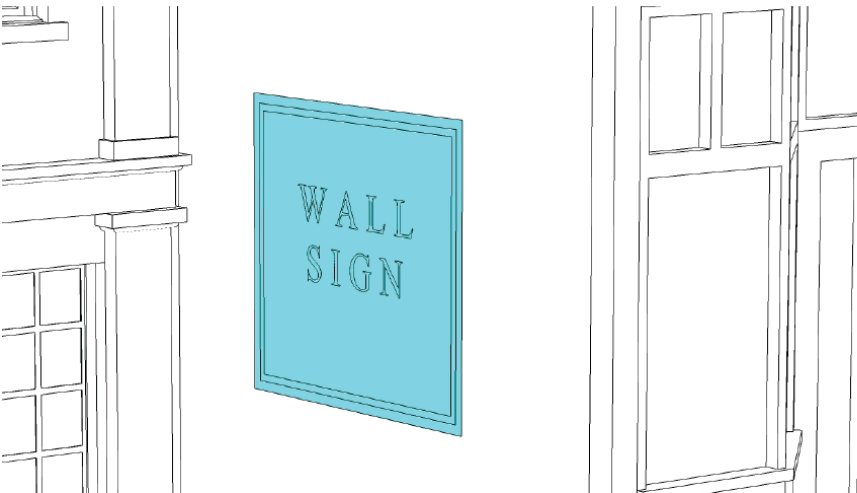
TABLE 7.1.2.B-2

Sign Types Specific Standards

Wall Sign (p. 368)

Replace current table with changes to formatting and revise standards as follows:

Provides for combination of Band Sign and Wall Sign

Wall Sign	TABLE 7.1.2.B-2 SIGN TYPES SPECIFIC STANDARDS	
		
CD-4 CD-4C CD-5 CD-5C SD-INT SD-LI SD-HI PUD-MU CV		-LI SD
		-HI
		PU
		D-MU CV
General Description	Additional Standards	
A Sign that is flat against the Facade of a Secondary Frontage <u>a building elevation</u> . These Signs are typically painted directly on the Building and contain a combination of text and graphic elements. They are intended to be visible from a greater distance and shall be accompanied by additional signage on the Facade at the Principal Frontage.	In addition to all other applicable standards, each Band Sign allowed under this Article: - shall not project vertically above the roof line; - shall include only letters, background, lighting, and an optional logo, with such information shall consist only of the name and/or logo of the Businesses located in such Building;	
Standards		

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

Quantity (max)	1 per Business
Area	Max 32 sf
Depth/Projection	3 inches
Clearance	Not Regulated

- c. shall have letters individually attached to the wall, on a separate background panel affixed to the wall, or painted, printed or etched on the same surface as the background; and
- d. shall not obscure any architectural element and be in vertical alignment with the center of an architectural element such as a storefront window or entrance, or centered over the bay or overall space occupied by the Businesses.
- e. When used on the same elevation as a Band Sign, the area of the Wall Sign shall reduce the maximum allowable size of the Band Sign.

Q3 – 2023 Zoning Text Amendment Sign Standards

Project #:	24-0337	Location:	N/A
Applicant:	Kevin C. McCarthy, AICP	Case Type(s):	Text Amendment
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	N/A

SUMMARY

This request modifies the text of Article 7 of the zoning ordinance revising **sign standards**. The standards regulate the size, placement, and materiality of signs throughout Columbia.

The applicant, the Zoning Administrator, requests to amend the text of Ordinance 4400, the zoning ordinance for the City of Columbia. This is the fourth of five rounds of zoning text amendments staff will present to the Planning Commission between December 2023 and December 2024. These changes will implement Connect Columbia, better align zoning regulations with community preferences, and calibrate the standards based on “lessons learned” during the first two years administering the Ordinance. This round of proposed amendments is detailed in the attached list of topics and track changes documents.

- The Planning Commission is a **recommending body** for zoning text amendments. The City Council is the decision-making authority.
- The staff comments section details the proposed changes, which are provided in the agenda packet in ~~striketrough~~ and underlines.
- Planning Commission may recommend adoption of the proposed text, modify the proposal, or decline the request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

CONSISTENCY WITH CONNECT COLUMBIA

The ongoing current process of reviewing and updating the Zoning Ordinance, Subdivision Regulations, Engineering Standards & Specifications, and other regulating documents is part of the implementation of Connect Columbia, the City's comprehensive plan.

REVIEW PROCESS

Section **8.5.18** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the text of the Ordinance. The Planning Commission is the recommending body for text amendments under **§ 8.3.3.B.2** of the Zoning Ordinance.

Section **8.5.18.C** of the Zoning Ordinance requires that Planning Commission determine that the proposed changes are consistent with the comprehensive plan.

8.5.18.G of the Zoning Ordinance establishes the review criteria for approval of all changes to the text of the Ordinance:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

The criteria for City Council action on a Zoning Ordinance Amendment at § 8.5.18.J.4 are identical to the criteria for Planning Commission review at 8.5.18.G.3.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The City Council adopted the current ordinance on July 14, 2022. The Zoning Ordinance implements the City's comprehensive plan, Connect Columbia. On November 8, 2023, the Planning Commission recommended adoption of a five-year update of the framework, land use, and transportation elements of Connect Columbia. The framework element of the plan directs planning staff to initiate revisions to the ordinance in order to bring it into consistency with the future land use plan. It further directs staff to engage residents and property owners to solicit suggestions for further changes to the ordinance. As mentioned above, this is the second and third of five rounds of zoning text amendments staff plans to present to the Planning Commission between December 2023 and December 2024.

Proposed changes include:

- **§7.1.7– Temporary Signs**
 - Revises standards for the size and number of temporary signs to be more specific regarding the size of particular signs types (i.e. banners and ground signs).
- **New §7.1.8 – Residential Subdivision Signs**
 - Adds a new section related to subdivision signs.
 - Distinguishes temporary and permanent subdivision signs.
 - Establishes standards for size and placement of subdivision signs.
 - Permits subdivision signs in open spaces and easements.
- **§7.1.10 (renumbered to 7.1.11) – Exempt Signs**
 - Exempts Camps Signs from permit.
 - Exempts Home Occupation Signs from permit.
- **TABLE 7.1.2.B-2 – Monument Signs**
 - Adds a reference to the proposed subdivision sign standards.
- **TABLE 7.1.2.B-2 – Campus Signs**
 - Create a new sign type.
 - Defines and establishes standards for internally-oriented signs on large properties which include more than one building.
- **TABLE 7.1.2.B-2 – Band Sign**
 - Removes limitation on placement of a Band Sign (above the main entrance).
 - Adds a provision which permits the combination of a Band Sign and a Wall Sign on the same elevation.
- **TABLE 7.1.2.B-2 – Wall Sign**
 - Removes prohibition of Wall Signs from Façade elevations.
 - Clarifies that the combined use of Wall and Band Signs does not increase the total amount of sign area on the elevation.

The Planning Commission may recommend approval of the proposed text amendments, direct staff to prepare an alternative text amendment, or decline to act on the proposed changes.

SAMPLE MOTIONS

Approve:

Move to find, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed text amendments [may be subject to modifications proposed by the Planning Commission].

Deny:

Move to recommend denial of the requested text amendment having found, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial and provide direction to staff*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and direct staff to provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: PUBLIC HEARING ON ORDINANCE NO. 4529 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE VILLAGES AT CARTERS CREEK PUD MASTER PLAN AT TAX MAP 51 PARCEL 22.03 OFF NASHVILLE HIGHWAY AND NAPA VALLEY WAY - WARD 5.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting to modify a 2.21 acre portion of parcel 22.03 of the Villages at Carters Creek PUD. The preliminary master plan proposes a drive-through convenience store with fuel pump sales. The Planning Commission reviewed this request at the September 11, 2024 meeting and recommended approval with a vote of five to one. Much discussion was about the site and possible modifications. The required notice of Public Hearing was advertised September 23, 2024 in The Daily Herald.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report for Ordinance No. 4529 PH, Ordinance No. 4529, Exhibit A, Exhibit B, Development Services Staff Report.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE VILLAGES AT CARTERS CREEK PUD MASTER PLAN AT TAX MAP 51 PARCEL 22.03 LOCATED OFF NASHVILLE HIGHWAY AND NAPA VALLEY WAY.

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by revising the Villages at Carters Creek PUD Master Plan for property off Nashville Highway and Napa Valley Way, at Tax Map 51 Parcel 22.03.

Section 2: Said revised Planned Unit Development Master Plan is located in the Third Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia. The PUD Master Plan, which is attached hereto and incorporated herein by reference, is identified as Exhibit "A". The façade elevations for the PUD Master Plan, which are attached hereto and incorporated herein by reference, are identified as Exhibit "B".

Section 3 This Ordinance is passed after review by the Columbia Municipal Planning Commission with a recommendation of approval on the 11th day of September, 2024, and after a public hearing held on the 10th day of October, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following findings:

- a. The proposed PUD Master Plan is in agreement with the Comprehensive plan and any applicable local area plans;
- b. It has been determined that the legal purposes for which zoning exists have not been contravened;

- c. The proposed PUD Master Plan will have no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF THE CITY OF COLUMBIA, TENNESSEE, This the 14th day of November, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

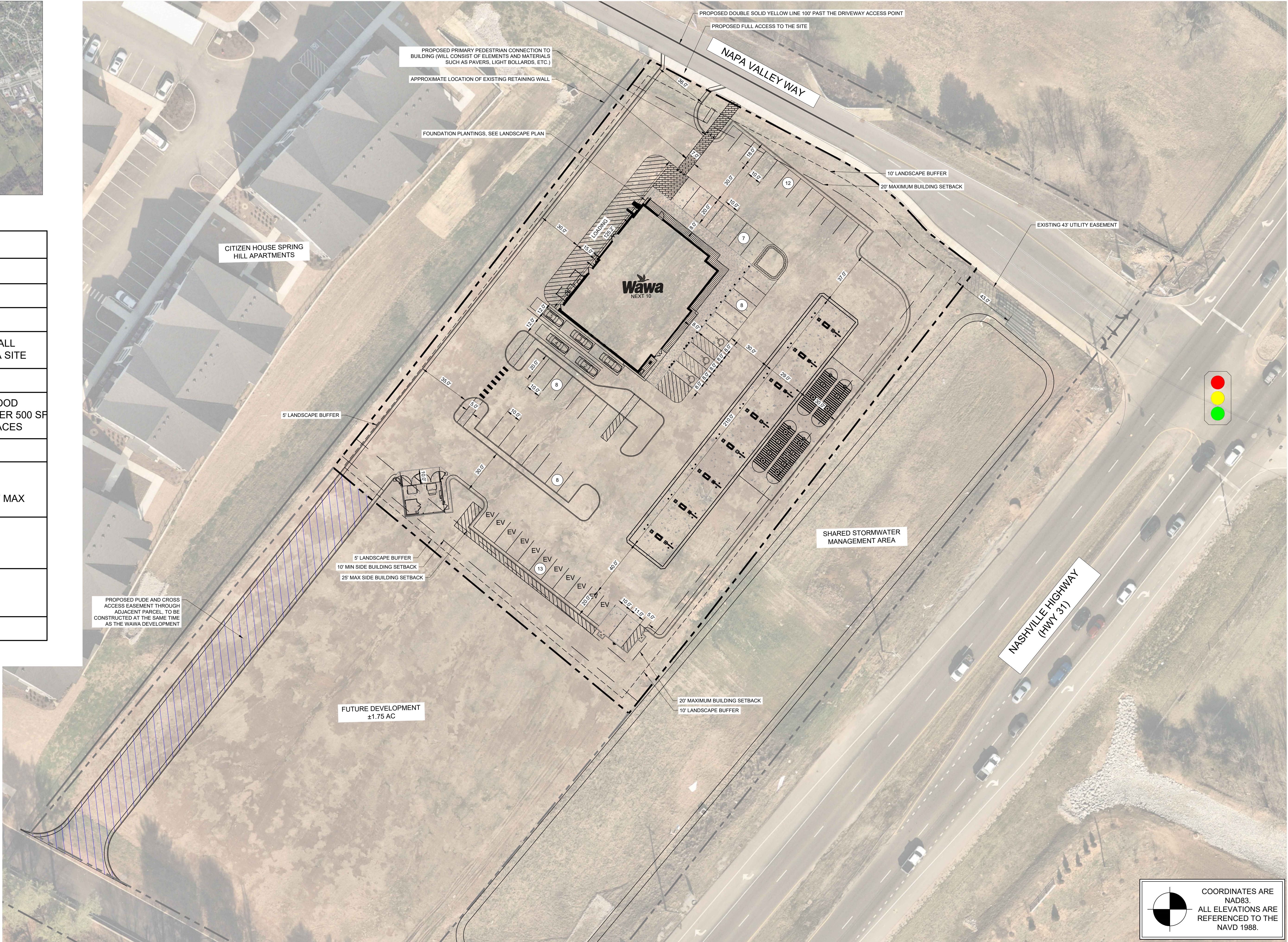
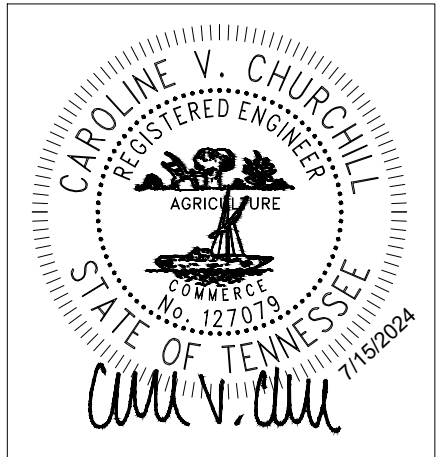
APPROVED FOR FIRST CONSIDERATION:

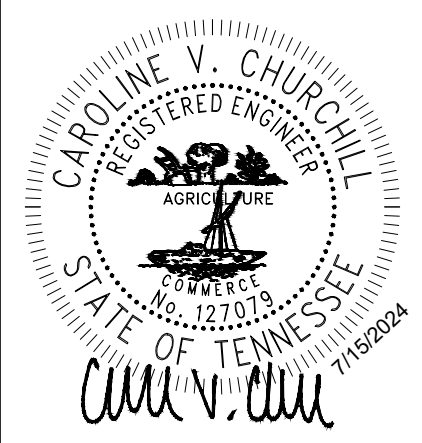
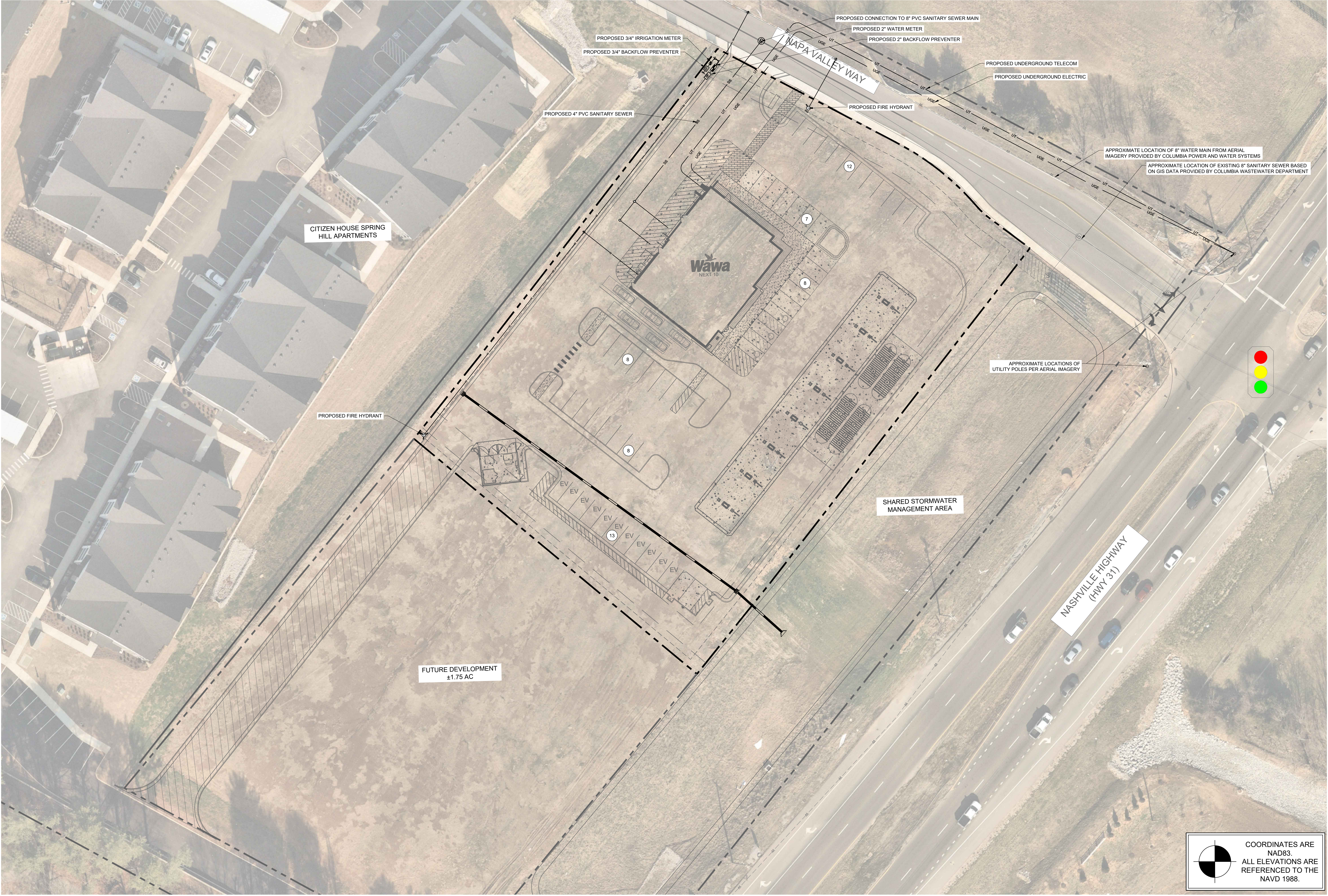
ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

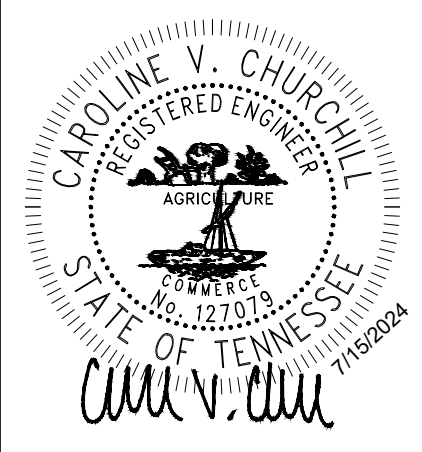
SITE DATA	
JURISDICTION	COLUMBIA
EXISTING ZONING	PUD
PROPOSED ZONING	PUD
WAWA SITE AREA	3.97 AC ± OVERALL 2.21 AC ± WAWA SITE
BUILDING AREA	6,374 S.F.
MIN. PARKING REQUIRED	1 PER 200 SF FOOD SERVICES + 1 PER 500 SF RETAIL = 26 SPACES
PARKING PROVIDED	56 SPACES
FRONT SETBACK	20 FT
SIDE (R/W) SETBACK	20 FT
SIDE SETBACK	10 FT MIN; 25 FT MAX
REAR SETBACK	0 FT
FRONT BUFFER YARD	10 FT
SIDE BUFFER YARD	5 FT
REAR BUFFER YARD	5 FT
BUILDING TYPE	NEXT10
CANOPY CONFIGURATION	STRAIGHT
CANOPY TYPE	SLOPED
# MPD'S	8



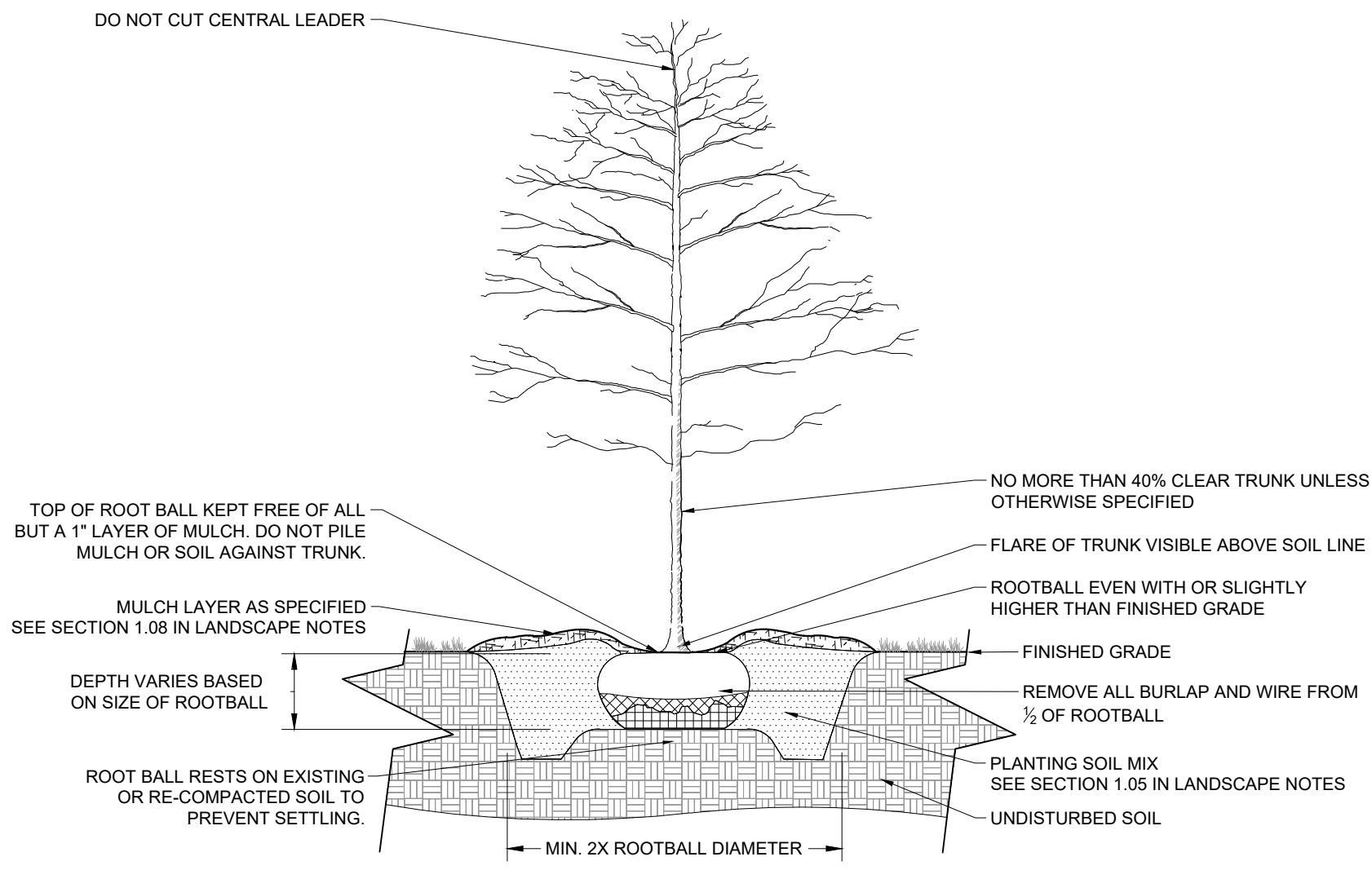




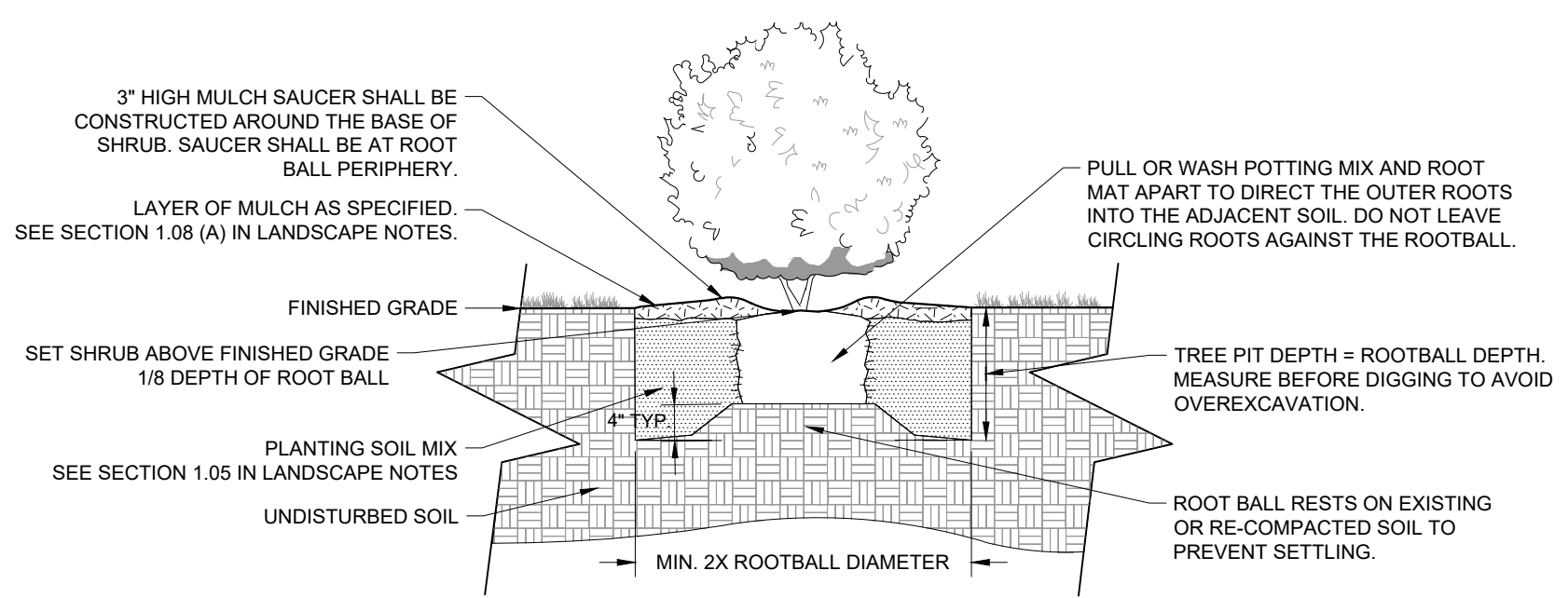
EXISTING CONTOURS
ARE BASED ON TN GIS
INFORMATION AND
GOOGLE AERIAL
IMAGERY.
ASBUILT TOPO
SURVEY IS BEING
COMPLETED FOR THE
PROJECT SITE TO
DETERMINE THE
EXACT GRADES NOW
THAT THE SITE HAS
BEEN MASS GRADED
AND TEMPORARY
STABILIZED. GRADING
PLAN WILL BE
UPDATED WITH THAT
INFORMATION ONCE
RECEIVED.



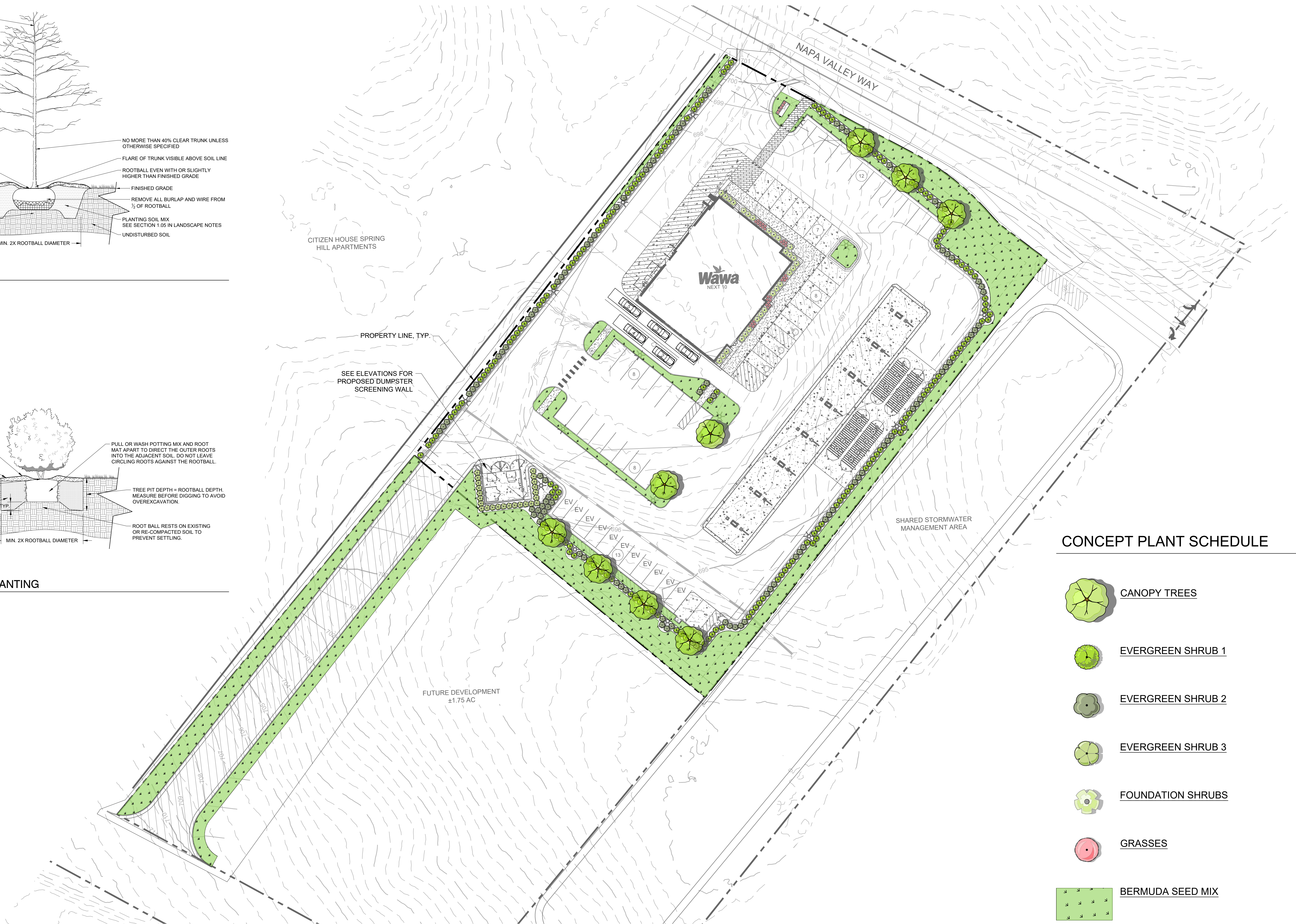
COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



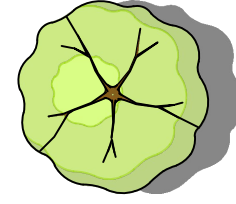
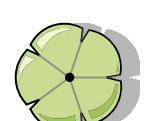
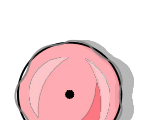
1 B&B TREE PLANTING
NOT TO SCALE



3 CONTAINER SHRUB PLANTING
NOT TO SCALE



CONCEPT PLANT SCHEDULE

	CANOPY TREES	9
	EVERGREEN SHRUB 1	158
	EVERGREEN SHRUB 2	101
	EVERGREEN SHRUB 3	24
	FOUNDATION SHRUBS	29
	GRASSES	37
	BERMUDA SEED MIX	20,099 SF



1 FRONT ELEVATION
A0.16 3/16\"/>

MATERIAL CALS. REAR ELEVATION:	
BRICK (1) - 206 SF	10%
BRICK (3) - 685 SF	33%
FC SIDING - 332 SF	16%
CULTURED STONE - 165 SF	8%
METAL AWNING - 76 SF	3.5%
GLAZING - 614 SF	29.5%
TOTAL 2,078 SF	



2 REAR ELEVATION
A0.16 3/16\"/>

MATERIAL CALS. REAR ELEVATION:	
BRICK (1) - 312 SF	17%
BRICK (3) - 580 SF	31%
FC SIDING - 645 SF	35%
CULTURED STONE - 320 SF	17%
TOTAL 1,857 SF	



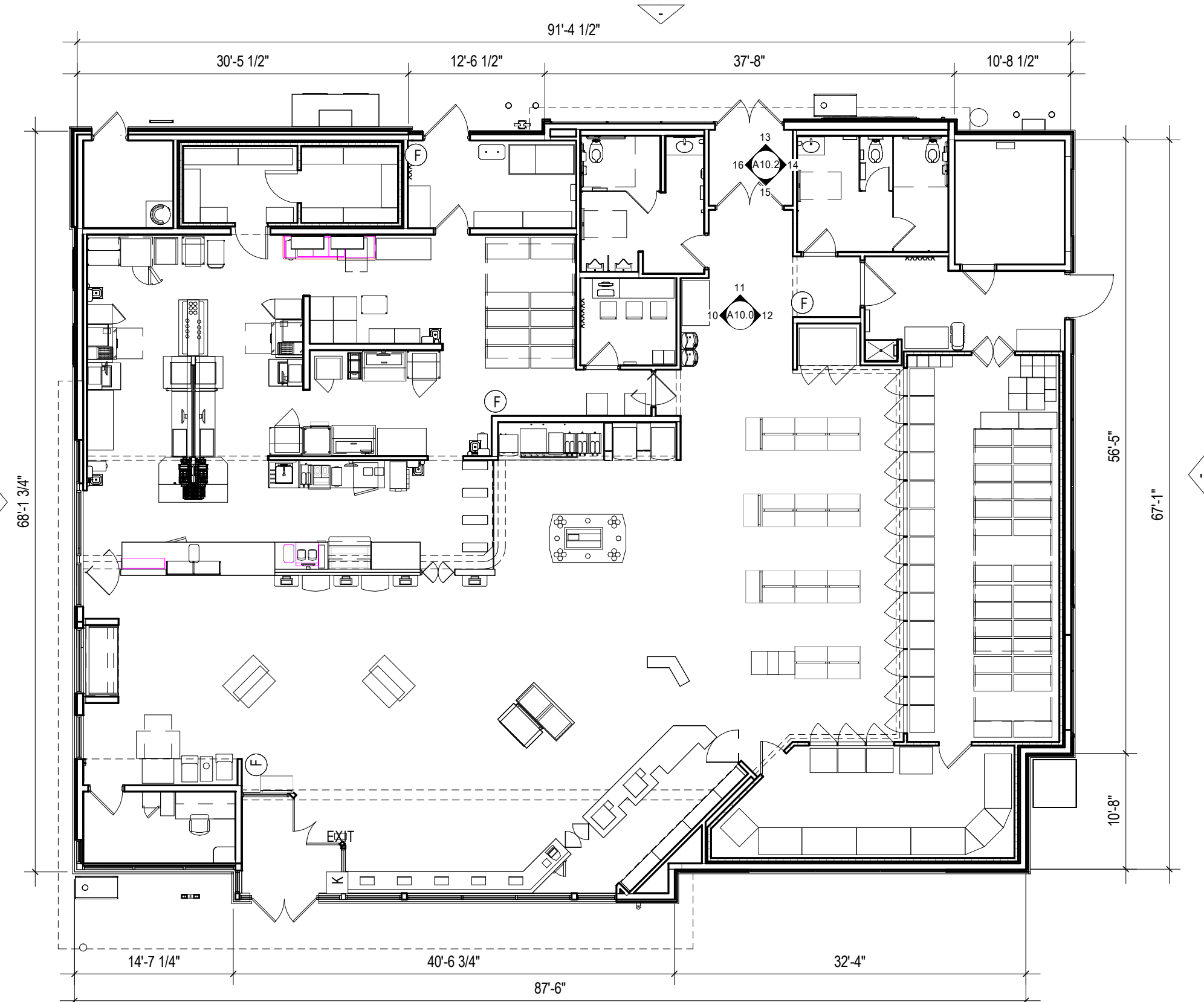
3 LEFT ELEVATION
A0.16 3/16\"/>

MATERIAL CALS. LEFT SIDE ELEVATION:	
BRICK (1) - 745 SF	47%
BRICK (3) - 66 SF	4.5%
FC SIDING - 324 SF	20%
CULTURED STONE - 155 SF	9.5%
METAL AWNING - 63 SF	4.5%
GLAZING - 233 SF	14.5%
TOTAL 1,586 SF	



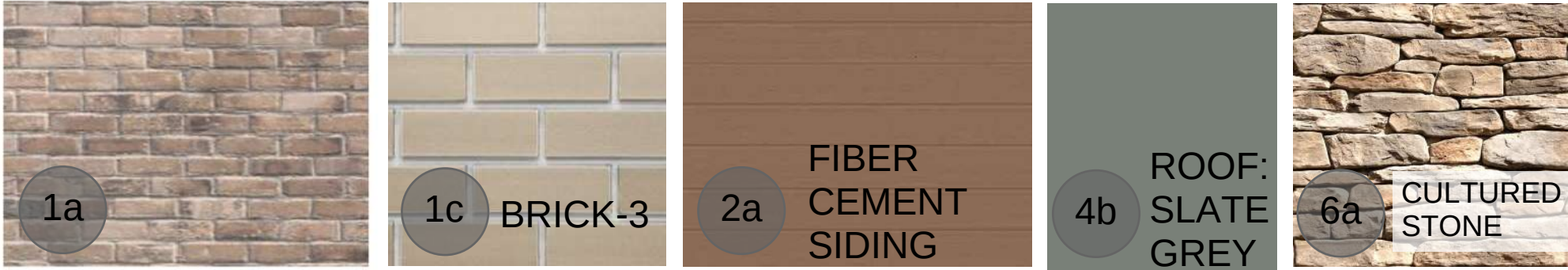
4 RIGHT ELEVATION
A0.16 3/16\"/>

MATERIAL CALS. RIGHT SIDE ELEVATION:	
BRICK (1) - 131 SF	9.5%
BRICK (3) - 247 SF	16.5%
FC SIDING - 656 SF	43%
CULTURED STONE - 145 SF	9.5%
METAL AWNING - 9 SF	0.5%
GLAZING - 325 SF	21%
TOTAL 1,513 SF	



5 KEY PLAN
A0.16 3/32\"/>

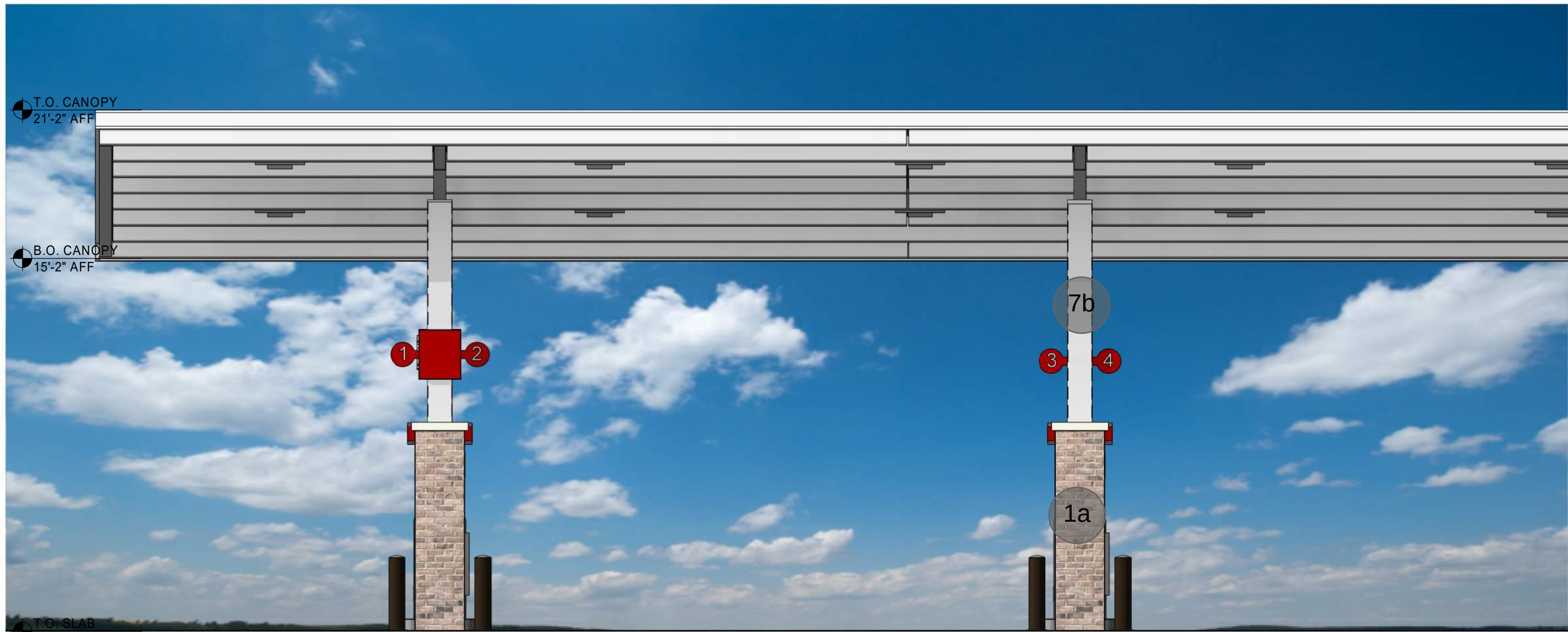
MATERIALS:



7a METAL OVERHANG: ATAS #17 BRITE RED



⑦ FUEL CANOPY ELEVATION
1/4" = 1'-0"

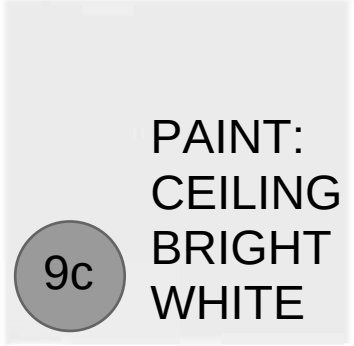
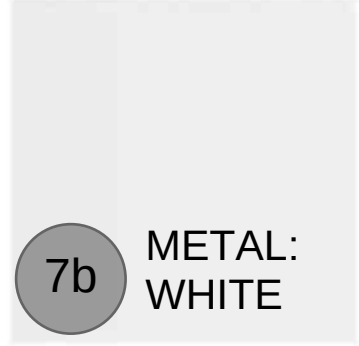


④ FUEL CANOPY ELEVATION - LONG
1/4" = 1'-0"



① FUEL CANOPY PERSPECTIVE

MATERIALS:



⑦ DUMPSTER SIDE ELEVATION
3/8" = 1'-0"



⑥ DUMPSTER SIDE ELEVATION
3/8" = 1'-0"



⑤ DUMPSTER FRONT ELEVATION
3/8" = 1'-0"



④ DUMPSTER REAR ELEVATION
3/8" = 1'-0"

Wawa Preliminary PUD Master Plan

Project #:	24-0276	Location:	Map 51 Parcel 203
Applicant:	Emily Zeller	Case Type(s):	PUD Master Plan
Staff Planner:	Austin Brass, AICP	Proposed Use:	Convenience Store with Fuel Sales

PROJECT SUMMARY

The applicant seeks approval of a Preliminary Planned Unit Development Master Plan approval for a 6,327 SF Convenience Store with Gasoline Sales Facility within a PUD-MU District. This proposal is located on a vacant 2.21-acre site that is accessed from Napa Valley Way via Nashville Hwy at the Greens Mill Road intersection.

- A PUD-MU district requires all buildings to have a maximum setback of 20'. The applicant requests a PUD deviation from this base standard to allow the proposed principle building to exceed the 20' maximum setback at 65' +/-.
- A PUD-MU district requires all buildings to have a principal façade elevation to enfront a street section. The applicant requests a PUD deviation for the principal elevation to not enfront Napa Valley Way.
- A PUD-MU district requires all buildings with a retail use to consist of a shopfront façade type. All shopfront façade types require 70% glazing (*glass*) as an element of this façade. The applicant requests to deviate from the principal elevation enfronting Napa Valley Way as required, and utilizes the principal elevation enfronting the fuel canopy. At this elevation the applicant has stated *"We are proposing the maximum amount of glazing possible, while retaining the aesthetic balance of the building. 70% is not achievable due to massing of the building and interior uses within"*.
- A PUD-MU district requires all driveways to have a maximum width of 24'. The applicant request deviate for this standard for a driveway maximum of 36'.
- All fuel pumps are required to be located in the 3rd layer of a building site as a limited use standard for any Convenience Store with Gasoline Sales Facility in all Zoning districts. A PUD-MU deviation has been requested to allow for the fuel pumps to not be located in the 3rd layer.
- All required parking is required to be located in the 3rd layer. The applicant is requesting a PUD deviation to allow for parking to be located in the 1st and 2nd layer.
- A Convenience Retail use has a parking ratio of 1 space per 200 SF. At 6,327 SF; 31 spaces would be required. The applicant is proposing 56 parking spaces that exceed the allowed requirements over 30% of the maximum parking allowed.

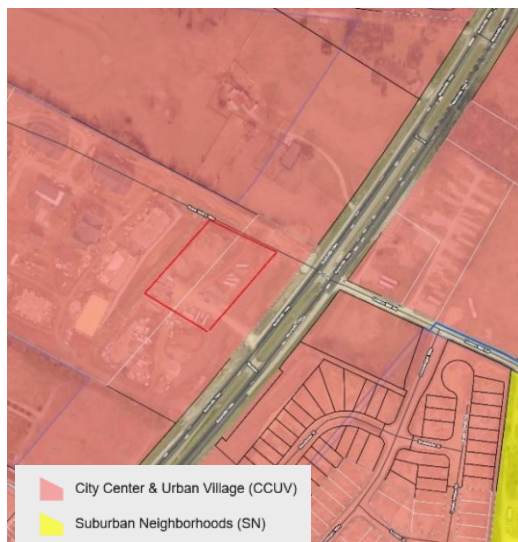
- A PUD-MU district requires all buildings to have a 90% frontage buildout. The applicant requests a PUD deviation to have a significantly reduced frontage buildout at 40 % indicating that that it is not practical due to driveways and parking on the site.
- A PUD-MU district requires all buildings to be a minimum of 2 stories. The applicant is requesting a PUD deviation for a 1 story structure indicating that the requirement of the standard *"a significant added cost and provides no benefit to the City, public, customers, or to the tenant"*.
- All parking areas per table 4.3.12 (c) of the Zoning Ordinance require a parking area or lot having ten (10) or more spaces shall require one landscape island for every ten (10) parking spaces. Each parking island shall be equivalent to one parking space (9 x 18) and include one (1) shade tree for every island. These landscape islands are not shown on parking rows of the site plan, and would be a PUD deviation with proposed parking lot configuration as shown.
- Any approval should be conditioned on the timely submittal of "as-approved" plans, which reflect the substance of the plans approved by the Planning Commission, as determined by the Zoning Administrator and the City Engineer.
- The Planning Commission is a **recommending body** to City Council for a Preliminary PUD Master Plan per section 8.5.21.M of the Zoning Ordinance that lists the criteria for Planning Commission action. The Planning Commission will be the decision-making authority for the Final PUD Master Plan, and property with a Preliminary and Final Plat. Sample motion templates are crafted at the end of this report.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	Vacant Land	6,372 SF Gas Station	+ /- 2.21 acres



FUTURE LAND USE MAP (City Center & Urban Village)



ZONING MAP (PUD-R)



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center & Urban Village	PUD-MU	Vacant
North	City Center & Urban Village	CD-3	Single-Family Residential
South	City Center & Urban Village	Civic	Cemetery
East	City Center & Urban Village	PUD-R & CD-4	Single-Family Residential
West	City Center & Urban Village	PUD-MU	Multi-Family (<i>Citizens House at Spring Hill Apartments</i>)

CONSISTENCY WITH CONNECT COLUMBIA

City Center & Urban Village:

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses are largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes. Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

AUGUST 2024
24-0276, 2425
NASHVILLE HWY
PRELIMINARY PUD

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

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Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms through the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts

Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center - Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD-MU
Civic CV

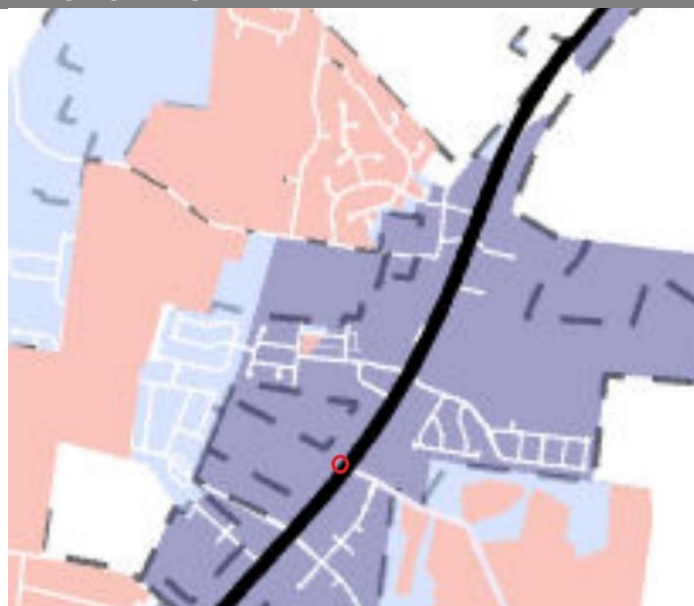
Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
Density (density units per acre): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways



AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



■ Activate (City Policies Foster Proactive Change)
■ Protect (City Policies Minimize Change to Established Land Use)
■ Facilitate (City Facilitates Orderly Market-Driven Change)

CONFORMITY WITH ZONING ORDINANCE

Lots, Building Sites & Bulk Standards:

- The proposed Planned Unit Development Preliminary Master Plan does not conform to most of the bulk standards of the Ordinance within a PUD-MU District.
 - All proposed uses must conform to the uses as outlined in § 4.3.1 E of the Zoning Ordinance. The Zoning Ordinance permits a Convenience Store and Gasoline Sales Facility Use in a PUD-MU district.
 - This site plan includes multiple deviations from the base standards of § 4.3.1-E (building, lot & building site standards) & § 4.3.1-K of the Zoning Ordinance within a PUD-MU District that outline all required design standards. These deviations include frontage buildout, frontage setback, façade placement, fuel canopy that is not in 3rd layer, exceeded parking beyond 30% of the minimum requirement, and a proposal for a one-story building with reduced glazing.
 - Staff prepared the tables below to demonstrate how the proposed development conforms to the bulk and design standards of the Zoning Ordinance. Table 1 describes applicable bulk standards per § 4.3.1-E (building, lot & building site standards) of the Zoning Ordinance for a PUD-MU character district in which the subject property is zoned. Table 2 describes the design standards of the Zoning Ordinance per § 4.3.1-K of the Zoning Ordinance within a PUD-MU District.

Table 1 (PUD-MU) Mixed Use Planned Unit Development Bulk Standards		
Bulk Standards:	Required	Proposed
Minimum Lot/ Building Site Width Minimum and Maximum:	18 ft. min/ 180 ft. max	260 ft. (<i>existing lot condition</i>)
Lot/Building Enfrontment:	Facades must have main entrance in principle of building frontage	A main entrance does not enfront the existing Napa Valley Way Street section where the principle building frontage is required
Building Height:	2 stories minimum	1 story
Frontage Buildout:	90% minimum	40%
Parking:	Retail Sales with Food (1 per 200 SF=34 spaces)	56 spaces

Setbacks:	<u>Principal Buildings</u> Front: – 0-20 ft. Side: – 10 ft- 24ft. Rear: NR.	Front: – 65 +/-' Side: - exceeds 24ft Rear: NR
Fuel Sales and Gasoline Sales Facilities, including Convenience Store with Gasoline Sales Facility		
Limited Use Standard:	<u>Required</u>	<u>Proposed</u>
1.	Fuel Pumps shall be located at least 15 feet from any property line.	All pumps are at least 15 feet from any property line.
2.	No outdoor storage shall be allowed.	Proposed site plan does not indicate any outdoor storage.
3.	Storage of vehicles for more than 24 hours in prohibited	Proposed site plan does not indicate the storage of vehicles.
4.	A spill prevention and counter measures plan shall be provided prior to construction plan approval with procedures.	All spill prevention measures will be reviewed at time of application for building permit.
5.	Pumps shall be located in the 3 rd	Proposed site plan indicates pumps that are located outside the parameters of the 3rd layer. The applicant has acknowledged this with a requested PUD deviation.
6.	Within Districts CD-4, CD-4C, CD-5C, and PUD-MU, the maximum number of fuel dispensing pumps shall be eight per Lot or Building Site. Within District CD-5, the maximum number of fuel-dispensing pumps shall be eight for the entire District.	8 fuel pumps



Architectural Design Standards:

Table-2 (PUD-MU) Mixed Use Planned Unit Development Architectural Standards		
Design Standards:	Required	Proposed
Main Entrance:	Main Entrance must be in Façade of Principal Frontages.	The proposed main entrance is not at a façade elevation. A façade elevation is the building plane that enfronts a street section. In this case, the façade would be the elevation that enfronts
Vertical Composition:	Identifiable Base, Middle, & Cap	Base consists of cultured stone with a defined middle and cap.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line. Elements.	The principal frontage does not enfront the adjacent street section. Among the elevations, differential of materials is provided with brick modulations, and material changes from brick to culture stone.
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 % non-shopfront, 70% for shopfront	21%
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All upper floor windows are aligned correctly.
Window Types:	Single-hung, double-hung, casement.	All windows adhere to the window type standards as described.
Window Glazing Material:	Clear	All windows proposed are clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details.
Shutters:	Functional to cover half of window width/ shutter dogs	Shutters are not proposed on windows.
Façade Window Sill Height:	5 ft. min above grade (residential only)	N/A (<i>Commercial uses do not have this requirement</i>)
Shopfront Frontages:	12 in-24 in. knee wall required at Frontage	A 24-inch knee wall is provided at shopfront elevation
Façade Variety:	No façade may exist more than once on a block face	This is a single site building with one façade.

	or within view of same façade	
Roof Type & Pitch:	Hip/ Gable/ Flat	Flat
Primary Building Materials:	Brick, Fiber Cement Board, Wood	All elevations indicate a primary façade material of brick and fiber cement siding.
Foundation Cladding:	Brick or Natural Stone	Cultured Stone
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim color.	Does not exceed 3 colors.



HFA

U63-L - STORE
 2447 TENNESSEE 6
 COLUMBIA, TN 38401

Wawa

REVIEW PROCESS

Section **8.3.3.B.7** of the Zoning Ordinance authorizes the Planning Commission to make “Recommendations to the City Council on a preliminary Master PUD Development Plan.” Sections 8.5.21.B.3 and 8.5.21.M of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Preliminary PUD Master Plan.

8.5.21.B Master PUD Development Plan Approval

3. Approval of a Master PUD Development Plan [is] subject to the Planning Commission’s and the City Council’s first making formal, written that the proposed Development, such applications, and approvals:

- a. conforms to all applicable standards and requirements of this Ordinance,
- b. would be compatible with other Development permitted under all applicable provisions of this Ordinance;
- c. will not significantly interfere with the use and enjoyment of other land in the vicinity;
- d. adequately conserve woodland and the protect water courses from erosion and siltation;
- e. maximize safety, convenience, and amenities for the residents and visitors of the Development; and
- f. adequately addresses all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.

4. Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.

8.5.21.M.1 Planning Commission Action on Preliminary Master PUD Development Plan

Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning Commission shall consider the [...] recommendations from the Zoning Administrator and other City departments, and shall conduct a public hearing.

Section **8.3.2.B.4** directs the City Council to rend a final decision on the preliminary Master PUD Development Plan of a Planned Unit Development. If the City Council approves the Preliminary PUD Master Plan, the applicant will have two years to submit a Final PUD Master Plan. The Planning Commission shall determine whether the Final PUD Master Plan complies with the Preliminary Master Plan (§ 8.5.21.U)

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The Development Review Committee reviewed the proposed Preliminary PUD Master Plan at its July 9th 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

- **Planning** noted the proposal of not meeting the PUD-MU standards of the Zoning Ordinance pertaining to setbacks, design, and choice of site orientation. The applicant responded by requesting deviations from the PUD-MU district.
- **Engineering** noted that this site development plan is subject to approval of an executed Traffic Impact Study. This study has been completed and submitted to engineering. In addition, it has been noted that a right-out turn movement be removed from Nashville Highway that has been removed due to distance from proposed right-out and the existing intersection at Nashville Hwy and Greens Mill Road.
- **Columbia Water** indicated that the water availability letter was issued on **June 14th, 2024** and remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application.

COMMENTS FROM PLANNING STAFF

This Proposed Planned Unit Development Preliminary Master Plan includes several deviations from the base PUD-MU standards and would not adhere to listed standards of the PUD-MU zoning district per table 4.3.1-L of the Zoning Ordinance.

SAMPLE MOTIONS

Approve:

Recommend Approval:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master

Plan as presented [, *subject to technical comments and other conditions presented by planning staff*].

Recommend Approval Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Recommend Denial:

Move to recommend denial of the Rezoning to PUD-MU having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance, are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: PUBLIC HEARING ON ORDINANCE NO. 4530 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT CARMACK BLVD., CEMETERY AVE., AND PENCIL ALLEY, BEING TAX MAP 99I GROUP D PARCELS 3, 7, 7.01, 7.02 AND 7.04 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) TO CD-5 (URBAN CENTER CHARACTER DISTRICT) - WARD 3.

RECOMMENDATION: Conduct the Public Hearing.

INFORMATION: The applicant is requesting to rezone five properties reflecting a concept of a mixed development of three, three-story buildings and a parking garage. The Planning Commission reviewed this request at the September 11, 2024 meeting and recommended approval with a vote of five to zero. The required notice of Public Hearing was advertised September 23, 2024 in The Daily Herald.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report for Ordinance No. 4530 PH, Ordinance No. 4530, Exhibit A, Exhibit B, Development Services Staff Report, Concept Plan.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT CARMACK BLVD., CEMETERY AVE. AND PENCIL ALLEY, BEING TAX MAP 99I GROUP D PARCELS 3, 7, 7.01, 7.02, AND 7.04 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) TO CD-5 (URBAN CENTER CHARACTER DISTRICT)

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the properties herein described from SD-LI (Light Industrial Special District) to CD-5 (Urban Center Character District).

Section 2: Said properties to be rezoned, being Tax Map 99I Group D Parcels 3, 7, 7.01, 7.02 and 7.04, off Carmack Blvd., Cemetery Ave., and Pencil Alley are located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from SD-LI (Light Industrial Special District) to CD-5 (Urban Center Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 11th day of September, 2024, and after a public hearing held on the 10th day of October, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;

B. It has been determined that the legal purposes for which zoning exists are not contravened; and

C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 14th day of November, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

TRACT 1 (PARCEL 7.00) LEGAL DESCRIPTION

BEGINNING at the northwest corner of Map 99I, Group D, Parcel 7.00 at the intersection of South Main Street and Carmack Blvd.;

THENCE BEGINNING OF A NON-TANGENT CURVER CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 77.39 FEET; FROM WHICH BEGINNING OF CURVE THE RADIUS POINTS BEARS SOUTH 49 DEGREES 52 MINUTES 35 SECONDS EAST – 39.09 FEET; THENCE SOUTH 34 DEGREES 56 MINUTES 25 SECONDS EAST – 90.21 FEET; THENCE SOUTH 33 DEGREES 02 MINUTES 36 SECONDS EAST – 112.80 FEET;

THENCE SOUTH 36 DEGREES 47 MINUTES 51 SECONDS WEST – 295.66 FEET;

THENCE SOUTH 4 DEGREES 03 MINUTES 24 SECONDS EAST – 92.44 FEET; THENCE SOUTH 42 DEGREES 12 MINUTES 10 SECONDS EAST – 62.36 FEET;

THENCE SOUTH 55 DEGREES 29 MINUTES 25 SECONDS WEST – 85.04 FEET;

THENCE NORTH 51 DEGREES 06 MINUTES 19 SECONDS WEST – 134.83 FEET;

THENCE NORTH 13 DEGREES 16 MINUTES 15 SECONDS EAST – 122.89 FEET; THENCE NORTH 10 DEGREES 14 MINUTES 22 SECONDS EAST – 35.24 FEET; THENCE NORTH 10 DEGREES 40 MINUTES 39 SECONDS EAST – 113.14 FEET; THENCE NORTH 9 DEGREES 59 MINUTES 02 SECONDS EAST – 120.75 FEET; THENCE NORTH 10 DEGREES 32 MINUTS 49 SECONDS EAST – 44.69 FEET; THENCE NORTH 36 DEGREES 09 MINUTES 49 SECONDS EAST – 128.89 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 86,716.8 SQFT (1.99 AC).

TRACT 2 (PARCEL 3.00) LEGAL DESCRIPTION

BEGINNING at the northwest corner of Map 99I, Group D, Parcel 3.00 at the northeast corner of said tract on the Southwest side of Cemetery Ave.;

THENCE RUNNING SOUTH 33 DEGREES 02 MINUTES 36 SECONDS EAST – 115.65 FEET;

THENCE SOUTH 54 DEGREES 44 MINUTES 10 SECONDS WEST- 67.13 FEET; THENCE SOUTH 45 DEGREES 59 MINUTES 10 SECONDS WEST – 46.27 FEET; THENCE SOUTH 12 DEGREES 07 MINUTES 16 SECONDS WEST – 45.96 FEET;

THENCE SOUTH 39 DEGREES 52 MINUTES 44 SECONDS EAST – 13.77 FEET;

THENCE SOUTH 53 DEGREES 52 MINUTES 44 SECONDS WEST – 102.35 FEET; THENCE SOUTH 53 DEGREES 52 MINUTES 44 SECONDS WEST – 76.80 FEET;

THENCE NORTH 4 DEGREES 03 MINUTES 24 SECONDS WEST – 92.44 FEET;

THENCE NORTH 36 DEGREES 47 MINUTES 51 SECONDS EAST – 295.66 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 29,129.7 SQFT (0.67 AC).

TRACT 3 (PARCEL 7.01) LEGAL DESCRIPTION

BEGINNING at the southeast corner of Map 99I, Group D, Parcel 7.01 at the POB;

THENCE SOUTH 50 DEGREES 48 MINUTES 54 SECONDS WEST – 108.92 FEET;

THENCE NORTH 38 DEGREES 28 MINUTES 38 SECONDS WEST – 44.38 FEET;

THENCE NORTH 45 DEGREES 59 MINUTES 10 SECONDS EAST – 46.27 FEET; THENCE NORTH 54 DEGREES
44 MINUTES 10 SECONDS EAST – 67.13 FEET

THENCE SOUTH 33 DEGREES 02 MINUTES 36 SECONDS EAST – 43.94 FEET TO THE POINT OF BEGINNING
(POB).

INCLUDES A TOTAL OF 5,124.9 SQFT (0.12 AC).

TRACT 4 (PARCEL 7.02) LEGAL DESCRIPTION

BEGINNING at the southeast corner of Map 99I, Group D, Parcel 7.02 at the POB;

THENCE SOUTH 49 DEGREES 22 MINUTES 33 SECONDS WEST – 35.13 FEET;

THENCE NORTH 39 DEGREES 52 MINUTES 44 SECONDS WEST – 65.89 FEET; THENCE NORTH 39 DEGREES 52 MINUTES 44 SECONDS WEST – 13.77 FEET;

THENCE NORTH 12 DEGREES 07 MINUTES 16 SECONDS EAST – 45.96 FEET;

THENCE SOUTH 38 DEGREES 28 MINUTES 38 SECONDS EAST – 44.38 FEET; THENCE SOUTH 39 DEGREES 52 MINUTES 44 SECONDS EAST – 63.12 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 3,295.9 SQFT (0.08 AC).

TRACT 5 (PARCEL 7.04) LEGAL DESCRIPTION

BEGINNING at the northeast corner of Map 99I, Group D, Parcel 7.04 at the POB;

THENCE SOUTH 44 DEGREES 48 MINUTES 39 SECONDS EAST – 65.01 FEET;

THENCE SOUTH 55 DEGREES 29 MINUTES 25 SECONDS WEST – 80.04 FEET;

THENCE NORTH 42 DEGREES 12 MINUTES 10 SECONDS WEST – 62.36 FEET;

THENCE NORTH 53 DEGREES 52 MINUTES 44 SECONDS EAST – 76.80 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 4,941.1 SQFT (0.11 AC).

1201 Carmack

Project #: 24-0318 Location: Map 99 D Parcels 3,7,7.01,7.02,7.04
Applicant: Cole Newton Case Type(s): Rezoning
Staff Planner: Kevin C. McCarthy, AICP Proposed Use: Mixed-Use

PROJECT SUMMARY

The applicant requests to rezone a 2.97-acre property bounded by Carmack Boulevard and Cemetery Avenue to CD-5 (Urban Center Character District). The property is currently zoned SD-LI (Special District Light Industrial).

- The requested zoning is consistent with the City Center Urban Village (CCUV) future land use classification in Connect Columbia.
- The property is located at the juncture between the CHADS (Commerce History & Arts Districts) and the South Corridor special planning areas. See planning staff commentary about the significance of the location.
- The applicant has provided a concept plan depicting development of the property as a mixed-use retail center with multiple building sites, structured parking, and an internal courtyard.
- Subsequent development and division of the property will require review and approval by the Planning Commission or the Zoning Administrator.
- The Planning Commission is a **recommending body** for rezoning requests; City Council is the decision-making authority.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.



SITE INFORMATION

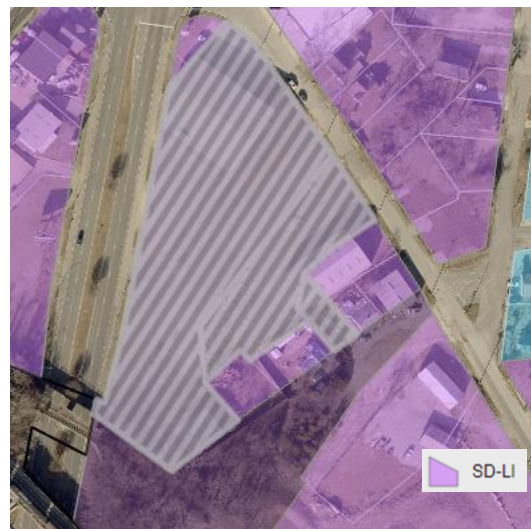
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
SD-LI	Vacant	Vacant Warehouse	+/- 2.97 acre



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	CCUV	SD-LI	Vacant
North	CCUV	SD-LI	Light Industrial/Single Family
South	CCUV	SD-LI	Light Industrial
East	CCUV	SD-LI/CD-4	Light Industrial/Single Family
West	CCUV	SD-LI	Light Industrial

CONSISTENCY WITH CONNECT COLUMBIA

City Center Urban Village: The requested rezoning is consistent with the future land use map. The future land use of most of the subject site is CUV. The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points (Connect Columbia, p. 35). It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. The future land use classification is implemented by the CD-4 and CD-5 character districts, as well as CV and PUDs. In some cases, the Planning Commission may determine that CD-3 and CD-4C are also appropriate implementing zones.

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms through the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts

Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center - Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD-MU
Civic CV

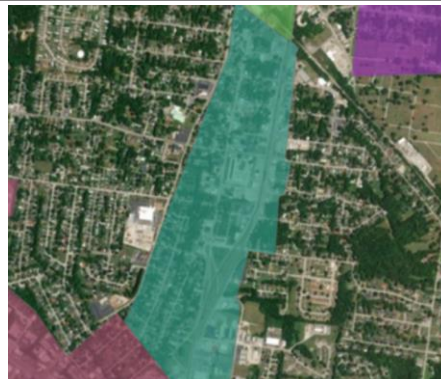
Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
Density (density units per acre): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways



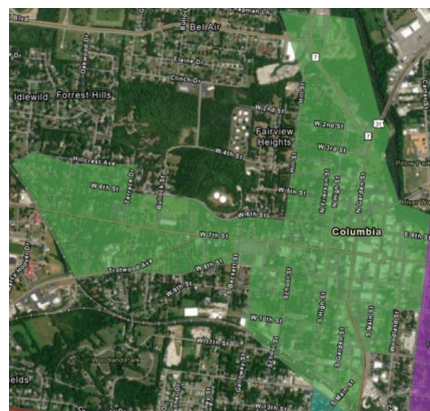
SOUTH CORRIDOR

The intent of South Corridor special area is to enhance the existing Carmack Boulevard Corridor. As a primary southern gateway into Columbia, Carmack Blvd serves as an arterial roadway with uses that also serve adjacent nearby neighborhoods. The area also includes the properties around South Main Street and Highland Avenue (Connect Columbia p. 42).



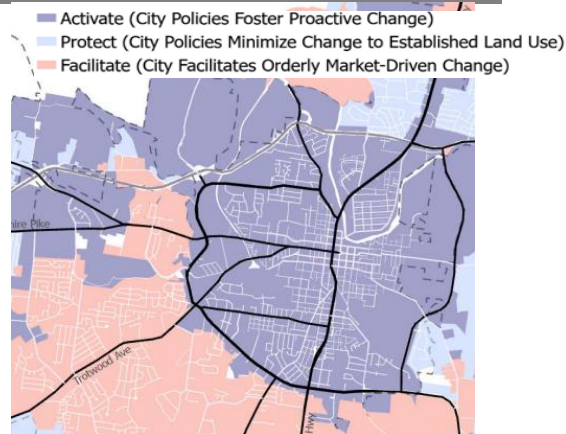
CHADS (COMMERCE HISTORY & ARTS DISTRICTS)

The intent of this special area is to recognize the existing regulatory and planning designations in the historic core of the city. The overlapping and interconnected designations of Downtown, the Arts District, the five historic districts, and the emerging North Hill shopping area calls for context-sensitive planning efforts which balance competing interests and leverage the Columbia's district sense of place. The goals and objectives of any associated master plans should include 1) protecting the historic character of Columbia; 2) foster entrepreneurship and create space for local business of all sizes; and 3) create the most remarkable built-environment in Middle Tennessee. (Connect Columbia p. 43).



AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicant provided a concept plan (i.e. “Sketch Development Plan”). The current request establishes the applicable standards for future reviews. The concept plan is not a plan of development and approval of the rezoning request does not establish a vested right.

- **The concept demonstrates that it is possible to develop the site in conformity with the bulk and design standard of the Ordinance at Table 4.3.1-F.**
 - The plan depicts development of the property in three building sites.
 - The buildings range in size from 5,200 square feet and 17,800 square feet.
 - Each building site on the concept plan is shown as a three-story mixed-use building. Illustrative material provided by the applicant shows facades with active shopfronts and ground-level retail.
 - The plan also depicts a two-story parking garage.
- Development of the property will require a detailed site development plan which will inevitably differ from the concept plan. At the building permit stage, Planning staff will review facades for compliance with the CD-5 design standards. However, the concept plan does demonstrate that it is possible to develop the site in conformity with the standards for the requested character district.
- Access points may require modification to the concept plan.
- If the rezoning is successful and the site develops, Planning staff will perform zoning compliance review to determine conformity with the standards of the Ordinance.

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its August 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance. The City Council is the decision-making authority.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

- a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
- b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened];*
- c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
- f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its July 2024 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** directed the applicant to provide a narrative response to criterion at § **8.5.19.H.4(e)** explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.
- Planning asked the applicant to clarify whether the access shown as Pencil Avenue is a public right-of-way. It appears to be private property on city maps. In anyevent, the access point is not necessary for the site to develop.
- The **Fire Marshal** and **CPWS** noted that development at the intensity shown on the concept plan would require installation of a 10-inch water main at the developer's expense. The applicant acknowledged this requirement and pointed out that the requested character district permits development at a lower intensity which would not require the upgrade.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CD-5 zoning is consistent with Connect Columbia. As discussed above, the subject site's future land use classification is City Center Urban Village (CCUV). The requested CD-5 (Urban Center Character District) zoning implements the future land use. The Area of Change Policy for the property is *activate*, indicating that the city encourages beneficial changes to the land use pattern in the area. The property is also located at the juncture between the CHADS (Commerce History & Arts Districts) and the South Corridor special planning areas. The CHADS planning area includes the Columbia Arts District, several historic districts, downtown, and emerging linkages between those areas. Development of this property at the intensity and character permitted in CD-5 could provide a critical link between these areas and serve as a catalyst for other private investment in furtherance of the objectives stated in Connect Columbia.

SAMPLE MOTIONS

Recommend to Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning [*subject to technical comments and other conditions presented by planning staff*].

Recommend to Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

REZONING / CONCEPT PLAN FOR SHAPARD PROPERTY 1201 CARMACK BLVD. COLUMBIA, TN 38401

Property Information:

Developer: Burchell Properties LLC
Columbia, Tennessee 38401
Map 99D, Parcel Numbers 7.00, 7.01, 7.02, 7.04, & 3.00

Civil Engineer:

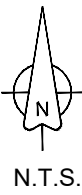
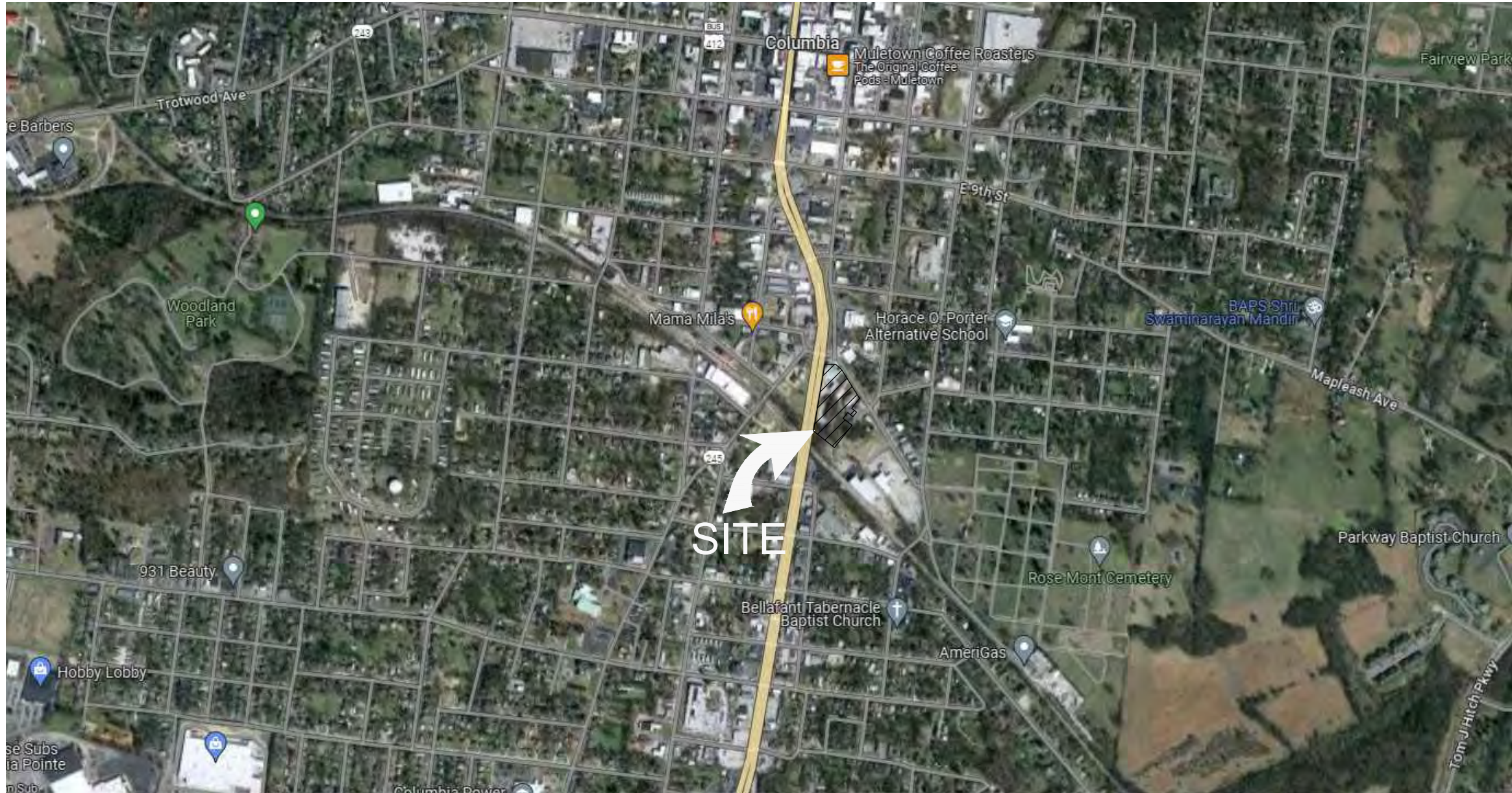
TKC ARCHITECTURE AND ENGINEERING LLC
Cole Newton, PE, LEED AP
cole@tkc-ae.com
615.617.7477
www.tkc-ae.com

Surveyor:

CARROLL LAND SURVEYING
Kenneth Carroll
csurvey@bellsouth.net
931.796.1654

Topographic Boundary Survey, including property lines, legal description, existing utilities, site topography with spot elevations, outstanding physical features and existing structure locations was provided by the OWNER / CARROLL LAND SURVEYING. TKC ARCHITECTURE AND ENGINEERING LLC and its associates will not be held responsible for its accuracy or for design errors or emissions resulting from potential survey inaccuracies.

Contractor to contact civil engineer with any discrepancies with these drawings and actual field conditions.



LOCATION MAP

SITE DATA	
ACREAGE:	2.97 AC
EXISTING ZONING:	SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT)
PROPOSED ZONING:	CD-5 (URBAN CENTER)
EXISTING USE:	EXISTING BUILDING, GRASS, AND IMPERVIOUS AREAS
PROPOSED:	35,810 SQ FT OF MIXED USE BUILDINGS WITH 2-STORY PARKING GARAGE
SETBACKS:	
FRONT	0' AT CORNERS; 0' MIN., 15' MAX ELSEWHERE
SIDE	0' AT CORNERS; 0' MIN., 15' MAX ELSEWHERE
REAR	NOT REQUIRED
BUILDING HEIGHT:	2 STORY MIN.; 5 STORIES MAX.
LOT/BUILDING SITE WIDTH:	18 FT MIN.; 120 FT MAX.
PARKING REQUIRED:	1 PER 2,000 SQ FT OF USABLE FLOOR SPACE (60 SPACES)
PROPOSED:	165 SPACES (7 ADA SPACES)
PERCENT IMPERVIOUS:	62.9%

Sheet Schedule

- | | |
|-------|----------------------------------|
| C-0.0 | Cover Sheet |
| C-1.0 | Existing Conditions |
| C-2.0 | Concept Plan |
| C-2.1 | Preliminary Overall Utility Plan |
| C-2.2 | Overall City Plan |
| C-2.3 | Overall City Zoning Map |

NOT FOR CONSTRUCTION

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC
818 SOUTH MAIN STREET, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
**SHAPARD PROPERTY
REZONING**

1201 CARMACK BLVD.
COLUMBIA, TN 38402
PORTION OF MAP 99D PARCELS 7.00, 3.00, 7.01, 7.02, & 7.04

PRELIMINARY
DRAWINGS

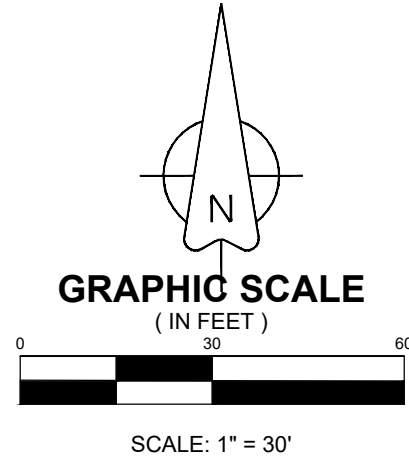
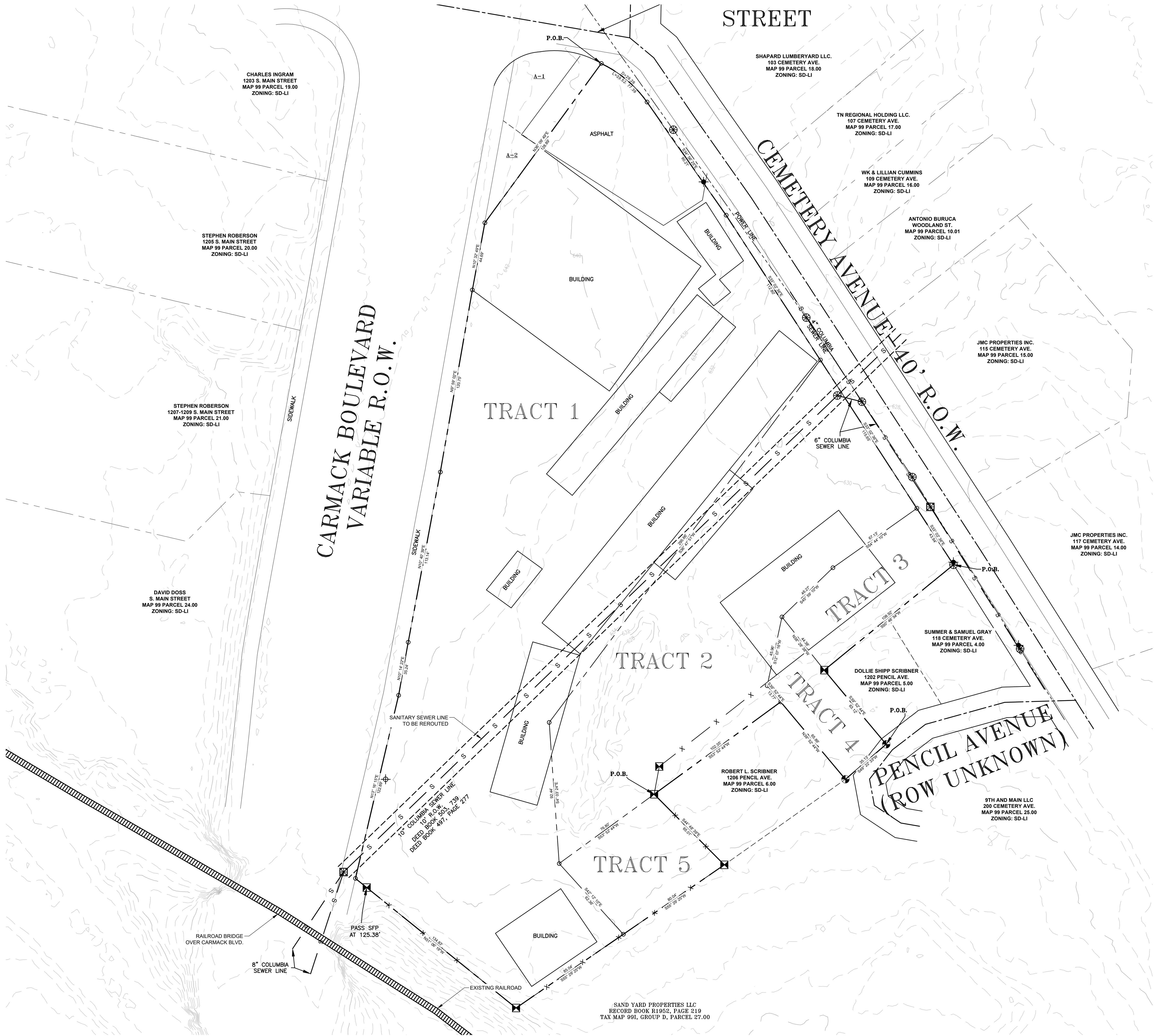
Revision		
No.	Date	Description

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SHEET TITLE:
COVER SHEET

Rezone
DATE: 12/7/2023
DRAWN BY: TKC
PROJECT NO.: 2352

SHEET NO.:
C - 0.0



- LEGEND
- PROPERTY LINE
 - - - EXISTING MAJOR CONTOUR
 - - - EXISTING MINOR CONTOUR

PROPERTY OWNER:
BURCHELL PROPERTIES LLC.
1201 CARMACK BLVD.
COLUMBIA, TN 38041
MAP 99I, GROUP D PARCELS 7.00, 3.00, 7.01, 7.02, & 7.04
CURRENT ZONING - SD-LI
PROPOSED ZONING - CD-5

CONSULTANTS:

PROJECT TITLE:
**SHAPARD PROPERTY
REZONING**

1201 CARMACK BLVD.
COLUMBIA, TN 38402
PORTION OF MAP 99I PARCELS 7.00, 3.00, 7.01, 7.02, & 7.04

**PRELIMINARY
DRAWINGS**

Revision		
No.	Date	Description

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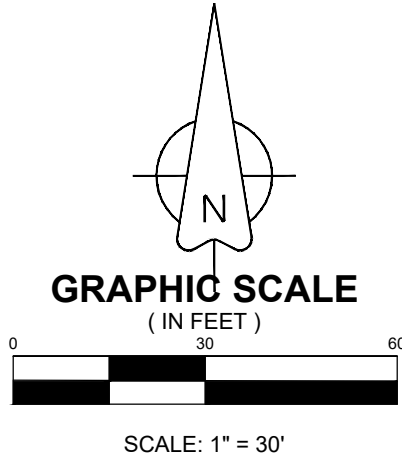
SHEET TITLE:
EXISTING CONDITIONS

Rezone
DATE: 12/7/2023
DRAWN BY: TKC
PROJECT NO.: 2352

SHEET NO.:

C - 1.0

NOT FOR CONSTRUCTION



- LEGEND
- PROPERTY LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - BUILDING LOT LINE
 - ASPHALT PAVING
 - CONCRETE PAVING
 - GRASS AREA

SITE DATA	
ACREAGE:	2.97 AC
EXISTING ZONING:	SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT)
PROPOSED ZONING:	CD-5 (URBAN CENTER)
EXISTING USE:	EXISTING BUILDING, GRASS, AND IMPERVIOUS AREAS
PROPOSED:	35,810 SQ FT OF MIXED USE BUILDINGS WITH 2-STORY PARKING GARAGE
SETBACKS:	0' AT CORNERS; 0' MIN., 15' MAX ELSEWHERE
FRONT	0' AT CORNERS; 0' MIN., 15' MAX ELSEWHERE
SIDE	NOT REQUIRED
REAR	
BUILDING HEIGHT:	2 STORY MIN.; 5 STORIES MAX.
LOT/BUILDING SITE WIDTH:	18 FT MIN.; 120 FT MAX.
PARKING REQUIRED:	1 PER 2,000 SQ FT OF USABLE FLOOR SPACE (60 SPACES)
PROPOSED:	165 SPACES (7 ADA SPACES)
PERCENT IMPERVIOUS:	82.9%
NOTES:	
1. UNDER 10 ACRES - NO CIVIC SPACE REQUIRED	
2. NO EXISTING TREE CANOPY	
3. OFF-STREET PARKING SURFACE SHALL BE ASPHALT OR CONCRETE.	

SHEPARD PROPERTY BUILDING OVERVIEW		
BUILDING NUMBER	SQUARE FEET	PROPOSED USE
1	4900	MIXED USE
2	2885	MIXED USE
3	2885	MIXED USE
4	3480	MIXED USE
5	3820	MIXED USE
6	4940	MIXED USE
7	6600	MIXED USE
8	6600	MIXED USE
TOTAL PROPOSED SQ. FT.		35,810 SQ. FT.

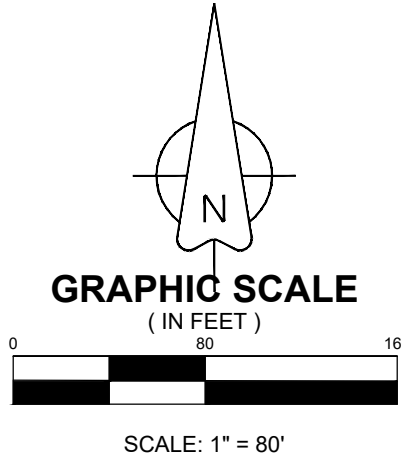
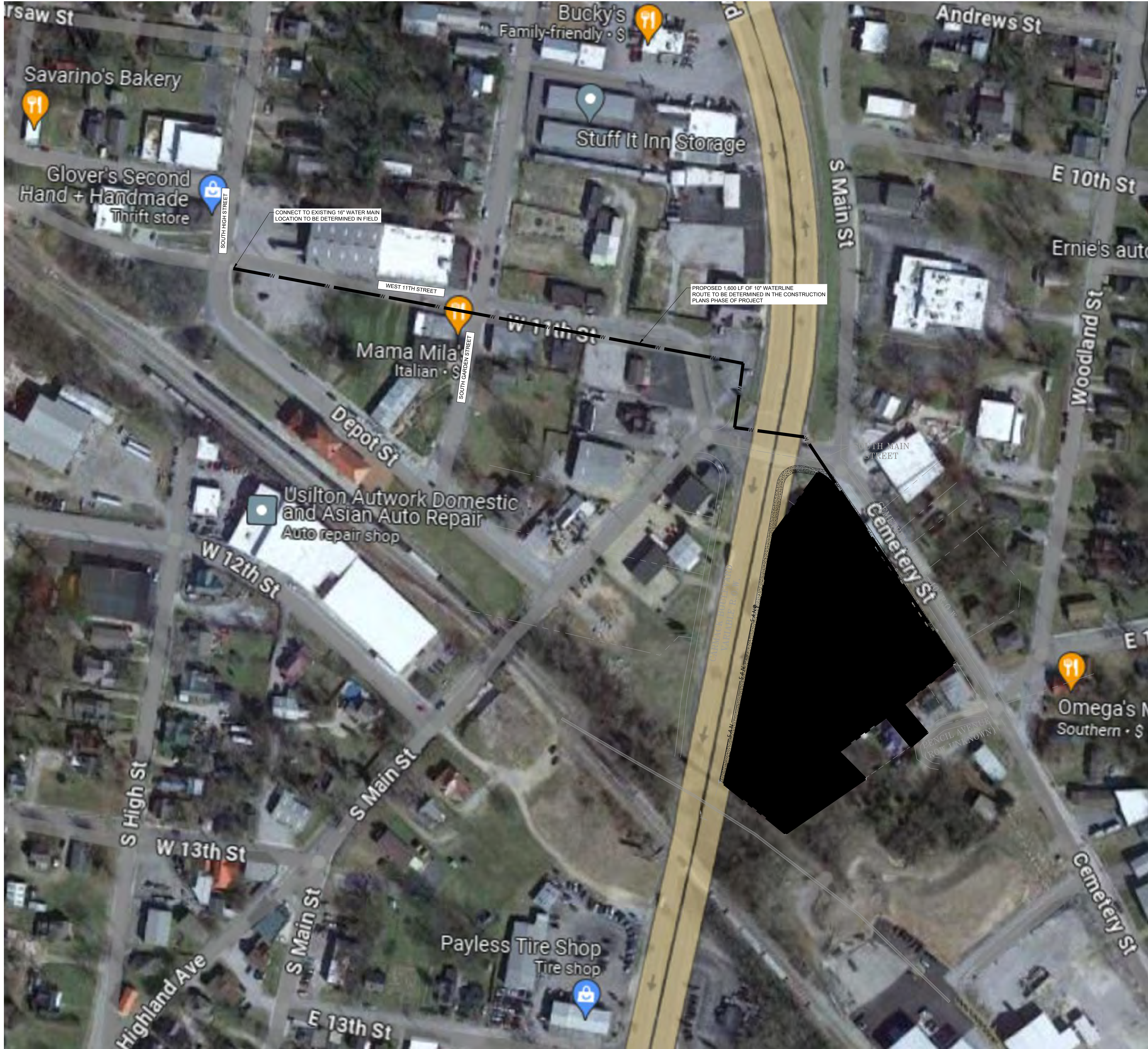
Revision		
No.	Date	Description

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Rezzone
DATE: 12/7/2023
DRAWN BY: TKC
PROJECT NO.: 2352

SHEET NO.:

NOT FOR CONSTRUCTION



- LEGEND
- PROPERTY LINE
 - w— PROPOSED 10" WATERLINE

- NOTES:
1. LOCATION OF PROPOSED 10" WATERLINE IS PRELIMINARY. FURTHER INVESTIGATION NEEDED BEFORE FINAL SITE PLANS.
 2. EXACT LOCATION OF EXISTING 16" WATER LINE TO BE DETERMINED IN FIELD.

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC
818 SOUTH MAIN STREET, COLUMBIA, TN 38401 | 615.477.2471 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
**SHAPARD PROPERTY
REZONING**

1201 CARMAKER BLVD
COLUMBIA, TN 38402
PORTION OF MAP 99: PARCELS 7.00, 3.00, 7.01, 7.02, & 7.04

PRELIMINARY
DRAWINGS

Revision		
No.	Date	Description

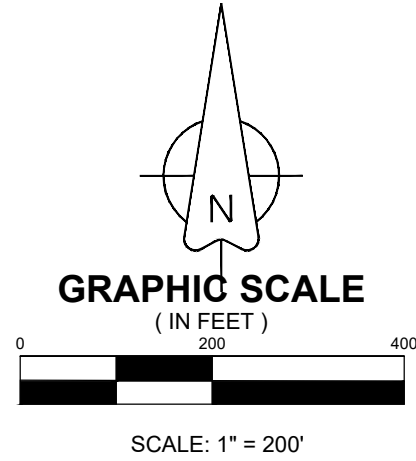
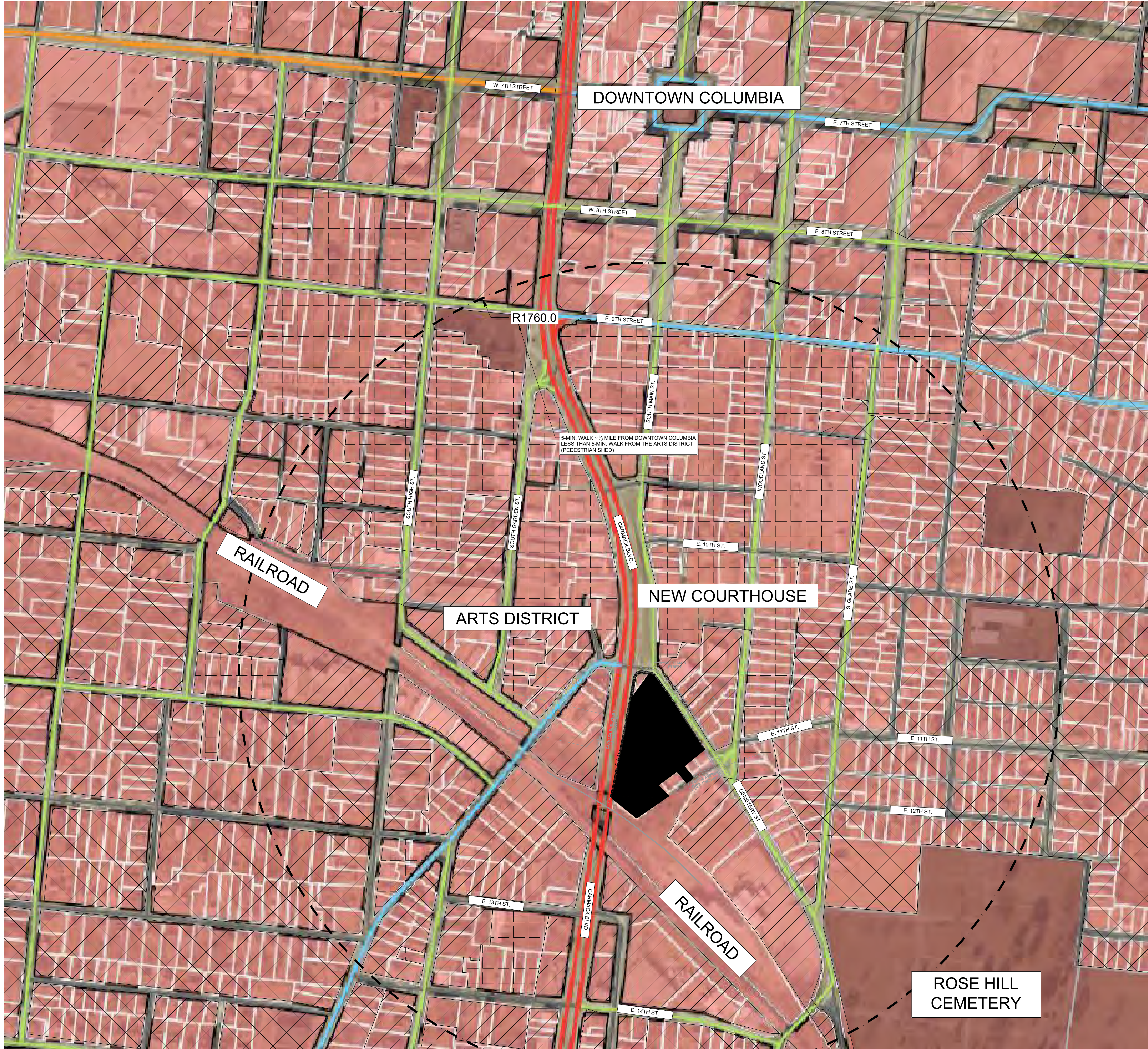
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SHEET TITLE:
**PRELIMINARY
OVERALL UTILITY PLAN**

Rezone
DATE: 12/7/2023
DRAWN BY: TKC
PROJECT NO.: 2352

SHEET NO.:
C - 2.1

NOT FOR CONSTRUCTION



- LEGEND
- PROPERTY LINE
 - SD-LI ZONING
 - CD-5 ZONING
 - CD-3 ZONING
 - CD-4 ZONING
 - CD-4C ZONING
 - CIVIC AREAS
 - PROJECT SITE AREA

CONSULTANTS:

PROJECT TITLE:
**SHAPARD PROPERTY
REZONING**

1201 CARMAK BLVD.
COLUMBIA, TN 38402
PORTION OF MAP 99: PARCELS 7.00, 3.00, 7.01, 7.02, & 7.04

**PRELIMINARY
DRAWINGS**

Revision		
No.	Date	Description

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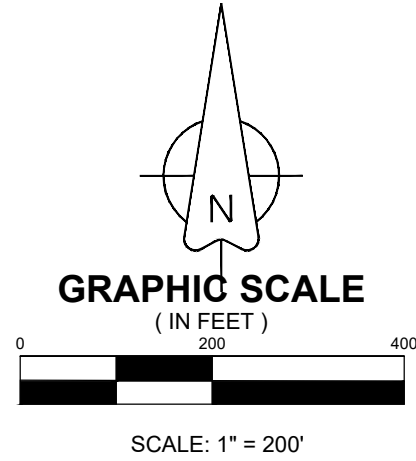
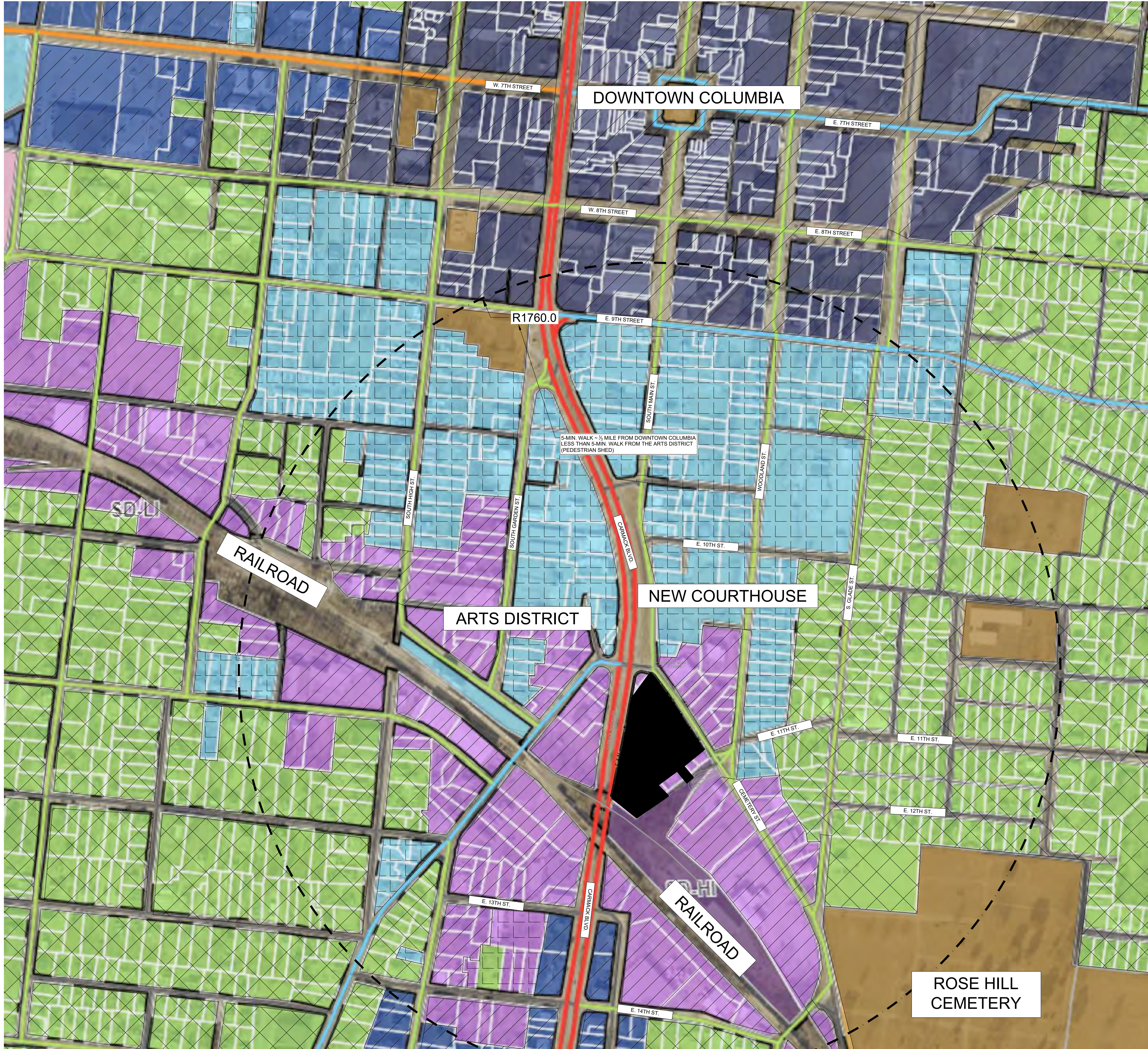
SHEET TITLE:
OVERALL CITY PLAN

Rezone
DATE: 12/7/2023
DRAWN BY: TKC
PROJECT NO.: 2352

SHEET NO.:

C - 2.2

NOT FOR CONSTRUCTION



- LEGEND
- PROPERTY LINE
 - SD-LI ZONING
 - CD-5 ZONING
 - CD-3 ZONING
 - CD-4 ZONING
 - CD-4C ZONING
 - CIVIC AREAS
 - PROJECT SITE AREA

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC

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CONSULTANTS:

PROJECT TITLE:

SHAPARD PROPERTY
REZONING

1201 CARMACK BLVD.
COLUMBIA, TN 38402
PORTION OF MAP 99: PARCELS 7.00, 3.00, 7.01, 7.02, & 7.04

PRELIMINARY
DRAWINGS

Revision		
No.	Date	Description

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SHEET TITLE:

OVERALL CITY ZONING
MAP

Rezone

DATE: 12/7/2023

DRAWN BY: TKC

PROJECT NO.: 2352

SHEET NO.:

C - 2.3

NOT FOR CONSTRUCTION

September 12, 2024 - 5:30 PM

PUBLIC HEARINGS

Item 1. - PUBLIC HEARING ON ORDINANCE NO. 4524 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT E. 13TH AND E. 14TH STREETS, BEING TAX MAP 100L GROUP F PARCELS 21, 8, 9, 9.01, 10 AND 11 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) AND CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 2.

Vice Mayor McBroom called the Public Hearing to order, pursuant to proper public notice having been given. Present were Council Member DaVena Hardison, Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Council Member Danny Coleman, Vice Mayor Randy McBroom, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Mayor Chaz Molder was absent.

There being no one present to speak on the Public Hearing, Council Member Greene moved to close the Public Hearing on Ordinance No. 4524. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 2. - PUBLIC HEARING ON ORDINANCE NO. 4525 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE HONEY FARM PUD MASTER PLAN AT TAX MAP 51 PARCEL 58.00 LOCATED OFF NASHVILLE HIGHWAY AND HONEY FARM WAY - WARD 5.

Vice Mayor McBroom called the Public Hearing to order, pursuant to proper public notice having been given. Present were Council Member DaVena Hardison, Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Council Member Danny Coleman, Vice Mayor Randy McBroom, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Mayor Chaz Molder was absent.

Josh Rowland spoke about conversations had regarding the variance they are requesting for this project. Mr. Rowland asked Council to defer and send this back to Planning Commission so he can answer questions and explain the variances. City Attorney Tisher advised Council can only do one not both. They can defer or they can send the item back to the Planning Commission.

REGULAR MEETING

CALL TO ORDER/ROLL CALL

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

September 12, 2024 - 5:30 PM

Vice Mayor McBroom called the meeting to order, pursuant to proper public notice having been given. Present were Council Member DaVena Hardison, Council Member Debbie Wiles, Council Member Tony Greene, Council Member Kenny Marshall, Council Member Danny Coleman, Vice Mayor Randy McBroom, City Manager Tony Massey, City Attorney Tim Tisher, City Recorder Thad Jablonski and Recording Secretary Liz Bermudez. Mayor Chaz Molder was absent.

INVOCATION BY MIKE MONDARY OF CALVARY CHAPEL COLUMBIA

PLEDGE OF ALLEGIANCE

Council Member Coleman led the Pledge of Allegiance.

APPROVAL OF AGENDA

Council Member Coleman moved to approve the agenda. Council Member Marshall seconded the motion.

All Council Members present voted aye.

PRESENTATIONS

Item 5.1. - **QUARTERLY PRESENTATION BY WIL EVANS, PRESIDENT OF MAURY COUNTY CHAMBER AND ECONOMIC ALLIANCE**

Wil Evans gave a brief update on what has been happening in and around Columbia. His updated included discussion on the unemployment rate, TVA, schools, Fiberon etc.

ORGANIZATIONAL BUSINESS

Item 6.1. - **APPROVE THE MINUTES OF THE AUGUST 8, 2024 CITY COUNCIL MEETING**

Council Member Coleman moved to approve the minutes of the August 8, 2024 City Council Meeting. Council Member Marshall seconded the motion.

All Council Members present voted aye.

Item 6.2. - **APPROVE THE MAYOR'S APPOINTMENT OF ZACHARY HOOTEN TO THE CITY OF COLUMBIA HISTORIC ZONING COMMISSION TO FILL AN UNEXPIRED TERM ENDING ON OCTOBER 12, 2027.**

Council Member Greene moved to approve the appointment of Zachary Hooten to the Historic Zoning Commission to fill an unexpired term ending on October 12, 2027. Council Member Coleman seconded the motion.

All Council Members present voted aye.

CONSENT AGENDA

September 12, 2024 - 5:30 PM

Council Member Greene moved to approve the Consent Agenda with the exception of Item 7.9. Council Member Coleman seconded the motion.

All Council Members present voted aye and the following items were approve:

Item 7.1. - **ACKNOWLEDGE RECEIPT OF FORM CT-0253, "REPORT ON DEBT OBLIGATION" FOR GENERAL OBLIGATION BONDS, SERIES 2024**

Item 7.2. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND MUSIC CITY PUBLICATIONS IN THE AMOUNT OF \$8,500 FOR ADVERTISING IN MAURY COUNTY LIVING & WILLIAMSON COUNTY LIVING MAGAZINES FOR FIVE ISSUES**

Item 7.3. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND TRUE OMNI IN THE AMOUNT OF \$26,750 FOR AN INTERACTIVE INDOOR KIOSK THAT INCLUDES HARDWARE, SOFTWARE, AND MAINTENANCE SUPPORT, TO BE LOCATED IN THE COLUMBIA WELCOME CENTER**

Item 7.4. - **AUTHORIZE THE MAYOR TO SIGN AN AMENDMENT TO AN AGREEMENT WITH VULCAN CONSTRUCTION MATERIALS, LLC EXTENDING DEADLINES FOR THE REALIGNMENT OF COLUMBIA ROCK ROAD AND OTHER CONDITIONS OF CONDITIONAL USE PERMIT 22-0183 AS APPROVED BY THE BOARD OF ZONING APPEALS ON JANUARY 19, 2023 AND MODIFIED BY THE BOARD OF ZONING APPEALS ON AUGUST 15, 2024**

Item 7.5. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND LIFESTYLE PUBLICATIONS FOR ADVERTISING IN THE NOVEMBER AND MARCH ISSUES OF FRANKLIN LIFESTYLES IN THE AMOUNT OF \$2,880.**

Item 7.6. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND PLACER LABS, INC. IN THE AMOUNT OF \$24,000 FOR RESEARCH DATA USING LOCATION METRICS, VISITOR DATA & MARKET INSIGHTS TO GENERATE CUSTOM REPORTS.**

Item 7.7. - **APPROVE AND AUTHORIZE THE MAYOR TO SIGN A CONTRACT BETWEEN THE CITY OF COLUMBIA AND ALEXANDRA BOOZE OF EAST COAST CONTESSA IN THE AMOUNT OF \$3,500 FOR A HOLIDAY 2024 SOCIAL MEDIA INFLUENCER MARKETING CAMPAIGN**

Item 7.8. - **APPROVE CHANGE ORDER NO. 3 WITH N & S WATERPROOFING, LLC FOR THE CITY OF COLUMBIA PARKING GARAGE REHABILITATION PROJECT, WHICH INCREASES THE CONTRACT AMOUNT BY \$42,350 AND ADDS 14 DAYS**

September 12, 2024 - 5:30 PM

TO THE CONTRACT TIME

Item 7.10. - **APPROVE AND AUTHORIZE THE MAYOR TO EXECUTE AN AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. IN THE AMOUNT OF \$75,000 FOR PROVIDING PROFESSIONAL SERVICES FOR THE ADDITION OF TWO ACCESS POINTS TO ACCOMMODATE TWO (2) PADDLE CRAFT LAUNCHES ALONG THE DUCK RIVER WITHIN RIVERWALK PARK.**

Item 7.11. - **APPROVE AND AUTHORIZE THE PURCHASE OF (1) 2025 RAM 2500 BIGHORN CREW CAB 4WD FROM COLUMBIA DODGE IN THE AMOUNT OF \$50,789.25 UTILIZING STATE-WIDE CONTRACT**

Item 7.12. - **APPROVE AND AUTHORIZE EXECUTION OF A 36-MONTH LEASE AGREEMENT WITH SOUTHERN DUPLICATING FOR THREE (3) COLOR COPIERS WITH AN ESTIMATED COST OF \$13,704 ANNUALLY**

Item 7.13. - **APPROVE THE ANNUAL RENEWAL OF CYBER INSURANCE WITH TOKIO MARINE HCC AND PAYMENT OF PREMIUM TO INSURANCE BROKER IN THE AMOUNT OF \$24,143**

Item 7.9. - **APPROVE THE MAYOR EXECUTING AN AGREEMENT WITH THE UNITED STATES ARMY CORP OF ENGINEERS (USACE) REGARDING PLANNING ASSISTANCE TO STATES (PAS) FLOOD PREPAREDNESS PLAN PHASE 2**

Assistant City Engineer Douglas Toney advised as long as the agreement is executed by October 6th the City will receive full funding and they are willing to work with us, with paying as we go. Council Member Greene moved to approve Item 7.9, Mayor executing an agreement with the United States Army Corp of Engineers (USACE) regarding planning assistance to States (PAS) Flood Preparedness Plan Phase 2. Council Member Coleman seconded the motion.

All Council Members present voted aye.

ADMINISTRATION

RESOLUTIONS

Item 9.1. - **RESOLUTION NO. 24-61 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING SUMMIT AT CARTERS STATION EAST, PHASE 4**

Council Member Greene moved to approve Resolution No. 24-61. Council Member Coleman seconded the motion.

All Council Members present voted aye.

September 12, 2024 - 5:30 PM

Item 9.2. - RESOLUTION NO. 24-63 - A RESOLUTION TO RATIFY THE AUTHORIZATION OF THE CITY OF COLUMBIA TO APPLY FOR THE 2024 BLUE CROSS HEALTHY PLACES GRANT, ACCEPT THE GRANT AWARD FOR UP TO \$1,000,000 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT

Council Member Coleman moved to approve Resolution No. 24-63. Council Member Greene seconded the motion. Parks and Recreation Director Mack Reagan briefly went over the details for this grant and what the City would like to accomplish if awarded.

All Council Members present voted aye.

Item 9.3. - RESOLUTION NO. 24-64 - A RESOLUTION TO RATIFY THE CITY OF COLUMBIA'S APPLICATION FOR THE 2024 HEALTHY BUILT ENVIRONMENT (HBE) GRANT; ACCEPT THE AWARD AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT

Council Member Coleman moved to approve Resolution No. 24-64. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.4. - RESOLUTION NO. 24-65 - TAX CORRECTIONS

Council Member Coleman moved to approve Resolution No. 24-65. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.5. - RESOLUTION NO. 24-66 - A RESOLUTION TO RATIFY THE CITY OF COLUMBIA'S APPLICATION FOR THE 2024 UNDERREPRESENTED COMMUNITIES (URC) GRANT PROGRAM, ACCEPT THE GRANT AWARD NOT TO EXCEED \$43,921 AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT

Council Member Marshall moved to approve Resolution No. 24-66. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 9.6. - RESOLUTION NO. 24-68 - A RESOLUTION TO AUTHORIZE THE CITY OF COLUMBIA TO APPLY FOR THE STATE OF TENNESSEE "SMALL CITIES" COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM - IMMINENT THREAT, ACCEPT THE AWARD AND AUTHORIZE THE MAYOR TO EXECUTE DOCUMENTS RELATED TO ACCEPTING AND ADMINISTERING THE GRANT PROJECT

Council Member Coleman moved to approve Resolution No. 24-68. Council Member Greene seconded the motion.

After a brief discussion, all Council Members present voted aye.

September 12, 2024 - 5:30 PM

ORDINANCES

Item 10.1. - 2ND CONSIDERATION ON ORDINANCE NO. 4513 - AN ORDINANCE AMENDING ORDINANCE NO. 4176 BY REPEALING AND REPLACING THE ACCESS MANAGEMENT PLAN WITH A NEW ACCESS MANAGEMENT PLAN

Council Member Coleman moved to approve Ordinance No. 4513 on second consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 10.2. - 2ND CONSIDERATION ON ORDINANCE NO. 4514 - AN ORDINANCE TO AMEND THE COLUMBIA MUNICIPAL CODE BY DELETING TITLE 14, CHAPTER 4 PERTAINING TO STORMWATER MANAGEMENT REGULATIONS IN ITS ENTIRETY AND REPLACING SUCH SECTION WITH A NEW TITLE 14 CHAPTER 4 PERTAINING TO STORMWATER MANAGEMENT

Council Member Coleman moved to approve Ordinance No. 4514 on second consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 10.3. - 2ND CONSIDERATION ON ORDINANCE NO. 4515 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ADMINISTRATION, PROCEDURE, & ENFORCEMENT IN ARTICLE 8 BY REPEALING AND REPLACING SUCH ARTICLE 8 WITH A NEW ARTICLE 8 ADMINISTRATION, PROCEDURE, & ENFORCEMENT

Development Services Director Keltner advised the staff is requesting that Council defer this and five other Ordinances, so they can have more time to make sure it is all correct.

Council Member Marshall moved to defer Ordinance No. 4515 on second consideration. Council Member Coleman seconded the motion.

All Council Members present voted aye.

Item 10.4. - 2ND CONSIDERATION ON ORDINANCE NO. 4516 AS AMENDED - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING BUILDING, LOT AND BUILDING SITE STANDARDS IN ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 4 WITH A NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE STANDARDS

Council Member Marshall moved to defer Ordinance No. 4516 as amended on second consideration. Council Member Coleman seconded the motion.

All Council Members present voted aye.

Item 10.5. - 2ND CONSIDERATION ON ORDINANCE NO. 4517 AS AMENDED - AN

September 12, 2024 - 5:30 PM

ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEVELOPMENT PARCEL STANDARDS IN ARTICLE 5 BY REPEALING AND REPLACING SUCH ARTICLE 5 WITH A NEW ARTICLE 5 DEVELOPMENT PARCEL STANDARDS

Council Member Marshall moved to defer Ordinance No. 4517 as amended on second consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 10.6. - 2ND CONSIDERATION ON ORDINANCE NO. 4518 - AN ORDINANCE AMENDING DEVELOPMENT SERVICES PLANNING FEE SCHEDULE FOR THE CITY OF COLUMBIA, TENNESSEE - CITYWIDE

Council Member Marshall moved to approve Ordinance No. 4518 on second consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 10.7. - 2ND CONSIDERATION ON ORDINANCE NO. 4519 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING SUPPLEMENTAL STANDARDS IN ARTICLE 6 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 6 WITH A NEW ARTICLE 6, SUPPLEMENTAL STANDARDS

Council Member Marshall moved to approve Ordinance No. _____ on second consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 10.8. - 2ND CONSIDERATION ON ORDINANCE NO. 4520 AS AMENDED - AN ORDINANCE TO AMEND THE COLUMBIA MUNICIPAL CODE BY REPEALING AND REPLACING TITLE 14, CHAPTER 5 PERTAINING TO ENGINEERING STANDARDS AND SPECIFICATIONS

Development Services Director Paul Keltner requested clarification for this item with what was mentioned on first consideration. Director Keltner advised they spoke about removing the rural roadside ditch and that a table was mentioned. Director Keltner advised there is not a table that exists for what was discussed.

Council Member Marshall moved to approve Ordinance No. 4520 as amended on second consideration with the clarification to remove the rural roadside ditch section. Council Member Coleman seconded the motion.

All Council Members present voted aye.

Item 10.9. - 2ND CONSIDERATION ON ORDINANCE NO. 4521 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ZONING MAP IN ARTICLE 2 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 2

September 12, 2024 - 5:30 PM

WITH A NEW ARTICLE 2, ZONING MAP

Council Member Marshall moved to defer Ordinance No. 4521 on second consideration. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 10.10. - 2ND CONSIDERATION ON ORDINANCE NO. 4522 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEFINITIONS IN ARTICLE 9 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 9 WITH A NEW ARTICLE 9, DEFINITIONS

Council Member Marshall moved to defer Ordinance No. 4522 on second consideration. Council Member Coleman seconded the motion.

All Council Members present voted aye.

Item 10.11. -

1ST CONSIDERATION ON ORDINANCE NO. 4524 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT E. 13TH AND E. 14TH STREETS, BEING TAX MAP 100L GROUP F PARCELS 21, 8, 9, 9.01, 10 AND 11 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) AND CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 2

Council Member Marshall moved to approve Ordinance No. 4524 on first consideration. Council Member Coleman seconded the motion.

After a brief discussion, all Council Members present voted aye.

Item 10.12. - 1ST CONSIDERATION OF ORDINANCE NO. 4525 -AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE HONEY FARM PUD MASTER PLAN AT TAX MAP 51 PARCEL 58.00 LOCATED OFF NASHVILLE HIGHWAY AND HONEY FARM WAY - WARD 5.

Council Member Marshall moved to refer Ordinance No. 4525 on first consideration back to the Planning Commission. Council Member Greene seconded the motion.

All Council Members present voted aye.

Item 10.13. - 1ST CONSIDERATION OF ORDINANCE NO. 4526 – AN ORDINANCE TO AMEND THE FISCAL YEAR 2024-2025 BUDGET ORDINANCE NO. 4503 PROVIDING FOR REVISIONS TO THE GENERAL, STATE STREET AID, DRUG, SANITATION, CAPITAL PROJECTS, GRANTS, AND WASTEWATER FUNDS AND ESTABLISH THE DATE OF OCTOBER 10, 2024 AS THE DATE OF PUBLIC HEARING

Council Member Marshall moved to approve Ordinance No. 4526 on first consideration

CITY COUNCIL REGULAR MEETING - COLUMBIA, TENNESSEE

September 12, 2024 - 5:30 PM

and establish the date of October 10, 2024 as the date of Public Hearing. Council Member Greene seconded the motion.

All Council Members present voted aye.

OTHER BUSINESS

EXECUTIVE SESSION

ADJOURNMENT

There being no further business Council Member Greene moved to adjourn the meeting. Council Member Marshall seconded the motion. All members present voted aye. The meeting adjourned at 06:29 PM.

UPCOMING EVENTS

Item 14.1. - **9/11 MEMORIAL SERVICE - WEDNESDAY, SEPTEMBER 11, 2024, 9:00 A.M. - COLUMBIA FIRE & RESCUE STATION NO. 3 (BARBARA EARWOOD MCINTYRE)**

Item 14.2. - **COLUMBIA POLICE DEPARTMENT'S 10TH ANNUAL COMMUNITY EVENT - TUESDAY, SEPTEMBER 24, 2024, 5:00-7:00 P.M. - RIVERWALK PARK**

Item 14.3. - **EMPLOYEE ANNUAL PICNIC - WEDNESDAY, OCTOBER 2, 2024 - 11 A.M. - 1 P.M. - RIVERWALK PARK, FARMERS' MARKET PAVILION**

CITY OF COLUMBIA
DISBURSEMENTS FOR MONTH ENDING JULY 31, 2024

FUND	GROSS	TRANSFERS & CD's	PAYROLL TRANSFERS	NET TOTAL
General Fund	3,271,236.05	342,647.06	2,216,537.08	712,051.91
Sanitation Fund	328,228.98	22,639.71	114,714.85	190,874.42
Wastewater Fund	803,508.16	44,308.92	287,846.80	471,352.44
Street & Transportation Fund				-
State Street Aid	51,257.11			51,257.11
Drug Fund	5,236.30			5,236.30
Debt Service Fund	-			-
Capital Projects Fund	624,621.79			624,621.79
Sewer Revenue & Tax Bond Issue				-
Sewer Impact Fee #2				-
Insurance Fund	382,594.87	314,051.17		68,543.70
2017 GO Public Imp Bonds				-
2010 GO Bond Issue				-
Cleary Construction Escrow				-
Industrial Development Board				-
	\$ 5,466,683.26	\$ 723,646.86	\$ 2,619,098.73	\$ 2,123,937.67

**CITY OF COLUMBIA
DISBURSEMENT REPORT
FOR THE PERIOD 7/1/2024 - 7/31/2024**

POOLED CASH CHECK LISTING

PAGE 1

1	7/1/2024	Safe Industries	\$450,000.00
200000	7/11/2024	3M Company	\$1,409.08
200001	7/11/2024	ACE HARDWARE	\$147.54
200002	7/11/2024	AMER FAMILY LIFE ASSURANCE	\$120.90
200003	7/11/2024	AT&T	\$70.23
200004	7/11/2024	Atmos Energy	\$292.00
200005	7/11/2024	BlueCross BlueShield Of TN	\$24,869.96
200006	7/11/2024	Bradley Arant Boult Cummings	\$3,321.00
200007	7/11/2024	CHARTER COMMUNICATIONS	\$1,099.00
200008	7/11/2024	Chrysler Dodge Jeep Ram of Columbia	\$6,207.60
200009	7/11/2024	Cintas Corporation #241	\$491.19
200010	7/11/2024	Cintas Corporation #241	\$608.70
200011	7/11/2024	Cintas Corporation #241	\$609.25
200012	7/11/2024	Cintas Corporation #241	\$609.25
200013	7/11/2024	Colonial Life	\$7,070.10
200014	7/11/2024	Columbia Machine Works	\$942.00
200015	7/11/2024	Columbia Oil Company Inc	\$189.32
200016	7/11/2024	COLUMBIA POWER & WATER SYSTEMS	\$29,874.51
200017	7/11/2024	Copycats Print Services Llc	\$25.44
200018	7/11/2024	Corelogic Centralized Refunds	\$60.00
200019	7/11/2024	Dickens Turf & Landscape Supply	\$516.00
200020	7/11/2024	Duck River Electric	\$435.79
200021	7/11/2024	Firstnet Services Provided By AT&T Mobility	\$1,525.02
200022	7/11/2024	FMCNA	\$175.00
200023	7/11/2024	Freedom Hill Land Management	\$9,896.30
200024	7/11/2024	G & C SUPPLY CO INC	\$4,457.22
200025	7/11/2024	G & C SUPPLY CO INC	\$1,618.06
200026	7/11/2024	GANNETT TENNESSEE LOCALIQ	\$1,484.74
200027	7/11/2024	Daily Herald (Ads)	\$1,163.75
200028	7/11/2024	Heritage-Crystal Clean, LLC	\$515.33
200029	7/11/2024	IWS Granite & Marble	\$1,212.00
200030	7/11/2024	JANE KNOX POLK	\$1,200.00
200031	7/11/2024	Jim's Auto Accessories Inc	\$189.95
200032	7/11/2024	KREBS KUBOTA	\$2,986.62
200033	7/11/2024	Lawrenceburg Glass	\$3,500.00
200034	7/11/2024	MAIN STREET MEDIA OF TN	\$178.13
200035	7/11/2024	Marshall County Solid Waste and Recycling	\$1,894.75
200036	7/11/2024	VOID-VOID-VOID	\$0.00
200037	7/11/2024	Catherine S Sanders	\$75.00
200038	7/11/2024	Everleigh Underwood	\$9.00
200039	7/11/2024	Marietta W Diaz	\$75.00

**CITY OF COLUMBIA
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200040	7/11/2024	Mary A Fry	\$75.00
200041	7/11/2024	Verna V. Coleman	\$75.00
200042	7/11/2024	William A Sievers	\$75.00
200043	7/11/2024	Morgan Brothers Electric Inc	\$394.98
200044	7/11/2024	North Central Laboratories-NCL of Wisconsin, Inc	\$1,921.96
200045	7/11/2024	Office Warehouse LLC	\$299.00
200046	7/11/2024	Parman Energy Group LLC	\$2,768.47
200047	7/11/2024	Phillips Distributing	\$1,725.00
200048	7/11/2024	Public Entity Partners	\$21,889.23
200049	7/11/2024	Public Entity Partners	\$20,285.79
200050	7/11/2024	Public Entity Partners	\$4,603.54
200053	7/11/2024	Robert J Young Company LLC	\$43.37
200054	7/11/2024	Rogers Group Inc	\$1,206.55
200055	7/11/2024	Safe Industries	\$1,070.00
200056	7/11/2024	Sherrill Morgan	\$9,875.00
200057	7/11/2024	Siddons-Martin Emergency Group LLC	\$680.69
200058	7/11/2024	South Central Tennessee Tourism Association	\$2,500.00
200059	7/11/2024	Southeastern Shirt Corp.	\$343.95
200060	7/11/2024	SRM Concrete	\$2,776.00
200061	7/11/2024	State Systems, LLC	\$716.63
200062	7/11/2024	StyleBlueprint LLC	\$6,450.00
200063	7/11/2024	Summit Uniforms	\$400.00
200064	7/11/2024	Sunbelt Rentals Inc	\$947.14
200065	7/11/2024	Swarco Industries LLC	\$7,297.10
200066	7/11/2024	Tennessee One-Call	\$11,769.96
200067	7/11/2024	TN Fire Svs & Codes Enf Academy	\$494.30
200068	7/11/2024	Tri Star Energy	\$1,915.25
200069	7/11/2024	Tri Star Energy	\$2,391.04
200070	7/11/2024	Tri Star Energy	\$15,538.90
200071	7/11/2024	TriStar Elevator LLC	\$614.00
200072	7/11/2024	TriStar Elevator LLC	\$264.00
200073	7/11/2024	United Waste Haulers Of TN LLC	\$2,723.55
200074	7/11/2024	Volunteer Paving LLC	\$70.40
200075	7/11/2024	Vulcan Materials Co	\$2,025.90
200076	7/11/2024	Vulcan Materials Co	\$1,107.32
200077	7/11/2024	Waynes Pest Control	\$35.00
200078	7/11/2024	Waynes Pest Control	\$175.00
200079	7/11/2024	Waypoint Analytical, LLC	\$1,300.00
200080	7/11/2024	Wells Fargo Financial Leasing, Inc	\$244.71
200081	7/11/2024	Wells Fargo Financial Leasing, Inc	\$268.51
200082	7/11/2024	Xylem Dewatering Solutions Inc	\$6,151.61

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200083	7/12/2024	Advance Paving	\$6,700.00
200084	7/12/2024	AT&T	\$6,203.48
200085	7/12/2024	Break Time Services	\$48.00
200086	7/12/2024	Cintas Corporation #241	\$619.45
200087	7/12/2024	Cutting Edge Lawn and Landscapes	\$2,600.00
200088	7/12/2024	Chris Cummins	\$18.00
200089	7/12/2024	Jackson Scharsch	\$133.00
200090	7/12/2024	Matheus Fatarelli	\$133.00
200091	7/12/2024	Melissa Curriston	\$133.00
200092	7/12/2024	Firstnet Services Provided By AT&T Mobility	\$412.28
200093	7/12/2024	Maury Co Government	\$32,295.19
200094	7/12/2024	Maury Co Government	\$400.00
200095	7/12/2024	NexAir LLC	\$40.58
200096	7/12/2024	Servant Fire Protection	\$270.00
200097	7/12/2024	Simpleview, LLC	\$675.00
200098	7/12/2024	Thad Jablonski	\$126.50
200099	7/12/2024	United Waste Haulers Of TN LLC	\$1,228.24
200100	7/12/2024	Verizon Wireless 01	\$216.89
200101	7/12/2024	Vulcan Materials Co	\$875.10
200102	7/18/2024	3M Company	\$1,182.48
200103	7/18/2024	ACE HARDWARE	\$313.59
200104	7/18/2024	Adkins Janitorial Service	\$2,767.00
200105	7/18/2024	Advanced Turf Solutions Inc	\$1,524.00
200106	7/18/2024	Apparel Masters of Tennessee	\$648.30
200107	7/18/2024	AT&T	\$153.71
200108	7/18/2024	Atmos Energy	\$982.09
200113	7/18/2024	C & D SAFETY COMPANY	\$19,501.00
200114	7/18/2024	Certified Languages International	\$917.85
200115	7/18/2024	CHOICE SCREENING	\$236.00
200116	7/18/2024	Chrysler Dodge Jeep Ram of Columbia	\$3,508.00
200117	7/18/2024	Cintas Corporation #241	\$2,294.62
200118	7/18/2024	Columbia Firefighter Assn	\$455.00
200119	7/18/2024	Columbia Paint & Wallcover	\$256.07
200120	7/18/2024	COLUMBIA POWER & WATER SYSTEMS	\$125,215.55
200121	7/18/2024	Columbia Powersports Supercenter	\$2,724.64
200122	7/18/2024	Columbia Rubber & Gasket Co	\$68.00
200123	7/18/2024	Copycats Print Services Llc	\$132.00
200124	7/18/2024	County Record Services LLC	\$4,399.06
200125	7/18/2024	CPWS - Broadband	\$600.00
200126	7/18/2024	Culleoka Company LLC	\$732.00
200127	7/18/2024	David's Lock & Key Inc	\$946.00

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200128	7/18/2024	Dell Marketing L P	\$1,171.64
200129	7/18/2024	Duck River Electric	\$2,804.02
200130	7/18/2024	Leia Smith	\$59.50
200131	7/18/2024	Freedom Hill Land Management	\$12,169.75
200132	7/18/2024	Fuze-8x8, Inc	\$1,816.12
200133	7/18/2024	Daily Herald (Ads)	\$215.64
200134	7/18/2024	Gary Martin	\$89,434.00
200135	7/18/2024	GEO-TECHNOLOGY ASSOCIATES, INC	\$2,522.50
200136	7/18/2024	iWorQ System Inc.	\$19,000.00
200137	7/18/2024	J & M Supply Solutions	\$825.47
200138	7/18/2024	Jim's Auto Accessories Inc	\$533.36
200139	7/18/2024	Johnson Controls	\$3,895.86
200140	7/18/2024	Jones & Lang Sporting Goods	\$80.00
200141	7/18/2024	KEEP MAURY BEAUTIFUL	\$8,000.00
200142	7/18/2024	Leaf Capital Funding LLC	\$643.00
200143	7/18/2024	Maury Co United Way	\$512.00
200144	7/18/2024	Maury County 911	\$20,921.55
200145	7/18/2024	Maury County Equipment	\$391.50
200146	7/18/2024	Morgan Brothers Electric Inc	\$372.63
200147	7/18/2024	Motorola Solutions Inc	\$19,715.60
200148	7/18/2024	Muletown Rec	\$25,000.00
200149	7/18/2024	Native Instinct LLC	\$104,444.21
200150	7/18/2024	Playpower Lt Farmington, Inc.	\$592.00
200151	7/18/2024	PMAM Corporation	\$6,000.00
200152	7/18/2024	Pulte Homes	\$5,389.00
200153	7/18/2024	REA Service, LLC	\$2,714.78
200154	7/18/2024	Robert J Young Company LLC	\$63.88
200155	7/18/2024	SAVE THE DAY PORTABLES	\$445.00
200156	7/18/2024	Royal Flush Portables	\$380.00
200157	7/18/2024	Siddons-Martin Emergency Group LLC	\$240.11
200158	7/18/2024	Simple Com	\$11,890.28
200159	7/18/2024	SiteOne Landscape Supply LLC	\$4,749.88
200160	7/18/2024	SONNY HARGROVE TRUCKING LLC	\$3,300.00
200161	7/18/2024	Southeastern Sound Inc	\$285.00
200162	7/18/2024	Southern Duplicating of Middle Tennessee	\$507.65
200163	7/18/2024	SOUTHERN PIPE & SUPPLY	\$250.34
200164	7/18/2024	Southern Software Inc	\$2,240.00
200165	7/18/2024	State Of TN Attn: Lily White	\$166.25
200166	7/18/2024	TN DEPT ENV & CONSERVATION	\$10,380.00
200171	7/18/2024	The Marbet Company	\$5,130.00
200172	7/18/2024	TN Assn of Chiefs of Police	\$650.00

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200173	7/18/2024	TN DEPT OF LABOR & WORKFORCE	\$60.00
200174	7/18/2024	Tn Dept Of Revenue	\$314.32
200175	7/18/2024	TN Property Management	\$7,083.16
200176	7/18/2024	Toter, LLC	\$38,413.07
200177	7/18/2024	Tri Star Energy	\$15,444.15
200178	7/18/2024	TriStar Elevator LLC	\$264.00
200179	7/18/2024	United Waste Haulers Of TN LLC	\$1,910.93
200180	7/18/2024	UNIVERSITY OF TENNESSEE	\$85.00
200181	7/18/2024	Verizon	\$3,461.68
200182	7/18/2024	Verizon Wireless 03	\$41.88
200183	7/18/2024	Visual Media Co LLC	\$600.00
200184	7/18/2024	Vulcan Materials Co	\$164.68
200185	7/18/2024	W W Grainger Inc	\$1,952.50
200186	7/18/2024	Wanda McClain	\$236.38
200187	7/18/2024	Water Management Services LLC	\$4,480.00
200188	7/18/2024	Waynes Pest Control	\$300.00
200189	7/18/2024	Waypoint Analytical, LLC	\$1,838.00
200190	7/18/2024	Whitney Herrington	\$7,500.00
200191	7/18/2024	WILCOLOCAL MEDIA	\$2,430.00
200192	7/18/2024	COLUMBIA POWER & WATER SYSTEMS	\$1,322.02
200193	7/18/2024	David's Lock & Key Inc	\$168.00
200194	7/18/2024	LOVETT & SARGENT BODY SHOP	\$3,688.52
200195	7/18/2024	Morgan Brothers Electric Inc	\$78.00
200196	7/25/2024	A To Z Office Resource	\$648.75
200197	7/25/2024	ACE HARDWARE	\$96.12
200198	7/25/2024	AMER FAMILY LIFE ASSURANCE	\$40.30
200199	7/25/2024	AT&T	\$6,389.58
200200	7/25/2024	Atmos Energy	\$241.23
200201	7/25/2024	BEST CLEANERS	\$434.25
200202	7/25/2024	Better Business Solutions	\$247.50
200203	7/25/2024	Break Time Services	\$537.50
200204	7/25/2024	Break Time Services	\$28.00
200205	7/25/2024	Bruhn & Bruhn Fire	\$360.00
200206	7/25/2024	EDDIE CAMPBELL & ASSOCIATES	\$750.00
200207	7/25/2024	Chrysler Dodge Jeep Ram of Columbia	\$1,235.00
200208	7/25/2024	Cintas Corporation #241	\$1,708.53
200209	7/25/2024	Cintas Corporation #241	\$630.89
200210	7/25/2024	Cintas Corporation #241	\$630.89
200211	7/25/2024	City of Col Petty Cash	\$201.00
200212	7/25/2024	Columbia Firefighter Assn	\$455.00
200213	7/25/2024	Columbia Oil Company Inc	\$1,374.17

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200214	7/25/2024	COLUMBIA POWER & WATER SYSTEMS	\$18,427.35
200215	7/25/2024	COMBINED INSURANCE, A CHUBB COMPANY	\$897.80
200216	7/25/2024	Complete Forms Supply Co LLC	\$433.00
200217	7/25/2024	Cook's Pest Control Inc	\$117.00
200218	7/25/2024	County Record Services LLC	\$5,600.00
200219	7/25/2024	CovertTrack Group Inc	\$600.00
200220	7/25/2024	D & D Towing & Recovery	\$175.00
200221	7/25/2024	Doris Flowers & Gifts	\$512.95
200222	7/25/2024	Duck River Electric	\$134.32
200223	7/25/2024	Jaimee Brown	\$270.00
200228	7/25/2024	GULF STATES DISTRIBUTORS INC	\$5,636.00
200229	7/25/2024	GUTTERWORKS OF TENNESSEE	\$1,190.00
200230	7/25/2024	J & M Supply Solutions	\$498.30
200231	7/25/2024	Jim's Auto Accessories Inc	\$3.08
200232	7/25/2024	Judy Construction Company	\$55,824.88
200233	7/25/2024	Knighthorst Shredding, LLC	\$201.25
200234	7/25/2024	KNOWBE4, INC	\$3,789.00
200235	7/25/2024	LAW ENFORCEMENT SEMINARS, LLC	\$1,275.00
200236	7/25/2024	Law Enforcement Accreditation	\$300.00
200237	7/25/2024	LETS Corp dba Orion Systems	\$3,134.00
200238	7/25/2024	LIGHT BULB DEPOT 7 LLC	\$2,172.50
200239	7/25/2024	Lonnie Cobb Ford	\$62,460.00
200240	7/25/2024	Lose Design - Lose & Associates, Inc	\$3,403.08
200241	7/25/2024	Mail Call	\$2,662.48
200242	7/25/2024	Maury Co Government	\$15,450.75
200243	7/25/2024	Maury Co United Way	\$512.00
200244	7/25/2024	Maury County 911	\$21,549.00
200245	7/25/2024	Maury County Solid Waste	\$95,054.57
200246	7/25/2024	Maury Regional Medical Group	\$768.00
200247	7/25/2024	Morgan Brothers Electric Inc	\$202.50
200248	7/25/2024	Mutual Of Omaha	\$31,439.94
200249	7/25/2024	Needle And Grain	\$475.00
200250	7/25/2024	North Central Laboratories-NCL of Wisconsin, Inc	\$715.04
200251	7/25/2024	Parman Energy Group LLC	\$1,520.90
200252	7/25/2024	Preventia Security	\$1,686.00
200253	7/25/2024	PROCARE PBM	\$21,138.74
200254	7/25/2024	Public Entity Partners	\$33,546.04
200255	7/25/2024	Regional Organized Crime Info Ctr	\$300.00
200256	7/25/2024	Robert J Young Company LLC	\$524.47
200257	7/25/2024	SAVE THE DAY PORTABLES	\$412.03
200258	7/25/2024	Samsara Inc	\$4,723.20

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200259	7/25/2024	SONNY HARGROVE TRUCKING LLC	\$2,100.00
200260	7/25/2024	Southern Sales Co	\$909.50
200261	7/25/2024	Southern Software Inc	\$1,061.00
200262	7/25/2024	T-MOBILE	\$96.54
200263	7/25/2024	Temple Inc	\$638.00
200264	7/25/2024	Tennessee Electrical Inc	\$1,154.00
200265	7/25/2024	Thomson Reuters - West	\$74.00
200266	7/25/2024	TN Assn of Chiefs of Police	\$210.00
200267	7/25/2024	Tri Star Energy	\$3,750.22
200268	7/25/2024	Tri Star Energy	\$7,278.16
200269	7/25/2024	TWO RIVERS FORD	\$28,702.00
200270	7/25/2024	United Waste Haulers Of TN LLC	\$942.26
200271	7/25/2024	Unum Life Insurance Co Of Amer	\$2,983.40
200272	7/25/2024	Valorence, LLC	\$2,796.00
200273	7/25/2024	VERIZON CONNECT	\$322.15
200274	7/25/2024	Verizon Wireless 01	\$177.60
200275	7/25/2024	Verizon Wireless 03	\$41.90
200276	7/25/2024	Verizon Wireless 04	\$4,038.98
200277	7/25/2024	Verizon Wireless 09	\$88.80
200278	7/25/2024	Volkert Inc	\$3,517.00
200279	7/25/2024	Vulcan Materials Co	\$387.06
200280	7/25/2024	Waypoint Analytical, LLC	\$410.00
200281	7/25/2024	Waypoint Business Solutions LLC	\$6,349.30
200282	7/25/2024	WM CORPORATE SERVICES, INC	\$45,699.58
200283	7/25/2024	Woodward & Stinson Printing	\$1,064.00

GENERAL FUND

Total Purchase Cards:	\$	116,126.62
Total Payroll Transfers:	\$	2,216,537.08
Total Misc. Transfers:	\$	342,647.06
Total Checks:	\$	<u>595,925.29</u>
Total:	\$	3,271,236.05

STATE STREET AID

Total Purchase Cards:	\$	6,426.82
Total Misc. Transfers:	\$	-
Total Checks:	\$	<u>44,830.29</u>
Total:	\$	51,257.11

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SANITATION

Total Purchase Cards:	\$	16,472.16
Total Payroll Transfers:	\$	114,714.85
Total Misc. Transfers:	\$	22,639.71
Total Checks:	\$	<u>174,402.26</u>
Total:	\$	328,228.98

WASTEWATER

Total Purchase Cards:	\$	17,923.80
Total Payroll Transfers:	\$	287,846.80
Total Misc. Transfers:	\$	44,308.92
Total Checks:	\$	<u>453,428.64</u>
Total:	\$	803,508.16

DRUG

Total Purchase Cards:	\$	354.90
Total Checks:	\$	<u>4,881.40</u>
Total:	\$	5,236.30

INSURANCE

Total Misc. Transfers:	\$	314,051.17
Total Checks:	\$	<u>68,543.70</u>
Total:	\$	382,594.87

CAPITAL PROJECTS

Total Purchase Cards:	\$	-
Total Misc. Transfers:	\$	-
Total Checks:	\$	<u>624,621.79</u>
Total:	\$	624,621.79

CITY OF COLUMBIA
DISBURSEMENTS FOR MONTH ENDING AUGUST 31, 2024

FUND	GROSS	TRANSFERS & CD's	PAYROLL TRANSFERS	NET TOTAL
General Fund	2,787,645.57	13,850.00	1,495,300.17	1,278,495.40
Sanitation Fund	285,833.70	-	80,329.86	205,503.84
Wastewater Fund	844,035.32	-	195,790.92	648,244.40
Street & Transportation Fund				-
State Street Aid	224,422.87			224,422.87
Drug Fund	278.00			278.00
Debt Service Fund	-			-
Capital Projects Fund	2,060,906.07	333,029.00		1,727,877.07
Sewer Revenue & Tax Bond Issue				-
Sewer Impact Fee #2				-
Insurance Fund	189,503.80	-		189,503.80
2017 GO Public Imp Bonds				-
2010 GO Bond Issue				-
Cleary Construction Escrow				-
Industrial Development Board				-
	\$ 6,392,625.33	\$ 346,879.00	\$ 1,771,420.95	\$ 4,274,325.38

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200284	8/1/2024	Gresham Smith & Partners	858.89
200285	8/1/2024	ACE HARDWARE	296.34
200286	8/1/2024	Atmos Energy	144.25
200287	8/1/2024	Automation Controls Training & Consulting	1,162.52
200288	8/1/2024	Break Time Services	72.00
200289	8/1/2024	Bryson Jones	142.12
200290	8/1/2024	CHARTER COMMUNICATIONS	1,099.00
200291	8/1/2024	Cintas Corporation #241	173.55
200292	8/1/2024	City Of Col Employees Retireme	381,884.16
200293	8/1/2024	City Of Col Tn Retirement	50,010.00
200294	8/1/2024	Columbia Firefighter Assn	455.00
200295	8/1/2024	Columbia Machine Works	482.50
200296	8/1/2024	Columbia Neon Co	11,050.00
200297	8/1/2024	COLUMBIA POWER & WATER SYSTEMS	309.90
200298	8/1/2024	Dell Marketing L P	1,220.00
200299	8/1/2024	Duck River Electric	171.17
200300	8/1/2024	EARTH PLANTER, LLC	6,316.00
200301	8/1/2024	Ryan Powell	150.00
200302	8/1/2024	Firstnet Services Provided By AT&T Mobility	412.52
200303	8/1/2024	Daily Herald (Ads)	1,418.75
200304	8/1/2024	Gateway Tire & Service Center	96.35
200305	8/1/2024	Global Industrial	1,515.44
200306	8/1/2024	J & M Supply Solutions	1,407.92
200307	8/1/2024	Jim's Auto Accessories Inc	179.05
200308	8/1/2024	Lose Design - Lose & Associates, Inc	9,265.28
200309	8/1/2024	Maury Co United Way	512.00
200310	8/1/2024	Maury County 911	7,806.96
200311	8/1/2024	VOID-VOID-VOID	0.00
200312	8/1/2024	MPE SERVICES, LLC	980.39
200313	8/1/2024	Needle And Grain	95.00
200314	8/1/2024	Parman Energy Group LLC	3,358.97
200315	8/1/2024	Preventia Security	479.04
200316	8/1/2024	Public Entity Partners	3,537.08
200317	8/1/2024	M/I Homes of Nashville, LLC	188.07
200318	8/1/2024	Regina Connelly	41.00
200319	8/1/2024	Robert J Young Company LLC	33.00
200320	8/1/2024	Safe Industries	2,187.00
200321	8/1/2024	Siddons-Martin Emergency Group LLC	2,350.28
200322	8/1/2024	Simpleview, LLC	225.00
200323	8/1/2024	South Central Tennessee Development District	6,000.00
200324	8/1/2024	Southeastern Shirt Corp.	170.16
200325	8/1/2024	State Systems, LLC	1,600.00
200326	8/1/2024	Ted's Sporting Goods	149.99

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200327	8/1/2024	TN Fire Svs & Codes Enf Academy	376.00
200328	8/1/2024	Truckers Lighthouse	169.80
200329	8/1/2024	Turner & Osborne Tire Co	431.08
200330	8/1/2024	UNITED FARM & HOME COOPERATIVE	264.93
200331	8/1/2024	United Waste Haulers Of TN LLC	1,022.82
200332	8/1/2024	UNIVERSITY OF TENNESSEE	725.00
200333	8/1/2024	VERSALIFT	209,271.00
200334	8/1/2024	Vulcan Materials Co	2,390.84
200335	8/2/2024	ACE HARDWARE	35.53
200336	8/2/2024	ALERT 360	297.21
200337	8/2/2024	Atmos Energy	54.86
200338	8/2/2024	Break Time Services	96.00
200339	8/2/2024	BRINDLEY CO	418,950.00
200340	8/2/2024	C.E.S. City Electric Supply Co	474.48
200341	8/2/2024	Cintas Corporation #241	104.08
200342	8/2/2024	David's Lock & Key Inc	40.20
200343	8/2/2024	EMCS Inc	700.00
200344	8/2/2024	Brandon Entwistle	432.00
200345	8/2/2024	Elijah Demello	432.00
200346	8/2/2024	IDEXX Distribution, Inc.	1,305.80
200347	8/2/2024	Jim's Auto Accessories Inc	4.85
200348	8/2/2024	Johnson Controls	1,263.01
200349	8/2/2024	Richard Thompson	100.00
200350	8/2/2024	Simple Com	5,957.74
200351	8/2/2024	SRM Concrete	1,803.60
200352	8/2/2024	State Of TN Attn: Lily White	156.75
200353	8/2/2024	State Of TN Dept Of Revenue	9.50
200354	8/2/2024	State Systems, LLC	194.00
200355	8/2/2024	Tn Dept Of Revenue	370.12
200356	8/2/2024	Tri Star Energy	35.14
200357	8/2/2024	United Waste Haulers Of TN LLC	129.00
200358	8/8/2024	ASSOCIATION OF TN VALLEY GOVERNMENTS	336.00
200359	8/8/2024	AT&T	1,417.95
200360	8/8/2024	AT&T	73.52
200361	8/8/2024	AT&T	153.71
200362	8/8/2024	BMC Metalworks LLC	162.00
200363	8/8/2024	Break Time Services	112.50
200364	8/8/2024	Chrysler Dodge Jeep Ram of Columbia	7,587.00
200365	8/8/2024	Cintas Corporation #241	276.54
200366	8/8/2024	Cintas Corporation #241	630.89
200367	8/8/2024	CLOUDPOINT GEOSPATIAL, INC	5,400.00
200368	8/8/2024	Columbia Oil Company Inc	174.68
200369	8/8/2024	COLUMBIA POWER & WATER SYSTEMS	105,704.91

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200370	8/8/2024	Columbia State Community College	500.00
200371	8/8/2024	Corelogic Centralized Refunds	239.68
200372	8/8/2024	Cory Ricaurte	20,000.00
200373	8/8/2024	Cutting Edge Lawn and Landscapes	2,600.00
200374	8/8/2024	D & D Towing & Recovery	300.00
200375	8/8/2024	Diverse Computing Inc	5,850.00
200376	8/8/2024	Duck River Electric	209.40
200377	8/8/2024	Freedom Hill Land Management	4,948.15
200378	8/8/2024	G & C SUPPLY CO INC	1,762.20
200379	8/8/2024	Daily Herald (Ads)	1,555.83
200380	8/8/2024	ICM - Improved Construction Methods	285.00
200381	8/8/2024	Knighthorst Shredding, LLC	78.56
200382	8/8/2024	Legal & Liability Risk Management Institute	1,800.00
200383	8/8/2024	Liquidity Services Operations LLC	1,729.12
200384	8/8/2024	Local Government Corporation	60,882.00
200385	8/8/2024	Marshall County Solid Waste and Recycling	2,143.05
200386	8/8/2024	Maury County Equipment	827.20
200387	8/8/2024	Maury Regional Medical Center	3,122.00
200388	8/8/2024	Millennium	358.25
200389	8/8/2024	Morrison Engineering LLC	5,400.00
200390	8/8/2024	Motorola Solutions Inc	130.00
200391	8/8/2024	Permit Solutions	1,376.75
200392	8/8/2024	PROCARE PBM	57,826.09
200393	8/8/2024	Toni J Cox	36.52
200394	8/8/2024	Safe Industries	1,153.00
200395	8/8/2024	Simple Com	36.00
200396	8/8/2024	Southeastern Shirt Corp.	26.00
200397	8/8/2024	Southern Duplicating of Middle Tennessee	557.48
200398	8/8/2024	Southern Sales Co	371.86
200399	8/8/2024	Southwest Electric Company	2,290.00
200400	8/8/2024	Sun Life Financial	40,579.90
200401	8/8/2024	T2 SITE AMENITIES	8,108.08
200402	8/8/2024	Ted's Sporting Goods	199.92
200403	8/8/2024	Temple Inc	100.00
200404	8/8/2024	Tennessee Electrical Inc	7,438.00
200405	8/8/2024	Thompson Machinery	186,553.33
200406	8/8/2024	TN Fire Svs & Codes Enf Academy	226.00
200407	8/8/2024	TN Property Management	10,158.32
200408	8/8/2024	Toter, LLC	39,153.68
200409	8/8/2024	Tri Star Energy	4,607.40
200410	8/8/2024	Tri Star Energy	14,818.08
200411	8/8/2024	United Waste Haulers Of TN LLC	1,052.56
200412	8/8/2024	Verizon	3,596.35

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200413	8/8/2024	VERIZON CONNECT	322.15
200414	8/8/2024	VIDCRUITER INC	3,500.00
200415	8/8/2024	Water Management Services LLC	940.00
200416	8/8/2024	Waypoint Analytical, LLC	68.00
200417	8/8/2024	Wells Fargo Financial Leasing, Inc	812.58
200418	8/8/2024	WILCOLOCAL MEDIA	1,215.00
200419	8/8/2024	WM CORPORATE SERVICES, INC	22,191.22
200420	8/8/2024	Xylem Dewatering Solutions Inc	5,714.75
200421	8/9/2024	VOID-VOID-VOID	0.00
200422	8/9/2024	VOID-VOID-VOID	0.00
200423	8/12/2024	VOID-VOID-VOID	0.00
200424	8/12/2024	VOID-VOID-VOID	0.00
200425	8/13/2024	JACOB MCCORD	150.00
200426	8/14/2024	ACE HARDWARE	157.68
200427	8/14/2024	AMER FAMILY LIFE ASSURANCE	40.30
200428	8/14/2024	AT&T (Fiber Optics)	2,222.88
200429	8/14/2024	Atmos Energy	377.03
200430	8/14/2024	Ben Escue	25.00
200431	8/14/2024	Break Time Services	104.00
200432	8/14/2024	Bug Out	185.00
200433	8/14/2024	Burris, Thompson & Associates	945.00
200434	8/14/2024	Center Of Hope	5,000.00
200435	8/14/2024	CHOICE SCREENING	144.00
200436	8/14/2024	Christopher Lovett	75.00
200437	8/14/2024	Cintas Corporation #241	1,222.15
200438	8/14/2024	Cintas Corporation #241	630.89
200439	8/14/2024	CivicPlus LLC	29,059.37
200440	8/14/2024	Columbia Firefighter Assn	440.00
200441	8/14/2024	Columbia Oil Company Inc	116.93
200442	8/14/2024	Columbia Outdoor Power	549.98
200443	8/14/2024	Columbia Paint & Wallcover	127.92
200444	8/14/2024	COLUMBIA POWER & WATER SYSTEMS	23,654.70
200445	8/14/2024	Consolidated Pipe & Supply	1,642.00
200446	8/14/2024	CPWS - Broadband	300.00
200447	8/14/2024	Cumberland Machine Co Inc	20,178.15
200448	8/14/2024	Duck River Electric	411.70
200449	8/14/2024	ESO SOLUTIONS, INC	26,531.41
200450	8/14/2024	Gateway Tire & Service Center	581.40
200451	8/14/2024	Greater Nashville Rgnl Council	17,821.76
200452	8/14/2024	HISCALL, INC	10,665.57
200453	8/14/2024	HOIST & CRANE SERVICE GROUP INC	1,477.67
200454	8/14/2024	iWorQ System Inc.	3,000.00
200455	8/14/2024	J & M Supply Solutions	254.70

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200456	8/14/2024	Jim's Auto Accessories Inc	141.79
200457	8/14/2024	Jones & Lang Sporting Goods	300.00
200458	8/14/2024	KID'S PLACE	5,000.00
200459	8/14/2024	KREBS KUBOTA	3,354.76
200460	8/14/2024	Mail Call	3,844.25
200461	8/14/2024	Maury Co United Way	512.00
200462	8/14/2024	Maury County Equipment	159.54
200463	8/14/2024	MAURY COUNTY HARVEST SHARE FOOD PANTRY	5,000.00
200464	8/14/2024	Maury County Reg Airport Authority	10,000.00
200465	8/14/2024	Maury Fence Co Of Tn Inc	986.00
200466	8/14/2024	NexAir LLC	41.57
200467	8/14/2024	Nixon Power Services LLC	12,064.10
200468	8/14/2024	North Central Laboratories-NCL of Wisconsin, Inc	534.48
200469	8/14/2024	Office Warehouse LLC	299.00
200470	8/14/2024	Public Entity Partners	776.23
200471	8/14/2024	Randolph Electronics	30.46
200472	8/14/2024	Reach Technologies	569.26
200473	8/14/2024	Bobby Lovell	34.44
200474	8/14/2024	Robert J Young Company LLC	66.54
200475	8/14/2024	Rogers Group Inc	434.43
200476	8/14/2024	Servant Fire Protection	178.00
200477	8/14/2024	Siddons-Martin Emergency Group LLC	528.43
200478	8/14/2024	SRM Concrete	6,167.50
200479	8/14/2024	Sun Life Financial	40,555.72
200480	8/14/2024	Sunbelt Rentals Inc	3,003.90
200481	8/14/2024	Temple Inc	74,924.00
200482	8/14/2024	Thad Jablonski	739.29
200483	8/14/2024	Thomson Reuters - West	74.00
200484	8/14/2024	TN BASS NATION ATTN: JAKE DAVIS	800.00
200485	8/14/2024	TN Municipal League	11,040.00
200486	8/14/2024	TN REHABILITATION CENTER	17,000.00
200487	8/14/2024	Tri Star Energy	11,430.76
200488	8/14/2024	Tyler Technologies, Inc	5,600.00
200489	8/14/2024	Uline	88.79
200490	8/14/2024	United Waste Haulers Of TN LLC	1,029.85
200491	8/14/2024	Vulcan Materials Co	976.85
200492	8/14/2024	WM CORPORATE SERVICES, INC	19,060.58
200493	8/20/2024	ACE HARDWARE	130.07
200494	8/20/2024	ALEXIS DEARBORN	267.61
200495	8/20/2024	Applied Industrial Technologies	34.62
200496	8/20/2024	Atmos Energy	634.52
200497	8/20/2024	Automation Controls Training & Consulting	1,181.28
200498	8/20/2024	BEST CLEANERS	597.99

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200499	8/20/2024	Boiler Supply Co	1,499.61
200500	8/20/2024	Chrysler Dodge Jeep Ram of Columbia	136,646.70
200501	8/20/2024	Cintas Corporation #241	550.49
200502	8/20/2024	Cintas Corporation #241	630.89
200503	8/20/2024	CITY OF COL & BRINDLEY CO	42,671.02
200504	8/20/2024	Columbia Firefighter Assn	440.00
200505	8/20/2024	COLUMBIA POWER & WATER SYSTEMS	1,137.05
200506	8/20/2024	Consolidated Pipe & Supply	3,112.20
200507	8/20/2024	Duck River Electric	2,274.50
200508	8/20/2024	EASY KLEEN PRESSURE SYSTEMS LTD	7,950.00
200509	8/20/2024	Freedom Hill Land Management	13,359.75
200510	8/20/2024	GUTTERWORKS OF TENNESSEE	650.00
200511	8/20/2024	IIA Lifting Services, Inc	4,028.25
200512	8/20/2024	J R Wauford & Co Cons Eng, Inc	18,500.00
200513	8/20/2024	Jim's Auto Accessories Inc	85.32
200514	8/20/2024	JOE B SULLIVAN & SONS PLUMBING CO., INC	1,240.79
200515	8/20/2024	Judy - Escrow	9,579.00
200516	8/20/2024	Judy Construction Company	155,472.57
200517	8/20/2024	JUSTIN RICHARDSON	2,245.00
200518	8/20/2024	Maury Co United Way	512.00
200519	8/20/2024	Maury County 911	29,355.96
200520	8/20/2024	Morgan Brothers Electric Inc	293.62
200521	8/20/2024	N & S Waterproofing, Llc	296,285.00
200522	8/20/2024	Path Company LLC	45,377.00
200523	8/20/2024	Preventia Security	392.85
200524	8/20/2024	PROCARE PBM	49,769.09
200525	8/20/2024	Jon Gather	258.75
200526	8/20/2024	Pamela Baker	436.25
200527	8/20/2024	Penny Cates	25.00
200528	8/20/2024	Sean Hellenen	135.19
200529	8/20/2024	Robert J Young Company LLC	211.28
200530	8/20/2024	Rogers Group Inc	251.10
200531	8/20/2024	Simple Com	48.00
200532	8/20/2024	Simpleview, LLC	75.00
200533	8/20/2024	Stoltz Printing Co	1,554.50
200534	8/20/2024	Tri Star Energy	19,096.41
200535	8/20/2024	Turner & Osborne Tire Co	733.60
200536	8/20/2024	Tyler Technologies, Inc	12,368.56
200537	8/20/2024	UT Extension Maury County	75.00
200538	8/20/2024	Verizon Wireless 09	88.80
200539	8/20/2024	Visual Media Co LLC	600.00
200540	8/20/2024	W W Grainger Inc	170.80
200541	8/20/2024	Woodward & Stinson Printing	120.00

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200542	8/20/2024	WOODY GIVENS PLUMBING & ELECTRIC SERVICE	2,534.84
200543	8/23/2024	N & S Waterproofing, Llc	54,511.37
200544	8/23/2024	Neel-Schaffer	12,770.58
200545	8/23/2024	Retail Strategies LLC	30,000.00
200546	8/28/2024	A & M MECHANICAL SERVICES, INC	1,498.02
200547	8/28/2024	ACE HARDWARE	268.04
200548	8/28/2024	Amsteel LLC	900.76
200549	8/28/2024	Applied Industrial Technologies	486.57
200550	8/28/2024	AT&T	6,197.12
200551	8/28/2024	Atmos Energy	178.41
200552	8/28/2024	AZZ GALVANIZING NASHVILLE, LLC	350.00
200553	8/28/2024	Better Business Solutions	7,770.00
200554	8/28/2024	Bonnie Froehlich	30.07
200555	8/28/2024	Brenntag Mid-South Inc	13,288.00
200556	8/28/2024	Certified Languages International	104.40
200557	8/28/2024	Chaz Molder	250.65
200558	8/28/2024	Cintas Corporation #241	1,328.20
200559	8/28/2024	CLIA Laboratory Program	248.00
200560	8/28/2024	COLUMBIA POWER & WATER SYSTEMS	11,281.18
200561	8/28/2024	Crawford Electric Supply Co., Inc	5,401.25
200562	8/28/2024	Culleoka Company LLC	732.00
200563	8/28/2024	Cumberland International	2,018.23
200564	8/28/2024	Danny Coleman	55.00
200565	8/28/2024	DFS TRUCK AND TRAILER REPAIR LLC	250.00
200566	8/28/2024	Donnie Boshers	97.02
200567	8/28/2024	Duck River Electric	349.08
200568	8/28/2024	Firstnet Services Provided By AT&T Mobility	3,229.52
200569	8/28/2024	Daily Herald (Ads)	193.90
200570	8/28/2024	Guthrie Sales & Service Inc	360.00
200571	8/28/2024	Hiller Plumbing Heating Cooling and Electrical	70.00
200572	8/28/2024	J & M Supply Solutions	133.78
200573	8/28/2024	Jim's Auto Accessories Inc	179.87
200574	8/28/2024	JOURNAL COMMUNICATIONS INC	18,149.00
200575	8/28/2024	JUSTIN RICHARDSON	1,370.00
200576	8/28/2024	Kiwanis Club Of Columbia	214.00
200577	8/28/2024	Knighthorst Shredding, LLC	1,165.00
200578	8/28/2024	Lee Company	645.00
200579	8/28/2024	Liz Bermudez	183.06
200580	8/28/2024	Maury Co Animal Shelter	50,000.00
200581	8/28/2024	Maury Co Government	16,703.87
200582	8/28/2024	Maury County Solid Waste	116,993.08
200583	8/28/2024	MAURY REGIONAL MEDICAL CENTER	90.00
200584	8/28/2024	Maury Regional Medical Group	3,264.00

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200585	8/28/2024	Morgan Brothers Electric Inc	74.10
200586	8/28/2024	NEXUS HOLDING	623.00
200587	8/28/2024	Parman Energy Group LLC	498.88
200588	8/28/2024	PARMAN TRACTOR AND EQUIPMENT LLC	492.13
200589	8/28/2024	Public Entity Partners	151,084.32
200590	8/28/2024	Public Entity Partners	244,369.00
200591	8/28/2024	Robyn Barber	310.29
200592	8/28/2024	SiteOne Landscape Supply LLC	517.25
200593	8/28/2024	SONNY HARGROVE TRUCKING LLC	3,300.00
200594	8/28/2024	Southern Roots Radio	1,200.00
200595	8/28/2024	State Systems, LLC	7,869.00
200596	8/28/2024	T-MOBILE	96.54
200597	8/28/2024	Terry Mcilveen	150.00
200598	8/28/2024	The Hogan Company	1,080.00
200599	8/28/2024	TN Fire Svs & Codes Enf Academy	96.00
200600	8/28/2024	Tri Star Energy	753.61
200601	8/28/2024	Turner & Osborne Tire Co	295.43
200602	8/28/2024	UNIFIRST FIRST AID AND SAFETY	340.72
200603	8/28/2024	United Waste Haulers Of TN LLC	1,252.68
200604	8/28/2024	US SPECIALTY COATINGS	3,945.77
200605	8/28/2024	Verizon Wireless 01	179.21
200606	8/28/2024	Volunteer Welding Supply, Inc.	70.30
200607	8/28/2024	Vulcan Materials Co	2,560.58
200608	8/29/2024	Atmos Energy	60.07
200609	8/29/2024	Automation Controls Training & Consulting	821.26
200610	8/29/2024	Boiler Supply Co	621.80
200611	8/29/2024	Break Time Services	96.00
200612	8/29/2024	CHARTER COMMUNICATIONS	1,099.00
200613	8/29/2024	CivicPlus LLC	158.00
200614	8/29/2024	Colonial Life	10,900.95
200615	8/29/2024	COLUMBIA POWER & WATER SYSTEMS	1,269.85
200616	8/29/2024	COMBINED INSURANCE, A CHUBB COMPANY	901.76
200617	8/29/2024	Danny Coleman	83.26
200618	8/29/2024	DaVena Hardison	75.26
200619	8/29/2024	DEBBIE WILES	93.26
200620	8/29/2024	Duck River Electric	206.16
200621	8/29/2024	Trent Thomson	270.00
200622	8/29/2024	Firstnet Services Provided By AT&T Mobility	412.52
200623	8/29/2024	Freedom Hill Land Management	1,180.00
200624	8/29/2024	Kenny Marshall	208.26
200625	8/29/2024	KREBS KUBOTA	47,728.80
200626	8/29/2024	Maury Regional Hospital Marshall Medical Ctr	713.00
200627	8/29/2024	RANDY MCBROOM	15.00

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200628	8/29/2024	Southern Computer Warehouse	133.60
200629	8/29/2024	Southwest Electric Company	8,494.00
200630	8/29/2024	Thad Jablonski	13.50
200631	8/29/2024	TN Property Management	6,233.16
200632	8/29/2024	Tony Massey	446.97
200633	8/29/2024	Verizon Wireless 03	1,226.92
200634	8/29/2024	VERSATERM PUBLIC SAFETY US, INC	2,130.22
200635	8/29/2024	VULCAN, INC	179.00

GENERAL FUND

Total Purchase Cards:	\$ -
Total Payroll Transfers:	\$ 1,495,300.17
Total Misc. Transfers:	\$ 13,850.00
Total Checks:	<u>\$ 1,278,495.40</u>
Total:	\$ 2,787,645.57

STATE STREET AID

Total Purchase Cards:	\$ -
Total Misc. Transfers:	\$ -
Total Checks:	<u>\$ 224,422.87</u>
Total:	\$ 224,422.87

SANITATION

Total Purchase Cards:	\$ -
Total Payroll Transfers:	\$ 80,329.86
Total Misc. Transfers:	\$ -
Total Checks:	<u>\$ 205,503.84</u>
Total:	\$ 285,833.70

WASTEWATER

Total Purchase Cards:	\$ -
Total Payroll Transfers:	\$ 195,790.92
Total Misc. Transfers:	\$ -
Total Checks:	<u>\$ 648,244.40</u>
Total:	\$ 844,035.32

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DRUG

Total Purchase Cards:	\$	-
Total Checks:	\$	<u>278.00</u>
Total:	\$	278.00

INSURANCE

Total Misc. Transfers:	\$	-
Total Checks:	\$	<u>189,503.80</u>
Total:	\$	189,503.80

CAPITAL PROJECTS

Total Purchase Cards:	\$	-
Total Misc. Transfers:	\$	333,029.00
Total Checks:	\$	<u>1,727,877.07</u>
Total:	\$	2,060,906.07



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Kim Dale, Assistant City Recorder, kdale@columbiatn.gov , 931-560-1579

AGENDA ITEM TITLE: APPROVE THE CERTIFICATION OF CITY OF COLUMBIA REAL AND PERSONAL PROPERTY TAX ASSESSMENTS FOR THE YEAR 2024

RECOMMENDATION: Approve.

INFORMATION: The City Recorder is certifying and submitting the City real and the personal property tax assessments, for the year 2024, as assessed by Mr. Bobby Daniels, Maury County Tax Assessor.

The real estate property taxes are assessed at \$1,569,970,800 with tax revenue of \$12,953,959. Agricultural land taxes are assessed at \$5,994,725 with tax revenue of \$49,462. The personal property taxes are assessed at \$111,971,398 with tax revenue of \$923,876. The total tax revenue billed is \$13,927,297 and there are 22,932 tax notices. The City tax rate is \$0.8251 for each \$100 of assessed value.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Certification letter from the City Recorder dated September 11, 2024, Tax Comparison Spreadsheet



CITY RECORDER'S OFFICE

September 11, 2024

STATE OF TENNESSEE
COUNTY OF MAURY
CITY OF COLUMBIA

I, Thad H. Jablonski, City Recorder, do here by certify that the foregoing roll of tax assessments for the year 2024 upon real estate and personal property located within the City of Columbia, as assessed by Bobby Daniels, County Tax Assessor, is a true and correct copy of said complete assessment to date as made by the County Tax Assessor, and that the aggregate amount of said assessments as contained in said roll both real estate and personal property is as follows:

	<u>Assessment</u>
Real Estate	\$1,569,970,800
Roll Back	5,994,725
Personal	<u>111,971,398</u>
Total	\$1,687,936,923

This the 11th day of September, 2024.

A handwritten signature in blue ink, appearing to read "T. H. Jablonski", with a stylized flourish at the end.

Thad H. Jablonski
City Recorder

Something Good Around Every Corner

City Hall 700 North Garden Street Columbia, Tennessee 38401 Phone 931.560.1520

2024 TAX ROLL

	<u>ASSESSMENT</u>	<u>TAX</u>
REAL ESTATE	\$ 1,569,970,800.00	\$ 12,953,959.00
AGRICULTURAL LAND	\$ 5,994,725.00	\$ 49,462.00
PERSONAL	\$ 111,971,398.00	\$ 923,876.00
UTILITIES		
	\$ 1,687,936,923.00	\$ 13,927,297.00
NUMBER OF TAX BILLS	22,932	
TAX RATE \$0.8251 FOR 2024		

2023 TAX ROLL

	<u>ASSESSMENT</u>	<u>TAX</u>
REAL ESTATE	\$ 1,491,711,555.00	\$ 12,308,158.00
AGRICULTURAL LAND	\$ 5,735,975.00	\$ 47,328.00
PERSONAL	\$ 129,933,993.00	\$ 1,072,085.00
UTILITIES	\$ 29,580,294.00	\$ 244,067.00
	\$ 1,656,961,817.00	\$ 13,671,638.00
NUMBER OF TAX BILLS	22,146	
TAX RATE \$0.8251 FOR 2023		

REAL ESTATE (increase in assessed value)	\$ 78,517,995.00	\$ 647,935.00
PERSONAL (decrease in assessed value)	\$ (17,962,595.00)	\$ (148,209.00)
TOTAL INCREASE	\$ 60,555,400.00	\$ 499,726.00



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Ginger Adams, Senior Administrative Assistant to Fire Chief, GAdams@columbiatn.gov
(931) 560-1723

AGENDA ITEM TITLE: APPROVE AND AUTHORIZE THE MAYOR TO SIGN THE STATE OF TENNESSEE, DEPARTMENT OF COMMERCE AND INSURANCE AMENDMENT ONE OF CONTRACT NO. 72672, AS PERTAINING TO THE NO MONETARY JURISDICTION AGREEMENT, UPDATE THE CONTACT INFORMATION FOR THE CONTRACTOR, AND EXTEND THE CONTRACT TERM SO THAT IT IS CONSISTENT WITH THE TERM OF THE ASSOCIATED INTERAGENCY AGREEMENT BETWEEN THE DEPARTMENT OF COMMERCE AND INSURANCE AND THE DEPARTMENT OF EDUCATION

RECOMMENDATION: Approve.

INFORMATION: September 9, 2021, City Council approved a jurisdiction agreement with the State of Tennessee, Department of Commerce and Insurance effective September 1, 2021 and ending January 1, 2025 pertaining to a no monetary obligation between the parties, to conduct one fire and building safety inspection per school within its jurisdiction for each school year.

The State of Tennessee Department of Commerce and Insurance requests an amendment to update the Term of Contract by extending the period beginning December 1, 2021 and ending December 31, 2025 to be consistent with the term of the associated Interagency Agreement between the Department of Commerce and Insurance and the Department of Education.

Furthermore, Contract Section E.2. would be deleted in its entirety and replaced with E.2. Communications and Contacts. All instructions, notices, consents, demands, or other communications required or contemplated by this Contract shall be in writing and shall be made by certified, first-class mail, return receipt requested and postage prepaid, by overnight courier service with an asset tracking system, or by email or facsimile transmission with recipient confirmation. All communications, regardless of method of transmission, shall be addressed to the respective Party at the appropriate mailing address, facsimile number, or email address as stated below or any other address provided in writing by a Party.

The State: Chris Bainbridge, Director of Codes Enforcement Department of Commerce and Insurance Davy Crockett Building 500 James Robertson Parkway Nashville, TN 37243
christopher.bainbridge@tn.gov Telephone # (615) 741-6246

The Contractor: Chris Cummins, Fire Chief City of Columbia 1000 S. Garden Street Columbia, TN 38401 ccummins@columbiatn.gov Telephone # 931-560-1700

CERTIFICATION: N/A

ATTACHMENTS: Staff Report; Contract Amendment One of Contract 72672.



CONTRACT AMENDMENT COVER SHEET

Agency Tracking # 33501-252527	Edison ID 72672	Contract # 72672	Amendment # 1		
Contractor Legal Entity Name City of Columbia			Edison Vendor ID 0000004067		
Amendment Purpose & Effect(s) To update the contact information for the contractor, and to extend the contract term so that it is consistent with the term of the associated Interagency Agreement between the Department of Commerce and Insurance and the Department of Education.					
Amendment Changes Contract End Date: ☒ YES ☐ NO		End Date: December 31, 2025			
TOTAL Contract Amount INCREASE or DECREASE per this Amendment (zero if N/A):			\$ 0.00		
Funding —					
FY	State	Federal	Interdepartmental	Other	TOTAL Contract Amount
TOTAL:					
Budget Officer Confirmation: There is a balance in the appropriation from which obligations hereunder are required to be paid that is not already encumbered to pay other obligations.			CPO USE		
Speed Chart (optional)		Account Code (optional)			

**AMENDMENT ONE
OF CONTRACT 72672**

This Amendment is made and entered by and between the State of Tennessee, Department of Commerce and Insurance, hereinafter referred to as the "State" and City of Columbia, hereinafter referred to as the "Contractor." For good and valuable consideration, the sufficiency of which is hereby acknowledged, it is mutually understood and agreed by and between said, undersigned contracting parties that the subject contract is hereby amended as follows:

1. Contract Section B. is deleted in its entirety and replaced with the following:

B. TERM OF CONTRACT:

This Contract shall be effective for the period beginning on December 1, 2021 ("Effective Date") and ending on December 31, 2025, ("Term"). The State shall have no obligation for goods delivered or services provided by the Contractor prior to the Effective Date.

2. Contract Section E.2. is deleted in its entirety and replaced with the following:

- E.2. Communications and Contacts. All instructions, notices, consents, demands, or other communications required or contemplated by this Contract shall be in writing and shall be made by certified, first class mail, return receipt requested and postage prepaid, by overnight courier service with an asset tracking system, or by email or facsimile transmission with recipient confirmation. All communications, regardless of method of transmission, shall be addressed to the respective Party at the appropriate mailing address, facsimile number, or email address as stated below or any other address provided in writing by a Party.

The State:

Chris Bainbridge, Director of Codes Enforcement
Department of Commerce and Insurance
Davy Crockett Building
500 James Robertson Parkway
Nashville, TN 37243
christopher.bainbridge@tn.gov
Telephone # (615) 741-6246

The Contractor:

Chris Cummins, Fire Chief
City of Columbia
1000 S. Garden Street
Columbia, TN 38401
ccummins@columbiatn.gov
Telephone # 931-560-1700

DOE Contact:

Brian Yarbrow, Senior Director of School Safety & Transportation
Office of School Safety and Transportation
Andrew Johnson Tower, 10th floor
710 James Robertson Parkway
Nashville, TN 37243

brian.yarbro@tn.gov
Telephone # (629) 259-4952

All instructions, notices, consents, demands, or other communications shall be considered effective upon receipt or recipient confirmation as may be required.

Required Approvals. The State is not bound by this Amendment until it is signed by the contract parties and approved by appropriate officials in accordance with applicable Tennessee laws and regulations (depending upon the specifics of this contract, said officials may include, but are not limited to, the Commissioner of Finance and Administration, the Commissioner of Human Resources, and the Comptroller of the Treasury).

Amendment Effective Date. The revisions set forth herein shall be effective once all required approvals are obtained. All other terms and conditions of this Contract not expressly amended herein shall remain in full force and effect.

IN WITNESS WHEREOF,

CITY OF COLUMBIA:

SIGNATURE

DATE

PRINTED NAME AND TITLE OF SIGNATORY (above)

DEPARTMENT OF COMMERCE AND INSURANCE:

CARTER LAWRENCE, COMMISSIONER

DATE

Approved as to Legal Form:


C. Tim Tisher, City Attorney



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Lindsay W. Barrier, Engineering Associate, lbarrier@columbiatn.gov, 931.560.1527

AGENDA ITEM TITLE: APPROVE BID AWARD AND EXECUTION OF CONTRACT WITH ROOF SYSTEMS, INC., FOR THE CITY OF COLUMBIA ALLEY REROOF PROJECT IN THE AMOUNT OF \$45,987

RECOMMENDATION: Approve contract with Roof Systems, Inc.

INFORMATION: In response to requests for bids regarding the Reroof Retrofit Project in the Alley located between Square Market Café and the Mann Building in the City of Columbia, three responsive bids were received on September 10, 2024. The bids were from Porter Roofing Contractors, Inc. in the amount of \$47,817, JDH Company in the amount of \$55,600 and Roofing Systems, Inc. in the amount of \$45,987. Nuber Architecture (Project No. 2024018), the architectural firm on this project, recommends bid award to Roof Systems, Inc. in the amount of \$45,987.

CERTIFICATION: The Chief Financial Officer certifies that \$45,987 is budgeted and unencumbered in Capital Projects – General Govt – Other Buildings.

ATTACHMENTS: Alley Reroof Project – Staff Report; Specifications Handbook for Alley Reroof Project; Bid Tabulation.

Specifications Handbook
for
CITY OF COLUMBIA
ALLEY REROOF PROJECT

Columbia, Tennessee

August 13, 2024

CITY OF COLUMBIA



T E N N E S S E E



ECCLESIASTICAL PLANNING / DESIGN
COMMERCIAL ARCHITECTURE

1069 Rolling Fields Circle, Columbia, Tennessee 38401

Phone: (931) 540-8045 Cell: (931) 446-1741

E-mail: george@nuberarchitecturellc.com



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DRUG-FREE WORKPLACE AFFIDAVIT OF PRIME BIDDER

State of TN

County of Maury

Come the affiant having been duly sworn and testifies as follows:

1. My name is Jon Cody Goins. I hold the principal office of
President for Roof Systems, Inc.

(Name of Office)

(Name of Bidding Entity)

2. Roof Systems, Inc. has submitted a bid to the City of Columbia Tennessee
(Name of Bidding Entity)

For the construction of Alley Reroof Project

3. Roof Systems, Inc. employs more than five (5) employees.

(Name of Bidding Entity)

4. In accordance with Tennessee Code Annotated §50-9-113, this is to certify that

Roof Systems, Inc. has in effect at the time of its submission of a bid

(Name of Bidding Entity)

to perform the construction of the City of Columbia project identified above, a drug-free workplace program that complies with Title 50, Chapter 9 of the Tennessee Code Annotated.

5. The affidavit is made on personal knowledge.

Further that affiant saith not this 9th day of September, 20 24

[Signature]
Signature

Subscribed and sworn to before me this 9th day of September, 20 24.

[Signature]

My Commission Expires : 6.23.24

Notary Public



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DRUG-FREE WORKPLACE

All bidders must execute the enclosed Drug Free Workplace Affidavit to verify compliance with TCA 50-9-113 and return same with bid response. Failure to comply with this requirement will declare that bid non-responsive.

SECTION I - PURPOSE OF THE DRUG & ALCOHOL TESTING PROGRAM

To provide a safe, healthy, productive, and drug-free working environment for its employees to properly conduct the public business, the City of Columbia has adopted a policy which is intended to comply with: (1) the Drug-Free Workplace Act of 1988, which ensures employees the right to work in an alcohol and drug-free environment and to work with persons free from the effects of alcohol and drugs; (2) Federal Highway Administration (FHWA) rules, which require drug and alcohol testing for persons required to have a commercial driver's license (CDL) in order to perform functions of their City job; and (3) the Omnibus Transportation Employee Testing Act of 1991, which requires alcohol and drug testing of safety-sensitive employees and related U.S. Department of Transportation (DOT) rules which specify procedures for urine drug testing and breath alcohol testing, and the Tennessee Drug Control Act of 1989 as amended to date or as amended in the future.

To comply with TCA Title 50 Chapter 9 Part 1, all bidders and/or those proposing to do service with the City must have a testing program of the same or better than the requirements of the City of Johnson City.

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IRAN DIVESTMENT ACT

12-12-111. Statement of noninvestment required for competitive bidding.

(a) On or after July 1, 2016, every bid or proposal made to a political subdivision of the state or any public department, agency, or official thereof where competitive bidding is required by statute, rule, regulation, or local ordinance or resolution, for work or services performed or to be performed or goods sold or to be sold, shall contain the following statement subscribed by the bidder and affirmed by such bidder as true under the penalties of perjury: "By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to § 12-12-106."

(b) Notwithstanding subsection (a), the statement of noninvestment in the energy sector of Iran may be submitted electronically.

(c) A bid shall not be considered for award nor shall any award be made where the condition set forth in subsection (a) has not been complied with; provided, however, that if in any case the bidder cannot make the foregoing certification, the bidder shall so state and shall furnish with the bid a signed statement which sets forth in detail the reasons therefor. A political subdivision may award a bid to a bidder who cannot make the certification pursuant to subsection (a), on a case-by-case basis, if:

(1) The investment activities in Iran were made before July 1, 2016, the investment activities in Iran have not been expanded or renewed on or after July 1, 2016, and the person has adopted, publicized, and is implementing a formal plan to cease the investment activities in Iran and to refrain from engaging in any new investments in Iran; or

(2) The political subdivision makes a determination that the goods or services are necessary for the political subdivision to perform its functions and that, absent such an exemption, the political subdivision would be unable to obtain the goods or services for which the contract is offered. Such determination shall be made in writing and shall be a public document.

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IRAN DIVESTMENT ACT

A person engages in investment activities in Iran if:

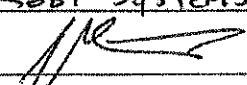
(1) The person provides goods or services of twenty million dollars (\$20,000,000) or more in the energy sector of Iran, including a person that provides oil or liquefied natural gas tankers, or products used to construct or maintain pipelines used to transport oil or liquefied natural gas, for the energy sector of Iran; or

(2) The person is a financial institution that extends twenty million dollars (\$20,000,000) or more in credit to another person, for forty-five (45) days or more, if that person will use the credit to provide goods or services in the energy sector in Iran and is identified on a list, created pursuant to § 12-12-106, as a person engaging in investment activities in Iran as described in this section.

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to Tennessee Code Annotated § 12-12-106."

Vendor Name:

Roof Systems, Inc.

Vendor Signature: 

Date: 9/9/2024

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TITLE VI OF THE CIVIL RIGHTS ACT OF 1964

It is the policy of the City of Columbia to ensure compliance with Title VI of the Civil Rights Act of 1964, as amended; 42 USC 2000(d); related statutes and regulations to the end that no person shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.

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SECTION 570.611 - CONFLICT OF INTEREST

Conflicts prohibited. The general rule is that no persons described in paragraph (c) of this section who exercise or have exercised any functions or responsibilities with respect to CDBG activities assisted under this part, or who are in a position to participate in a decisionmaking process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a CDBG-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a CDBG-assisted activity, or with respect to the proceeds of the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter. For the UDAG program, the above restrictions shall apply to all activities that are a part of the UDAG project, and shall cover any such financial interest or benefit during, or at any time after, such person's tenure.

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CERTIFICATE OF OWNER'S ATTORNEY

I, the undersigned, C. Tim Tisher, the
(Print Name of Attorney)

duly authorized and legal representative of the City of Columbia, Tennessee, OWNER, do hereby
certify as follows concerning the attached CONTRACT known as the

**City of Columbia Alley Reroof
Between 34 and 36 Public Square
Nuber Project # 2024018**

I have examined the attached contract(s) and performance and payment bond(s) and the
manner of execution thereof, and I am of the opinion that each of the aforesaid agreements has
been duly executed by the proper parties thereto acting through their duly authorized
representatives; that said representatives have full power and authority to execute said
agreements on behalf of the respective parties named thereon; and that the foregoing
agreements constitute valid and legally binding obligations upon the parties executing the same in
accordance with terms, conditions and provisions thereof.

Signed: C. T. Tisher
(Attorney)

Date: 10/3/24

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NOTICE OF AWARD

TO: Roof Systems, Inc.
(BIDDER)

DATE: 9/16/24

ADDRESS: 202 NICHOLAS LONG DR
COLUMBIA, TN 38401

PROJECT: CITY OF COLUMBIA ALLEY REROOF

CONTRACT: CITY OF COLUMBIA ALLEY REROOF BETWEEN 34 AND 36 PUBLIC
SQUARE; NUBER PROJECT # 2024018

You are notified that your BID dated September 10, 2024 for the above Contract has been considered. You are the apparent Successful Bidder and contingent on City Council approval will be awarded a contract for the proposal for CITY OF COLUMBIA ALLEY REROOF BETWEEN 34 AND 36 PUBLIC SQUARE PROJECT IN THE CITY OF COLUMBIA, TENNESSEE 38401

The Contract Price of your contract is: forty-five thousand nine hundred and eighty-seven dollars (\$45,987.00)

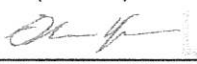
You must comply with the following conditions precedent within seven days of the date of this Notice.

1. You must deliver to the **OWNER** a fully executed counterparts of the Agreement including all the Contract Documents. Each of the Contract Documents must bear your signature on the Agreement

Failure to comply with these conditions within the time specified will entitle **OWNER** to consider your BID in default, and to annul this Notice of Award.

OWNER will return to you one fully signed counterpart of the Agreement with the Contract Documents attached upon certification of funds by City Council.

CITY OF COLUMBIA, TN
(OWNER)

BY:  Digitally signed by
Glenn Harper 9/16/2024
(AUTHORIZED SIGNATURE) (DATE)

CITY ENGINEER
(TITLE)

ACCEPTANCE OF AWARD

Roof Systems Inc.
(CONTRACTOR)

BY: 
(AUTHORIZED SIGNATURE)

9/17/24
(DATE)

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SECTION 00 11 13 - ADVERTISEMENT FOR BIDS

FROM:

1.01 THE OWNER (HEREINAFTER REFERRED TO AS OWNER):

- A. City of Columbia
- B. Address:
700 North Garden Street
Columbia, TN 38401

1.02 AND THE ARCHITECT (HEREINAFTER REFERRED TO AS ARCHITECT):

- A. Nuber Architecture, LLC
- B. Address:
1069 Rolling Fields Circle
Columbia, TN 38401

1.03 TO: POTENTIAL BIDDERS

- A. Your firm is invited to submit an offer under seal to the Owner for construction of a facility located between 34 and 36 Public Square, Columbia, TN 38401 before 2:00 pm local standard time on the 10th day of September, 2024, for CITY OF COLUMBIA ALLEY REROOF PROJECT.
- B. Project Description: The Roofing Contractor will secure an Abatement Contractor to remove the existing roof down to the wood substrate. The Roofing Contractor will install new tapered insulation board and new membrane roofing as detailed in the drawings. Clay tile caps will be re-sealed and brick parapets will be cleaned and water sealed as part of the scope of work.
- C. Mandatory Pre-Bid Conference: Not required for this project.
- D. Bid Documents for a Stipulated Sum contract may be obtained beginning August 16th from the office of the City of Columbia free of charge electronically in PDF.
- E. Documents may be obtained only by Roofing Contractors. Others may view the Bid Documents as made available to Plans Rooms or Builders Exchange.
- F. Bidders will be required to provide Bid security in the form of a Bid Bond of a sum no less than 5 percent of the Bid Amount.

- G. Refer to other bidding requirements described in Document 00 21 13 - Notice to Bidders.
- H. Submit your offer on the Bid Form provided. Bidders may supplement this form as appropriate.
- I. Your offer will be required to be submitted under a condition of irrevocability for a period of 60 days after submission.
- J. The Owner reserves the right to accept or reject any or all offers.

END OF SECTION 00 11 13

SECTION 00 21 13 - NOTICE TO BIDDERS

SUMMARY

1.01 DOCUMENT INCLUDES

A. Invitation

1. Bid Submission
2. Intent
3. Work Identified in the Contract Documents
4. Contract Time

B. Bid Documents and Contract Documents

1. Definitions
2. Contract Documents Identification
3. Availability
4. Examination
5. Inquiries/Addenda
6. Product/Assembly/System Substitutions

C. Site Assessment

1. Site Examination
2. Prebid Conference

D. Qualifications

1. Qualifications
2. Subcontractors/Suppliers/Others

E. Bid Submission

1. Submission Procedure
2. Bid Ineligibility
3. Submission Procedure

F. Bid Enclosures/Requirements

1. Security Deposit
2. Performance Assurance
3. Insurance
4. Bid Form Requirements
5. Fees for Changes in the Work
6. Bid Form Signature
7. Additional Bid Information
8. Selection and Award of Alternates

G. Offer Acceptance/Rejection

1. Duration of Offer
2. Acceptance of Offer

H. General Terms and Conditions

1.02 RELATED DOCUMENTS

- A. Document 00 11 13 - Advertisement for Bids.
- B. Document 00 41 00 - Bid Form.

INVITATION

2.01 BID SUBMISSION

- A. Bids signed and under seal, executed, and dated will be received at the office of City of Columbia - City Hall at Conference Room A; 700 North Garden Street; Columbia, TN 38401 before 2:00p.m. local standard time on the 10th day of September 2024.
- B. Offers submitted after the above specified date and time shall be considered late and will be returned to the bidder unopened.
- C. All pricing must be completed on the Bid Form. Bid pricing quotes shall be City of Columbia's final actual cost and shall include all materials, labor, permits, equipment, and/or any other activities for the completion of the project.
- D. Offers will be opened publicly immediately after the time for receipt of bids.

- E. Bidders must follow all State law requirements for bid and bid submission procedures.
- F. **TENNESSEE CONTRACTOR'S, MECHANICAL & HVAC SUBCONTRACTOR (EXCESS OF \$25,000), ELECTRICAL SUBCONTRACTOR (EXCESS OF \$25,000), PLUMBING SUBCONTRACTOR (EXCESS OF \$25,000), ROOFING SUBCONTRACTOR (EXCESS OF \$25,000), AND MASONRY SUBCONTRACTOR (EXCESS OF \$100,000) NAMES, LICENSE NUMBERS, EXPIRATION DATES, AND LICENSE CLASSIFICATIONS PERTAINING TO THIS BID IS REQUIRED ON THE OUTSIDE OF THE BID ENVELOPE.**
- G. Amendments to the submitted offer will be permitted if received in writing prior to bid closing and if endorsed by the same party or parties who signed and sealed the offer.

2.02 INTENT

- A. The intent of this Bid request is to obtain an offer to perform work to complete CITY OF COLUMBIA ALLEY REROOF PROJECT, located between 34 and 36 Public Square, Columbia, TN for a Stipulated Sum contract, in accordance with the Contract Documents.

2.03 WORK IDENTIFIED IN THE CONTRACT DOCUMENTS

- A. Work of this proposed Contract comprises building construction, including general construction Work.
- B. All construction shall be made according to plans, details, and specifications.
- C. All bids must meet or exceed the enclosed specifications. All items supplied by the successful bidder shall be as specified. Items delivered not meeting these requirements shall be subject to return and replaced at no additional cost to City of Columbia. Any exception to the specifications must be clearly noted and documented.
- D. Successful bidder shall furnish all labor, materials, tools, permits, and equipment for a complete job.
- E. All work shall be performed in a neat and workman like manner. Any and all cleanup of debris is the responsibility of the contractor.
- F. The successful vendor(s) will be responsible for obtaining any and/all necessary permits in conjunction with the project.
- G. The General Terms and Conditions, Project Manual, and Drawings (not to scale) listed in this bid constitute the total terms and conditions that will be acceptable.

2.04 CONTRACT TIME

- A. Contract Time is identified in the Bid Form 00 41 00. The completion date in the Agreement shall be the Contract Time added to the commencement date.

2.05 WARRANTY

- A. One (1) full year labor and material (Manufacturer's Standard) warranty. Warranty shall include all labor, material and equipment required to complete the project. Warranty period shall begin from the date of acceptance by City of Columbia.

2.06 LIQUIDATED DAMAGES

Liquidated Damages and Time Conditions are established in Supplementary Conditions 00 73 27. Time for Completion is identified in the Bid Form 00 41 00.

BID DOCUMENTS AND CONTRACT DOCUMENTS

3.01 DEFINITIONS

- A. Bid Documents: Contract Documents supplemented with Invitation To Bid, Instructions to Bidders, Bid Form Bid securities identified.
- B. Bid, Offer, or Bidding: Act of submitting an offer under seal.
- C. Bid Amount: Monetary sum identified by the Bidder in the Bid Form.

3.02 CONTRACT DOCUMENTS IDENTIFICATION

- A. The Contract Documents are identified as Project Number 2024018, as prepared by Architect who is located at 1069 Rolling Fields Circle, Columbia, TN 38401, and with contents as identified in the Table of Contents.

3.03 AVAILABILITY

- A. Bid Documents may be obtained at the office of The City Of Columbia upon request.
- B. Bid Documents can be obtained by general contract bidders free of charge electronically in PDF.
- C. Bid Documents are made available only for the purpose of obtaining offers for this project. Their use does not grant a license for other purposes.

3.04 EXAMINATION

- A. Upon receipt of Bid Documents verify that documents are complete. Notify Architect should the documents be incomplete.
- B. Immediately notify Architect upon finding discrepancies or omissions in the Bid Documents.

3.05 INQUIRIES/ADDENDA

- A. Direct questions to George Nuber, Project Architect, telephone (931) 446-1741. Email: george @nuberarchitecturellc.com
- B. Addenda may be issued during the bidding period. All Addenda become part of the Contract Documents. Include resultant costs in the Bid Amount.
- C. Verbal answers are not binding on any party.
- D. Clarifications requested by bidders must be in writing not less than 7 days before date of bid opening. The reply will be in the form of an Addendum, a copy of which will be forwarded to known recipients .

3.06 PRODUCT/ASSEMBLY/SYSTEM SUBSTITUTIONS

- A. Where the Bid Documents stipulate a particular product, substitutions will be considered up to 10 days before receipt of bids unless the specifications stated in the project manual are noted as "No Substitutions."
- B. When a request to substitute a product is made, Architect may approve the substitution and will issue an Addendum to known bidders.
- C. The submission shall provide sufficient information to determine acceptability of such products.
- D. Provide complete information on required revisions to other work to accommodate each proposed substitution.
- E. Provide products as specified unless substitutions are submitted in this manner and accepted.
- F. See Section 01 30 00 - Product Requirements for additional requirements.

SITE ASSESSMENT

4.01 SITE EXAMINATION

- A. Examine the project site before submitting a bid. The Bidder shall be responsible for visiting the site and fully investigating the site conditions.

4.02 MANDATORY PREBID CONFERENCE (Not Scheduled For This Project)

- A. A bidders conference will be scheduled at a later date.
- B. All general contract bidders and suppliers are invited.
- C. Representatives of Architect will be in attendance.

- D. Attendance is required at Pre-Bid Conference by all General Contractors bidding. Attendance will be recorded.
- E. Summarized minutes of this meeting will be circulated to attendees. These minutes will form part of the Contract Documents.
- F. Information relevant to the Bid Documents will be recorded in an Addendum, issued to Bid Document recipients.

QUALIFICATIONS

5.01 EVIDENCE OF QUALIFICATIONS

- A. The successful bidder shall be a licensed contractor in the State of Tennessee and shall meet all necessary legal requirements for conducting business with the City of Columbia.
- B. Bidder must have a minimum of five (5) years' experience. Bidder shall submit a list of three (3) references for roofing projects completed within the last five (5) years. References shall be for projects of similar size. References shall include: company name, address, telephone number, contact name, email address, and date project was completed.

5.02 SUBCONTRACTORS/SUPPLIERS/OTHERS

- A. Owner reserves the right to reject a proposed subcontractor for reasonable cause.

BID SUBMISSION

6.01 SUBMISSION PROCEDURE

- A. Bidders shall be solely responsible for the delivery of their bids in the manner and time prescribed.
- B. Submit one copy of the executed offer on the Bid Forms provided, signed and sealed in a closed opaque envelope, clearly identified with bidder's name, project name and Owner's name on the outside. **Bidders shall also identify all required State and Local bid laws information on the bid envelope.**
- C. Improperly completed information, irregularities in security deposit, may be cause not to open the Bid Form envelope and declare the bid invalid or informal.

6.02 BID INELIGIBILITY

- A. Bids that are unsigned, improperly signed or sealed, conditional, illegible, obscure, contain arithmetical errors, erasures, alterations, or irregularities of any kind, may at the discretion of the Owner, be declared unacceptable.

BID ENCLOSURES/REQUIREMENTS

7.01 SECURITY DEPOSIT

- A. Bids shall be accompanied by a security deposit as follows:
 - 1. Bid Bond of a sum no less than 10 percent of the Bid Amount on AIA A310 Bid Bond Form.
- B. Endorse the Bid Bond in the name of the Owner as obligee, signed and sealed by the principal (Contractor) and surety.
- C. The security deposit will be returned after delivery to the Owner of the required Performance and Payment Bond(s) by the accepted bidder.
- D. Include the cost of bid security in the Bid Amount.
- E. If no contract is awarded, all security deposits will be returned.

7.02 PERFORMANCE ASSURANCE

- A. Include the cost of performance assurance bonds in the Bid Amount.
- B. Accepted Bidder: A notarized Performance, Materials and Labor Bond shall be required by the Owner. The notarized Performance, Materials and Labor Bond must be from an insurance company licensed in the State of Tennessee for 100% of the contract amount awarded.

7.03 INSURANCE

- A. Provide an executed "Undertaking of Insurance" on a standard form provided by the insurance company stating their intention to provide insurance to the bidder in accordance with the insurance requirements of the Contract Documents.
- B. The successful bidder must carry insurance as specified in General Conditions. Proof of insurance must be submitted prior to beginning any of the work on the project or at the time of execution of the contract, whichever occurs first.

7.04 BID FORM REQUIREMENTS

- A. Complete all requested information in the Bid Form and Appendices.

7.05 FEES FOR CHANGES IN THE WORK

- A. Include in the Bid Form, the overhead and profit fees on own Work and Work by subcontractors, applicable for Changes in the Work, whether additions to or deductions from the Work on which the Bid Amount is based.
- B. Include in the Bid Form, the fees proposed for subcontract work for changes (both additions and deductions) in the Work. Contractor shall apply fees as noted, to the subcontractor's gross (net plus fee) costs on additional work.

7.06 BID FORM SIGNATURE

A. The Bid Form shall be signed by the bidder, as follows:

1. Sole Proprietorship: Signature of sole proprietor in the presence of a witness who will also sign. Insert the words "Sole Proprietor" under the signature. Affix seal.
2. Partnership: Signature of all partners in the presence of a witness who will also sign. Insert the word "Partner" under each signature. Affix seal to each signature.
3. Corporation: Signature of a duly authorized signing officer(s) in their normal signatures. Insert the officer's capacity in which the signing officer acts, under each signature. Affix the corporate seal. If the bid is signed by officials other than the president and secretary of the company, or the president/secretary/treasurer of the company, a copy of the by-laws or resolution of their board of directors authorizing them to do so, must also be submitted with the Bid Form in the bid envelope.

7.07 SELECTION AND AWARD OF ALTERNATES (If Applicable)

- A. Indicate variation of bid price for Alternates listed on the Bid Form. Unless otherwise indicated, indicate Alternates as a difference in bid price by adding to or deducting from the base bid price.
- B. Bids will be evaluated on the total of the base bid price and all of the Alternates. After determination of the successful bidder, consideration will be given to which Alternates will be included in the Work.

OFFER ACCEPTANCE/REJECTION

8.01 DURATION OF OFFER

- A. Bids shall remain open to acceptance for a period of forty-five (45) days after the bid closing date.

8.02 ACCEPTANCE OF OFFER

- A. Owner reserves the right to accept or reject any or all bids, waive defects or informalities in bids, and to make awards as deemed to be in its best interest. If awarded, awards will be made to the lowest and or best vendor.
- B. After acceptance by Owner, Architect on behalf of Owner, will issue to the successful bidder, a written Notice To Proceed.

END OF SECTION 00 21 13

SECTION 00 31 13 - INDEX OF DRAWINGS

ARCHITECTURAL

A0.1 Cover Sheet

AB1.1 Record Document/Demolition Plan

A1.1 Proposed Roof Plan/Details

END OF SECTION 00 31 13

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SECTION 00 41 00 - BID FORM

THE PROJECT AND THE PARTIES

1.01 TO:

A. City of Columbia (Owner)

1. 700 North Garden Street
2. Columbia, TN 38401

1.02 FOR:

A. Project: City of Columbia Alley Reroof Project

B. Project Number: 2024018

Between 34 and 36 Public Square
Columbia, TN 38401

1.03 DATE: 9/10/2024 (BIDDER TO ENTER DATE)

1.04 SUBMITTED BY: (BIDDER TO ENTER NAME AND ADDRESS)

A. Bidder's Full Name Roof Systems, Inc.

1. Address 202 Nicholas Long Drive

2. City, State, Zip Columbia, TN 38401

1.05 OFFER

A. Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Contract Documents including drawings and specifications prepared by Nuber Architecture, LLC dated August 13th, 2024, for the above mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of:

B. LUMP SUM fifty five thousand nine hundred and eighty seven dollars
(\$ 45,987.00), in lawful money of the United States of America.

- C. We have included the required security deposit as required by the Instruction to Bidders.
- D. We have included the required performance assurance bonds in the Bid Amount as required by the Instructions to Bidders.
- E. All applicable federal taxes are included and State of Tennessee taxes are included in the Bid Sum.
- F. All Allowances described in Section 01 21 26, as applicable, are included in the Bid Sum.

1.06 ACCEPTANCE

- A. This offer shall be open to acceptance for forty-five (45) days from the bid closing date.
- B. If this bid is accepted by Owner within the time period stated above, we will:
 - 1. Execute the Agreement within seven days of receipt of Notice of Award.
 - 2. Furnish the required bonds within seven days of receipt of Notice of Award.
 - 3. Commence work within seven days after written Notice to Proceed of this bid.

1.07 CONTRACT TIME

- A. If this Bid is accepted, we will:
- B. Complete the Work in a time as negotiated from Notice to Proceed.

1.08 BID FORM UNIT PRICES

(Not Applicable This Project)

1.09 CHANGES TO THE WORK

A. When Architect establishes that the method of valuation for Changes in the Work will be net cost plus a percentage fee in accordance with General Conditions, the percentage fee will be:

1. 10 percent overhead and profit on the net cost of our own Work.

B. On work deleted from the Contract, the credit to Owner shall be Architect-approved net cost plus 10 percent of the overhead and profit percentage noted above.

1.10 ADDENDA

A. The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.

1. Addendum # _____ Dated _____.

2. Addendum # _____ Dated _____.

N/A

3. Addendum # _____ Dated _____.

4. Addendum # _____ Dated _____.

1.11 BID FORM SIGNATURE(S)

A. The Corporate Seal of Roof Systems, Inc.
(Bidder - print the full name of your firm)
was hereunto affixed in the presence of:

B.  President
(Authorized signing officer, Title)
(Seal)

C.  Controller
(Authorized signing officer, Title)

1.12 IF THE BID IS A JOINT VENTURE OR PARTNERSHIP, ADD ADDITIONAL FORMS OF EXECUTION FOR EACH MEMBER OF THE JOINT VENTURE IN THE APPROPRIATE FORM OR FORMS AS ABOVE.

END OF BID FORM 00 41 00

AIA® Document A310™ – 2010

Bid Bond

CONTRACTOR:

(Name, legal status and address)
Roof Systems, Inc.

202 Nicholas Long Dr
Columbia, TN 38401

OWNER:

(Name, legal status and address)
City of Columbia, TN
700 North Garden Street
Columbia, TN 38401

BOND AMOUNT: 10% of Amount Bid

SURETY:

(Name, legal status and principal place
of business)

Merchants National Bonding, Inc

P.O. Box 14498
Des Moines, IA 50306

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

PROJECT:

(Name, location or address, and Project number, if any)

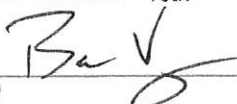
City of Columbia Alley Reroof Project

The Contractor and Surety are bound to the Owner in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Owner accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Owner and Contractor, and the Contractor either (1) enters into a contract with the Owner in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise acceptable to the Owner, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Owner may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Owner and Contractor to extend the time in which the Owner may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Owner and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

If this Bond is issued in connection with a subcontractor's bid to a Contractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

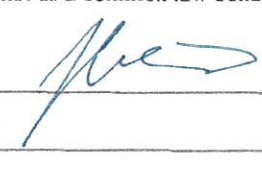
Signed and sealed this 10th day of September 2024


(Witness)


(Witness)

Roof Systems, Inc.

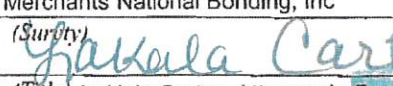
(Principal)


President

(Title)

Merchants National Bonding, Inc

(Surety)


(Title) LaKala Carter, Attorney-in-Fact

(Seal)

(Seal)

CAUTION: You should sign an original AIA Contract Document, on which this text appears in RED. An original assures that changes will not be obscured.

Init.

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MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Adam Harris; Alex M Rechtin; Brian L Sewell; Kenny Albert; Lakala Carter; Melissa Propst; Steven M Baas

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 29th day of July, 2024.



MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

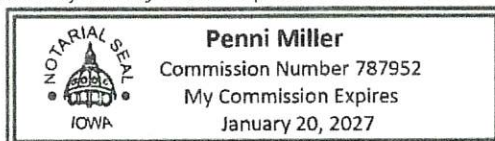
By

Larry Taylor

President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 29th day of July, 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission does not invalidate this instrument)

Penni Miller

Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this 29th day of September, 2024.



Elisabeth Sandersfeld
Secretary

 Document A312™ – 2010

Bond Number: 101210464

Performance Bond

CONTRACTOR:

(Name, legal status and address)

Roof Systems, Inc.
202 Nicholas Long Dr
Columbia, TN 38401

OWNER:

(Name, legal status and address)

City of Columbia, TN
700 North Garden Street
Columbia, TN 38401

CONSTRUCTION CONTRACT

Date:

Amount: \$45,987.00

Description:

(Name and location)

City of Columbia Alley Reroof Project

SURETY:

(Name, legal status and principal place of business)

Merchants National Bonding, Inc
P.O. Box 14498
Des Moines, IA 50306

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

AIA Document A312-2010 combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

BOND

Date:

(Not earlier than Construction Contract Date)

Amount: \$45,987.00

Modifications to this Bond: ☒ None ☐ See Section 16

CONTRACTOR AS PRINCIPAL

Company: (Corporate Seal)

Roof Systems, Inc.

Signature:

Name

and Title:

(Any additional signatures appear on the last page of this Performance Bond.)

SURETY

Company:

Merchants National Bonding, Inc

Signature:

Name LaKala Carter

and Title: Attorney-in-Fact



(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

Houchens Insurance Group
1240 Fairway Street
Bowling Green, KY 42103

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party:)

Init.

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AIA Documents-on-Demand™ order no. _____, and is not for resale. This document is licensed by The American Institute of Architects for
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1

§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner for the performance of the Construction Contract, which is incorporated herein by reference.

§ 2 If the Contractor performs the Construction Contract, the Surety and the Contractor shall have no obligation under this Bond, except when applicable to participate in a conference as provided in Section 3.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation under this Bond shall arise after

- .1 the Owner first provides notice to the Contractor and the Surety that the Owner is considering declaring a Contractor Default. Such notice shall indicate whether the Owner is requesting a conference among the Owner, Contractor and Surety to discuss the Contractor's performance. If the Owner does not request a conference, the Surety may, within five (5) business days after receipt of the Owner's notice, request such a conference. If the Surety timely requests a conference, the Owner shall attend. Unless the Owner agrees otherwise, any conference requested under this Section 3.1 shall be held within ten (10) business days of the Surety's receipt of the Owner's notice. If the Owner, the Contractor and the Surety agree, the Contractor shall be allowed a reasonable time to perform the Construction Contract, but such an agreement shall not waive the Owner's right, if any, subsequently to declare a Contractor Default;
- .2 the Owner declares a Contractor Default, terminates the Construction Contract and notifies the Surety; and
- .3 the Owner has agreed to pay the Balance of the Contract Price in accordance with the terms of the Construction Contract to the Surety or to a contractor selected to perform the Construction Contract.

§ 4 Failure on the part of the Owner to comply with the notice requirement in Section 3.1 shall not constitute a failure to comply with a condition precedent to the Surety's obligations, or release the Surety from its obligations, except to the extent the Surety demonstrates actual prejudice.

§ 5 When the Owner has satisfied the conditions of Section 3, the Surety shall promptly and at the Surety's expense take one of the following actions:

§ 5.1 Arrange for the Contractor, with the consent of the Owner, to perform and complete the Construction Contract;

§ 5.2 Undertake to perform and complete the Construction Contract itself, through its agents or independent contractors;

§ 5.3 Obtain bids or negotiated proposals from qualified contractors acceptable to the Owner for a contract for performance and completion of the Construction Contract, arrange for a contract to be prepared for execution by the Owner and a contractor selected with the Owner's concurrence, to be secured with performance and payment bonds executed by a qualified surety equivalent to the bonds issued on the Construction Contract, and pay to the Owner the amount of damages as described in Section 7 in excess of the Balance of the Contract Price incurred by the Owner as a result of the Contractor Default; or

§ 5.4 Waive its right to perform and complete, arrange for completion, or obtain a new contractor and with reasonable promptness under the circumstances:

- .1 After investigation, determine the amount for which it may be liable to the Owner and, as soon as practicable after the amount is determined, make payment to the Owner; or
- .2 Deny liability in whole or in part and notify the Owner, citing the reasons for denial.

§ 6 If the Surety does not proceed as provided in Section 5 with reasonable promptness, the Surety shall be deemed to be in default on this Bond seven days after receipt of an additional written notice from the Owner to the Surety demanding that the Surety perform its obligations under this Bond, and the Owner shall be entitled to enforce any remedy available to the Owner. If the Surety proceeds as provided in Section 5.4, and the Owner refuses the payment or the Surety has denied liability, in whole or in part, without further notice the Owner shall be entitled to enforce any remedy available to the Owner.

§ 7 If the Surety elects to act under Section 5.1, 5.2 or 5.3, then the responsibilities of the Surety to the Owner shall not be greater than those of the Contractor under the Construction Contract, and the responsibilities of the Owner to the Surety shall not be greater than those of the Owner under the Construction Contract. Subject to the commitment by the Owner to pay the Balance of the Contract Price, the Surety is obligated, without duplication, for

- .1 the responsibilities of the Contractor for correction of defective work and completion of the Construction Contract;
- .2 additional legal, design professional and delay costs resulting from the Contractor's Default, and resulting from the actions or failure to act of the Surety under Section 5; and
- .3 liquidated damages, or if no liquidated damages are specified in the Construction Contract, actual damages caused by delayed performance or non-performance of the Contractor.

§ 8 If the Surety elects to act under Section 5.1, 5.3 or 5.4, the Surety's liability is limited to the amount of this Bond.

§ 9 The Surety shall not be liable to the Owner or others for obligations of the Contractor that are unrelated to the Construction Contract, and the Balance of the Contract Price shall not be reduced or set off on account of any such unrelated obligations. No right of action shall accrue on this Bond to any person or entity other than the Owner or its heirs, executors, administrators, successors and assigns.

§ 10 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 11 Any proceeding, legal or equitable, under this Bond may be instituted in any court of competent jurisdiction in the location in which the work or part of the work is located and shall be instituted within two years after a declaration of Contractor Default or within two years after the Contractor ceased working or within two years after the Surety refuses or fails to perform its obligations under this Bond, whichever occurs first. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 12 Notice to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears.

§ 13 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 14 Definitions

§ 14.1 Balance of the Contract Price. The total amount payable by the Owner to the Contractor under the Construction Contract after all proper adjustments have been made, including allowance to the Contractor of any amounts received or to be received by the Owner in settlement of insurance or other claims for damages to which the Contractor is entitled, reduced by all valid and proper payments made to or on behalf of the Contractor under the Construction Contract.

§ 14.2 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and changes made to the agreement and the Contract Documents.

§ 14.3 Contractor Default. Failure of the Contractor, which has not been remedied or waived, to perform or otherwise to comply with a material term of the Construction Contract.

§ 14.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 14.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 15 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 16 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

SURETY

Company:

(Corporate Seal)

Company:

(Corporate Seal)

Signature: _____

Name and Title: _____

Address: _____

Signature: _____

Name and Title: _____

Address: _____

Init.

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AIA Document A312™ – 2010

Payment Bond

Bond Number: 101210464

CONTRACTOR:

(Name, legal status and address)

Roof Systems, Inc.
202 Nicholas Long Dr
Columbia, TN 38401

OWNER:

(Name, legal status and address)

City of Columbia, TN
700 North Garden Street
Columbia, TN 38401

CONSTRUCTION CONTRACT

Date:

Amount: \$45,987.00

Description:

(Name and location)

City of Columbia Alley Reroof Project

SURETY:

(Name, legal status and principal place of business)

Merchants National Bonding, Inc
P.O. Box 14498
Des Moines, IA 50306

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

Any singular reference to Contractor, Surety, Owner or other party shall be considered plural where applicable.

AIA Document A312-2010 combines two separate bonds, a Performance Bond and a Payment Bond, into one form. This is not a single combined Performance and Payment Bond.

BOND

Date:

(Not earlier than Construction Contract Date)

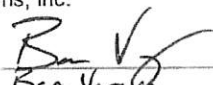
Amount: \$45,987.00

Modifications to this Bond: ☒ None ☐ See Section 18

CONTRACTOR AS PRINCIPAL

Company: (Corporate Seal)

Roof Systems, Inc.

Signature: 

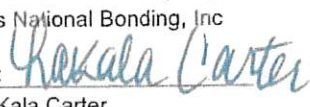
Name: Ben Vargo
and Title: Estimator

(Any additional signatures appear on the last page of this Payment Bond.)

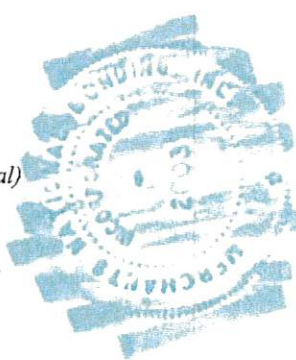
SURETY

Company: (Corporate Seal)

Merchants National Bonding, Inc

Signature: 

Name: LaKala Carter
and Title: Attorney-in-Fact



(FOR INFORMATION ONLY — Name, address and telephone)

AGENT or BROKER:

Houchens Insurance Group
1240 Fairway Street
Bowling Green, KY 42103

OWNER'S REPRESENTATIVE:

(Architect, Engineer or other party:)

Init.

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under the terms of
051010

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§ 1 The Contractor and Surety, jointly and severally, bind themselves, their heirs, executors, administrators, successors and assigns to the Owner to pay for labor, materials and equipment furnished for use in the performance of the Construction Contract, which is incorporated herein by reference, subject to the following terms.

§ 2 If the Contractor promptly makes payment of all sums due to Claimants, and defends, indemnifies and holds harmless the Owner from claims, demands, liens or suits by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract, then the Surety and the Contractor shall have no obligation under this Bond.

§ 3 If there is no Owner Default under the Construction Contract, the Surety's obligation to the Owner under this Bond shall arise after the Owner has promptly notified the Contractor and the Surety (at the address described in Section 13) of claims, demands, liens or suits against the Owner or the Owner's property by any person or entity seeking payment for labor, materials or equipment furnished for use in the performance of the Construction Contract and tendered defense of such claims, demands, liens or suits to the Contractor and the Surety.

§ 4 When the Owner has satisfied the conditions in Section 3, the Surety shall promptly and at the Surety's expense defend, indemnify and hold harmless the Owner against a duly tendered claim, demand, lien or suit.

§ 5 The Surety's obligations to a Claimant under this Bond shall arise after the following:

§ 5.1 Claimants, who do not have a direct contract with the Contractor,

- .1 have furnished a written notice of non-payment to the Contractor, stating with substantial accuracy the amount claimed and the name of the party to whom the materials were, or equipment was, furnished or supplied or for whom the labor was done or performed, within ninety (90) days after having last performed labor or last furnished materials or equipment included in the Claim; and
- .2 have sent a Claim to the Surety (at the address described in Section 13).

§ 5.2 Claimants, who are employed by or have a direct contract with the Contractor, have sent a Claim to the Surety (at the address described in Section 13).

§ 6 If a notice of non-payment required by Section 5.1.1 is given by the Owner to the Contractor, that is sufficient to satisfy a Claimant's obligation to furnish a written notice of non-payment under Section 5.1.1.

§ 7 When a Claimant has satisfied the conditions of Sections 5.1 or 5.2, whichever is applicable, the Surety shall promptly and at the Surety's expense take the following actions:

§ 7.1 Send an answer to the Claimant, with a copy to the Owner, within sixty (60) days after receipt of the Claim, stating the amounts that are undisputed and the basis for challenging any amounts that are disputed; and

§ 7.2 Pay or arrange for payment of any undisputed amounts.

§ 7.3 The Surety's failure to discharge its obligations under Section 7.1 or Section 7.2 shall not be deemed to constitute a waiver of defenses the Surety or Contractor may have or acquire as to a Claim, except as to undisputed amounts for which the Surety and Claimant have reached agreement. If, however, the Surety fails to discharge its obligations under Section 7.1 or Section 7.2, the Surety shall indemnify the Claimant for the reasonable attorney's fees the Claimant incurs thereafter to recover any sums found to be due and owing to the Claimant.

§ 8 The Surety's total obligation shall not exceed the amount of this Bond, plus the amount of reasonable attorney's fees provided under Section 7.3, and the amount of this Bond shall be credited for any payments made in good faith by the Surety.

§ 9 Amounts owed by the Owner to the Contractor under the Construction Contract shall be used for the performance of the Construction Contract and to satisfy claims, if any, under any construction performance bond. By the Contractor furnishing and the Owner accepting this Bond, they agree that all funds earned by the Contractor in the performance of the Construction Contract are dedicated to satisfy obligations of the Contractor and Surety under this Bond, subject to the Owner's priority to use the funds for the completion of the work.

§ 10 The Surety shall not be liable to the Owner, Claimants or others for obligations of the Contractor that are unrelated to the Construction Contract. The Owner shall not be liable for the payment of any costs or expenses of any Claimant under this Bond, and shall have under this Bond no obligation to make payments to, or give notice on behalf of, Claimants or otherwise have any obligations to Claimants under this Bond.

§ 11 The Surety hereby waives notice of any change, including changes of time, to the Construction Contract or to related subcontracts, purchase orders and other obligations.

§ 12 No suit or action shall be commenced by a Claimant under this Bond other than in a court of competent jurisdiction in the state in which the project that is the subject of the Construction Contract is located or after the expiration of one year from the date (1) on which the Claimant sent a Claim to the Surety pursuant to Section 5.1.2 or 5.2, or (2) on which the last labor or service was performed by anyone or the last materials or equipment were furnished by anyone under the Construction Contract, whichever of (1) or (2) first occurs. If the provisions of this Paragraph are void or prohibited by law, the minimum period of limitation available to sureties as a defense in the jurisdiction of the suit shall be applicable.

§ 13 Notice and Claims to the Surety, the Owner or the Contractor shall be mailed or delivered to the address shown on the page on which their signature appears. Actual receipt of notice or Claims, however accomplished, shall be sufficient compliance as of the date received.

§ 14 When this Bond has been furnished to comply with a statutory or other legal requirement in the location where the construction was to be performed, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted herefrom and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory bond and not as a common law bond.

§ 15 Upon request by any person or entity appearing to be a potential beneficiary of this Bond, the Contractor and Owner shall promptly furnish a copy of this Bond or shall permit a copy to be made.

§ 16 Definitions

§ 16.1 Claim. A written statement by the Claimant including at a minimum:

- .1 the name of the Claimant;
- .2 the name of the person for whom the labor was done, or materials or equipment furnished;
- .3 a copy of the agreement or purchase order pursuant to which labor, materials or equipment was furnished for use in the performance of the Construction Contract;
- .4 a brief description of the labor, materials or equipment furnished;
- .5 the date on which the Claimant last performed labor or last furnished materials or equipment for use in the performance of the Construction Contract;
- .6 the total amount earned by the Claimant for labor, materials or equipment furnished as of the date of the Claim;
- .7 the total amount of previous payments received by the Claimant; and
- .8 the total amount due and unpaid to the Claimant for labor, materials or equipment furnished as of the date of the Claim.

§ 16.2 Claimant. An individual or entity having a direct contract with the Contractor or with a subcontractor of the Contractor to furnish labor, materials or equipment for use in the performance of the Construction Contract. The term Claimant also includes any individual or entity that has rightfully asserted a claim under an applicable mechanic's lien or similar statute against the real property upon which the Project is located. The intent of this Bond shall be to include without limitation in the terms "labor, materials or equipment" that part of water, gas, power, light, heat, oil, gasoline, telephone service or rental equipment used in the Construction Contract, architectural and engineering services required for performance of the work of the Contractor and the Contractor's subcontractors, and all other items for which a mechanic's lien may be asserted in the jurisdiction where the labor, materials or equipment were furnished.

§ 16.3 Construction Contract. The agreement between the Owner and Contractor identified on the cover page, including all Contract Documents and all changes made to the agreement and the Contract Documents.

§ 16.4 Owner Default. Failure of the Owner, which has not been remedied or waived, to pay the Contractor as required under the Construction Contract or to perform and complete or comply with the other material terms of the Construction Contract.

§ 16.5 Contract Documents. All the documents that comprise the agreement between the Owner and Contractor.

§ 17 If this Bond is issued for an agreement between a Contractor and subcontractor, the term Contractor in this Bond shall be deemed to be Subcontractor and the term Owner shall be deemed to be Contractor.

§ 18 Modifications to this bond are as follows:

(Space is provided below for additional signatures of added parties, other than those appearing on the cover page.)

CONTRACTOR AS PRINCIPAL

Company:

(Corporate Seal)

SURETY

Company:

(Corporate Seal)

Signature: _____

Name and Title: _____

Address: _____

Signature: _____

Name and Title: _____

Address: _____

Init.

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8

MERCHANTS
BONDING COMPANY™
POWER OF ATTORNEY

Know All Persons By These Presents, that MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., both being corporations of the State of Iowa, d/b/a Merchants National Indemnity Company (in California only) (herein collectively called the "Companies") do hereby make, constitute and appoint, individually,

Adam Harris; Alex M Rechlin; Brian L Sewell; Kenny Albert; Lakala Carter; Melissa Propst; Steven M Baas

their true and lawful Attorney(s)-in-Fact, to sign its name as surety(ies) and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

This Power-of-Attorney is granted and is signed and sealed by facsimile under and by authority of the following By-Laws adopted by the Board of Directors of Merchants Bonding Company (Mutual) on April 23, 2011 and amended August 14, 2015 and April 27, 2024 and adopted by the Board of Directors of Merchants National Bonding, Inc., on October 16, 2015 and amended on April 27, 2024.

"The President, Secretary, Treasurer, or any Assistant Treasurer or any Assistant Secretary or any Vice President shall have power and authority to appoint Attorneys-in-Fact, and to authorize them to execute on behalf of the Company, and attach the seal of the Company thereto, bonds and undertakings, recognizances, contracts of indemnity and other writings obligatory in the nature thereof."

"The signature of any authorized officer and the seal of the Company may be affixed by facsimile or electronic transmission to any Power of Attorney or Certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the Company, and such signature and seal when so used shall have the same force and effect as though manually fixed."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner-Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

In Witness Whereof, the Companies have caused this instrument to be signed and sealed this 29th day of July, 2024.



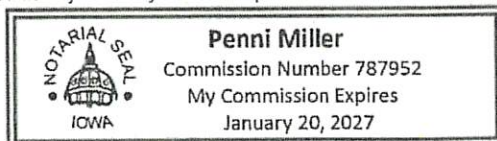
MERCHANTS BONDING COMPANY (MUTUAL)
MERCHANTS NATIONAL BONDING, INC.
d/b/a MERCHANTS NATIONAL INDEMNITY COMPANY

By

Larry Taylor
President

STATE OF IOWA
COUNTY OF DALLAS ss.

On this 29th day of July, 2024, before me appeared Larry Taylor, to me personally known, who being by me duly sworn did say that he is President of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC.; and that the seals affixed to the foregoing instrument are the Corporate Seals of the Companies; and that the said instrument was signed and sealed in behalf of the Companies by authority of their respective Boards of Directors.



(Expiration of notary's commission does not invalidate this instrument)

[Signature]
Notary Public

I, Elisabeth Sandersfeld, Secretary of MERCHANTS BONDING COMPANY (MUTUAL) and MERCHANTS NATIONAL BONDING, INC., do hereby certify that the above and foregoing is a true and correct copy of the POWER-OF-ATTORNEY executed by said Companies, which is still in full force and effect and has not been amended or revoked.

In Witness Whereof, I have hereunto set my hand and affixed the seal of the Companies on this _____ day of _____



Elisabeth Sandersfeld
Secretary



SECTION 00 51 00 - NOTICE TO PROCEED

DATE: _____

TO: _____

PROJECT: _____

You are hereby notified to commence WORK in accordance with the Agreement dated _____, 2024, on or before _____, 2024, and you are to complete the project within thirty (30) consecutive calendar days thereafter. The date of completion of all WORK is therefore _____, 2024.

OWNER: _____

BY: _____

TITLE: _____

ACCEPTANCE OF NOTICE

Receipt of the above NOTICE TO PROCEED is hereby acknowledged by

_____ this the _____ day of _____, 2024.

BY: _____

TITLE: _____

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SECTION 00 52 13 - OWNER/CONTRACTOR AGREEMENT FORM

The Contract for this project shall be AIA Document A101, "Standard Form of Agreement Between Owner and Contractor", Stipulated Sum, 2017 edition as printed by the American Institute of Architects, 1735 New York Avenue, N.W., Washington, D.C. 20006, are hereby made a part of this agreement.

A copy of the referenced AIA Document is on file at the office of Nuber Architecture, LLC located at 1069 Rolling Fields Circle, Columbia, TN 38401. All persons intending to provide goods or services in connection with Work as applicable are advised to read and understand the referenced AIA Document before proceeding.

END OF SECTION 00 52 13

AIA® Document A101® – 2017

Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum

AGREEMENT made as of the Twenty-Fifth day of September in the year 2024
(In words, indicate day, month and year.)

BETWEEN the Owner:
(Name, legal status, address and other information)

City of Columbia
700 N Garden Street
Columbia, TN 38401

and the Contractor:
(Name, legal status, address and other information)

Roof Systems, Inc.
202 Nicholas Long Drive
Columbia, TN 38401

for the following Project:
(Name, location and detailed description)

City of Columbia
Alley Reroof Project

The Architect:
(Name, legal status, address and other information)

Nuber Architecture
1069 Rolling Fields Circle
Columbia, TN 38401
Phone (931) 540-8045

The Owner and Contractor agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form, An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

The parties should complete A101®–2017, Exhibit A, Insurance and Bonds, contemporaneously with this Agreement. AIA Document A201®–2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init. / AIA Document A101 – 2017. Copyright © 1915, 1918, 1925, 1937, 1951, 1958, 1961, 1963, 1967, 1974, 1977, 1987, 1991, 1997, 2007 and 2017. All rights reserved. "The American Institute of Architects," "American Institute of Architects," "AIA," the AIA Logo, and "AIA Contract Documents" are trademarks of The American Institute of Architects. This document was produced at 09:47:57 ET on 10/02/2024 under Order No.2114570528 which expires on 09/24/2025, is not for resale, is licensed for one-time use only, and may only be used in accordance with the AIA Contract Documents® Terms of Service. To report copyright violations, e-mail docinfo@alacontracts.com.

User Notes:

(1701345592)

TABLE OF ARTICLES

- 1 THE CONTRACT DOCUMENTS
- 2 THE WORK OF THIS CONTRACT
- 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION
- 4 CONTRACT SUM
- 5 PAYMENTS
- 6 DISPUTE RESOLUTION
- 7 TERMINATION OR SUSPENSION
- 8 MISCELLANEOUS PROVISIONS
- 9 ENUMERATION OF CONTRACT DOCUMENTS

EXHIBIT A INSURANCE AND BONDS

ARTICLE 1 THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract, and are as fully a part of the Contract as if attached to this Agreement or repeated herein. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations, or agreements, either written or oral. An enumeration of the Contract Documents, other than a Modification, appears in Article 9.

ARTICLE 2 THE WORK OF THIS CONTRACT

The Contractor shall fully execute the Work described in the Contract Documents, except as specifically indicated in the Contract Documents to be the responsibility of others.

ARTICLE 3 DATE OF COMMENCEMENT AND SUBSTANTIAL COMPLETION

§ 3.1 The date of commencement of the Work shall be:

(Check one of the following boxes.)

☐ The date of this Agreement.

☒ A date set forth in a notice to proceed issued by the Owner.

☐ Established as follows:

(Insert a date or a means to determine the date of commencement of the Work.)

If a date of commencement of the Work is not selected, then the date of commencement shall be the date of this Agreement.

§ 3.2 The Contract Time shall be measured from the date of commencement of the Work.

§ 3.3 Substantial Completion

§ 3.3.1 Subject to adjustments of the Contract Time as provided in the Contract Documents, the Contractor shall achieve Substantial Completion of the entire Work:

(Check one of the following boxes and complete the necessary information.)

Init.

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User Notes:

(1701345592)

[X] Not later than (30) calendar days from the date of commencement of the Work.

[] By the following date:

§ 3.3.2 Subject to adjustments of the Contract Time as provided in the Contract Documents, if portions of the Work are to be completed prior to Substantial Completion of the entire Work, the Contractor shall achieve Substantial Completion of such portions by the following dates:

Portion of Work	Substantial Completion Date
All Work	30 Calendar Days from NTP

§ 3.3.3 If the Contractor fails to achieve Substantial Completion as provided in this Section 3.3, liquidated damages, if any, shall be assessed as set forth in Section 4.5.

ARTICLE 4 CONTRACT SUM

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be forty five thousand nine hundred eighty seven dollars and zero cents (\$ 45,987.00), subject to additions and deductions as provided in the Contract Documents.

§ 4.2 Alternates

§ 4.2.1 Alternates, if any, included in the Contract Sum:

Item	Price
------	-------

§ 4.2.2 Subject to the conditions noted below, the following alternates may be accepted by the Owner following execution of this Agreement. Upon acceptance, the Owner shall issue a Modification to this Agreement.
(Insert below each alternate and the conditions that must be met for the Owner to accept the alternate.)

Item	Price	Conditions for Acceptance
------	-------	---------------------------

§ 4.3 Allowances, if any, included in the Contract Sum:
(Identify each allowance.)

Item	Price
------	-------

§ 4.4 Unit prices, if any:

(Identify the item and state the unit price and quantity limitations, if any, to which the unit price will be applicable.)

Item	Units and Limitations	Price per Unit (\$0.00)
------	-----------------------	-------------------------

§ 4.5 Liquidated damages, if any:

(Insert terms and conditions for liquidated damages, if any.)

\$100 per calendar day

§ 4.6 Other:

(Insert provisions for bonus or other incentives, if any, that might result in a change to the Contract Sum.)

ARTICLE 5 PAYMENTS

§ 5.1 Progress Payments

§ 5.1.1 Based upon Applications for Payment submitted to the Architect by the Contractor and Certificates for Payment issued by the Architect, the Owner shall make progress payments on account of the Contract Sum to the Contractor as provided below and elsewhere in the Contract Documents.

§ 5.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month, or as follows:

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the 10th day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the 10th day of the month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than thirty (30) days after the Architect receives the Application for Payment.

(Federal, state or local laws may require payment within a certain period of time.)

§ 5.1.4 Each Application for Payment shall be based on the most recent schedule of values submitted by the Contractor in accordance with the Contract Documents. The schedule of values shall allocate the entire Contract Sum among the various portions of the Work. The schedule of values shall be prepared in such form, and supported by such data to substantiate its accuracy, as the Architect may require. This schedule of values shall be used as a basis for reviewing the Contractor's Applications for Payment.

§ 5.1.5 Applications for Payment shall show the percentage of completion of each portion of the Work as of the end of the period covered by the Application for Payment.

§ 5.1.6 In accordance with AIA Document A201™-2017, General Conditions of the Contract for Construction, and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 5.1.6.1 The amount of each progress payment shall first include:

- .1 That portion of the Contract Sum properly allocable to completed Work;
- .2 That portion of the Contract Sum properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction, or, if approved in advance by the Owner, suitably stored off the site at a location agreed upon in writing; and
- .3 That portion of Construction Change Directives that the Architect determines, in the Architect's professional judgment, to be reasonably justified.

§ 5.1.6.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Architect has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201-2017;
- .3 Any amount for which the Contractor does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Contractor intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Architect may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201-2017; and
- .5 Retainage withheld pursuant to Section 5.1.7.

§ 5.1.7 Retainage

§ 5.1.7.1 For each progress payment made prior to Substantial Completion of the Work, the Owner may withhold the following amount, as retainage, from the payment otherwise due:

(Insert a percentage or amount to be withheld as retainage from each Application for Payment. The amount of retainage may be limited by governing law.)

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User Notes:

(1701345592)

§ 5.1.7.1.1 The following items are not subject to retainage:
(Insert any items not subject to the withholding of retainage, such as general conditions, insurance, etc.)

§ 5.1.7.2 Reduction or limitation of retainage, if any, shall be as follows:
(If the retainage established in Section 5.1.7.1 is to be modified prior to Substantial Completion of the entire Work, including modifications for Substantial Completion of portions of the Work as provided in Section 3.3.2, insert provisions for such modifications.)

§ 5.1.7.3 Except as set forth in this Section 5.1.7.3, upon Substantial Completion of the Work, the Contractor may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 5.1.7. The Application for Payment submitted at Substantial Completion shall not include retainage as follows:
(Insert any other conditions for release of retainage upon Substantial Completion.)

§ 5.1.8 If final completion of the Work is materially delayed through no fault of the Contractor, the Owner shall pay the Contractor any additional amounts in accordance with Article 9 of AIA Document A201-2017.

§ 5.1.9 Except with the Owner's prior approval, the Contractor shall not make advance payments to suppliers for materials or equipment which have not been delivered and stored at the site.

§ 5.2 Final Payment

§ 5.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Contractor when

- .1 the Contractor has fully performed the Contract except for the Contractor's responsibility to correct Work as provided in Article 12 of AIA Document A201-2017, and to satisfy other requirements, if any, which extend beyond final payment; and
- .2 a final Certificate for Payment has been issued by the Architect.

§ 5.2.2 The Owner's final payment to the Contractor shall be made no later than 30 days after the issuance of the Architect's final Certificate for Payment, or as follows:

§ 5.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.
(Insert rate of interest agreed upon, if any.)

3 %

ARTICLE 6 DISPUTE RESOLUTION

§ 6.1 Initial Decision Maker

The Architect will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201-2017, unless the parties appoint below another individual, not a party to this Agreement, to serve as the Initial Decision Maker.
(If the parties mutually agree, insert the name, address and other contact information of the Initial Decision Maker, if other than the Architect.)

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§ 6.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by, mediation pursuant to Article 15 of AIA Document A201-2017, the method of binding dispute resolution shall be as follows:

(Check the appropriate box.)

- ☐ Arbitration pursuant to Section 15.4 of AIA Document A201-2017
- ☒ Litigation in a court of competent jurisdiction in Maury County, Tennessee
- ☐ Other *(Specify)*

If the Owner and Contractor do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 7 TERMINATION OR SUSPENSION

§ 7.1 The Contract may be terminated by the Owner or the Contractor as provided in Article 14 of AIA Document A201-2017.

§ 7.1.1 If the Contract is terminated for the Owner's convenience in accordance with Article 14 of AIA Document A201-2017, then the Owner shall pay the Contractor a termination fee as follows:

(Insert the amount of, or method for determining, the fee, if any, payable to the Contractor following a termination for the Owner's convenience.)

§ 7.2 The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201-2017.

ARTICLE 8 MISCELLANEOUS PROVISIONS

§ 8.1 Where reference is made in this Agreement to a provision of AIA Document A201-2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 8.2 The Owner's representative:

(Name, address, email address, and other information)

Mr. Charles (Chaz) Molder
Mayor, City of Columbia
700 North Garden Street
Columbia, TN 38401

§ 8.3 The Contractor's representative:

(Name, address, email address, and other information)

Ben Varga
Roof Systems, Inc.
202 Nicholas Long Drive
Columbia, TN 38401

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§ 8.4 Neither the Owner's nor the Contractor's representative shall be changed without ten days' prior notice to the other party.

§ 8.5 Insurance and Bonds

§ 8.5.1 The Owner and the Contractor shall purchase and maintain insurance as set forth in AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, Exhibit A, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 8.5.2 The Contractor shall provide bonds as set forth in AIA Document A101™-2017 Exhibit A, and elsewhere in the Contract Documents.

§ 8.6 Notice in electronic format, pursuant to Article 1 of AIA Document A201-2017, may be given in accordance with a building information modeling exhibit, if completed, or as otherwise set forth below:

(If other than in accordance with a building information modeling exhibit, insert requirements for delivering notice in electronic format such as name, title, and email address of the recipient and whether and how the system will be required to generate a read receipt for the transmission.)

§ 8.7 Other provisions:

ARTICLE 9 ENUMERATION OF CONTRACT DOCUMENTS

§ 9.1 This Agreement is comprised of the following documents:

- .1 AIA Document A101™-2017, Standard Form of Agreement Between Owner and Contractor
- .2 AIA Document A101™-2017, Exhibit A, Insurance and Bonds
- .3 AIA Document A201™-2017, General Conditions of the Contract for Construction
- .4 Building information modeling exhibit, dated as indicated below:
(Insert the date of the building information modeling exhibit incorporated into this Agreement.)

.5 Drawings

Number	Title	Date
A.01	Cover Sheet	8/13/2024
AB1.1	Record Doc./Demolition Plan	8/13/2024
A1.1	Proposed Roof Plan/Details	8/13/2024

.6 Specifications

Section	Title	Date	Pages
Nuber Architecture specs dated 8/13/2024	Specifications Handbook for CITY OF COLUMBIA ALLEY REROOF PROJECT	8/13/2024	

.7 Addenda, if any:

Number	Date	Pages
--------	------	-------

Portions of Addenda relating to bidding or proposal requirements are not part of the Contract

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Documents unless the bidding or proposal requirements are also enumerated in this Article 9.

.8 Other Exhibits:

(Check all boxes that apply and include appropriate information identifying the exhibit where required.)

☐ AIA Document E204™-2017, Sustainable Projects Exhibit, dated as indicated below:
(Insert the date of the E204-2017 incorporated into this Agreement.)

☐ The Sustainability Plan:

Title	Date	Pages
-------	------	-------

☐ Supplementary and other Conditions of the Contract:

Document	Title	Date	Pages
----------	-------	------	-------

.9 Other documents, if any, listed below:

(List here any additional documents that are intended to form part of the Contract Documents. AIA Document A201™-2017 provides that the advertisement or invitation to bid, Instructions to Bidders, sample forms, the Contractor's bid or proposal, portions of Addenda relating to bidding or proposal requirements, and other information furnished by the Owner in anticipation of receiving bids or proposals, are not part of the Contract Documents unless enumerated in this Agreement. Any such documents should be listed here only if intended to be part of the Contract Documents.)

This Agreement entered into as of the day and year first written above.

OWNER (Signature)

Mr. Charles (Chaz) Molder Columbia City Mayor
(Printed name and title)

CONTRACTOR (Signature)

Roof Systems Inc. Jon Cody Goins (President)
(Printed name and title)

APPROVED AS TO LEGAL FORM:

C. L. Fisher
C. L. Fisher, City Attorney

Init.

Additions and Deletions Report for AIA® Document A101® – 2017

This Additions and Deletions Report, as defined on page 1 of the associated document, reproduces below all text the author has added to the standard form AIA document in order to complete it, as well as any text the author may have added to or deleted from the original AIA text. Added text is shown underlined. Deleted text is indicated with a horizontal line through the original AIA text.

Note: This Additions and Deletions Report is provided for information purposes only and is not incorporated into or constitute any part of the associated AIA document. This Additions and Deletions Report and its associated document were generated simultaneously by AIA software at 09:47:57 ET on 10/02/2024.

PAGE 1

AGREEMENT made as of the Twenty-Fifth day of September in the year 2024

...

City of Columbia
700 N Garden Street
Columbia, TN 38401

...

Roof Systems, Inc.
202 Nicholas Long Drive
Columbia, TN 38401

...

City of Columbia
Alley Reroof Project

...

Nuber Architecture
1069 Rolling Fields Circle
Columbia, TN 38401
Phone (931) 540-8045

PAGE 2

☒ [X] A date set forth in a notice to proceed issued by the Owner.
PAGE 3

☒ [X] Not later than (30) calendar days from the date of commencement of the Work.

...

All Work 30 Calendar Days from NTP

...

§ 4.1 The Owner shall pay the Contractor the Contract Sum in current funds for the Contractor's performance of the Contract. The Contract Sum shall be forty five thousand nine hundred eighty seven dollars and zero cents (\$ 45,987.00), subject to additions and deductions as provided in the Contract Documents.

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...

\$100 per calendar day
PAGE 4

§ 5.1.3 Provided that an Application for Payment is received by the Architect not later than the 10th day of a month, the Owner shall make payment of the amount certified to the Contractor not later than the 10th day of the month. If an Application for Payment is received by the Architect after the application date fixed above, payment of the amount certified shall be made by the Owner not later than thirty (30) days after the Architect receives the Application for Payment.

...

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PAGE 5

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PAGE 6

[X] Litigation in a court of competent jurisdiction in Maury County, Tennessee

...

Mr. Charles (Chaz) Molder
Mayor, City of Columbia
700 North Garden Street
Columbia, TN 38401

...

Ben Varga
Roof Systems, Inc.
202 Nicholas Long Drive
Columbia, TN 38401
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<u>A.01</u>	<u>Cover Sheet</u>	<u>8/13/2024</u>
<u>AB1.1</u>	<u>Record Doc./Demolition</u>	<u>8/13/2024</u>
	<u>Plan</u>	
<u>A1.1</u>	<u>Proposed Roof</u>	<u>8/13/2024</u>
	<u>Plan/Details</u>	

...

<u>Nuber Architecture specs dated</u>	<u>Specifications Handbook</u>	<u>8/13/2024</u>
<u>8/13/2024</u>	<u>for</u>	
	<u>CITY OF COLUMBIA</u>	
	<u>ALLEY REROOF</u>	
	<u>PROJECT</u>	

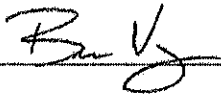
PAGE 8

Mr. Charles (Chaz) Molder Columbia City Mayor Roof Systems Inc. Jon Cody Goins (President)

Certification of Document's Authenticity

AIA® Document D401™ – 2003

I, Ben Varga, hereby certify, to the best of my knowledge, information and belief, that I created the attached final document simultaneously with its associated Additions and Deletions Report and this certification at 09:47:57 ET on 10/02/2024 under Order No. 2114570528 from AIA Contract Documents software and that in preparing the attached final document I made no changes to the original text of AIA® Document A101™ – 2017, Standard Form of Agreement Between Owner and Contractor where the basis of payment is a Stipulated Sum, other than those additions and deletions shown in the associated Additions and Deletions Report.


(Signed)

Estimator
(Title)

10/2/2024
(Dated)

**SECTION 00 52 15 - GENERAL CONDITIONS OF THE CONTRACT FOR
CONSTRUCTION**

The Owner has indicated an intention to use AIA Document A201, "General Conditions of the Contract for Construction", 2017, as part of the Contract Documents for this Work.

A copy of the referenced AIA Document is on file at the office of Nuber Architecture, LLC located at 1069 Rolling Fields Circle, Columbia, TN 38401. All persons intending to provide goods or services in connection with Work as applicable are advised to read and understand the referenced AIA Document before proceeding.

END OF SECTION 00 52 15

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SECTION 00 65 10 - CONTRACT CLOSE-OUT

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. General Provisions of the Contract and General and Supplementary Conditions apply to this section.

1.02 CLEANING UP

- A. Debris shall not be thrown from windows.
- B. To the maximum extent that is reasonably possible, keep the building and/or project work area free of combustible material.
- C. Debris and/or waste materials not claimed by the Owner prior to the Notice to Proceed shall become the property of the Contractor and shall be promptly removed by him from the project site before the start of construction.
- D. Debris, waste and excess earth shall not be dumped on other property without prior permission of the property owner as applicable.
- E. Burning of waste material on the site will not be permitted.
- F. In addition to the cleaning specified in subparagraph 3.15 - Cleanup of the General Conditions, and the more specific cleaning that may be required in various section of the Specifications, the building (as project Work scope relates) shall be prepared for occupancy by a thorough cleaning throughout. This includes the washing (or cleaning by other approved methods) of surfaces on which dirt or dust has collected and by washing glass (both sides). Wash exterior glass using a window cleaning contractor specializing in such work. Provide and maintain adequate runner strips of non-staining polyethylene on finished floors as required for protection. Leave equipment in an undamaged, bright, clean and polished condition. Recleaning will not be required after the work has been inspected and accepted unless later operations of the Contractor make recleaning of certain portions necessary.
- G. Upon completion of the work, remove temporary buildings and structure, fences, scaffolding, surplus materials, and rubbish of every kind from the site of the work (as project Work scope relates).

1.03 SUBSTANTIAL COMPLETION

- A. When the Contractor considers the WORK to be substantially complete, he shall submit to the Architect:
 - 1. A written notice that the WORK is substantially complete in accordance with the Conditions of the Contract.

2. A list of items to be completed or corrected and dates scheduled for completion or correction of each item.
- B. Upon receipt of such notice, the Architect will schedule an inspection meeting with the Contractor, the Owner's representative(s) and his consultants to determine the status of completion.
 - C. Should the Architect determine that the WORK is not substantially complete, he will promptly notify the Contractor in writing, stating the reasons. The Contractor shall remedy the deficiencies in the WORK and send a second written Notice of Substantial Completion to the Architect. The Architect will schedule a reinspection meeting.
 - D. When the Architect concurs that the WORK is substantially complete, he will prepare a Certificate of Substantial Completion on AIA Document G704, in accordance with the Conditions of the Contract.

1.04 FINAL INSPECTION

- A. When the Contractor determines the WORK is complete, he shall submit written certification that:
 1. Contract Documents have been reviewed.
 2. The WORK has been inspected by a qualified person authorized by the Contractor for compliance with Contract Documents.
 3. The WORK has been completed in accordance with the Contract Documents.
- B. Should the Architect consider the WORK incomplete or defective, he will promptly notify the Contractor in writing, listing all incomplete and/or defective work. The Contractor shall take immediate steps to remedy the stated deficiencies and send a second written certification that the WORK is complete. The Architect will schedule a reinspection meeting.
- C. When the Architect finds the WORK acceptable under the Contract Documents, he shall request the Contractor to make close-out submittals.

1.05 CONTRACT CLOSE-OUT PACKAGE

- A. The Contractor shall submit the following Close-Out Documents to the Architect as a single package.
 1. Release of liens from all Subcontractors and Material Suppliers.
 2. The final application for payment accompanied by a statement of accounting. The statement shall reflect all adjustments to the Contract Sum.
- B. The Architect will submit to the Owner the Contract Close-Out Package and the signed final Change Order (if required) with a cover letter certifying that, to the best of his

knowledge, the completion of the project is in compliance with the Contract Documents and the balance shown is due and payable.

END OF SECTION 00 65 10

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SECTION 00 73 26 - SUPPLEMENTARY GENERAL CONDITIONS

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. The General Conditions of the Contract for Construction, AIA Document A201, Sixteenth Edition, 2017, Articles 1 through 14 inclusive, is a part of this Contract, and is incorporated herein as fully as if here set forth.
- B. The following supplements modify, change, delete from or add to the General Conditions of the Contract for Construction AIA Document A201, Sixteenth Edition, 2017. Where any article of the General Conditions is modified or any paragraph, subparagraph or clause thereof is modified or deleted by these supplements, the unaltered provisions of that article, paragraph or clause shall remain in effect. In the case of conflict between these supplements and the General Conditions identified above, the more stringent clause, as determined by the Owner, shall govern.

1.02 MODIFICATIONS/HEADING TO ARTICLE 1 GENERAL PROVISIONS

A. 1.1 BASIC DEFINITIONS

1. Subparagraph 1.1.1 THE CONTRACT DOCUMENTS

Add the following subparagraphs:

- a. The Contract Documents shall apply to the Contractor and all subcontractors, and it is their responsibility to become familiar with these Documents. In the case of conflict among these Documents, the more stringent requirement, as determined by the Owner, shall govern.

2. Add Subparagraph 1.1.8 THE SURETY

Add the following subparagraphs:

- a. The Surety shall be defined as the corporate body which is bound with and for the Contractor and which engages to be responsible for his acceptable performance of the Work and for his payment of all debts pertaining to the Work, and which body is licensed to do business within the State in which this Project is located.

The Surety shall be listed with the United States Department of the Treasury.

b. 1.1.9 APPROVED

The word "approved" shall be defined as the written approval by the Owner, except as otherwise modified. The terms "directed," "required," "permitted," or words of like import, shall be considered as similarly

defined as to the party directing, requiring, permitting, or similarly instructing the Contractor.

c. 1.1.10 PROVIDE OR PROVIDED

The works "provide" or "provided" shall be defined as both furnishing and installing a thing, product, system, assembly, material, or the like.

d. 1.1.11 ALL

"All" is implied throughout the Trade Sections of the Specifications and shall mean to do or accomplish all things under the contract, except where other provisions are specified. Hence, the use of the word, "All" is limited, in general, to the general parts of the Work, and the work included in the Scope of each and every Trade Section, or to residuary legate clauses requiring the doing of the things expect those sequentially listed as excluded.

e. 1.1.12 PRODUCT

Wherever the word "product" appears within the Contract Documents, it shall be understood to mean materials, equipment, assembly, manufacturers, brands, trade names, items of similar description as applicable.

f. 1.1.13 TRADE

The word "Trade" (with initial capital letter) is used herein to designate a Section title and not a trade or craft as set up for labor jurisdiction in an area.

B. Paragraph 1.2 CORRELATION AND INTENT OF THE CONTRACT DOCUMENTS

1. Subparagraph 1.2.2

Add the Following:

- a. Extra payments will not be authorized for work that could have been reasonably inferred from the contract documents. Coordination of the respective trades to perform the complete scope of the Work will be the responsibility of the Contractor.

2. Subparagraph 1.2.4.

Add the following:

- a. Scope paragraphs of the Sections present a brief indication of the principal work included primarily in that Section, but do not limit work to subjects specifically mentioned nor do they purport to itemize all work

that may be included.

3. At the end of Paragraph 1.2.

Add the following subparagraph:

- a. 1.2.5 Large scale details shall, in general, govern and take precedence over small scale details, which they are intended to amplify. Do not obtain dimensions by scaling. In cases of discrepancy between Drawings and Specifications, consult the Architect before proceeding with the work. Should the Architect fail to be notified prior to commencement of the work, the responsibility for the work shall be that of the Contractor.

1.03 MODIFICATIONS TO ARTICLE 3 CONTRACTOR.

1. Paragraph 3.3 SUPERVISION AND CONSTRUCTION PROCEDURES

Add the following subparagraphs:

- a. 3.3.4 The Contractor shall layout all the Work as required by the Drawings and be held responsible for damage, if any is incurred, due to incorrect layout of Work. The Contractor shall establish all building lines, bench marks, and labels from which all trades can work, and take necessary measures to keep the marks in visible evidence throughout all stages of the Work.
- b. 3.3.5 In order to insure proper progress to Work, the Contractor shall be prepared to guarantee to each of his Subcontractors the dimensions which they may require for proper fitting of their work to all adjacent or adjoining work.
- c. 3.3.6 The Contractor shall verify all measurements at buildings and premises, and where necessary measurements cannot be secured at the Project when required, the matter shall be referred to the Architect.

2. Subparagraph 3.12.5

- a. In the first line, delete the word, "approve" and substitute "stamp with his approval".

1.04 MODIFICATIONS TO ARTICLE 5 SUBCONTRACTORS

1. Subparagraph 5.2.1

At the end of the subparagraph, add the following:

- a. No work shall be commenced until the names of the Subcontractors have been given in writing to the Owners. If required, the Contractor shall furnish evidence satisfactory to the Owners showing that any or all

proposed Subcontractors are competent to execute the various parts of the Work covered by their subcontract.

1.05 MODIFICATIONS TO ARTICLE 9 PAYMENTS AND COMPLETION

1. Subparagraph 9.2.1

After this subparagraph, add the following:

- a. The schedule of values of the various portions of the Work shall be submitted on AIA form G703 shall be filled out in full as directed.

2. Subparagraph 9.3.3

After this subparagraph, add the following subparagraphs:

- a. 9.3.1.4 Unless otherwise stated in the Agreement, the Owner will retain 10% of the amount due the Contractor on account of progress payments.
- b. 9.3.1.5 Starting with the second Application for Payment, the Contractor shall verify that he has paid all Subcontractors and major material suppliers that amount drawn on the previous payment for their respective areas.

3. Subparagraph 9.10.2

At the end of this subparagraph, add the following:

- a. Forms for release shall be AIA G706 and G706A.

1.06 MODIFICATIONS TO ARTICLE 11 INSURANCE AND BONDS

1. Subparagraph 11.1.2

After this subparagraph, add the following:

- a. 11.1.2.1 The contractor shall maintain, throughout the life of the Contract, insurance satisfactory to the Owner providing not less than the following minimum coverage:

Workmen's Compensation Insurance: Workmen's Compensation as required by Statutory law and Including Employer's Liability (Coverage B) with limits not less than \$500,000.00.

- b. Public Liability Insurance:

- A. Comprehensive General Liability Insurance - This is the basic insurance which covers the Contractor for his negligent acts, errors, and omissions.

- B. Contractor's Protective Liability Insurance - This insurance protects a contractor from Liability arising from the negligent acts of his subcontractors.
- C. Blanket Contractual Liability Insurance - This is an extension of the regular general liability policy to cover any written contract entered into by the insured contractor.
- D. Completed Operations Liability Insurance - This form of insurance extends the time limit of the general liability policy to cover claims that may arise after work has been completed and turned over to the Owner.

Contractor's Comprehensive Liability Insurance including Automobile. Combined single limit or equivalent split limits:

Bodily Injury: Each person \$1,000,000.00
Each occurrence \$1,000,000.00
Annual Aggregate \$2,000,000.00

Property Damage including completed Operations Broad Form

Each occurrence \$1,000,000.00
Annual Aggregate \$2,000,000.00

Automobile Liability - Owned, non-owned and hired:

Bodily injury each person \$ 500,000.00
Bodily injury each occurrence \$1,000,000.00
Property damage each occurrence. \$ 500,000.00

XCU coverage: The certificate of insurance shall state that the XCU exclusions have been eliminated.

2. Subparagraph 11.1.3

Delete the first two sentences and add the following:

- a. 11.1.4 Each policy shall provide EITHER IN THE BODY OF THE POLICY OR BY APPROPRIATE ENDORSEMENT (RIDER) TO THE POLICY, that such policy cannot be altered or canceled in less than twenty (20) consecutive calendar days after receipt by the Owner of such written notice.
- b. 11.1.5 The Contractor shall furnish a certificate of Insurance certifying that the insurance requirements, as set forth herein, have been included in the insurance policies. This Certificate of Insurance shall state the amounts of insurance and shall contain the clauses set forth herein. The Certificate of Insurance must be approved by the Owner prior to the commencement of the Work.
- c. 11.1.6 The Contractor shall name the Owner and Architect as additionally

insured on all policies and shall so state on Certificate of Insurance.

3. Paragraph 11.4 PROPERTY INSURANCE

Add the following:

11.4.1 The insurance coverage to be provided by the Owner will be as follows:

Property Insurance: All-risk written on a completed value form basis. The contractor and the Owner, as their interest may appear, shall be the named insured for the full insurable value of the Work.

11.5.1 In the event a bond for the Project is required by the Owner, the following will apply:

a. The bond shall be in the amount of 100% of the Contract amount, will be required by the Owner.

a. 11.5.3 Each Bond shall provide either in the body of the Bond or by appropriate endorsement (Rider) to the Bond that: This obligation shall remain in full force and effect for any and all duly authorized modifications of said Contract and that may hereinafter be made, except that no change will be made which increases the total Contract Sum more than twenty percent in excess of the original Contract Sum without notice to the Surety.

b. 11.5.4 All Bonds shall be in the forms prescribed by Law or Regulation or by the Contract Documents and be executed by such sureties as are named in the current list of "Companies Holding Certificates of Authority as Acceptable Sureties on Federal Bonds and as Acceptable Reinsuring Companies" as published in Circular 570 (amended) by the Audit Staff Bureau of Accounts, U.S. Treasury Department.

END OF SECTION 00 73 26

SECTION 00 73 27 - SUPPLEMENTARY CONDITIONS

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. The specifications entitled SUPPLEMENTARY CONDITIONS OF THE CONTRACT FOR CONSTRUCTION are intended to amend or supplement the Supplementary General Conditions. Where any variance or discrepancy occurs, the Supplemental Conditions shall take precedence over the General Conditions.

1.02 BIDS

- A. Before submitting his proposal, each sub-contractor shall carefully examine the plans and specifications, visit the site of work as applicable, inform himself fully concerning the existing conditions, and shall make his proposal to carry out the work or construction in strict accord with the plans and specifications. Should a bidder find discrepancies or omissions from the plans and specifications or shall he be in doubt as to their meaning, he shall at once notify the Architect through the Contractor, who will send out written instructions to the Contractor on the point(s) in question for distribution.
- B. Neither the Owner nor the Architect will be responsible for any oral instructions or statements.
- C. Addenda may be issued during the time of the preparation of the bids. Such addenda shall be covered in the proposals and will become part of the contract.

1.03 CONTRACTORS LICENSE

- A. All sub-contractors, as applicable to this project, must be licensed as required by Public Chapter 6 of the Contractor's Licensing Act of 1991 and subsequent amendments thereto. The sub-contractor's name, license number, expiration date, description of license classification and limit must be shown on the bid method as directed by the Contractor. Any bid not meeting this requirement could be rejected at the discretion of the Contractor.
- B. As applicable to this project, a subcontractor doing work in HVAC, Plumbing or Electrical classifications where the subcontract is equal to or exceeds \$25,000.00, must be licensed in accord with the Contractor's Licensing Act of 1991, Chapter 6 and amendments thereto.

1.04 PAYMENTS

- A. Payments to the Contractor will be made on the basis of monthly estimates submitted to the Architect on or before the fifth day of each calendar month during the execution of the contract and shall cover the period up to the first day of that month. Five percent (5%) of the amount of each estimate will be retained by the Owner as a guarantee until time of payment of the final estimate. Payment to the Contractor will be made by the

Owner by the fifteenth day of the month in which the estimate is made. Final settlement will be made within fifteen (15) days after final acceptance of the contract by the Owner, complete, as covered by and provided for in these specifications and plans. Estimates shall include all labor and materials delivered and stored at the site, but shall not include materials or equipment stored elsewhere, except as described in Article 9.3.2 of the General Conditions.

1.05 INSURANCE

- A. The Contractor shall obtain at least five (5) days prior to starting work all insurance required under this paragraph and such insurance must be approved by the Owner, and the Contractor shall not allow any Subcontractor to commence work on his subcontract until the insurance required of the Subcontractor has been so obtained and approved.
- B. COMPENSATION INSURANCE: The Contractor shall procure and shall maintain during the life of this contract Workmen's Compensation Insurance as required by the applicable State of Territorial Law for all of his employees to be engaged in work at the site of the project under this contract and, in case of any such work sublet, the Contract shall require the Subcontractor similarly to provide Workmen's Compensation Insurance for all of the latter's employees to be engaged in such work, unless such employees are covered by the protection afforded by the Contractor's Workmen's Compensation Insurance. In case any class of employees engaged in hazardous work on the project under this contract shall provide and shall cause each subcontractor to provide adequate Employer's Liability Insurance for the protection of such of his employees not otherwise protected.
- C. CONTRACTOR'S AND SUBCONTRACTOR'S COMPREHENSIVE GENERAL LIABILITY AND PROPERTY DAMAGE INSURANCE AND VEHICLE LIABILITY INSURANCE: The Contractor's comprehensive general liability insurance and automobile liability insurance required by subparagraph 11.1.1 shall be in an amount not less than One Million Dollars (\$1,000,000.00) for injuries, including accidental death to any person and subject to the same limit for each person in an amount not less than Five Hundred Thousand Dollars (\$500,000.00) on account of one occurrence. The Contractor's Property Damage Liability Insurance shall be in an amount not less than Five Hundred Thousand Dollars (\$500,000.00) aggregate. The Contractor shall either (1) require each of his subcontractors to procure and to maintain, during the life of his subcontract, Subcontractor's Comprehensive General Liability, Automobile Liability and Property Damage Liability of the type and in the same amounts as specified in this subparagraph, or (2) insure the activity of his subcontractors in his own policy. The Contractor's and his subcontractor's liability insurance shall include adequate protection against the following special hazards.
- D. BUILDERS RISK INSURANCE (FIRE AND EXTENDED COVERAGE): Until the project is completed and accepted by the Owner, the Owner will maintain Builder's Risk Insurance (fire and extended coverage) on a 100% completed value basis on the insurable portion of the project.
- E. PROOF OF CARRIAGE OF INSURANCE: The Contractor shall furnish the Owner with

certificates showing the type, amount, class of operations covered, effective dates and dates of expiration of policies. Such certificates shall also contain substantially the following statements: "The insurance covered by this certificate will not be canceled or materially altered, except after twenty (20) days written notice has been received by the Owner."

1.06 OMISSIONS

- A. The drawings and specifications are intended to cooperate. Anything shown on the drawings, but not mentioned in the specifications or vice versa, or anything not expressly set forth in either, but which is reasonably implied, shall be furnished as though specifically shown or mentioned in both, without extra charge.

1.07 INTERPRETATIONS, DIMENSIONS, ETC.

- A. These specifications and the accompanying drawings are to be interpreted according to their full intent, meaning and spirit whether taken together or separately. Taken together, they shall be deemed to mutually explain each other and to be descriptive of the work to be performed under the contract, but should there be any discrepancy between the drawings and the specifications or between the figures on the drawings and the scale set forth on the drawings designating the materials, the work of the specifications shall take precedence in all cases.
- B. The figures on the drawings shall take precedence over the scale. The details or large-scale drawings shall take precedence over the smaller-scale drawings.
- C. All dimensions and conditions of existing work shown on drawings are for the design. The Contractor shall verify them at job site before proceeding with the work. Any variations that would materially affect the work shall be called to the Architect's attention.
- D. The Contractor is not to make alterations or corrections in the drawings or specifications, but should any error appear, it shall be referred to the Architect for corrections before bids are submitted or the work proceeded with.

1.08 "OR EQUAL" CLAUSE

- A. Whenever a material or article is specified or shown on plans by using the name of the proprietary product of a vendor, any material or article of similar quality, workmanship, and materials which will perform adequately the duties imposed by the general design and requirements will be considered satisfactory or equal upon approval of the Architect. Any substitutions used without Architect's prior approval will be at the Contractor's own risk, and cost of changes will be borne by the Contractor.
- B. The Contractor shall furnish sufficient data to fully describe material proposed for substitution.

1.09 AWARD OF SUBCONTRACTS

- A. As soon as practicable after bids are received, and not later than ten (10) days after award of the contract, the Contractor shall furnish to the Architect in writing for acceptance by the Owner and Architect a list of the names of Subcontractors and Material Vendors proposed for the work. The Architect and Owner reserve the right to disqualify a proposed Subcontractor or other person or Material Vendor for insufficient proof of ability of compliance with the work. In the even of disqualification by the Architect or Owner, the Contractor shall submit an acceptable substitute without increase in the contract sum. This paragraph supersedes Article 5.2.1, 5.2.2, 5.2.3, & 5.2.4 of the General Conditions.
- B. The Contractor may utilize the services of specialty subcontractors on those parts of work which, under normal contracting practices, are performed by specialty subcontractors.
- C. The Contractor shall not award any work to any subcontractor without prior written approval of the Owner, which approval will not be given until the Contractor submits to the Owner a written statement concerning the proposed award to the subcontractor, which statement shall contain such information as the Owner may require.
- D. The Contractor shall be as fully responsible to the Owner for the acts and omissions of his Subcontractors, and of persons either directly or indirectly employed by them, as he is for the acts and omissions of persons directly employed by him.
- E. The Contractor shall cause appropriate provisions to be inserted in all subcontracts relative to the work to bind Subcontractors to the contract by the terms of the General Conditions and other contract documents insofar as applicable to the work of Subcontractors, and to give the Contractor the same power as regards terminating any subcontract that the Owner may exercise over the Contractor under any provision of the contract documents.
- F. Nothing contained in this contract shall create any contractual relation between Subcontractor and the Owner.

1.10 DRAWINGS

- A. The general character of the detailed work is shown on the drawings, but minor modifications may be made in the large scale details. The Contractor shall notify the Architect if additional drawings will be necessary and the date when such drawings are required. The Architect will endeavor to supply these drawings so as not to delay the construction. The Contractor shall not attempt to execute any part of the work requiring such drawings until he has received some. All drawings changes must be approved and signed by the Architect and/or Owner.

1.11 ARCHITECT'S AUTHORITY

- A. The Architect shall determine the amount, quality, acceptability and fitness of the several kinds of work and materials which are to be paid for under this contract and shall decide all questions which may arise in relation to said work and the construction thereof. The Architect's estimates and decisions shall be final and conclusive, except as

herein otherwise expressly provided. In case any questions shall arise between the parties hereto relative to said contract or specifications, the determination or decision of the Architect shall be a condition precedent to the right of the Contractor to receive any money or payment for such work under this contract affected in any manner or to any extent by such question.

- B. The Architect shall, at his sole discretion, decide the meaning and intent of any portion of the specifications, plans or drawings where the same may be found obscure or may be in dispute. Any differences of conflicts in regard to their work may arise between the Contractor under the contract and other Contractors performing work for the Owner shall be adjusted and determined by the Architect.

1.12 CONTRACTOR

- A. Only one (1) contractor is recognized as a party to the contract, and where the term "Contractor" is used, the Roofing Contractor is referred to as deemed practical to this project.
- B. For convenience, the specifications have been divided into separate headings and divisions to cover the various trades represented in the work, and where other subcontractors are referred to, it has been for convenience only.
- C. It is understood that, except as otherwise specifically stated in the contract documents, the Contractor shall provide any pay for all materials, labor, permits, fees, tools, equipment, transportation, superintendence, temporary construction of every nature, all other services, facilities, and cost of every other nature whatsoever necessary to execute and complete the entire work to be done under the contract documents and deliver it complete in every respect.

1.13 SEQUENCE OF CONSTRUCTION

- A. The Contractor shall start construction of the work immediately after award of the contract, but shall do no work on the premises that would cause any interruption to the Owner's activities, as applicable, except under the direct instructions or approval of the Owner or Architect.

1.14 CONSTRUCTION SCHEDULE

- A. The Contractor shall submit to the Architect and Owner, as soon after award of contract as possible, a progress schedule of construction in form as approved by the Architect. The schedule shall show the proposed dates of starting and completion of each branch of the work, and the estimated delivery date of materials and equipment.

1.15 GENERAL GUARANTEE

- A. Neither the final certificate of payment nor any provision in the contract documents nor partial or entire occupancy of the premises by the Owner shall constitute an acceptance of work not done in accordance with the contract documents or relieve the Contractor of liability in respect to any express warranties or responsibility for faulty materials or

workmanship. The Contractor shall remedy any defects in the work and pay for all damage to other work resulting therefrom, which shall appear within a period of one (1) year from the date of final acceptance of the work unless a longer period is specified. The Owner will give notice of observed defects with reasonable promptness.

1.16 CONSTRUCTION TIME & LIQUIDATED DAMAGES

- A. The Roofing Contractor must agree to commence work on or before a date to be specified in a written "Notice To Proceed" by the Owner and to fully complete the project within thirty (30) consecutive calendar days.
- B. The agreement shall include an amount of one hundred (\$100.00) dollars per day prior to signing the agreement, that the roofing contractor shall pay to the Owner as liquidated damages, and not as a penalty. The agreement amount will be per calendar day for each calendar day after the agreed completion date that the work is not fully certified by the Architect as being Substantially Complete as that state of completion is defined in the conditions of the contract.

END OF SECTION 00 73 27



Analysis Report
prepared for
Justice Environmental

Report Date: 7/16/2024

Project Name: Columbia M.S.

Project #: JE2407-199

SanAir ID#: 24038770



NVLAP LAB CODE 200870-0

10501 Trade Court | North Chesterfield, Virginia 23236
888.895.1177 | 804.897.1177 | fax: 804.897.0070 | IAQ@SanAir.com | SanAir.com



SanAir ID Number

24038770

FINAL REPORT

7/16/2024 5:02:15 PM

Name: Justice Environmental
Address: 625 Bakers Bridge Ave
Suite 105-87
Franklin, TN 37067
Phone: 615-806-8393

Project Number: JE2407-199
P.O. Number:
Project Name: Columbia M.S.
Collected Date: 7/10/2024
Received Date: 7/15/2024 10:45:00 AM

Dear CBJ,

We at SanAir would like to thank you for the work you recently submitted. The 3 sample(s) were received on Monday, July 15, 2024 via UPS. The final report(s) is enclosed for the following sample(s): MS-01, MS-02, MS-03.

These results only pertain to this job and should not be used in the interpretation of any other job. This report is only complete in its entirety. Refer to the listing below of the pages included in a complete final report.

Sincerely,

A handwritten signature in black ink that reads "Sandra Sobrino". The signature is fluid and cursive.

Sandra Sobrino
Asbestos & Materials Laboratory Manager
SanAir Technologies Laboratory

Final Report Includes:

- Cover Letter
- Analysis Pages
- Disclaimers and Additional Information

Sample conditions:

- 3 samples in Good condition.



SanAir ID Number

24038770

FINAL REPORT

7/16/2024 5:02:15 PM

Name: Justice Environmental
Address: 625 Bakers Bridge Ave
Suite 105-87
Franklin, TN 37067
Phone: 615-806-8393

Project Number: JE2407-199
P.O. Number:
Project Name: Columbia M.S.
Collected Date: 7/10/2024
Received Date: 7/15/2024 10:45:00 AM

Analyst: Mayes, Jean

Asbestos Bulk PLM EPA 600/R-93/116

SanAir ID / Description	Stereoscopic	Components		Asbestos Fibers
	Appearance	% Fibrous	% Non-fibrous	
MS-01 / 24038770-001 Plaster Breezeway Ceiling, Plaster	Tan Non-Fibrous Heterogeneous		100% Other	None Detected
MS-01 / 24038770-001 Plaster Breezeway Ceiling, Skim Coat	Off-White Non-Fibrous Homogeneous		100% Other	None Detected
MS-02 / 24038770-002 Roof Tar Parapet	Black Non-Fibrous Heterogeneous	5% Cellulose	90% Other	5% Chrysotile
MS-03 / 24038770-003 Roofing Tar Core Sample, Roofing	Black Non-Fibrous Heterogeneous		92% Other	8% Chrysotile
MS-03 / 24038770-003 Roofing Tar Core Sample, Membrane	White Fibrous Homogeneous	50% Synthetic	50% Other	None Detected

Analyst:

Analysis Date: 7/16/2024

Approved Signatory:

Date: 7/16/2024

Disclaimer

This report is the sole property of the client named on the SanAir Technologies Laboratory chain-of-custody (COC). Results in the report are confidential information intended only for the use by the customer listed on the COC. Neither results nor reports will be discussed with or released to any third party without our client's written permission. The final report shall not be reproduced except in full without written approval of the laboratory to assure that parts of the report are not taken out of context. This report and any information contained within shall not be edited, altered, or modified in any way by any persons or agencies receiving, viewing, distributing, or otherwise possessing a copy of this final report. The laboratory reserves the right to perform amendments to any finalized report, of which shall supersede and make obsolete any previous editions. Such changes, modifications, additions, or deletions shall be effective immediately upon notice thereof, which may be given by means including but not limited to posting on the SanAir client portal website, electronic or conventional mail, or by any other means. The information provided in this report applies only to the samples submitted and is relevant only for the date, time, and location of sampling. The accuracy of the results is dependent upon the client's sampling procedure and information provided to the laboratory by the client on the COC. SanAir assumes no responsibility for the sampling procedure and will provide evaluation reports based solely on the sample(s) in the condition in which they arrived at the laboratory and information provided by the client on the COC, such as: project number, project name, collection dates, po number, special instructions, samples collected by, sample numbers, sample identifications, sample type, selected analysis type, flow rate, total volume or area, and start stop times that may affect the validity of the results in this report. Samples were received in good condition unless otherwise noted on the report. SanAir assumes no responsibility or liability for the manner in which the results are used or interpreted. This report does not constitute nor shall not be used by the client to claim product, process, system, or person certification, approval, or endorsement by NVLAP, NIST, NELAC, AIHA LAP, LLC or any other U.S. governmental agencies and may not be accredited by every local, state, and federal regulatory agencies. Samples are held for a period of 60 days. Fibers smaller than 5 microns cannot be seen with this method due to scope limitations. For NY state samples, method EPA 600/M4-82-020 is performed.

NYELAP Disclaimer:

Polarized- light microscopy is not consistently reliable in detecting asbestos in floor covering and similar non-friable organically bound materials. Quantitative transmission electron microscopy is currently the only method that can be used to determine if this material can be considered or treated as non-asbestos containing.

Asbestos Accreditations

National Voluntary Laboratory Accreditation Program (NVLAP) Lab Code 200870-0
City of Philadelphia Department of Public Health Air Management Services, Certification#ALL-460
Commonwealth of Pennsylvania Department of Environmental Protection Number 68-05397
California State Environmental Laboratory Accreditation Program Certificate Number 2915
Colorado Department of Public Health and Environment Registration Number AL-23143
Connecticut Department of Public Health Environmental Laboratory Registration Number PH-0105
Massachusetts Department of Labor Standards Asbestos Analytical Services License Number: AA000222
State of Maine Department of Environmental Protection License Number: LB-0075, LA-0084
New York State Department of Health Laboratory ID: 11983
State of Rhode Island Department of Health Certification No.: PCM00126, PLM00126, TEM00126
Texas Department of State Health Services License Number: 300440
Commonwealth of Virginia Department of Professional and Occupational Regulation Number: 3333000323
State of Washington Department of Ecology Laboratory ID: C989
State of West Virginia Bureau for Public Health Analytical Laboratory Number: LT000616
Vermont Department of Health License Number: Asb-Co-An-000006
Louisiana Department of Environmental Quality AI Number 212253, Certificate #05088



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804.897.1177 / 888.895.1177
Fax 804.897.0070
sanair.com

Asbestos
Chain of Custody
Form 140, Rev 7, 10/20/2022

SanAir ID Number

24038770

Company: Justice Environmental Services		Project #: JE 2407-199	Collected by: CBJ
Address: 625 Bakers Bridge Ave, Ste 105-87		Project Name: Columbia M.S.	Phone #: 615 806 8393
City, St., Zip: Franklin TN 37067		Date Collected: 07-10-2024	Fax #:
State of Collection: TN	Account #: 3242	P.O. Number:	Email: barry@JusticeEnv.com

Bulk			Air			Soil		
ABB	PLM EPA 600/R-93/116	☒	ABA	PCM NIOSH 7400	☐	ABSE	PLM EPA 600/R-93/116 (Qual.)	☐
	Positive Stop	☐	ABA-2	OSHA w/ TWA*	☐	Vermiculite		
ABEPA	PLM EPA 400 Point Count	☐	ABTEM	TEM AHERA	☐	ABB	PLM EPA 600/R-93/116	☐
ABB1K	PLM EPA 1000 Point Count	☐	ABATN	TEM NIOSH 7402	☐	ABEPA3	PLM EPA 400 Point Count	☐
ABBEN	PLM EPA NOB**	☐	ABT2	TEM Level II	☐	ABCM	Cincinnati Method	☐
ABBCH	TEM Chatfield**	☐	Other:		☐	Dust		
ABBTM	TEM EPA NOB**	☐	New York ELAP			ABWA	TEM Wipe ASTM D-6480	☐
ABQ	PLM Qualitative	☐	ABEPA2	NY ELAP 198.1	☐	ABDMV	TEM Microvac ASTM D-5755	☐
** Available on 24-hr. to 5-day TAT			ABENY	NY ELAP 198.6 PLM NOB	☐	Matrix		
Water			ABBNY	NY ELAP 198.4 TEM NOB	☐	Other		
ABHE	EPA 100.2	☐	Positive Stop			☐		

Turn Around Times	3 HR (4 HR TEM) ☐	6 HR (8HR TEM) ☐	12 HR ☐	1 Day ☐
	☒ 2 Days	☐ 3 Days	☐ 4 Days	☐ 5 Days

Special Instructions	TCLP if possible / LEAD 2 separate Reports
----------------------	--

Sample #	Sample Identification/Location	Volume or Area	Sample Date	Flow Rate*	Start - Stop Time*
MS-01	Plaster	Beepzenay Ceiling			
MS-02	Roofing TAR	Parapet			
MS-03	Roofing TAR	Core Sample			
MS-201	TCL	JE 2407-199B			(Separate)
MS-301	TCLP	JE 2407-199E			Reports

Relinquished by	Date	Time	Received by	Date	Time
[Signature]	07/12/24	10:30 AM	mc	7/15/24	10:45 AM

If no technician is provided, then the primary contact for your account will be selected. Unless scheduled, the turnaround time for all samples received after 3 pm EST will be logged in the next business day. Weekend or holiday work must be scheduled ahead of time and is charged at 150% of the 3hr TAT or a minimum charge of \$150. A courier charge will be applied for same day and one-day turnaround times for offsite work. SanAir covers Ground and Next Day Air shipping. Shipments billed to SanAir with a faster shipping rate will result in additional charges.

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SECTION 01 11 13 - SUMMARY OF WORK

PART 1 - GENERAL

1.01 WORK UNDER THIS CONTRACT

- A. The work included under these specifications and the accompanying drawings consist of providing all items, articles, materials, operations, or methods listed, mentioned, or scheduled on the drawings and/or herein, including all labor, materials, services, equipment, and incidentals necessary for their completion.

- 1. To provide all materials, systems, labor and equipment as called out on the Plans and Specifications for CITY OF COLUMBIA ALLEY REROOF PROJECT.

1.02 WORK PERFORMED UNDER SEPARATE CONTRACTS (AS APPLICABLE)

- A. Work denoted as "Not in Contract" (NIC) will be furnished and installed by the Owner or by others under separate contracts as applicable. Contractor shall rough-in and make connections of mechanical and electrical services as required for work not in contract.

1.03 WORK BY OTHERS

- A. Cooperate with other contractors or Owner's work crews for work on this project in the arrangement for storage of materials and the detailed work of these separate contractors and notify the Architect immediately of lack of progress or defective workmanship on their part where such delay or such defective workmanship will interfere with Contractor's own operations. Contractor's failure to give notice of lack of progress or defective workmanship by others shall be construed as acceptance by him of the status of the work as being satisfactory for proper coordination with Contractor's own work.

1.04 APPLICABLE CODES

- A. Major codes to date governing this project are:

REFERENCE MASTER COVER SHEET IN THE CONSTRUCTION DRAWINGS
FOR CODES PERTAINING TO COLUMBIA, TN.

- B. In case of conflict, the most stringent requirements shall apply. Coordinate code applications with the State Fire Marshal's field inspector.
 - C. All references to codes, specifications, and standards in the specification sections and on the drawings shall mean, and are intended to be, the latest edition, amendment to revisions of such reference standard in effect as of the date of these contract documents.

1.05 COORDINATION OF WORK

- A. As applicable, the Roofing Contractor shall review other sections of work applicable to their work and ascertain requirements in other sections applicable to their own work. Each shall be held responsible for coordination and inclusion of the work indicated as if

it were in the particular subcontractor's section. The Architect shall be advised of any discrepancies or conflicts at the earliest moment.

1.06 CONTRACTOR'S USE OF PREMISES

- A. Before construction is started, the Contractor shall confer with the Architect and the Owner and arrange for available trucking and storage space for the delivery of materials, storage space for materials and equipment, and parking space for his workmen.
- B. Construction operations and storage of materials and equipment shall be restricted to areas of the site mutually agreed upon and in such a manner as not to block access of fire fighting equipment to the building.

1.07 SCAFFOLDING, STAGING, ETC.

- A. As required, provide, install and maintain for the duration of the work, all scaffolds, staging, trestles, and planking necessary for the work in strict conformity with applicable laws and ordinances, and so as not to interfere with or obstruct the work of others. Provide all forms of protection necessary to keep the work of other trades free from damage.

1.08 WEATHER PROTECTION

- A. Provide protection to building and site as may be required to allow the work to continue without interruption due to weather or temperature, so as to allow completion and occupancy by the contract completion and occupancy by the contract completion date. Extras for heating, housing, and any other form of weather protection will not be honored.

1.09 GENERAL BUILDING PERMIT

- A. The Roofing Contractor will make application for the building permit as required to facilitate the project's construction. No cost will be associated with the building permit.

1.10 WARRANTY AND CORRECTION OF WORK

- A. The Roofing Contractor shall, prior to final inspection, deliver the Owner, all written guarantees and warranties called for in the specifications.

1.11 ASBESTOS

- A. Do not incorporate asbestos bearing materials in any of the work of this contract.

END OF SECTION 01 11 13

SECTION 01 26 46 - CONSTRUCTION CHANGE DIRECTIVES

PART 1 - GENERAL

1.01 SUPPORTING DOCUMENTATION FOR PROPOSALS OR CLAIMS

- A. Propose changes to work in writing, specifically describing proposed change, or briefly describing the proposed change with specific reference to a completely descriptive attachment.
- B. Propose changes in Contract Sum in writing, stating briefly the reason for change, and summarizing material, equipment, labor, overhead, and profit factors for Contractor, Subcontractors, and Sub-subcontractors. The Contractor will be allowed 10% for profit and overhead for changes for work by his own force and 5% for work by his subcontractor and sub subcontractor. Attach itemization of values of direct cost on form which provides information citing:
 - 1. Materials: units, costs, quantities, totals
 - 2. Equipment: hours, rates, totals
 - 3. Labor: hours, rates, totals
- C. Propose changes in Contract Time in writing: fully describe the reasons for the change and effect of the change on the construction schedule, and attach a revised Progress Schedule.

1.02 FORM FOR CHANGE ORDERS AND CONSTRUCTION CHANGE DIRECTIVES

- A. The form shall be AIA Document G701, a copy of which follows this section. Complete description of change in work shall be included in the body of the form or in referenced attachment. Change in Contract Sum and Contract Time shall be expressed in the body of the form.

1.03 SIGNATURES:

- A. Form shall be signed by authorized representatives of each of the entities required by Conditions of the Contract.
- B. Proposed Change Orders will be prepared by Contractor and submitted to the Architect. Contractor shall be first to sign an acceptable proposed Change Order, and shall deliver proposed Change Order to the Architect. Architect shall sign an acceptable proposed Change Order second, and deliver to Owner. Owner shall sign an acceptable proposed Change Order last, and deliver to Architect for further transmittal to Contractor and Architect.

END OF SECTION 01 26 46

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SECTION 01 26 49 - WEATHER DELAYS

PART 1 - GENERAL

1.01 EXTENSIONS OF CONTRACT TIME

- A. If the basis exists for an extension of time in accordance with Paragraph 8.3 of the General Conditions, an extension of time on the basis of weather may be granted only for the number of Weather Delay Days in excess of the number of days listed as the Standard Baseline for that month.

1.02 STANDARD BASELINE FOR AVERAGE CLIMATIC RANGE

- A. The Owner has reviewed weather data available from the National Oceanic and Atmospheric Administration and determined a Standard Baseline of average climatic range for the State of Tennessee.
- B. Standard Baseline shall be regarded as the normal and anticipatable number of calendar days for each month during which construction activity shall be expected to be prevented and suspended by cause of adverse weather. Suspension of construction activity for the number of days each month as listed in the Standard Baseline is included in the Work and is not eligible for extension of Contract Time.
- C. Standard Baseline is as follows:

<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>Jun</u>	<u>Jul</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>
12	11	8	7	7	6	7	5	4	5	6	11

1.03 ADVERSE WEATHER AND WEATHER DELAY DAYS

- A. Adverse Weather is defined as the occurrence of one or more of the following conditions which prevents exterior construction activity or access to the site within twenty-four (24) hours:
1. Precipitation (rain, snow, or ice) in excess of one-tenth inch (0.10") liquid measure.
 2. Temperatures which do not rise above 32 degrees F. by 10:00 a.m.
 3. Temperatures which do not rise above that specified for the days construction activity by 10:00 a.m., if any is specified.
 4. Sustained wind in excess of twenty-five (25) m.p.h.
 5. Standing snow in excess on one inch (1.00").
- B. Adverse Weather may include, if appropriate, "dry-out" or "mud" days when all the following conditions are met:

1. For rain days above the standard baseline.
 2. Only if there is a hindrance to site access or site work, such as excavation, backfill, and footings.
 3. At a rate no greater than 1 make-up day each day or consecutive days of rain beyond the standard baseline that total 1.0 inch or more, liquid measure, unless specifically recommended otherwise by the Designer.
- C. A Weather Delay Day may be counted if adverse weather prevents work on the project for fifty percent (50%) or more of the contractor's scheduled work day, including a weekend day or holiday if Contractor has scheduled construction activity that day.

1.04 DOCUMENTATION AND SUBMITTALS

- A. Submit daily job site work logs showing which and to what extent construction activities have been affected by weather on a monthly basis.
- B. Submit actual weather data to support claim for time extension obtained from nearest NOAA weather station or other independently verified source approved by Designer at beginning of project.
- C. Use Standard Baseline data provided in this Section when documenting actual delays due to weather in excess of the average climatic range.
- D. Organize claim and documentation to facilitate evaluation on a basis of calendar month periods, and submit in accordance with the procedure for Claims established in paragraph 4.3 of the Conditions.
- E. If an extension of the Contract Time is appropriate, it shall be effected in accordance with the provisions of Article 7 of the General Conditions, and the applicable General Requirements.

END OF SECTION 01 26 49

SECTION 01 26 57- PAYMENT AND CHANGE ORDER PROCEDURE

PART 1 - GENERAL

1.01 APPLICATION FOR PROGRESS PAYMENT:

A. Form:

1. The form for application for payment shall be AIA Document G702 Application and Certificate for Payment, accompanied by AIA Document G703 Continuation Sheet.
2. Itemize the continuation sheets with the line items and values of the Schedule of Values accepted by the Architect.

B. Submittal:

1. Submit the original and five (5) copies of each application to the Architect with required attachments and accompanying submittals, in accordance with the schedule established by the Agreement.

C. Stored Materials:

1. Materials stored on-site but not yet incorporated into the work may be claimed for payment.
2. Materials suitable stored off-site may be claimed for payment provided that the following is attached to each copy of the application:
 - a. A statement identifying where the materials are stored and that the materials are tagged to identify them for use in the project.
 - b. Copies of bills of sale for materials claimed.
 - c. A certificate of insurance covering materials claimed.

D. Retainage:

1. Attach to each copy of each application wherein retainage, as a percentage of the total completed and stored to date, is less than was provided in the previous application, shall have attached a copy of the Consent of Surety, using AIA Document G707A or a similarly formed letter, attaching the original of which to the original of the application.

E. Attachments and Accompanying Submittals:

1. Attach the following to each copy of each application:
 - a. Continuation sheets.
 - b. Consent of Surety if applicable for reduction in the retainage.
 - c. Documents required for materials stored off-site.
2. Submit three (3) copies of the following with the application as deemed necessary by

the Architect:

- a. Visitor Log for the period covered by the application.
- b. Progress Schedule, updated and current, indicating the progress through the period covered by the application and the schedule progress through completion of the work.
- c. Shop Drawing Log for the entire project through the period covered by the application, if required.

F. Approval and Payment:

1. If the Architect agrees with the amounts claimed in an application, he may, at his discretion, either return the application to the Contractor for revision and re-submittal or mark-up the application indicating the corrections he considers appropriate.
2. When the Architect finds the application complete and correct he will certify the application forwarding one copy to the Contractor indicating his action.

1.02 APPLICATION FOR PAYMENT AFTER SUBSTANTIAL COMPLETION:

- A. After the Architect has certified that the work is Substantially Complete, Contractor shall submit application for payment, including appropriate reduction in retainage, with the following attachments:

1. Continuation sheets described in 1.01.A.2.

1.03 APPLICATION FOR FINAL PAYMENT:

- A. Upon completion of the entire work, and submittal of the Contract Close-Out Package, the Contractor may submit an application with the following attachments:

1. Contractor's Affidavit of Payment of Debts and Claims, using AIA Documents G706.
2. Contractor's Affidavit of Release of Liens, using AIA Document A706A.

1.04 CHANGE ORDER:

- A. Form:

1. The form shall be AIA Document G701 Change Order.

- B. Submittal:

1. Change Orders will be prepared by the Contractor and will be submitted to the Architect for signing and attachment of supporting documentation, if any is needed.

- C. Attachments and Accompanying Submittals:

1. Attached to each copy of each change order shall be the following:
 - a. Referenced documentation describing and justifying the change in the work, the Contract Sum and the Contract Time.
 - b. Itemization of values of direct cost to the Contractor or Subcontractors, as apply, citing:
 - (1) Materials: units, costs, quantities, totals
 - (2) Equipment: hours, rates, totals
 - (3) Labor: hours, rates, totals
 - c. If a weather related delay, comparative data by the National Oceanic and Atmospheric Administration, obtained by the Contractor as an impartial basis for determining justifiable extensions, or daily work logs which describe actual local weather conditions and impact, subject to approval by the Architect.

END OF SECTION 01 26 57

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SECTION 01 29 73- SCHEDULE OF VALUES

PART 1 - GENERAL

1.01 FORM AND APPROVAL

- A. The form for schedule of values shall be AIA Document G703 Continuation Sheet.
- B. If objected to by Architect, revise and resubmit to Architect's satisfaction prior to submitting application for payment.

1.02 ALLOCATION OF VALUES

- A. Provide a single line item to account for mobilization and general administration, and fulfilling General Requirements of Project.
- B. Account for modifications with a line item for each.

END OF SECTION 01 29 73

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SECTION 01 30 00 - PRODUCTS

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. General provisions of the Contract, and General and Supplementary Conditions apply to this section.

1.02 TRANSPORTATION AND HANDLING

- A. Materials, products, and equipment shall be properly containerized, packaged, boxed and protected to prevent damage during transportation and handling.
- B. More detailed requirements for transportation and handling are specified under the technical sections.

1.03 STORAGE AND PROTECTION

- A. Provide suitable temporary weather-tight storage facilities as may be required for materials that will be damaged by storage in the open.
- B. Available storage space at the job site is limited to the site. Any additional off-site space required is the responsibility of the Contractor.
- C. Allocate the available storage areas and coordinate their use by the trades on the job. Maintain a current list showing all items and where they are stored.
- D. Store and protect materials delivered at the site from danger. Do not use damaged materials on the work.

1.04 INSTALLATION REQUIREMENTS

- A. Manufactured articles, materials, and equipment shall be applied, installed, connected, erected, used, cleaned, and conditioned as directed by the respective manufacturers, unless otherwise specified.

1.05 IDENTIFYING MARKERS

- A. Name plates and other identifying markings shall not be affixed on exposed surfaces of manufactured items installed in finished areas.

1.06 PRODUCT APPROVAL STANDARDS

A. Definitions:

- 1. The term "Product" shall include material, equipment, assembly methods, manufacturer, brand, trade name, or other description.

2. References to "approved equal" or "similar" terms mean that approval of the Architect is required.

- B. Proof of Compliance: Whenever the Contract Documents require that a product be in accordance with Federal Specification, ASTM designation, ANSI Specification, or other associated standard, the Contractor shall present an affidavit from the manufacturer certifying that the product complies therewith. Where requested or specified, submit supporting test data to substantiate compliance.

1.07 SUBSTITUTIONS

A. Policy:

1. Wherever in the Specifications or on the drawings a material or article is specified or shown by using the name of a proprietary product of a manufacturer or vendor, the item name is intended to set standard of design, substance, performance and quality for such material or article.
2. Contractors may propose equal substitutions for all products called for in any section of these specifications whether or not the section so states, they are encouraged to do so when a substitution would result in a savings to the Owner with no sacrifice of quality or design intent.
3. Substitute products shall not be ordered or installed without written acceptance.
4. Substitutions will not be considered unless submitted to the Architect no later than five (5) business days prior to the bid date. The Architect's decision shall be final concerning the acceptability of all substitutions.

B. Procedure Regarding Substitutions:

1. Should the Contractor wish to substitute some product other than the one previously approved, he shall request permission in writing from the Architect. The following information should be included in his letter of request:
 - a. The name and manufacturer of product specified.
 - b. The name and manufacturer of product he wishes to substitute.
 - c. Complete descriptive and specification data, illustrations, etc., of the product he wishes to substitute and the reasons for substitution.
2. In the consideration of proposed substitution, the Contractor shall supply the Architect with all information which may be requested.
3. The Architect will approve or disapprove the proposed within the provisions of the Contract Documents.
4. The burden of proof shall rest with the Contractor to prove that the proposed substitute is equal to the material or article specified.

END OF SECTION 01 30 00

01 30 00 - 3

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SECTION 01 31 13 - PROJECT COORDINATION

PART 1 - GENERAL

The Roofing Contractor is responsible for coordination of all work. The Roofing Contractor is responsible for coordinating work with the Architect and Owner's representative.

END OF SECTION 01 31 13

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SECTION 01 31 19 - PROJECT MEETINGS

PART 1 - GENERAL

1.01 SCHEDULING AND ATTENDANCE

- A. The Architect, in cooperation with the Owner and the Contractor, will schedule and administer a Pre-Construction Conference, periodic Progress Meetings, and other specially called or required meetings as warranted, requested, and/or applicable.
- B. Representatives of the Owner, Contractor and Architect will attend.
- C. Representatives of the Contractor, subcontractors, and suppliers attending meetings shall be qualified and authorized to act on behalf of the entity each represents.

1.02 PRE-CONSTRUCTION CONFERENCE (Not Required This Project)

- A. A Pre-Construction Conference will be scheduled and conducted at the project site prior to the issuance of the Notice to Proceed as warranted, requested, and/or applicable.
- B. The Pre-Construction Conference shall be attended by the Contractor's:
 - 1. (Office) Job Manager
 - 2. (Field) Job Superintendent
 - 3. Major subcontractors' representatives
 - 4. Major suppliers' representatives
 - 5. Others, as desired

The Pre-Construction Conference is intended to be an opportunity for the Contractor to review administrative, and procedural requirements of the Contract Documents, and to ask questions concerning the work. At least one English speaking representative from each company desiring to attend must be present.

1.03 PROGRESS MEETINGS (Not Required This Project)

- A. Progress Meetings will be scheduled and conducted at the project site prior to the Contractor's submittal of an application for payment, or when deemed advisable by the Architect.
- B. Progress Meetings shall be attended by the Contractor's:
 - 1. (Office) Job Manager
 - 2. (Field) Job Superintendent
 - 3. Subcontractors' representatives, as befits the agenda
 - 4. Suppliers' representatives, as befits the agenda
 - 5. Others, as appropriate
- C. Progress Meetings are intended to be a monthly opportunity for the Contractor to review and submit applications for payment, and attachments, and for a general review

of the progress of the work, aimed at identifying and mitigating impediments to timely completions. At least one English speaking representative from each company desiring to attend must be present.

END OF SECTION 01 31 19

SECTION 01 33 00 - SHOP DRAWING SUBMITTALS

PART 1 - GENERAL

1.01 CONSTRUCTION SCHEDULES

- A. See General Conditions, Paragraph 5, for submission of a progress schedule.

1.02 PROGRESS REPORTS

- A. Daily Reports: Progress reports shall be kept on a daily basis to cover each facet of the work. These reports shall be kept on file at the field office, and shall be made available to the Architect's or his representative's review upon request.
- B. Monthly Reports: Submit a monthly report to the Architect in which the progress is reported on each area of work being undertaken.

1.03 SURVEY DATA (NOT REQUIRED THIS PROJECT)

- A. Be responsible for properly laying out the work, and for lines and measurements for the work executed under the contract documents. Verify the figures shown on the drawings before laying out the work, and report errors or inaccuracies in writing to the Architect before commencing work. The Architect or his representative will in no case assume the responsibility for laying out the work.
- B. Establish necessary reference lines and permanent bench marks from which building lines and elevations shall be established. Engage a registered land surveyor for this purpose to layout the work. Establish not less than two (2) such bench marks in widely separated locations. Be responsible for the proper location and level of the work and for the maintenance of the reference lines and bench marks. Establish bench marks and axis lines at each floor showing exact floor elevations and other lines and dimensional reference points as required for the information and guidance of all trades; field checking of the structure and surveys thereof as may be required by the technical sections of the specifications; the marking and layout of walls and partitions; and the taking of settlement readings as hereinafter specified.
- C. The mechanical and electrical trades shall be responsible for the layout of the ductwork, piping and conduit based on the reference lines and bench marks established.

1.04 SHOP DRAWINGS

- A. The Contractor shall submit shop drawings and samples for all items called for in the detail specifications and drawings. Submit digitally prepared shop drawings, brochures, and two minimum samples as appropriate. The Architect and their sub consultants will digitally review/approve the submittals and send back with one approved sample to be kept at the job trailer. No shop drawing or sample, other than those stamped "Approved" shall be in the job site trailer for any purpose whatsoever, and work installed incorrectly shall not change the contract price.

- B. In checking shop drawings and samples, the Architect and their sub-consultants shall not be required to check dimensions, quantities, electrical characteristics, specific capacities, or coordination with other trades, these being the responsibility of the Contractor. The Contractor shall attest, either in writing or by stamp or signature, that all shop drawings and samples submitted for approval have been checked for compliance with the drawings and specifications prior to submission to the Architect, otherwise, they will be returned unchecked. No shop drawing or sample shall be submitted directly to the Architect from a manufacturer or subcontractor. The Contractor will be required to submit a digital transmittal with each digital shop drawing requested for review and approval.
- C. The stamp of the Architect on returned shop drawings and samples shall be interpreted as follows:
 - 1. Reviewed: No correction, proceed with the work.
 - 2. Furnish as Corrected: Items noted for correction must be fabricated or furnished with corrections as noted.
 - 3. Rejected: The item is rejected as not in accordance with the contract requirements or for other justified cause.
 - 4. Revise and Resubmit: Items noted for correction must be fabricated or furnished with correction as noted. All items bearing this stamp must be resubmitted for further checking and approval.
 - 5. Submit Specified Items: Items are in accordance with the contract requirements. Submit further documentation to clarify the intent as specifically noted in the review submittal.

1.05 SCHEDULE OF VALUES

- A. Submit schedule of values as required by Section 01 29 73.

1.06 LIST OF SUBCONTRACTORS

- A. Submit list of subcontractors as required by the General Conditions.

1.07 PROJECT RECORD DOCUMENTS

- A. Submit project record documents as required by the General Conditions and Specifications.

1.08 OTHER SUBMITTALS

- A. Submit all other information required by the contract documents.

END OF SECTION 01 33 00

SECTION 01 73 29 - CUTTING AND PATCHING

PART 1 - GENERAL

1.01 WORK INCLUDED

- A. This Section establishes general requirements pertaining to cutting (including excavating), fitting and patching of the work required to:
 - 1. Make the several parts fit properly.
 - 2. Uncover work to provide for installation, inspection, or both, of ill-timed work.
 - 3. Remove and replace work not conforming to requirements of the Contract Documents.
 - 4. Remove and replace defective work.

1.02 RELATED WORK

- A. In addition to other requirements specified, upon the Architect's request, uncover work to provide for inspection by the Architect of covered work, and remove samples of installed materials for testing.
- B. Do not cut or alter work performed under separate contract without the Architect's written permission.

1.03 QUALITY ASSURANCE

- A. Perform all cutting and patching in strict accordance with pertinent requirements of these Specifications, and in the event no such requirements are determined, in conformance with the Architect's written direction.

1.04 SUBMITTALS

- A. Prior to cutting which affects structural safety, submit written request to the Architect for permission to proceed with cutting.
- B. Should conditions of the work, or schedule, indicate a required change of materials or methods for cutting and patching, so notify the Architect and secure his written permission to proceed.
- C. Prior to cutting and patching performed pursuant to the Architect's instructions, submit cost estimate to the Architect. Secure the Architect's approval of cost estimates and type of cost reimbursement before proceeding with cutting and patching.
- D. Submit written notice to the Architect designating time the work will be uncovered, to provide for the Architect's observation.

PART 2 - PRODUCTS

2.01 CONDITIONS

- A. Inspect existing conditions, including elements subject to movement or damage during cutting, excavating, backfilling, and patching.
- B. After uncovering the work, inspect conditions affecting installation of the new work.
- C. If uncovered conditions are not as anticipated, immediately notify the Architect and secure needed directions.
- D. Do not proceed in areas of discrepancy until all such discrepancies have been fully resolved.
- E. Provide all required protection including, but not necessarily limited to, shoring, bracing, and support to maintain structural integrity of the work.

END OF SECTION 01 73 29

SECTION 01 74 23 - CLEANING

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of contract, including General and Supplementary Conditions and Division 1, Specification Sections, apply to work of this section.

1.02 DESCRIPTION OF WORK

- A. Final cleanup encompasses the removal of all debris, waste material and rubbish from the job site. Also included in final cleanup is the removal of all temporary facilities (i.e., offices, storage areas, fencing, barricades, temporary toilet facilities, etc.) and the restoration of the job site to specified condition. Restoration includes reseeding of grass and replanting of damaged shrubs, replacement and/or repair of any portion of the facility damaged during the progress of work to the complete satisfaction of the Owner and the Architect.
- B. This final cleaning does not relieve the contractor of his responsibility for cleaning specified by the trade sections.

END OF SECTION 01 74 23

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SECTION 01 78 21 - CLOSEOUT SUBMITTALS

PART 1 - GENERAL

1.01 DATA BINDERS GENERALLY

- A. Provide two complete sets. Provide commercial quality three ring binders with durable plastic covers. Identify project and type of data on face and side of binder. If multiple binders are required, identify as consecutively numbered volumes, identifying original documents as set number one. Provide information required by Contract Documents organized as outlined below. Include related documents under the heading to which each is most closely related.
- B. Provide introductory information:
 - 1. Cover sheet giving complete project title and number, Contractor's name, address, phone number, name of project superintendent, and related general information.
 - 2. Table of Contents to generally identify material in Binders. Reference and bind separately any over-size documents that cannot be neatly folded and included in this binder

1.02 OPERATING & MAINTENANCE DATA BINDERS

- A. Provide Product Data as outlined below:
 - 1. Detailed Table of Contents for this part.
 - 2. For each system or product: names, addresses, and telephone numbers of supplier, installer, and maintenance service company; drawing and specification reference; building location; manufacturer and model number.
 - 3. Description of unit and component parts, clearly identifying the specific product or part installed. When manufacturer's cut sheets are used for product identification, plainly mark specific items included in Work.
 - 4. Related information required by Contract Documents, or furnished with items included in Project, that Owner may use for maintenance, operation, repair, renovation, or additions to Work.
- B. Provide Operating and Maintenance Data as outlined below for mechanical and electrical systems, equipment, and products:
 - 1. Detailed Table of Contents for this part.
 - 2. Manufacturer's printed operating and maintenance instructions supplemented with drawings and text to clearly illustrate proper operation and a logical sequence of maintenance procedures.
 - 3. Servicing and lubrication schedule with list of lubricants.

4. Manufacturer's parts list, illustrations, assembly drawings, and diagrams required for maintenance.
5. As-installed control diagrams by controls manufacturer.
6. Installers' coordination drawings with as-installed color coded piping diagrams and wiring diagrams.
7. Charts of valve tag numbers with the location and function of each valve.
8. Circuit directories of panel boards.
9. Instructions for care, with a list of manufacturer's recommended types of cleaning agents and methods.
10. List materials and parts furnished for the Owner's use.

1.03 PROJECT DATA BINDERS

- A. Add to introductory information a complete listing of subcontractors and material suppliers, including company name, address, phone number, contact person and local representative.
- B. Provide certificates and acceptance information (as applicable):
 1. Detailed Table of Contents for this part.
 2. Certificate of Substantial Completion.
 3. Use and Occupancy Permits
 4. Certificates(s) of Inspection or letter(s) of acceptance from:
 - a. Fire Marshall
 - b. Department of Labor for boilers, pressure vessels, or elevators
 - c. Public Health Authorities
 - d. Other governing authorities as apply
- C. Guarantees, Warranties, Bonds (as applicable), Certifications, and Related Documents
 1. Detailed Table of Contents for this part
 2. Contractor's warranty of work
 3. Guarantees, warranties, and bonds, executed by the respective vendors, manufacturers, suppliers, and subcontractors
 4. Certifications

5. Maintenance Agreements and service contracts

6. Complete information for each item:

- a. Product or work item, and scope of installation
- b. Name of provider, with name of responsible principal, address and telephone number
- c. Beginning date and duration
- d. Information about instances which might affect validity, and proper procedure in case of failure.

1.04 CONSTRUCTION RECORD DOCUMENTS

- A. The record copy of Contract Documents required by Paragraph 3.11 of the Conditions shall be kept in good condition for submittal to Architect upon completion of construction activity. In the course of the Work, the Contractor shall legibly mark these documents to record actual conditions of Work, including: location, depth, and identification of new and existing underground items, location by dimension and identification of utilities, valves, tap points, equipment, service access, test points, and related features, field changes in dimensions and detail, changes by addenda, change orders, and construction change directives, description and details of features for maintenance, service, replacement, or expansion of the Work.

END OF SECTION 01 78 21

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SECTION 07 54 23 - FLEXIBLE SHEET ROOFING SYSTEM (FULLY ADHERED)

PART 1 - GENERAL

1.01 RELATED DOCUMENTS

- A. Drawings and general provisions of Contract, including general and Supplementary Conditions and Division 0 and 1 Specifications sections, apply to work of this section.

1.02 DESCRIPTION OF WORK:

- A. Extent of flexible sheet roofing (FSR) is indicated on drawings and is hereby defined to include non-traffic-bearing sheet membrane system intended for weather exposure as primary roofing. Similar membranes concealed by a wearing surface are excluded by definition.
- B. The project consists of installing Carlisle's Sure-Weld Adhered Thermoplastic Polyolefin Roofing System (TPO) in conjunction with FAST Adhesive as outlined below:

Apply the Adhered TPO Roofing System in conjunction with new tapered rigid insulation over the existing wood decking as detailed in the drawings.

- C. Flexible sheet roofing specified in this section is as follows:

1. Provide all labor, material, tools, equipment, and supervision necessary to complete the installation of a white, .060 inch thick reinforced Sure-Weld Thermoplastic Polyolefin (TPO) membrane, including flashings and insulation as specified herein and as indicated on the drawings in accordance with the manufacturer's most current specifications and details.
2. The roofing contractor shall be fully knowledgeable of all requirements of the contract documents and shall make themselves aware of all job site conditions that will affect their work.
3. The roofing contractor shall confirm all given information and advise the Architect, prior to the bid, of any conflicts that will affect their cost proposal.
4. Any contractor who intends to submit a bid using a roofing system other than the approved manufacturer herein must submit for pre-qualification in writing a minimum of five (5) calendar days prior to the bid date regardless of the product. Any contractor who fails to submit all information as requested below will be subject to rejection. Bids stating "as per plans and specs" and/or using alternative products will be unacceptable. Roofing system must be an equivalent product or "or equal" as defined in the General Conditions as follows:

ACCEPTABLE PRODUCTS AS A SUBSTITUTE TO THE REQUIREMENTS OF THIS SECTION:

A. MEMBRANES:

1. 60 mil white thermoplastic polyolefin (TPO) membrane as manufactured but not necessarily limited to, Carlisle, Firestone, J.P. Elastomerics, and GenFlex.
2. Others only as pre-approved by the Architect in writing and conforming to the requirements of this Section.

B. Membrane Adhesive:

1. NOTE: Manufacturer's standard contact adhesive

C. Seaming Products (No Exceptions):

1. Thermal heat welds for TPO roofs.

D. Insulation Board:

1. 1/8" per foot slope tapered insulation, 1 1/2" minimum thickness at the existing roof opening outlet.
2. Any isocyanurate insulation manufacturer approved by Roofing System, but must meet a 20 year Total System Warranty requirement of the roofing manufacturer.
3. Minimum of 20 psi on all isocyanurate insulation boards.
4. Refer to drawings for designed layout of the roof insulation.

E. Insulation Attachment as follows (or per competitive manufacturer's recommendation):

1. Approved sure-Seal Insulation is typically mechanically secured to the roof deck with Carlisle Fasteners and 3 inch diameter Insulation Plates, at the minimum rate of 1 every 2 square feet or as required otherwise by the manufacturer's recommendations.

F. Warranty:

1. Provide manufacturer's 20 year Total System Warranty covering both labor and material with no dollar limitation. The maximum wind speed coverage shall be peak gusts of 3 seconds at 90 mph measured at 10 meters above ground level. Certification is required with quotation submittal indicating the manufacturer has reviewed and agreed to such wind coverage.
2. Pro-rated System Warranties shall not be accepted.
3. Evidence of the manufacturer's warranty reserve shall be included as part of the project submittals for the Architect's approval.

1.03 SUBMITTALS

A. Prior to starting work, the roofing contractor must submit the following:

1. Shop drawings showing layout, details of construction and identification of materials in a timely manner.
 2. A sample of the manufacturer's Membrane System Warranty.
 3. Submit a letter of certification from the manufacturer which certifies the roofing contractor is authorized to install the manufacturer's roofing system and lists foremen who have received training from the manufacturer along with the dates training was received.
 4. Certification of the manufacturer's warranty reserve.
- B. Upon completion of the installed work, submit copies of the manufacturer's final inspection to the Architect prior to the issuance of the manufacturer's warranty.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Deliver materials to the job site in the manufacturer's original, unopened containers or wrappings with the manufacturer's name, brand name and installation instructions intact and legible. Deliver in sufficient quantity to permit work to continue without interruption.
- B. Comply with the manufacturer's written instructions for proper material storage.
1. Store membrane in a dry area.
 2. Store other materials between 60° F and 80° F in dry areas protected from water and direct sunlight. If exposed to lower temperature, restore to 60° F minimum temperature before using.
 3. Store materials containing solvents in dry, well-ventilated spaces with proper fire and safety precautions. Keep lids on tight. Use before expiration of their shelf life.
- C. Insulation must be on pallets, off the ground and tightly covered with waterproof materials.
- D. Any materials which are found to be damaged shall be removed and replaced at the applicator's expense.

1.05 WORK SEQUENCE

- A. Schedule and execute work to prevent leaks and excessive traffic on completed roof sections. Care should be exercised to provide protection for the interior of the building and to ensure water does not flow beneath any completed sections of the membrane system.

1.06 USE OF THE PREMISES

A. Before beginning work, the roofing contractor must secure approval from the Owner's representative for the following:

1. Areas permitted for personnel parking.
2. Access to the site.
3. Areas permitted for storage of materials and debris.
4. Areas permitted for the location of cranes, hoists and chutes for loading and unloading materials to and from the roof.

1.07 EXISTING CONDITIONS

A. If discrepancies are discovered between the existing conditions and those noted on the drawings, immediately notify the Architect and solicit the manufacturer's approval prior to commencing with the work. Necessary steps shall be taken to make the building watertight until the discrepancies are resolved.

1.08 PRE-CONSTRUCTION CONFERENCE (Not Required For This Project)

- A. A pre-construction conference will be scheduled by the Architect and the Owner.
- B. Prior to bid submittal, the roofing contractor should schedule a job site inspection to observe actual conditions and verify all dimensions on the roof.
- C. Bids must be submitted to Owner in the form as directed in the Instructions to Bidders.
- D. Any conditions which are not shown on the shop drawings should be indicated on a copy of the shop drawing and included with bid submittal if necessary to clarify any conditions not shown.

1.09 TEMPORARY FACILITIES AND CONTROLS

A. Temporary Utilities:

1. Water, power for construction purposes and lighting are available at the site and will be made available to the roofing contractor. Coordinate with the Architect.
2. Provide all hoses, valves and connections for water from a source designated by the Owner when made available.
3. Electrical power should be extended as required from the source as coordinated through the Owner.

B. Temporary Sanitary Facilities

1. Sanitary facilities will not be available at the job site unless otherwise agreed to by the Owner.

C. Building Site:

1. The roofing contractor shall use reasonable care and responsibility to protect the building and site against damages. The contractor shall be responsible for the correction of any damage incurred as a result of the performance of the contract.
2. The roofing contractor shall remove all debris from the job site in a timely and legally acceptable manner so as to not detract from the aesthetics or the functions of the building.

D. Security:

1. Obey the Owner's requirements for personnel identification, inspection and other security measures.

1.10 JOB SITE PROTECTION

- A. The roofing contractor shall adequately protect building, paved areas, service drives, lawn, shrubs, trees, etc. from damage while performing the required work. Provide canvas, boards and sheet metal (properly secured) as necessary for protection and remove protection material at completion. The contractor shall repair or be responsible for costs to repair all property damaged during the roofing application.
- B. During the roofing contractor's performance of the work, the building owner may continue to occupy the existing building.
- C. Do not overload any portion of the building, by either use of or placement of equipment, storage of debris, or storage of materials.
- D. Protect against fire and flame spread. Maintain proper and adequate fire extinguishers.
- E. Store moisture susceptible materials above ground and protect with waterproof coverings.
- F. Remove all traces of piled bulk material and return the job site to its original condition upon completion of the work.

1.11 SAFETY

- A. The roofing contractor shall be responsible for all means and methods as they relate to safety and shall comply with all applicable local, state and federal requirements that are safety related. **Safety shall be the responsibility of the roofing contractor.** All related personnel shall be instructed daily to be mindful of the full time requirement to maintain a safe environment for the facility's occupants including staff, visitors, customers and the occurrence of the general public on or near the site.

1.12 WORKMANSHIP

- A. Applicators installing new roof, flashing and related work shall be factory trained and approved by the manufacturer they are representing.
- B. All work shall be of highest quality and in strict accordance with the manufacturer's published specifications and to the building owner's satisfaction.
- C. There shall be a trained supervisor on the job site at all times while work is in progress.

1.13 QUALITY ASSURANCE

- A. The TPO membrane roofing system must achieve a UL Class A and/or FM 1-90 rating.
- B. The manufacturer must have a minimum of twenty (20) years experience in the manufacturing of vulcanized thermal set sheeting.
- C. Unless otherwise noted in this specification, the roofing contractor must strictly comply with the manufacturer's current specifications and details.
- D. The roofing system must be installed by an applicator authorized and trained by the manufacturer in compliance with shop drawings as approved by the manufacturer. The roofing applicator shall be thoroughly experienced and upon request be able to provide evidence of having at least five (5) years successful experience installing single-ply TPO roofing systems and having installed at least one (1) roofing application or several similar systems of equal or greater size within one year.
- E. Provide adequate number of experienced workmen regularly engaged in this type of work who are skilled in the application techniques of the materials specified. Provide at least one thoroughly trained and experienced superintendent on the job at all times roofing work is in progress.
- F. There shall be no deviations made from this specification or the approved shop drawings without the prior written approval of the Architect. Any deviation from the manufacturer's installation procedures must be supported by written certification on manufacturer's letterhead and presented for the Architect's consideration.
- G. Upon completion of the installation, the applicator shall arrange for an inspection to be made by a non-sales technical representative of the membrane manufacturer in order to determine whether or not corrective work will be required before the warranty will be issued. Notify the building owner seventy-two (72) hours prior to the manufacturer's final inspection.

1.14 JOB CONDITIONS, CAUTIONS AND WARNINGS

Refer to Carlisle's Sure-Weld Adhered Roofing System specification, Part II - Application, for General Job Site Considerations.

- A. Material Safety Data Sheets (MSDS) must be on location at all times during the transportation, storage and application of materials.

- B. When positioning membrane sheets, exercise care to locate all field splices away from low spots and out of drain sumps. All field splices should be shingled to prevent bucking of water.
- C. When loading materials onto the roof, the Carlisle Authorized Roofing Applicator must comply with the requirements of the building owner to prevent overloading and possible disturbance to the building structure.
- D. Proceed with roofing work only when weather conditions are in compliance with the manufacturer's recommended limitation, and when conditions will permit the work to proceed in accordance with the manufacturer's requirements and recommendations.
- E. Proceed with work so new roofing materials are not subject to construction traffic. When necessary, new roof sections shall be protected and inspected upon completion for possible damage.
- F. Provide protection, such as 3/4" thick plywood, for all roof areas exposed to traffic during construction. Plywood must be smooth and free of fasteners and splinters.
- G. The surface on which the insulation or roofing membrane is to be applied shall be clean, smooth, dry, and free of projections or contaminants that would prevent proper application of or be incompatible with the new installation, such as fins, sharp edges, foreign materials, oil and grease.
- H. New roofing shall be complete and weather tight at the end of the work day. Existing deck areas which have not been roofed shall have appropriate night seals to prevent water from entering building.
- I. Contaminants such as grease, fats and oils shall not be allowed to come in direct contact with the roofing membrane.

1.15 WARRANTY

- A. Provide manufacturer's 20 year Total System Warranty covering both labor and material with no dollar limitation. The maximum wind speed coverage shall be peak gusts of 3 seconds at 90 mph measured at 10 meters above ground level. Certification is required with bid submittal indicating the manufacturer has reviewed and agreed to such wind coverage.
- B. Pro-rated System Warranties shall not be accepted.
- C. Evidence of the manufacturer's warranty reserve shall be included as part of the project submittals for the Architect's approval.

PART 2 - PRODUCTS

2.01 GENERAL

- A. All components of the specified roofing system shall be products of Carlisle SynTec Incorporated or accepted by Carlisle as compatible. See Section 1.02 for alternative roofing system permitted.
- B. Unless otherwise approved by the Architect and accepted by the membrane manufacturer, all products (including insulation, fasteners, fastening plates and edgings as applicable) must be manufactured and supplied by the roofing system manufacturer and covered by the warranty.

2.02 MEMBRANE

Furnish Sure-Weld, gray .060 inch thick Thermoplastic Polyolefin (TPO) membrane. The membrane shall conform to the minimum physical properties of ASTM D4637. Membrane sheets are available in widths of 8 feet or 10 feet wide and 50 or 100 feet long.

2.03 INSULATION/UNDERLAYMENT

- A. When applicable, insulation shall be installed in multiple layers and mechanically fastened or secured to substrate in accordance with manufacturer's published specifications.
- B. Insulation shall be Sure-Seal polyisocyanurate as supplied by Carlisle SynTec Incorporated. Minimum insulation thickness and/or R-value shall be as specified in the contract drawings.

2.04 ADHESIVES AND CLEANERS

All products shall be furnished by Carlisle and specifically formulated for the intended purpose.

- A. Bonding Adhesive: Sure-Weld
- B. Edge Sealant: Cut Edge Sealant
- C. Sealer: Multi-Purpose Sealant
- D. Cleaner: Sure-Weld Membrane Cleaner
- E. Splicing Cement: Brite-Ply Splicing Cement

2.05 MECHANICALLY FASTENED INSULATION ATTACHMENT

Provide Deck Fasteners compatible with new metal decking thickness encountered in the field. Pre-determine deck thickness and submit manufacturer's recommended fasteners for this application. See 3.02 INSULATION PLACEMENT.

2.06 METAL EDGING AND MEMBRANE TERMINATIONS

See drawings for membrane termination requirements.

2.07 WALKWAYS (NOT APPLICABLE)

2.08 OTHER MATERIALS (NOT APPLICABLE THIS PROJECT UNLESS REQUIRED BY MANUFACTURER)

PART 3 - EXECUTION

3.01 GENERAL

- A. Comply with the manufacturer's published instructions for the installation of the membrane roofing system including proper substrate preparation, job site considerations and weather restrictions.
- B. Position sheets to accommodate contours of the roof deck and shingle splices to avoid bucking water.

3.02 INSULATION PLACEMENT

- A. Install insulation over the substrate with boards butted together. Fill joints or gaps greater than $\frac{1}{4}$ " per manufacturer's recommendations. Stagger joints both horizontally and vertically if multiple layers are provided. Reference Contract Drawings for insulation slope/configuration.
- B. Secure insulation to the substrate with mechanical deck fastener's for the specific deck and insulation thickness encountered in the field and in accordance with the manufacturer's specifications.

3.03 MEMBRANE PLACEMENT, ATTACHMENT, AND HOT AIR WELDING

- A. A minimum of one perimeter sheet shall be installed at edges of each roof level and either 10' or 8' wide membrane shall be installed in the field of the roof.
- B. Membrane sheets shall be fully adhered with the appropriate Carlisle Adhesive.
- C. Overlap adjacent membrane sheets approximately 5- $\frac{1}{2}$ " at those locations where Fastening Plates are located (along length of the membrane) and a minimum of 2" at end roll sections (width of the membrane).
- D. Hot air weld the membrane sheets a minimum of 1' $\frac{1}{2}$ " with an Automatic Hot Air Welding Machine.
- E. Membrane that has been exposed to the elements for approximately seven (7) days must be prepared with Sure-Weld Membrane Cleaner. Wipe the surface where Sure-Weld Membrane has been applied with a clean, dry HP Splice Wipe or other white rag to remove cleaner residue prior to hot air welding.

3.04 FLASHING

- A. Flash all walls and curbs with Sure-Weld reinforced membrane. Non-reinforced membrane shall be limited to inside and outside corners, field fabricated pipe seals, scuppers and Sealant Pockets where the use of pre-molded accessories are not practical. Terminate the flashing in accordance with an appropriate Carlisle SW-9 Termination Detail.
- B. On vertical surfaces, such as walls, curbs and pipes, Bonding Adhesive is not required when the flashing height is 12" or less and the membrane is terminated under a metal counter-flashing (nailed). When a coping or termination bar is used for vertical terminations, Bonding Adhesive may be eliminated for flashing heights 18" or less.

3.05 WALKWAYS (NOT APPLICABLE)

3.06 DAILY SEAL

- A. On phased roofing, when the completion of flashings and terminations is not achieved by the end of the work day, a daily seal must be performed to temporarily close the membrane to prevent water infiltration.

3.07 CLEAN UP

- A. Perform daily clean up to collect all wrappings, empty containers, paper, and other debris from the project site. Upon completion, all debris must be disposed of in a legally acceptable manner. Pressure wash roof membrane to remove all dirt and debris.
- B. Prior to the manufacturer's inspection for warranty, the applicator must perform a pre-inspection to review all work and to verify all flashing has been completed as well as the application of all caulking.

END OF SECTION 07 54 23

BIDDER Tabulation Sheet

Bid Date: September 10th, 2024, 2:00pm C.S.T., 700 North Garden St, Conference Room X, Columbia,		
Project No: 2024018		

Owner:
City of Columbia
700 North Garden Street
Columbia, Tennessee 38401

Project Name:
City of Columbia Alley Reroof Project

Location:
Alley Roof Between #34 and #36 Public Square, Columbia, Tennessee

List of Plan Rooms (not highlighted)
List of Bidders (highlighted in green):

Name	Contact	Phone	Addendum #1	Addendum #2	Addendum #3	BASE BID AMOUNT	License #	E-mail		
Phase 1 Construction	Stephen McCord	No Bid								
Roofing Systems, Inc. RSI	Ben Varga	(931) 982-5811				\$45,987.00	72578	bvarga@roofingsystems-inc.com	← # APPARENT LOW BIDDER!!	
Porter Roofing Constructors, Inc.	Jesse B. Hinder Natalia Watson	(615) 207-7485				\$47,817.00	19968	jesse@porter-roofing.com		
Perry Roofing Company, Inc.	Chris Paredes	No Bid								
JDH COMPANY						\$55,600.00	39442			
Builders Exchange of Tennessee (BXTN) 301 S. Perimeter Park Drive, Suite 100 Nashville TN 37211	Kendra Buhlig	615-690-7200	615-690-7201					kendra@bxtn.org		
Construct Connect 3825 Edwards Road, Suite 800 Cincinnati, Ohio 45209	Jamar Sagbigsal	323-602-5079, ext. 75303	866-570-8187					Wynne.Ypanto@ConstructConnect.com		
Dodge Construction Network	Riezar Jane									



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Lindsay W. Barrier, Engineering Associate, lbarrier@columbiatn.gov, 931.560.1527

AGENDA ITEM TITLE: APPROVE BID AWARD AND AUTHORIZE THE MAYOR TO EXECUTE CONTRACT WITH **VENDOR FOR ROOF REPLACEMENT AT CITY HALL IN THE AMOUNT OF **\$PLACEHOLDER****

RECOMMENDATION: Approve contract with **Vendor**.

INFORMATION: In response to requests for bids regarding the City Hall Roof Replacement located at 700 N. Garden St. in the City of Columbia, an **unknown #** of responsive bids were received on October 3, 2024. The bids were from **said vendors** in the amount of **\$ TBD**. Hurst-Rosche, Inc. (HR # 350-1234), the architectural and engineering firm on this project, recommends bid award to **Vendor** in the amount of **\$TBD**.

ATTACHMENTS: City Hall Roof Replacement – Staff Report; Project Manual City Hall Roof Replacement; Bid Tabulation



HURST-ROSCHE, INC.

PROJECT MANUAL FOR

CITY HALL ROOF REPLACEMENT
CITY OF COLUMBIA
700 NORTH GARDEN STREET
COLUMBIA, MAURY COUNTY, TENNESSEE
HR# 350-1234

Prepared for

City of Columbia
Columbia, Tennessee



Signed: August 30, 2024

August 30, 2024

Expires: April 30, 2026

Bid Package No. _____

HURST – ROSCHE INC.

1101 Kermit Drive, Suite 620

Nashville, TN 37217

615-454-6615

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COLUMBIA CITY HALL
700 NORTH GARDEN STREET
COLUMBIA, MAURY COUNTY, TENNESSEE

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END OF SECTION

SPECIFIERS:

Architectural: Ralph W. Eide II, AIA

Signed: 8-30-2024
Expiration: 04-30-2026



Invitation to Bid – City Hall Roof Replacement
Solicitation #437-0924-05
September 10, 2024

Sealed bids, subject to the specifications and conditions contained herein and attached hereto, will be received in the Development Services Department attention Travis Neas, City Hall, until, but no later than **2:00 P.M.CT, October 3, 2024**, and then publicly opened and read aloud for **City Hall Roof Replacement**.

If you are an individual with a disability and require a reasonable accommodation or have additional questions regarding this invitation, please notify the Purchasing Agent, Sommar Jaynes at (931) 560-1515.

No bid may be withdrawn after the scheduled closing time for receipt of bids for sixty (60) calendar days.

Bid Instructions

To be considered, you must:

1. A completed bid form as provided in the project manual.
2. Copies of warranty information, other requirements as may be included herein and any additional information pertinent to properly evaluate the bid.
3. Sign Iran Divestiture Act Statement as attached.
4. All forms must be signed by a representative of the bidder with the authority to bind the bidder.
5. All required documents shall be returned to:

Purchasing Agent, City Hall, 700 North Garden St., Columbia, TN 38401.

Mark outside of envelope with **Invitation to Bid City Hall Roof Replacement, Contractor's License Number, Expiration Date, Classification** and opening date of bid **October 3, 2024**.

Time is of the essence and any bid received after the announced time and date for submittal, whether by mail or otherwise, will be rejected. The time of receipt shall be determined by the Development Services Department attention Travis Neas. Bidders are responsible for ensuring that their bids are stamped by Development Services Department attention Travis Neas personnel before the deadline indicated. Late bids received will be so noted in the bid file and the bid will be returned unopened. Faxed or E-mailed bids will not be accepted.

Nothing herein is intended to exclude any responsible vendor, his product or service or in any way restrain or restrict competition. On the contrary, all responsible vendors are encouraged to bid and their bids are solicited. All costs associated with the preparation or delivery of a response to this invitation shall be borne solely by the bidder. The City of Columbia is compliant with Title VI of the 1964 Civil Rights Act and as a result does not discriminate on the grounds of race, color or national origin nor does it excluded from participation in, or denies the benefit of any program or activity receiving federal financial assistance.

All cost associated with the preparation of this bid or its delivery shall be borne solely by the bidder.

1. SCOPE

The City of Columbia is seeking bids to replace roofing at City Hall. This project will include the removal and replacement of three (3) roof areas at the City Hall Building. The roofing system is comprised of TPO membrane installed over PolyIso insulation. The new roofing is to be provided as a complete installation as mandated in the drawings and specifications, and attached to this Invitation to Bid.

1. GENERAL CONDITIONS

- 1. Acceptance of Bids:** The City of Columbia reserves the right to reject any and all bids, to waive any informal technicalities or defects, the scope and nature of which it shall be the sole judge, in any bid, insofar as such technicality or defects do not legally, materially or substantially change such bid. The said City, unless otherwise specified by the bidder, reserves the right to accept any item on bid.

If the bidder fails to state the time within which a bid must be accepted, it is understood and agreed that said City shall have ninety (90) days from bid opening date in which to accept bid.

- 2. Error in Bid:** In case of error in the extension prices in the bid, the unit price governs. No bid shall be altered, amended or withdrawn, unless the acceptance date has expired, after the opening date of bids. Negligence on the part of the bidder in preparing the bid confers no right for withdrawal of the bid after it has been opened.

- 3. Signatures on Bids:** Each bid must contain the full name and business address of the bidder. Any person signing a proposal sheet for himself or as agent, employee or officer of another must show his title and, if requested by the City shall furnish proof of his authority to make such proposal.

- 4. Alternate Manufacturer Bids:** Alternate bids will be NOT be considered for this proposal.

- 5. Proposal Sheets:** Bidders shall use the proposal sheets furnished by the City. Failure to submit this sheet as required shall render the proposal invalid. Proposal sheets must contain prices on per unit and aggregate basis and the total amount of the bid must be stated on the proposal sheet.

- 6. Federal or State Sales, Excise or Use Tax:** Every bid shall separately state and set forth, therein the amount of any and all Federal and State sales, excise or use taxes included in the bid prices. If any such taxes are included in the prices bid, the City reserves the right in making the award to deduct any amount of such taxes thereof. Where labor is required, the bidder shall state separately the amount of labor and materials.

- 7. Delivery:** The number of calendar days in which delivery will be made after contract is executed and purchase order placed shall be stated in the bid. When the bidder states no time delivery, it is understood and agreed that delivery is to be made within fifteen (15) days after receipt of order, unless otherwise stated in the specifications.

- 8. Compliance:** Contractor shall abide by all federal, state and local laws and statutes and obtain all permits required in number thirteen (13) of these conditions.

9. Specifications: It is understood that reference to attached specifications shall be sufficient to make the terms of such specifications binding on the bidder. In some instances, the name of the manufacturer, a special brand, or make of an item is used in describing the item or items desired; but this does not restrict the bidder to that manufacturer or specific article unless the specifications dictate otherwise. **A statement acknowledging the name of the manufacturer or specific article as mandated in the specifications shall be made a part of the proposal.**

10. Inspection: Final inspection and acceptance or rejection will be made at the time of delivery, but all products and workmanship shall be subject to inspection and test at all times and places. The right is reserved to reject articles that contain defective material and workmanship. Rejected materials shall be removed by and at the expense of the bidder promptly after notification of rejection. The City shall not be obligated to pay the full price for any items that do not meet specifications; however, payment may be made at a proper reduction in price.

11. Bid Opening: Bids may be mailed or delivered to the Development Services Department attention Travis Neas for the City of Columbia, Tennessee. All bids will be opened and publicly read at a time specified within the invitation to bid. Bids received after the specified time for opening, as shown on the invitation to bid, will not be accepted.

12. Cancellation: The City reserves the right to cancel an accepted bid or contract in whole or in part due to nonperformance or defective products.

13. Permit Requirements: Successful bidder will be responsible for securing any necessary permits for complying with all required inspections whether local state or federal.

14. Financial Statements: Financial statements will be submitted upon request.

15. Term of Payment: Payment will be made in full after the satisfactory receipt of goods, materials, supplies, and equipment. Payment will be made in full upon satisfactory completion of all contractual services. Executed contracts must specifically state if there is any partial payment or other deviation from this method of payment.

16. Terminology: The use of the word "vendor(s)" shall have the same meaning throughout the bid documents as "bidder(s)."

17. Complaints – Vendors: Vendors shall have the right to present a complaint, dispute or grievance concerning unfair treatment, contracts, deliveries, payments, restrictions, and other incidents. The following steps are intended to provide uniform procedures for a vendor to express a problem and obtain remedy.

- a. Step One - Vendor must file a grievance with the Purchasing Agent no later than seven (7) calendar days after the occurrence of the dispute or incident. The complaint must be in writing and include all supporting data and desired solution or remedy. The Purchasing Agent will forward a copy of the complaint with the user department who shall provide a written reply within thirty (30) days to the Purchasing Agent who will review the response and if agreement forward the decision to the vendor.
- b. Step Two – If the vendor is not satisfied with the Purchasing Agent's response, the vendor may appeal in writing to the Development Services Department attention Travis Neas within 10 days from the date of the Purchasing Agents response, who shall with the advice of the Purchasing Agent and/or City Attorney make a written determination to all parties involved. The Development Services Department attention Travis Neas's decision shall be final.

3. SPECIAL CONDITIONS

3.1 The recommendation for award will consider compliance with bid drawings and specifications, price, substantial completion date, availability of parts and services, warranty and past performance of vendor/ equipment.

3.2 Successful bidder must furnish one operator's manual and one parts/maintenance manual at time final completion.

4. INSURANCE

The awarded vendor shall purchase and maintain in force, at his own expense, ***if requested by the City*** such insurance as will protect him and the City from claims which may arise out of or result from the Vendor's execution of the work, whether such execution be by himself, his employees, agents, subcontractors, or by anyone for whose acts any of them may be liable. The insurance coverage shall be such as to fully protect the Owner, the City and the general public from any and all claims for injury and damage resulting by any actions on the part of the vendor or his forces as enumerated above. The vendor shall furnish, if requested, a copy of an original Certificate of Insurance, naming City of Columbia as an additional insured. Should any of the policies be cancelled before the expiration date, the issuing company will mail 30 days written notice to the certificate holder. The vendor shall furnish insurance in satisfactory limits, and on forms and of companies that are acceptable to the City of Columbia and shall require and show evidence of insurance coverage on behalf of any subcontractors (if applicable), before entering into any agreement to sublet any part of the work to be done as a result of awarding this bid.

The following insurance requirements are the minimum that will be acceptable (unless otherwise stated in #9 Specifications and Requirements):

1. Worker's Compensation Insurance – State statutory limits.
2. Commercial General Liability - Including products and completed operations coverage and contractual liability on the amount of \$1,000,000 CSL (combined single limit).
3. Commercial Automobile Liability including owned, non-owned and hired car in the amount of \$100,000 CSL.

5. LAWS, TAXES AND INDEMNIFICATION

The successful vendor shall comply with all applicable local, State and Federal laws. The vendor is further responsible for all taxes associated with providing services under this contract to include all employment related taxes. The vendor agrees to hold harmless and indemnify the City for any and all losses the City may sustain as a result of the actions of the vendor, his employees, or any subcontractors hired as a result of or performing work as a result of an awarded bid.

1. TIME OF THE ESSENCE - Time is of the essence in the performance of a resulting contract. Repeated delays shall be interpreted as failure to meet obligations and shall be cause for cancellation of purchase order.

2. PAYMENTS - Payment will be made after all following conditions have been met:

- 7.1 As required by the Bidder, a deposit amount can be stated on the proposal which must be approved by the City of Columbia prior to executing the purchase order.
- 7.2 Within 14 days of presentation of an accurate invoice to the applicable department director and completion of project as determined by department director, invoice will be paid.

8. WARRANTY-

The bidder shall supply with the bid package a description of all warranties pertaining to the bid.

3. SPECIFICATIONS AND REQUIREMENTS - The drawings and specifications, as attached to this Invitation to Bid, will govern the requirements for the roofing work at City Hall.

Substitutions meeting the intent and functionality of the specification will be considered.

PRIME BIDDER - The prime bidder and shall identify the location of their facility..

INSURANCE REQUIREMENTS - City desires manufacturer's product liability insurance coverage in the amount of at least one (1) million dollars. Purchaser reserves the right to require proof of insurance from the Manufacturer prior to placing order. Certificate shall name the apparatus manufacturer, insurance company, policy number, and effective dates of the insurance policy.

IRAN DIVESTMENT ACT STATEMENT

A person engages in investment activities in Iran if:

(1) The person provides goods or services of twenty million dollars (\$20,000,000) or more in the energy sector of Iran, including a person that provides oil or liquefied natural gas tankers, or products used to construct or maintain pipelines used to transport oil or liquefied natural gas, for the energy sector of Iran; or

(2) The person is a financial institution that extends twenty million dollars (\$20,000,000) or more in credit to another person, for forty-five (45) days or more, if that person will use the credit to provide goods or services in the energy sector in Iran and is identified on a list, created pursuant to § 12-12-106, as a person engaging in investment activities in Iran as described in this section.

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to Tennessee Code Annotated § 12-12-106."

Vendor Name (Print):

Vendor Signature:

Date: _____

DRUG-FREE WORKPLACE AFFIDAVIT

The undersigned, principal officer of _____
an employer of five (5) or more employees contracting with the City of Columbia
Tennessee to provide construction services, hereby states under oath as follows:

1. The undersigned is a principal officer of _____

(hereinafter referred to as the "Company"), and is duly authorized to execute this
Affidavit on behalf of the Company.

2. The Company submits the Affidavit pursuant to T.C.A. § 50-9-113, which
requires each employer with no less than five (5) employees receiving pay who
contracts with the state or any local government to provide construction services
to submit an affidavit stating that such employer has a drug-free workplace
program that complies with Title 50, Chapter 9, of the *Tennessee Code*
Annotated.

3. The Company is in compliance with T.C.A. § 50-9-113.
Further affiant saith not.

Principal Officer

STATE OF _____

COUNTY OF _____

Before me personally appeared _____, with whom
I am personally acquainted (or proved to me on the basis of satisfactory
evidence), and who acknowledged that such person executed the foregoing
affidavit for the purposes therein contained. Witness my hand and seal at office
this _____ day of _____, 20____.

Notary Public

My commission expires: _____

The City of Columbia is subject to certain governmental recordkeeping and reporting requirements for the administration of state and federal funded projects, bids and proposals. In order to comply with these laws, the City invites vendors, consultants, contractors, etc. to voluntarily self-identify their race or ethnicity, if they are a disadvantaged business enterprise, or a women owned business.

Submission of this information is voluntary and refusal to provide it will not subject you to any adverse treatment. The information obtained may only be used in accordance with the provisions of applicable laws, executive orders, and regulations, including those that require the information to be summarized and reported to the state or federal government. When reported, data will not identify any specific individual.

White _____ African American _____ American Indian/Alaskan Native _____

Native Hawaiian/Other Pacific Islander _____ Asian _____ Hispanic _____ Women Owned _____

Certified DBE _____

DOCUMENT 00 21 14 - INSTRUCTIONS TO BIDDERS – AIA

1.1 SUMMARY

- A. Document Includes:
 - 1. Instructions to Bidders.
 - 2. Site examination.
 - 3. Prebid conference.
- B. Related Documents:
 - 1. Document 001116 - Invitation To Bid.
 - 2. Document 003100 - Available Project Information.
 - 3. Document 004113 - Bid Form - Stipulated Sum.
 - 4. Document 004300 - Procurement Form Supplements: Appendices A and B.
 - 5. Document 007214 - General Conditions – AIA Stipulated Sum.
 - 6. Document 007313 - Supplementary Conditions – AIA.

1.2 INSTRUCTIONS TO BIDDERS

- A. These Instructions to Bidders amend or supplement AIA Document A701-1997 - Instructions to Bidders and other provisions of Bidding Documents and Contract Documents.
- B. To be considered all bids must in accordance with these Instructions to Bidders.
- C. Those interested parties may obtain sets of Drawings and Specifications from the Architect / Engineer upon non-refundable deposit of \$60.00 per set (\$80.00 if mailed).

1.3 SITE EXAMINATION

- A. Bidders shall carefully examine the specifications herein and perform a reasonable inspection of the project site to obtain first-hand knowledge of existing conditions. Each bidder shall promptly report, in writing, any errors or inconsistencies that they detect in the specifications to Architect prior to bidding. By submitting their bid, each bidder represents that they have examined the bidding documents and inspected the site, that they understand the provisions of the bidding documents, and that they have familiarized themselves with the local conditions under which the work is to be performed. Bidders will not be given extra payment or contract time for conditions which could have been discovered by such examination.
- B. Contact Travis Neas at the following address and phone number to arrange date and time to visit Project site:
 - 1. Address: 700 North Garden Street, Columbia, TN
 - 2. Telephone: 931-560-1535.
- C. A visit to Project site has been arranged for Bidders following the Pre-Bid Meeting at 10:00 AM on Tuesday, September 17, 2024.

1.4 BID CONDITIONS

- A. By submitting a bid, the Contractor agrees to accept all of the City of Columbia's terms herein as a legal and binding contract. Submittal of conditions or qualifying statements contrary to the City of Columbia's terms herein are not acceptable and unless rescinded, the bid shall be rejected.
- B. Bidders shall be responsible for the delivery of bids during regular business hours to the Development Services Department, Attention Travis Neas, City Hall, 700 North Garden St., Columbia, TN 38401. This shall be prior to the bid opening time stated in the advertisement for bids.
- C. Bids shall be sealed and properly identified on the outside of the envelope with **Invitation to Bid City Hall Roof Replacement, Contractor's Name, License #, Classification Type** and opening date of bid **October 3, 2024** clearly marked.
- D. Each bid shall be sealed preferably in an opaque envelope.
- E. In the case of identical bids, the City may pick the contractor they believe to best be suited to their needs, or in the absence of that decision may instigate a coin toss for the award or may use other means to select the Contractor. In the event of a coin toss, the coin shall be supplied by and the toss executed by the City of Columbia Purchasing Agent. In any case, the decision shall be at the sole discretion of the City.
- F. Bid Opening Checklist – At the bid opening the bids will be checked against at least the following check list and could be checked against other criteria as well. The determination of the status of the following items at the bid opening is only provisional and may be changed based on further study by the City.
 - 1. (___) Was the bid delivered before the deadline? (Yes required.)
 - 2. (___) Is bid sealed (not unsealed or sent via fax, etc.)? (Yes required.)
 - 3. (___) Does the bid have the bidder's name, license number, expiration date, and classification type on the outside of the envelope? (Yes required.)
 - 4. (___) Does the bid have the job identified on the outside of the envelope? (Yes required.)
 - 5. (___) Does the bid have a discernable bid amount? (Yes required.)
 - 6. (___) Does the bid contain conditions or qualifying statements? (No required.)
 - 7. (___) Is the bid otherwise non-conforming or unresponsive to these specifications? (No required.)
 - 8. (___) Does the bid propose a binding contract that is connate with these specification? (Yes required.)

9. (___) Is the bid signed by the proprietor or a duly authorized officer of the bidding organization with an original signature? (Yes required.)
10. (___) Is the bid accompanied by bid bond (100% of bid amount), or certified check, cashier's check, or bank draft in the amount of 10% of the bid amount? (Yes required.)
11. (___) Does the bid bond (if any) contain original signature(s)? (Yes required.)
12. (___) Does the bond company (if any) meet the required criteria? (Yes required.)

1.5 THE SCHEDULE FOR BIDDING THIS PROJECT IS AS FOLLOWS

- A. **Plans Available:** **Tuesday, September 10, 2024**
- B. **Pre-Bid Meeting:** **10:00 AM, Tuesday, September 17, 2024**
700 North Garden Street, Columbia, TN
- C. **Latest Time to Submit Request for Interpretation:** **2:00 PM, Monday, September 30, 2024**
- D. **Latest Time to Issue an Addendum:** **2:00 PM, Thursday, October 1, 2024**
- E. **Bid Opening** **2:00 PM, Thursday, October 3, 2024**
Development Services Department, City Hall
700 North Garden Street, Columbia, TN
- F. All requests for interpretations shall be in writing via mail or e-mail addressed to the Architect/Engineer and must be received by the date and time identified in Article 1.5 of this section in order to be given consideration. All questions must be submitted on the "Request for Interpretation Pre-Bid Question and Comment Form" included at the end of this section, and questions not submitted in accordance with this form and specified time frame will not be accepted. Any and all interpretations and supplemental instructions will be made by addendum to the Drawings and Specifications and forwarded to all bidders either by certified mail or e-mail. All responses by the Architect/Engineer must be in writing to be binding. Any response general in nature or affecting these Instructions to Bidders shall be sent via addendum as previously described. All bidders are required to return the signature page of the addendum signed to the Architect within 24 hours after receipt. Failure of any bidder to receive any such addendum or interpretations shall not relieve such bidder from an obligation under the bid as submitted. All addenda so issued shall become part of the Contract Documents. No addendum will be issued later than the date and time identified in Article 1.5 of this section except one withdrawing the request for Bids or one postponing date for receiving Bids. Oral interpretations, changes or corrections will not be binding and Bidders shall not rely upon such interpretations, changes and corrections. Each Bidder shall ascertain prior to submitting Bid that all addenda issued have been received and shall acknowledge receipt in Bid.

Questions shall be directed to:
e-mail: reide@hurst-rosche.com

- G. Materials, products and equipment described in Bidding Documents establish a standard of required function, dimension, appearance and quality to be met by any proposed substitution. No substitution will be considered prior to receipt of Bids unless written request for approval has been received by the Architect at least ten days prior to the date for receipt of Bids. Each such request shall include name of material or equipment for which it is to be substituted and a complete description of the proposed substitute including drawings, cuts, performance and test data and any other information necessary for an evaluation. A statement setting forth any changes in other materials, equipment or other work that incorporation of the substitute would require shall be included. The burden of proof of the merit of proposed substitute is upon the proposer. Architect's decision of approval or disapproval of a proposed substitution shall be final. If the Architect approves any proposed substitution prior to receipt of Bids, such approval will be set forth in an addendum. Bidders shall not rely upon approvals made in any other manner. No substitutions will be considered after the contract award unless specifically provided in the Contract Documents.
- H. Bids shall be made on unaltered Bid Forms furnished by the Architect. Fill in all blank spaces and submit two (2) copies. Bids shall be signed with name typed below signature. Where bidder is a corporation, bids must be signed with legal name of corporation followed by name of state of incorporation and legal signature of an officer authorized to bind the corporation to a contract.
- I. Each bidder submitting a bid shall submit on form provided a list of any subcontractors and major suppliers he proposes to use with the bid. Failure to do so could disqualify the bid.
- J. Each bidder shall designate on the attached bid form one person who shall serve as the bidder's contact person for all matters pertaining to the bid. In absence of such designation, the person who signs the bid shall be deemed the bidder contact.
- K. For those projects which are bid on a unit price basis, in the event in which a bidder does not fill out the extension of the unit price, or a math error has occurred in calculation, the unit prices listed shall govern.
- L. Bid security – Bids shall be accompanied by a bid security in the form of a bid bond, certified check, cashier's check, or bank draft in the amount of 10% of the bid amount. Bid bonds shall meet the acceptance of the City of Columbia, and that acceptance shall be at the sole discretion of the City. In general, bond acceptance will be based by the City upon:
1. coverage on performance of the contract and the payment of all obligations arising thereunder;
 2. the bond amount matching the full amount of the bid; and
 3. execution by a surety acceptable to the City. In general, acceptance of the surety will be based by the City by the bond company having a current Best's rating of any level of "B" or better and a current Best's financial class of "V" or higher.

- M. All costs associated with the preparation and submission of a bid are the sole responsibility of the bidder. These costs shall not be chargeable to the Owner by any successful or unsuccessful bidder. All bids become the property of the Owner and shall not be returned except in the case of a late submission.
- N. Bonds – Upon acceptance of the Contractors bid the Contractor shall be required to procure and pay for a Performance Bond, and Labor and Material Payment Bond in an amount equal to 100 percent of the bid amount. Bonds shall comply with all laws of the State of Tennessee governing public contracts let by government units.

The City of Columbia shall receive the Performance Bond, and Labor and Material Payment Bond, both required herein, prior to work commencement.

- O. All copies of the bid, bid security and any other documents required to be submitted with bid shall be enclosed in a sealed opaque envelope. Envelope shall be addressed to DEVELOPMENT SERVICES DEPARTMENT, ATTENTION TRAVIS NEAS, CITY HALL, 700 NORTH GARDEN STREET, COLUMBIA, TN 38401, and shall be identified with **“INVITATION TO BID CITY HALL ROOF REPLACEMENT, CONTRACTOR’S NAME, LICENSE #, CLASSIFICATION TYPE, OCTOBER 3, 2024 BID OPENING DATE”** clearly marked.
- P. Mailed bid envelopes shall be enclosed in a separate mailing envelope with the notation "SEALED BID ENCLOSED" on the face thereof. Oral, telephonic or telegraphic Bids are invalid and will not receive consideration. Bids shall be deposited at the location designated in the Invitation to Bid prior to time and date designated for opening, or any extension thereof made by addendum. Bidder shall assume full responsibility for timely delivery at location designated for receipt of Bids. Bids received after time and date for receipt of bids will be returned unopened.
- Q. A bid may not be modified, withdrawn or canceled during the forty-two (42) days immediately following bid opening, and each bidder so agrees in submitting his Bid. Any bidder may withdraw, cancel or modify its bid, at any time prior to scheduled time for opening of bids, by letter or telegram actually received by Owner prior to bid time, or, with proper identification, by personally securing bid submitted; if by telegram, written confirmation over signature of bidder shall be mailed and postmarked on or before date and time of bid opening. Withdrawn bids may be resubmitted up to bid opening time provided that they are in full compliance with these Instructions to Bidders.
- R. When for any reason the bidder fails to comply with all post award requirements, such defaulting bidder and its surety shall pay to the City of Columbia all costs incurred by the City for procuring the performance of the work, including the difference between the dollar amount of the defaulting bidder’s bid and the accepted bid if the accepted bid is higher. Such costs shall include, but not be limited to, the additional contract price paid for the work and additional costs for advertising and other services, and shall include additional costs to complete the project at the specified date. When such costs are less than the bid security, the defaulting bidder shall be entitled to the excess of its bid security. When the defaulting bidder is the sole bidder and, after an attempt to secure other bids by re-advertising none can be obtained, the City shall be entitled to the full amount of the bid security as liquidated damages.

- S. Protests
1. Any bidder who submitted a bid and believes the bid was improperly rejected or that the bid selected by the Owner is not in the best interest of the Owner may submit a written notice of grievance according to **Invitation to Bid 001166**.
- T. Owner reserves right to disqualify bids and bidders, before or after opening, upon evidence of collusion with intent to defraud or other illegal practices upon part of bidder, lack of responsibility as evidenced by poor workmanship and progress of past work, incomplete work which, in judgment of Owner, might hinder or prevent prompt completion of additional work if awarded, for being in arrears on existing contracts, in litigation with the Owner, or having defaulted on a previous contract.
- U. Bids will be rejected for the following material deficiencies:
1. submission of a bid late;
 2. submission of a bid in a manner that reveals the bid price prior to the bid opening (e.g. via fax);
 3. use of a bid envelope which is received by the City unsealed or in a manner that does not reasonably identify the project and/or specification for which it is intended;
 4. omission of a bid price;
 5. submission of a bid price that cannot be determined;
 6. deletion of original signatures to the extent that an intent to be bound by the bid is not apparent;
 7. bids and bonds not containing original signatures in ink of the Contractor and an officer of the surety, and including a notary statement authenticating signatures and appropriate power attorney of the surety;
 8. bids not in substantial conformance with the specification and /or whose non-conformance is determined to be material and unresponsive.
- V. Bidder's attention is directed to the fact that all Federal and Tennessee State Laws, municipal ordinances and regulations of any and all authority having jurisdiction over construction of the project shall apply to the contract throughout, and they will be deemed to be included in the contract the same as though herein written out in full. Successful Bidders shall be required to comply with all Federal, State, and municipal ordinances.
- W. Bids will be opened as announced in Invitation for Bids.
- X. The City of Columbia reserves the right to reject any or all bids or waive any informality in any bid and to accept any bid considered advantageous to the City. Further, the City of Columbia, when its opinion is in the best interest of the City, reserves the right to:
1. accept any bid;
 2. wave technical deficiencies and irregularities;
 3. allow bidder to remedy technical deficiencies or irregularities within a stated time;
 4. rescind any notice of award if the City of Columbia determines the notice of award was issued in error;
 5. re-bid any contract.

- Y. Notwithstanding any delay in preparation and execution of the formal Contract Agreement, each bidder shall be prepared, upon written notice of bid acceptance, to commence work within ten (10) days following receipt of official written Notice to Proceed, or on date stipulated in such notice.
- Z. Any work in providing or preparing to provide the services specified herein that is commenced by the successful bidder prior to execution of a written contract agreement shall be at the bidder's expense.
- AA. Accepted bidder shall assist and cooperate with the Owner in preparing the formal Contract Agreement, and, within fifteen (15) days following its presentation, shall execute same and return it to Owner.
- BB. This project must be complete and ready to operate by the Due Date, which is either December 13, 2024 or (45) days after Contract Execution, whichever is later. A penalty of \$100.00 shall be deducted from the final payment for EACH CALENDAR DAY the is not substantially complete after the Due Date given above.
- CC. All permits, licenses, and inspections that are required by governing authorities for the performance of the work shall be procured and paid for by the Contractor.
- DD. All work shall be performed in compliance with all applicable and governing safety regulations including the regulations of the Occupational Health and Safety Act. All safety lights, signs and guards required for the performance of the work shall be provided by the Contractor.
- EE. All work shall conform to the requirements of all applicable codes, including but not limited to those specifically called out herein, unless specifically exempted herein.
- FF. Laws, codes, ordinances and regulations shall take precedent with exception only where the work called for by the specifications exceeds by quality and/or quantity, unless specifically exempted herein.
- GG. All work shall be performed by trained mechanics of the particular trade involved and done in a neat and workmanlike manner as approved by the Construction Inspector.
- HH. All materials and equipment shall be new and shall bear the manufacturer's name, model number, serial number, date of manufacture and other identification marking.
- II. All materials and equipment shall be the standard product of the manufacturer regularly engaged in the production of the required type of material or equipment for at least 5 years, and shall be manufacturer's latest design having published properties.
- JJ. The City of Columbia shall have the right to exclude any person from the job site and deny that person entry and future access to the job site when the City, determines that the person is performing work not in a workmanlike manner, is causing disruption or conflicts, appears to be intoxicated or under the influence of drugs, has violated any State or Federal law or regulation or has behaved violently or in a threatening manner in any way related to the project. If the person is an employee of the Contractor or a

subcontractor, the City may instruct the Contractor to exclude such person and the Contractor shall comply.

1.6 CONTRACTOR'S DUTIES

- A. The Contractor shall furnish all labor, materials, equipment, tools, construction equipment, and specialty items as well as provide supervision, direct the work, inspect, test and provide whatever effort, service or materials that may be required to complete the work as specified.
1. Nothing outside the scope of work shall be disturbed.
 2. All work must be done in a workmanlike manner.
 3. The entire work area and site must be left in a clean and orderly condition. No leftover equipment, materials, supplies, tools, trash etc. may be left on City property. Disposal of all equipment removed, trash, etc. is the responsibility of the contractor and is a specific condition of the bid.
 4. No structural member shall be cut without the WRITTEN approval of the Architect/Engineer, and all such cutting shall be done in a manner directed by him.
 5. No electric arc welding or cutting torch cutting shall be done inside the building.
 6. Decisions regarding the acceptability of the project and with regard to any discrepancies with these specifications shall be at the sole discretion of the Architect/Engineer.

END OF DOCUMENT

REQUEST FOR INTERPRETATION PRE-BID QUESTION AND COMMENT FORM

(All information entered shall be typed in black).

PROJECT NAME: CITY HALL ROOF REPLACEMENT, CITY OF COLUMBIA, 700 NORTH GARDEN STREET, COLUMBIA, TENNESSEE

BIDDER:	SUBMITTED BY (Name):	Date:
---------	----------------------	-------

ADDRESS: CITY: STATE: PHONE: Sheet of

[illegible]

NOTE: ANY AND ALL QUESTIONS PERTAINING TO THIS BID MUST BE TYPED AND SUBMITTED ON THIS FORM AND MAILED OR E-MAILED TO RECEIVE A RESPONSE.

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DOCUMENT 00 41 13 - BID FORM - STIPULATED SUM

To: **CITY OF COLUMBIA
COLUMBIA, TENNESSEE**

Project: **CITY HALL ROOF REPLACEMENT
COLUMBIA CITY HALL
700 NORTH GARDEN STREET
COLUMBIA, MAURY COUNTY, TENNESSEE
HR# 350-1234**

Date: _____

Submitted by: _____
(full name)

(full address) _____

License # _____

Expiration Date: _____

Classification: _____

Contact Name: _____

1. OFFER

Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Contract Documents prepared by Hurst-Rosche, Inc. for the above-mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of _____ dollars, (\$_____), in lawful money of the United States of America.

We have included the security Deposit as required by the Instruction to Bidders.

2. REVIEW OF BID DOCUMENTS

The bidder represents that he is skilled and experienced in the use and interpretation of drawings and specifications such as those included in the bid documents for this contract. He has carefully reviewed the drawings, specifications and other bid documents, and has found them free of ambiguities and sufficient for bid purposes. Further, the Bidder has carefully examined the site of the work and, from his own observations, has satisfied himself as to the nature and location of the work; the character, quality and quantity of materials; the difficulties likely to be encountered; and any other items which may affect the performance of the Work. He has based his bid solely on these documents and observations and has not relied in any way on any explanation or interpretation, oral or written, from any other source.

3. CONTRACTOR'S FEE FOR CHANGES IN WORK

Undersigned herein indicates a single percentage, not to exceed 12% for own forces and not to exceed 8% for subcontractors, for overhead and profit to be added to net extra job cost for changes in the work required to be performed by:

a) Own Forces ____% b) Subcontractors ____%

Undersigned herein indicates a single percentage, not less than 10% for own forces and not less than 5% for subcontractors, for overhead and profit to be added to net credit for job costs for changes in the work required to be performed by:

a) Own Forces ____% b) Subcontractors ____%

Percentages named above shall not include any items of insurance, bond or taxes since these are considered job cost items in contractor's quotations for changes in the work.

Any percentages indicated which are higher or lower than the maximum or minimum in the typewritten language herewith, shall be disregarded and typewritten figure used.

4. CONTRACT TIME

Undersigned agrees that, if awarded the Contract for Work bid upon herein, work will start on date designated in a written Notice to Proceed order issued by the Architect and will be completed in accordance with the contract documents, with all phases of work completed and operational and ready for acceptance by the Owner no later than as required by the Contract Agreement.

5. UNIT PRICES

The following are Unit Prices for specific portions of the Work as listed – to replace water-damaged metal decking. Base amount is 100 SF – show +/- amount for roof area of metal deck requiring replacement over or under 100 SF:

ITEM DESCRIPTION	UNIT QUANTITY	UNIT PRICE +/-
<u>Metal Deck</u> (Unit Price #1)	<u>Per SF, +/- Base 100 SF</u>	<u></u>

6. ADDENDA

The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.

Addendum # _____ Dated _____; Addendum # _____ Dated _____
Addendum # _____ Dated _____; Addendum # _____ Dated _____

7. APPENDICES

The following documents are attached to and made a condition of the Bid:

Bid Bond in form of
Bidder's qualifications statement and supporting data.
Document 004300 - Procurement Form Supplements including:
Appendix A - List of Subcontractors.

8. EQUAL EMPLOYMENT OPPORTUNITY

During performance of this contract, Contractor agrees as follows:

- a. The contractor will not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The contractor will take affirmative action to ensure that applicants are employed, and that employees are treated during employment, without regard to their race, color, religion, sex or national origin. Such action shall include, but not be limited to, the following: Employment, upgrading, demotion, or transfer, recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The contractor agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided by the contracting officer setting forth the provisions of this nondiscrimination clause.
- b. The contractor will in all solicitations or advertisements for employees placed by or on behalf of the contractor, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex or national origin.

9. NOT BARRED

The contractor by submitting its bid certifies that the Contractor is not barred from bidding on the contract as a result of a conviction for either bid-rigging or bid-rotating.

10. DRUG FREE WORKPLACE

The Contractor by submitting its bid certifies that it will provide a drug free workplace.

15. BID FORM SIGNATURES

The Corporate Seal of

(Bidder - print the full name of your firm)
was hereunto affixed in the presence of:

(Authorized signing officer Title)

(Seal)

(Authorized signing officer Title)

(Seal)

If the Bid is a joint venture or partnership, add additional forms of execution for each member of the joint venture in the appropriate form or forms as above.

END OF DOCUMENT

DOCUMENT 00 43 00 - PROCUREMENT FORM SUPPLEMENTS

To: **CITY OF COLUMBIA
COLUMBIA, TENNESSEE**

Project: **CITY HALL ROOF REPLACEMENT
CITY OF COLUMBIA
700 NORTH GARDEN STREET
COLUMBIA, MAURY COUNTY, TENNESSEE
HR# 350-1234**

Date: _____

Submitted by: _____
(full name)

(full address) _____

Contact Name: _____

In accordance with Document 002114 - Instructions to Bidders - AIA and Document 004113 - Bid Form - Stipulated Sum, we include the Appendices to Bid Form Supplements listed below. The information provided shall be considered an integral part of the Bid Form.

The following Appendices are attached to this document:

Appendix A - List of Subcontractors: Include names of all Subcontractors and portions of the Work each Subcontractor will perform.

Appendix B - List of Unit Prices: Include listing of unit prices specifically requested by Contract Documents.

BID FORM SUPPLEMENTS SIGNATURES

The Corporate Seal of

(Bidder - print the full name of your firm)

was hereunto affixed in the presence of:

(Authorized signing officer Title)

(Seal)

(Authorized signing officer Title)

(Seal)

APPENDIX A - LIST OF SUBCONTRACTORS

Herewith is the list of subcontractors referenced in the bid submitted by:

(Bidder) _____

To (Owner) COUNTY OF CHRISTIAN

Dated _____ and which is an integral part of the Bid Form.

The following work will be performed (or provided) by subcontractors and coordinated by us:

WORK SUBJECT	NAME
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

APPENDIX B - LIST OF UNIT PRICES

The following is the list of unit prices referenced in the bid submitted by:

(Bidder) _____

To (Owner) Christian County Sheriff's Department

Dated _____, and which is an integral part of the Bid Form.

The following are Unit Prices for specific portions of the Work as listed, and are applicable to authorized variations from the Contract Documents. In the event in which a bidder does not fill out the extension, or a math error has occurred in calculation, the unit prices listed shall govern.

ITEM DESCRIPTION	UNIT QUANTITY	UNIT PRICE
<u>Unit Price #1 – Rigid Insulation</u>	<u>Square Feet, +/- Base 2000 SF</u>	_____

Unit Price #1 – Rigid Insulation = Price per square foot of roof area, above or below base amount of 2000 SF, to add or deduct, for which existing rigid insulation is water-damaged and requires replacement. Replace rigid insulation to match existing thickness and taper.

END OF DOCUMENT

DOCUMENT 00 52 14 - AGREEMENT FORM – AIA – STIPULATED SUM

1.1 SUMMARY

- A. Document Includes:
 - 1. Contract Agreement.
- B. Related Documents:
 - 1. Document 007214 - General Conditions – AIA Stipulated Sum.
 - 2. Document 007313 - Supplementary Conditions - AIA.

1.2 CONTRACT AGREEMENT BETWEEN OWNER AND CONTRACTOR

- A. THIS AGREEMENT, made and entered into as of the _____ day of _____ in the year of Two Thousand and ____ by and between _____ hereinafter and in the Contract Documents called "Contractor" and the CITY OF COLUMBIA, hereinafter and in the Contract Documents called "Owner."
- B. WITNESSETH: That for and in consideration of the mutual covenants and agreements, hereinafter stated, Contractor and Owner covenant and agree as follows:
- C. THE CONTRACT WORK:
 - 1. Contractor covenants and agrees to furnish all labor, materials, equipment, transportation, construction plant and facilities necessary to perform all Work required by the Contract Documents, for the Project entitled:
 - a. CITY HALL ROOF REPLACEMENT
CITY HALL
700 NORTH GARDEN STREET
COLUMBIA, MAURY COUNTY, TENNESSEE
HR# 350-1234

as shown on Drawings and described in Specifications prepared by Hurst-Rosche, Inc., Nashville, TN, acting as, and in these Contract Documents referred to as Architect/Engineer and covenants and agrees to do and perform all acts and things required of Contractor by this Contract and the Contract Documents.
- D. TIME OF COMPLETION:
 - 1. The project must be complete and ready to operate by the Due Date, which is either December 13, 2024 or (45) days after Contract Execution, whichever is later. A penalty of \$100.00 shall be deducted from the final payment for EACH CALENDAR DAY the system is not able to operate after the Due Date given above. Further, the final payment shall be withheld until the Construction Inspector agrees that all provisions of these specifications have been satisfactorily accomplished.

E. CONTRACT SUM AND TERMS OF PAYMENT:

1. Contract Sum: The Owner, if Contractor shall faithfully fulfill and perform this Contract, covenants and agrees to pay Contractor in current funds, subject to additions and deductions by Change Order as provided in the Contract Documents, the sum of _____ Dollars (\$ _____), which sum shall constitute the Contract Sum, said Contract Sum being derived from Contractor's Bid dated _____. It is understood and agreed that should there be any increase in wage rates, or in cost of materials or equipment, or in any other of Contractor's costs or should Contractor be compelled to pay premium wages, or for overtime work, during the life of this Contract and/or prior to completion of Contractor's work thereunder, Contractor shall absorb all such increased costs, without addition to the Contract Sum except when otherwise expressly provided in Contract Documents.
2. Payments: Owner shall make payments for work performed under the Contract as provided in Article Nine of the General Conditions and in accordance with other applicable articles of the Supplementary Conditions and Contract Documents.
3. Contractor's Fees for Changes in Work: In accordance with Contractor's bid, it is agreed that the following percentages for overhead and profit shall be applied on work added to or omitted from the Contract by written Change Order approved by Architect and Owner in advance of performance of the work.

Additional Work performed by:

- | | |
|---------------------|-------------------------|
| 1. Own Forces ____% | 2. Subcontractors ____% |
|---------------------|-------------------------|

Omitted Work originally required by:

- | | |
|---------------------|-------------------------|
| 1. Own Forces ____% | 2. Subcontractors ____% |
|---------------------|-------------------------|

Note: Taxes (when applicable) are considered as incidentals, as well as bonds and insurance costs and are not included in the percentages listed above nor should they be added to change orders submitted.

F. CONTRACT DOCUMENTS:

1. Contract Documents include the Contract Agreement, Contractor's Bid as accepted by Owner, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, and all Addenda issued prior to, and all Modifications issued after execution of the Contract Agreement.
2. Bidder's attention is directed to the fact that all Federal and Tennessee State Laws, municipal ordinances and regulations of any and all authority having jurisdiction over construction of the project shall apply to the contract throughout, and they will be deemed to be included in the contract the same as though herein written out in full.

H. PERFORMANCE BOND AND LABOR AND MATERIAL PAYMENT BOND:

1. Upon acceptance of the Contractors bid the Contractor shall be required to procure and pay for a Performance Bond, and Labor and Material Payment Bond in an amount equal to 100 percent of the bid amount. Bonds shall comply with all laws of the State of Tennessee governing public contracts let by government units.
2. The City of Columbia shall receive the Performance Bond, and Labor and Material Payment Bond, both required herein, prior to work commencement.

I. IN WITNESS HEREOF, the parties hereto have executed this agreement as of the day and year first written above.

OWNER:

CITY OF COLUMBIA

BY _____

TITLE _____

CONTRACTOR:

Attest:

BY _____
Secretary

BY _____

TITLE _____

(Corporate Seal)

END OF DOCUMENT

CONTRACTOR'S AFFIDAVIT FOR FINAL COMPLETION
(To be filed with final request for payment)

STATE OF _____)

COUNTY OF _____)

_____, being
first duly sworn upon oath deposes and says:

That he/she is _____ of _____

hereinafter termed "The Contractor" for all work upon the hereinafter termed "Said Project," work for the CITY OF COLUMBIA, under that certain contract between said Contractor and said Owner, bearing date of _____ pertaining to said work.

Affiant further states, of his/her own knowledge, that all bills incurred by the Contractor, for services, labor and material furnished, for work done by the Contractor under said Contract, or in connection with said project have been paid and all subcontractors who have furnished services, labor or materials have no claim or demand against Owner for any services, labor and/or materials furnished and/or work done by them upon said Project.

Affiant further states that this affidavit is made on behalf of the Contractor for the purpose of obtaining payment of the sum of

_____ (\$ _____) dollars, which affiant states, upon his/her own knowledge, constitutes the full balance due the Contractor for all services, labor and materials furnished and work done to and upon Said Project by the Contractor whether under and pursuant to provisions of said Contract and all subsequent modifications thereof and changes therein or otherwise; and that payment of the sum to the Contractor will constitute payment in full on everything due for such services, labor, materials and work, and will fully satisfy any and all claims or demands which Contractor may have or assert against said Owner, arising out of anything done or furnished by the Contractor or occurring in connection with said Project and/or Contract.

CONTRACTOR

By _____

Title _____

Subscribed and Sworn to before me the _____ day of _____, 20____.

NOTARY PUBLIC

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(PARTIAL) (FINAL)
WAIVER OF LIEN

STATE OF _____

COUNTY OF _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by the City of Columbia, herein after known as the OWNER,

To Furnish: _____

For the project known as: CITY HALL ROOF REPLACEMENT

For the premises known as: COLUMBIA CITY HALL

Address: 700 North Garden Street, Columbia, TN 38401

THE undersigned, for and in consideration of the dollar amount shown below and other good and valuable considerations, do(es) hereby waive and release under the mechanics' lien statutes of the State where the project premises are located, to the extent of the payment recited below is received by the undersigned and is applicable to lienable labor, services, materials, fixtures, or apparatus, any and all lien or claim or right of lien on the above-described premises and the improvements, fixtures and appurtenances thereon, and on the monies or other considerations due or to become due from the Owner and on all other project-related monies from whatever source, on the account of the above-mentioned labor, services, materials, fixtures, or apparatus furnished by the undersigned for or in connection with the above-described premises.

(Payment amount written in long form)

PAYMENT AMOUNT _____

(Company Name)

(Address)

(City/State/Zip)

(Signature of Officer)

Sworn to and subscribed before me this ____ day of _____.

(Notary Public)

My commission expires: _____

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AFFIDAVIT OF PAYMENT TO MATERIAL SUPPLIERS AND SUBCONTRACTORS

STATE OF _____

COUNTY OF _____

_____, being first duly sworn upon oath
deposes and says, that he/she entered into a Contract with the CITY OF COLUMBIA, known as the
Owner, for furnishing of labor, work services, materials, fixtures, and supplies for CITY HALL ROOF
REPLACEMENT at the following described real estate: CITY HALL, 700 NORTH GARDEN STREET,
COLUMBIA, TENNESSEE.

That for the purpose of said Contract, the following persons, firms or corporations have been contracted
with to furnish, have furnished or prepared, or will furnish or prepare labor, services, materials, fixtures,
apparatus, machinery or supplies, or are furnishing and preparing material for said construction; that there
are due or to become due to them respectively, the amounts set opposite their names for said labor,
services, materials, fixtures, apparatus, machinery and supplies as stated; that there are no other
contractors outstanding and there is nothing due or to become due any person, firm, or corporation, for
labor, services, materials, fixtures, machinery, apparatus, or supplies, other than as stated herewith.

MATERIAL SUPPLIER AND/OR SUBCONTRACTOR	CONTRACT ITEM	CONTRACT AMOUNT	AMOUNT PAID TO DATE	AMOUNT DUE OR TO BECOME DUE
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CONTRACTOR

Subscribed and sworn to before me, a Notary Public, this _____ day of _____; A.D.
20____.

NOTARY PUBLIC

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CONSENT OF SURETY COMPANY TO FINAL PAYMENT
(To be filed with final request for payment)

PROJECT:

TO (Owner):
(Name, address)

CONTRACTOR:
(Name, address)

CONTRACT DATE:

BOND NO.:

In accordance with the provisions between Owner and Contractor indicated above, _____

_____, SURETY COMPANY, hereby
approves of final payment to Contractor, and agrees that final payment to Contractor shall not relieve
Surety Company of any of its obligations to Owner, as set forth in Surety Company's bond.

IN WITNESS WHEREOF, Surety Company has hereunto set its hand this _____ day of
_____, 20____.

Attest:

(Seal):

Surety Company

Signature of Authorized Representative

Title

City Hall Roof Replacement
HR # 350-1234

Consent Of Surety Company To Final Payment
006550 - 1

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DOCUMENT 007214 - GENERAL CONDITIONS – AIA STIPULATED SUM

1.1 SUMMARY

- A. Document Includes:
 - 1. General Conditions.
- B. Related Documents:
 - 1. Document 005214 – Agreement Form – AIA Stipulated Sum.
 - 2. Document 007313 – Supplementary Conditions - AIA.

1.2 GENERAL CONDITIONS

- A. AIA Document A201-2007, General Conditions of the Contract for Construction, is the General Conditions of the Contract.

1.3 SUPPLEMENTARY CONDITIONS

- A. Refer to Document 007313 for modifications to General Conditions.

END OF DOCUMENT

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DOCUMENT 007313 - SUPPLEMENTARY CONDITIONS - AIA

1.1 SUMMARY

- A. Document Includes:
 - 1. General Conditions.
 - 2. Supplementary Conditions.
- B. Related Documents:
 - 1. Document 004113 – Bid Form – Stipulated Sum
 - 2. Document 005214 – Agreement Form - AIA

1.2 GENERAL CONDITIONS

- A. The General Conditions of the Contract for Construction, AIA Document A201, Sixteenth Edition, 2007, Articles 1 through 15, is a part of this Contract and is incorporated herein as fully as if here set forth. Copies of the General Conditions are on file and may be reviewed at the offices of the Architect, or may be obtained from the American Institute of Architects, St. Louis Chapter, 911 Washington St., #225, St. Louis, Missouri 63101-1203.

1.3 SUPPLEMENTARY CONDITIONS

- A. The following supplements modify, change, delete from or add to the "General Conditions of the Contract for Construction," AIA Document A201, Sixteenth Edition, 2007. Where any Article of the General Conditions is modified or changed or any Paragraph, Subparagraph or Clause thereof is modified, changed or deleted by these supplements, the unaltered provisions of that Article, Paragraph, Subparagraph or Clause shall remain in effect.

1.4 REFERENCE TO DIVISION 01

- A. Where provisions of General Conditions relate to project administrative or work-related requirements of the Contract, and those provisions differ from those specified in Division 01, provisions outlined in Division 01 shall prevail.

1.5 ARTICLE 1: GENERAL PROVISIONS

- A. 1.5.1 In the second line following the word "Specifications" insert the words "and Project Manual,".
- B. 1.6 TRANSMISSION OF DATA IN DIGITAL FORM: Add new subparagraph 1.6.1:
 - 1.6.1 Electronic drawings provided by the Owner or Architect are for informational purposes only and are not intended for any other use. The paper copies provided are a true representation of the completed design and if discrepancies should exist

between the paper copy and the electronic copy, the paper copy shall govern.

- C. Delete Subparagraph 1.1.8 its entirety and substitute the following:

1.1.8 INITIAL DECISION MAKER

The Initial Decision Maker is the person identified in the Agreement to render initial decisions on Claims in accordance with Section 15.2 and certify termination of the Agreement under Section 14.2.2. If the Initial Decision Maker is not specifically identified in the Agreement, the responsibilities of the Initial Decision Maker shall default to the Architect.

- D. DEFINITIONS: Add Paragraph 1.1.9

1.1.9 PROJECT MANUAL

The Project Manual is the collection of documents which includes the bidding requirements, sample forms and, certain Contract Documents such as the Conditions of the Contract and the Specifications.

1.6 ARTICLE 2: OWNER

- A. 2.2 INFORMATION AND SERVICES REQUIRED OF THE OWNER:

- B. Delete Subparagraphs 2.2.3 and 2.2.5 in their entireties and substitute the following:

2.2.3 The Owner shall, at the request of the Contractor, furnish to Contractor any survey or other similar descriptive information of project site that Owner has in his possession. Upon demonstration of need by Contractor for specific additional survey information, Owner shall obtain and furnish such information to Contractor.

2.2.5 Contractor will be furnished, free of charge, 4 copies of Drawings, Specifications, and Project Manual as set forth in Division 1 of the Specifications. Additional copies will be furnished to Contractor at cost of reproduction, postage and handling.

1.7 ARTICLE 3: CONTRACTOR

- 3.2. REVIEW OF CONTRACT DOCUMENTS AND FIELD CONDITIONS BY CONTRACTOR: Add Subparagraphs 3.2.5 and 3.2.6:

3.2.5 The Contractor by executing the Contract represents that he has carefully examined the Site of the Work at each location and that he has full knowledge of and fully understands the facilities, site conditions, difficulties and restrictions attending performance of the Work. Contractor further represents that he has taken all required measurements and carefully inspected existing constructions, irregularities and interferences which may affect the Work. No additional compensation will be allowed for conditions increasing Contractor's cost which were not known to or appreciated by him prior to executing the Contract if they

could have been discovered by him following the foregoing procedures and thoroughly informing himself of all existing conditions affecting the Work.

3.2.6 Contractor will not, however, be required to excavate, penetrate or demolish any constructions or other work and conditions prior to executing the Contract in order to uncover and/or expose concealed conditions that affect the Work. If, during course of construction, Contractor uncovers conditions that affect the work that could not have been known and understood by the above described careful examination of conditions affecting the Work, he shall promptly notify the Architect, in writing, who will determine if claims for additional costs or extensions of time are justified. If such claims are found to be justified, Contract will be modified in accordance with Article 7 of the General Conditions.

1.8 ARTICLE 4: ARCHITECT

A. 4.1 GENERAL: Delete Subparagraph 4.1.1 in its entirety and substitute the following:

4.1.1 The Owner shall retain an architect or engineer lawfully licensed to practice architecture or engineering or an entity lawfully practicing architecture or engineering in the jurisdiction where the Project is located. That person or entity is identified as the Architect in the Agreement and is referred to throughout the Contract Documents as if singular in number.

1.9 ARTICLE 5: SUBCONTRACTORS

A. 5.2 AWARD OF SUBCONTRACTS AND OTHER CONTRACTS FOR PORTIONS OF THE WORK: Add new Subparagraph 5.2.1.1.:

5.2.1.1. Within ten (10) days of notification of acceptance of his proposal, Contractor shall submit the names of those to whom he intends to award a Subcontract.

1.10 ARTICLE 6: CONSTRUCTION BY OWNER OR BY SEPARATE CONTRACTORS

A. 6.1 OWNER'S RIGHT TO PERFORM CONSTRUCTION AND TO AWARD SEPARATE CONTRACTS: Delete Subparagraph 6.1.3 in its entirety and substitute the following:

6.1.3 General Contractor shall have responsibility of coordinating efforts of all contractors and to maintain overall direction of job progress. Each Contractor shall coordinate operational methods with other contractors and encourage communications among all trades. All Contractors shall make other contractors aware of any problems, delays in materials shipments or lack of work force, and assist other contractors in maintaining job momentum and direction of overall project.

1.11 ARTICLE 9: PAYMENTS AND COMPLETION

A. 9.3 APPLICATIONS FOR PAYMENT: Add new Subparagraph 9.3.1.3:

9.3.1.3.: Until Substantial Completion, the Owner will pay 90 percent of the amount due Contractor on account of approved progress payments.

1.12 ARTICLE 11: INSURANCE AND BONDS

A. 11.1.1 In the first line following the word "maintain," insert the words "in a company or companies licensed to do business in the state in which the project is located and rated 'A' or better by A.M. Best Co.."

B. Add new Subparagraph 11.1.1.9:

11.1.1.9 General Liability Insurance shall be comprehensive, on occurrence, and shall include:

- Premises and Operations.
- Independent Contractors.
- Products and Completed Operations.
- Broad Form Property Damage.
- Personal Injury.
- Explosion, Collapse and Underground damage where the hazard exists.
- Contractual liability.

C. Add the following Sub-Subparagraphs to Subparagraph 11.1.2:

11.1.2.1 The insurance required by Subparagraph 11.1.1 shall be on a project specific basis and written for not less than the following, or greater if required by law:

1. Worker's Compensation:

- a. State: Statutory
- b. Applicable Federal: Statutory
- c. Employer's Liability: \$500,000

2. Comprehensive General Liability:

a. Bodily Injury:

\$1,000,000 Combined Single Limit

b. Property Damage:

\$1,000,000 Combined Singled Limit

Limit Coverage for bodily injury and property damage per occurrence and in the same aggregate limit will be accepted in lieu of the separate limits specified above.

3. Personal Injury:

\$ 1,000,000

Combined single limit including owned non-owned, and hired motor vehicle.

4. Comprehensive Automobile Liability:

a. Bodily Injury:

\$1,000,000

Combined single limit including owned, non-owned, and hired motor vehicle.

b. Property Damage:

\$1,000,000

Combined single limit including owned, non-owned, and hired motor vehicle

c. \$1,000,000

Combined Single

Limit coverage for bodily injury and property damage per occurrence and in the same aggregate limit will be accepted in lieu of the separate limits specified above.

11.1.2.2 Umbrella Form Liability Coverage:

An Umbrella Form Liability coverage to not less than \$2,000,000 for any one occurrence and subject to the same aggregate over the Employer's Liability, Comprehensive General Liability, and Comprehensive Automobile Liability coverage is required.

D. Add the following Subparagraph 11.1.3.1:

11.1.3.1 Contractor shall furnish one copy each of Certificates of Insurance herein required for each copy of the Agreement which shall specifically set forth evidence of all coverage required by Paragraph 11.1. The Certificate of Insurance is to be accompanied by AIA Document G715TM-1997 (Supplemental Attachment for ACORD Certificate of Insurance 25-S). Contractor shall furnish to the Owner copies of any endorsements that are subsequently issued amending coverage or limits. The Contractor shall furnish to the Owner notice of any policy cancellation at least 30 days (10 days for non payment of premiums) prior to the effective date of cancellation. The Contractor shall submit copies of subcontractor's Certificates of Insurance prior to the beginning of work.

- E. Add the following Subparagraph 11.1.4.1:

11.1.4.1 The Owner and Architect shall be named as additional insureds on ISO form 20331001 by endorsement for the purpose of coverage only with no liability for premium payments. All policies and coverages shall include a waiver of subrogation in favor of the Owner, Architect, and all subconsultants.

- F. 11.3. PROPERTY INSURANCE: Delete Subparagraph 11.3.1 in its entirety and substitute the following:

11.3.1: The General Contractor shall be responsible to maintain property (builder's risk) insurance upon the completed value of all work at the site under this contract to the full insurable value thereof. This insurance shall include the interests of the Owner, the General Contractor, Subcontractors, and Sub-subcontractors in the work and as their interests may appear in the work, and shall be an all-risk type policy, including theft, subject to the exclusions generally accepted in the insurance industry. This coverage is not intended to, and shall not, provide coverage for tools, equipment, scaffolding, forms, or other devices used by the Contractors or Subcontractors in performing work under this contract.

11.3.1.2 Delete this Paragraph in its entirety.

- G. Delete Subparagraphs 11.3.1.3 in its entirety and substitute the following:

11.3.1.3 If the property insurance requires deductibles, the Contractor shall pay costs not covered because of such deductibles.

1.13 ARTICLE 13: MISCELLANEOUS PROVISIONS

- A. Add new paragraph 13.8 as follows:

13.8 REFERENCED STANDARDS

13.8.1 No provision of any referenced standard specification, manual or code; whether or not specifically incorporated by reference in the Contract Documents; shall be effective to change the duties and responsibilities of Owner, Contractor or Architect, or any of their consultants, agents or employees from those set forth in the Contract Documents, nor shall it be effective to assign to Architect, or any of Architect's consultants, agents or employees, any duty or authority to supervise or direct the furnishing or performance of the Work or any duty or authority to undertake responsibility contrary to the provisions of Articles 1 through 15.

END OF SECTION

DOCUMENT - 00 86 00 – DRAWINGS, SCHEDULES, & DETAILS

<u>DRAWING NO.</u>	<u>TITLE</u>
G-101	COVER SHEET
G-102	GENERAL NOTES
G-103	SITE PLAN AND STAGING
A-101	ROOF PLAN
A-601	ROOF DETAILS
A-602	ROOF DETAILS CONT.

All Drawings dated 08-30-2024.

END OF SECTION

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SECTION 01 10 00 - SUMMARY

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Contract description.
- B. Contractor's use of site and premises.
- C. Owner occupancy.
- D. Specification Conventions.
- E. Contractor's Duties.
- F. Contract Documents.

1.2 CONTRACT DESCRIPTION

- A. Work of the Project includes:
SCOPE OF WORK: The work consists of new TPO membrane roofing system, roof insulation, and roof accessories as indicated on project documents, as well as sufficient demolition and roof preparation to perform the roofing work.
- B. Perform Work of Contract under stipulated sum contract with Owner in accordance with Conditions of Contract.

1.3 CONTRACTOR'S USE OF SITE AND PREMISES

- A. Limit use of site and premises to allow:
 - 1. Owner occupancy.
 - 2. Work by Others.
 - 3. Use of site and premises by the public.
- B. Construction Operations: Limited to areas noted on Drawings.
- C. Allow for public use of all adjoining streets and sidewalks.
- D. Light duty vehicle parking is permitted. All parking lots and sidewalks are to be restored to their original condition.

1.4 OWNER OCCUPANCY

- A. The Owner will occupy the site and premises during the entire period of construction.
- B. Cooperate with Owner to minimize conflict, and to facilitate Owner's operations.

- C. Schedule the Work to accommodate Owner occupancy.

1.5 SPECIFICATION CONVENTIONS

- A. These specifications are written in imperative mood and streamlined form. This imperative language is directed to the Contractor, unless specifically noted otherwise. The words “shall be” are included by inference where a colon (:) is used within sentences or phrases.
- B. No changes, additions or deletions to these specifications are permitted without the written permission of the Architect/Engineer, and in no case will the Contractor be eligible for additional payment for any change, addition or deletion of any work without a separate written change order agreement executed by the City of Columbia.

1.6 CONTRACTOR’S DUTIES

- A. The Contractor shall furnish all labor, materials, equipment, tools, construction equipment, and specialty items as well as provide supervision, direct the work, inspect, test and provide whatever effort, service or materials that may be required to complete the work as specified.
 - 1. All work must be done in a workmanlike manner.
 - 2. The entire work area and site must be left in a clean and orderly manner. No leftover equipment, materials, supplies, tools, trash etc. may be left on the City property. Disposal of all equipment removed, trash, etc. is the responsibility of the contractor and is a specific condition of the bid.
 - 3. No structural member shall be cut without the WRITTEN approval of the Architect/Engineer, and all such cutting shall be done in a manner directed by him.
 - 4. No electric arc welding or cutting torch cutting shall be done in the building.
 - 5. Decisions regarding the acceptability of the project and with regard to any discrepancies with these specifications shall be at the sole discretion of the Architect/Engineer.
- B. Subcontractors – No Subcontractors shall be permitted without the express written permission of the Architect/Engineer.
- C. Except as specifically noted, Contractor shall provide and pay for:
 - 1. All labor, materials, and equipment used for construction of and/or incorporated into the project.
 - 2. All tools, construction equipment and machinery.
 - 3. Required building permits, and all inspection fees by governmental authorities.
 - 4. Other facilities and services necessary for proper execution and complete of work.
- D. Comply with codes, ordinances, rules, regulations, orders, and other legal requirements of public authorities which bear on performance of work.
- E. Promptly submit written notice to Architect/Engineer of observed variance of contract documents from legal requirements.

1. It is not the Contractor's responsibility to make certain that drawings and specifications comply with codes and regulations.
 - a. Appropriate modifications to contract documents will account for/reflect necessary changes.
 - b. Assume responsibility for work known to be contrary to such requirements if written notice is not provided by the Contractor to the Architect.
- F. Enforce strict discipline and good order among employees.
- G. Do not unreasonably encumber site with materials or equipment.
- H. Do not load structure with weight that will endanger structure.
- I. Assume full responsibility for protection and safe-keeping of products stored on premises.
- J. Move any stored products which interfere with operations of Owner or other Contractors.
- K. Obtain and pay for use of additional storage or work areas needed for operations.
- L. All members of work crews must remain fully clothed and refrain from using obscene or profane language during these same time parameters.
- M. Contractor shall maintain building free from entrance of water at all times during construction.
- N. Contractor shall furnish, erect and maintain temporary ladders, ramps, or hoists as may be required for performance of his work.
 1. All such equipment shall be substantially designed, constructed, and maintained in accordance with applicable federal, state, and local laws, ordinances, and regulations, and shall be promptly removed when no longer needed.
- O. Contractor shall design, furnish, erect, maintain, and move all ladders and scaffolding required for this work.
 1. All ladders and scaffolding shall be designed, constructed, and maintained in accordance with applicable federal, state, and local law, ordinances, and regulations, and shall be promptly removed when no longer needed.

1.7 CONTRACT DOCUMENTS

- A. Contractor will be furnished free of charge two (4) copies of drawings and specifications.
- B. On request, additional copies will be furnished to Contractor at cost of reproduction, postage and handling.

PART 2 PRODUCTS

Not Used.

PART 3 EXECUTION

Not Used.

END OF SECTION

SECTION 01 20 00 - PRICE AND PAYMENT PROCEDURES

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Schedule of values.
- B. Applications for payment.
- C. Change procedures.
- D. Defect assessment.
- E. Alternates.

1.2 SCHEDULE OF VALUES

- A. Submit printed schedule on AIA Form G703 - Continuation Sheet for G702.
- B. Submit Schedule of Values in duplicate within 15 days after date of Owner-Contractor Agreement.
- C. Format: Utilize Table of Contents of this Project Manual. Identify each line item with number and title of major specification Section. Identify site mobilization, bonds and insurance.
- D. Include in each line item, amount of Allowances specified in this section.
- E. Each line item shall be broken out to represent labor and materials cost separately.
- F. Include separately from each line item, direct proportional amount of Contractor's overhead and profit.
- G. Revise schedule to list approved Change Orders, with each Application For Payment.

1.3 APPLICATIONS FOR PAYMENT

- A. Submit three copies of each application on AIA Form G702-Application and Certificate for Payment.
- B. Content and Format: Utilize Schedule of Values for listing items in Application for Payment.
- C. Submit updated construction schedule with each Application for Payment.
- D. Submit Certified Transcript of Payroll forms for the given pay period, demonstrating compliance with prevailing wage requirements.

- E. Payment Period: Submit applications for payment to Architect/Engineer for processing no later than 10 days prior to date established for progress payment meeting.
- F. Submit with transmittal letter as specified for Submittals in Section 013300.
- G. Submit lien waivers.
 - 1. The Contractor shall provide Waivers of Lien satisfactory to the City of Columbia covering all labor and material suppliers related to the job.
 - 2. The Contractor's request for final payment shall include final lien waivers for the Contractor and for all subcontractors and suppliers in the full amount of their contracts. Final lien waivers are not required for subcontractors and suppliers whose subcontracts and purchase orders or agreements are less than \$500 unless otherwise requested by the City.
- H. Substantiating Data: When Architect/Engineer requires substantiating information, submit data justifying dollar amounts in question. Include the following with Application for Payment:
 - 1. Partial release of liens from major subcontractors and vendors.
 - 2. Affidavits attesting to off-site stored products.
 - 3. Construction progress schedules revised and current.
- H. Application for Progress Payment No. 1 shall be accompanied by a notarized statement on Contractor's letterhead as follows:
 - 1. I certify that the funds requested for the accompanying Pay Request No. 1 will be used to pay all just and lawful bills against the undersigned and his subcontractors for labor, material and equipment employed in the performance of the work. I further certify that such bills will be paid no later than ten (10) calendar days from date of receipt of the Owner's disbursement.
 - 2. Execute statement with signature of a responsible officer of contracting firm.
- I. Each subsequent application for progress payment shall be accompanied by the following supporting documents:
 - 1. Partial or final waivers of lien in monetary amount from Contractor, each material supplier and/or subcontractor reflecting amounts incorporated into preceding request for progress payment.
 - 2. A notarized Affidavit of Payment to Material Suppliers and Subcontractors.
 - a. Affidavit shall be submitted in exact text as exhibit furnished by Architect/Engineers, signed by Contractor or Subcontractor.
 - b. Include unit item, actual amount of contract without overhead or profit, amount paid to date, and amount to become due (balance of account).
- J. Progress payments will be made for materials and equipment not incorporated in the work provided that:
 - 1. Such materials and equipment have been delivered to and suitable stored at site or some other location approved in writing by Owner and Architect/Engineer. All such materials stored off-site shall be marked or tagged with identification of project to which they are assigned.
 - 2. Contractor submits evidence of title to such materials and equipment.

3. Care and custody of such materials and equipment and all costs incurred for movement and storage shall be responsibility of Contractor.
 4. Such materials and equipment are suitably insured by Contractor. Contractor shall submit a certificate of insurance showing the Owner as an additional insured and showing amount of insurance overage of suitable proof that material and equipment are stored in a bonded warehouse.
- K. Final payment, including remaining balance of the contract and retainage, will be made upon acceptance of all work on final completion. The following documentation is to be provided in conjunction with request for final payment.
1. Application for final payment.
 2. Certificate of Final Acceptance.
 3. Contractor's Final Declaration, including Surety's Power of Attorney and Jurat (Notary's Statement Authenticating Signature).
 4. Final Waiver(s) of Lien from Contractor in full amount of contract as reflected on the application for final payment, and from subcontractor(s)/supplier(s) in the full amount of their contract as reflected on the application for final payment.
 5. Construction Schedule of Values reflecting final allowances.
 6. Submit with transmittal letter as specified for Submittals in Section 013300.
- L. Refer to Section 017000 for additional and related closeout procedures and requirements.

1.4 CHANGE PROCEDURES

- A. Submittals: Submit name of individual authorized to receive change documents, and be responsible for informing others in Contractor's employ or Subcontractors of changes to the Work.
- B. The Architect/Engineer will advise of minor changes in the Work not involving adjustment to Contract Sum/Price or Contract Time by issuing supplemental instructions in writing.
- C. The Architect/Engineer may issue a Proposal Request including a detailed description of proposed change with supplementary or revised Drawings and specifications, a change in Contract Time for executing the change and the period of time during which the requested price will be considered valid. Contractor will prepare and submit estimate within seven days.
- D. Contractor may propose changes by submitting a request for change to Architect/Engineer, describing proposed change and its full effect on the Work. Include a statement describing reason for the change, and effect on Contract Sum/Price and Contract Time with full documentation and a statement describing effect on Work by separate or other Contractors.
- E. Stipulated Sum/Price Change Order: Based on Proposal Request and Contractor's fixed price quotation or Contractor's request for Change Order as approved by Architect/Engineer.

- F. Architect/Engineer may issue directive, on Hurst-Rosche, Inc. Change Order form signed by Owner, instructing Contractor to proceed with change in the Work, for subsequent inclusion in a Change Order. Document will describe changes in the Work, and designate method of determining any change in Contract Sum/Price or Contract Time. Promptly execute change.
- G. Time and Material Change Order: Submit itemized account and supporting data after completion of change, within time limits indicated in Conditions of the Contract. Architect/Engineer will determine change allowable in Contract Sum/Price and Contract Time as provided in Contract Documents.
- H. Maintain detailed records of work done on Time and Material basis. Provide full information required for evaluation of proposed changes, and to substantiate costs for changes in the Work.
- I. Document each quotation for change in cost or time with sufficient data to allow evaluation of quotation.
- J. Execution of Change Orders: Architect/Engineer will issue Change Orders for signatures of parties as provided in Conditions of the Contract.
- K. Correlation Of Contractor Submittals:
 - 1. Promptly revise Schedule of Values and Application for Payment forms to record each authorized Change Order as separate line item and adjust Contract Sum/Price.
 - 2. Promptly revise progress schedules to reflect change in Contract Time, revise sub-schedules to adjust times for other items of work affected by the change, and resubmit.
 - 3. Promptly enter changes in Project Record Documents.

1.5 DEFECT ASSESSMENT

- A. Replace the Work, or portions of the Work, not conforming to specified requirements.
- B. If, in the opinion of the Architect/Engineer, it is not practical to remove and replace the Work, the Architect/Engineer will direct appropriate remedy or adjust payment.
- C. The defective Work may remain, but unit sum/price will be adjusted to new sum/price at discretion of Architect/Engineer.
- D. Defective Work will be partially repaired to instructions of Architect/Engineer, and unit sum/price will be adjusted to new sum/price at discretion of Architect/Engineer.
- E. Individual specification sections may modify these options or may identify specific formula or percentage sum/price reduction.
- F. Authority of Architect/Engineer to assess defects and identify payment adjustments, is final.

- G. Non-Payment For Rejected Products: Payment will not be made for rejected products for any of the following:
1. Products wasted or disposed of in a manner that is not acceptable.
 2. Products determined as unacceptable before or after placement.
 3. Products not completely unloaded from transporting vehicle.
 4. Products placed beyond lines and levels of required Work.
 5. Products remaining on hand after completion of the Work.
 6. Loading, hauling, and disposing of rejected products.

PART 2 PRODUCTS

Not Used.

PART 3 EXECUTION

Not Used.

END OF SECTION

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SECTION 01 30 00 - ADMINISTRATIVE REQUIREMENTS

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Coordination and project conditions.
- B. Preconstruction meeting.
- C. Progress meetings.
- D. Pre-installation meetings.
- E. Cutting and patching.
- F. Special procedures.

1.2 COORDINATION AND PROJECT CONDITIONS

- A. Coordinate scheduling, submittals, and Work of various sections of Project Manual to ensure efficient and orderly sequence of installation of interdependent construction elements.
- B. Verify utility requirements and characteristics of operating equipment are compatible with building utilities. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service, operating equipment.
- C. Coordinate space requirements, supports, and installation of mechanical and electrical Work indicated diagrammatically on Drawings. Follow routing shown for pipes, ducts, and conduit, as closely as practicable; place runs parallel with lines of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.
- D. In finished areas except as otherwise indicated, conceal pipes, ducts, and wiring within construction. Coordinate locations of fixtures and outlets with finish elements.
- E. Coordinate completion and clean-up of Work of separate sections in preparation for Substantial Completion and for portions of Work designated for Owner's occupancy.
- F. After Owner occupancy of premises, coordinate access to site for correction of defective Work and Work not in accordance with Contract Documents, to minimize disruption of Owner's activities.

1.3 PRECONSTRUCTION MEETING

- A. Architect/Engineer will schedule meeting after Notice of Award.

- B. Attendance Required: Owner, Architect/Engineer, and Contractor.
- C. Agenda:
 - 1. Execution of Owner-Contractor Agreement.
 - 2. Submission of executed bonds and insurance certificates.
 - 3. Distribution of Contract Documents.
 - 4. Submission of list of Subcontractors, list of products, schedule of values, and progress schedule.
 - 5. Designation of personnel representing parties in Contract and Architect/Engineer.
 - 6. Procedures and processing of field decisions, submittals, substitutions, applications for payments, proposal request, Change Orders, and Contract closeout procedures.
 - 7. Scheduling.
- D. Architect/Engineer will record minutes and distribute copies with reasonable promptness after meeting to participants, with copies to Owner, and those affected by decisions made.

1.4 PROGRESS MEETINGS

- A. Schedule and administer meetings throughout progress of the Work at maximum monthly intervals.
- B. Architect/Engineer will make arrangements for meetings, prepare agenda with copies for participants, preside at meetings.
- C. Attendance Required: Job superintendent, major subcontractors and suppliers, Owner, Architect/Engineer, as appropriate to agenda topics for each meeting.
- D. Agenda:
 - 1. Review minutes of previous meetings.
 - 2. Review of Work progress.
 - 3. Field observations, problems, and decisions.
 - 4. Identification of problems impeding planned progress.
 - 5. Review of submittals schedule and status of submittals.
 - 6. Review of off-site fabrication and delivery schedules.
 - 7. Maintenance of progress schedule.
 - 8. Corrective measures to regain projected schedules.
 - 9. Planned progress during succeeding work period.
 - 10. Coordination of projected progress.
 - 11. Maintenance of quality and work standards.
 - 12. Effect of proposed changes on progress schedule and coordination.
 - 13. Other business relating to Work.
- E. Architect/Engineer will record minutes and distribute copies with reasonable promptness after meeting to participants, with copies to Owner, and those affected by decisions made.

1.5 PRE-INSTALLATION MEETINGS

- A. When required in individual specification sections, convene pre-installation meetings at Project site prior to commencing work of specific section.
- B. Require attendance of parties directly affecting, or affected by, Work of specific section.
- C. Notify Architect/Engineer four days in advance of meeting date.
- D. Prepare agenda and preside at meeting:
 - 1. Review conditions of installation, preparation and installation procedures.
 - 2. Review coordination with related work.
- E. Architect/Engineer will record minutes and distribute copies with reasonable promptness after meeting to participants, with copies to Owner, and those affected by decisions made.

PART 2 PRODUCTS

Not Used.

PART 3 EXECUTION

3.1 CUTTING AND PATCHING

- A. Employ skilled and experienced installer to perform cutting and patching.
- B. Submit written request in advance of cutting or altering elements affecting:
 - 1. Structural integrity of element.
 - 2. Integrity of weather-exposed or moisture-resistant elements.
 - 3. Efficiency, maintenance, or safety of element.
 - 4. Visual qualities of sight exposed elements.
 - 5. Work of Owner or separate contractor.
- C. Execute cutting, fitting, and patching including excavation and fill, to complete Work, and to:
 - 1. Fit the several parts together, to integrate with other Work.
 - 2. Uncover Work to install or correct ill-timed Work.
 - 3. Remove and replace defective and non-conforming Work.
 - 4. Remove samples of installed Work for testing.
 - 5. Provide openings in elements of Work for penetrations of mechanical and electrical Work.
- D. Execute work by methods to avoid damage to other Work, and to provide proper surfaces to receive patching and finishing.
- E. Cut masonry and concrete materials using masonry saw or core drill.

- F. Restore Work with new products in accordance with requirements of Contract Documents.
- G. Fit Work tight to pipes, sleeves, ducts, conduit, and other penetrations through surfaces.
- H. Maintain integrity of wall, ceiling, or floor construction; completely seal voids.
- I. At penetrations of fire rated walls, partitions, ceiling, or floor construction, completely seal voids with fire rated material, to full thickness of penetrated element.
- J. Refinish or restore surfaces and finished to match existing finishes. For continuous surfaces, refinish to nearest intersection; for assembly, refinish entire unit.
- K. Identify hazardous substances or conditions exposed during the Work to Architect/Engineer for decision or remedy.

3.2 SPECIAL PROCEDURES

- A. Materials: As specified in product sections; match existing with new products and salvaged products for patching and extending work.
- B. Employ skilled and experienced installer to perform alteration work.
- C. Cut, move, or remove items as necessary for access to alterations and renovation Work. Replace and restore at completion.
- D. Remove unsuitable material not marked for salvage, including rotted wood, corroded metals, and deteriorated masonry and concrete. Replace materials as specified for finished Work.
- E. Remove debris and abandoned items from area and from concealed spaces. See Drawings for more specifics on abandoned items and work required to existing insulation in the attic space.
- F. Prepare surface and remove surface finishes to permit installation of new work and finishes.
- G. Close openings in exterior surfaces to protect existing work from weather and extremes of temperature and humidity.
- H. Remove, cut, and patch Work in manner to minimize damage and to permit restoring products and finishes to original condition.
- I. Refinish existing visible surfaces to remain in renovated rooms and spaces, to renewed condition for each material, with neat transition to adjacent finishes.
- J. Where new Work abuts or aligns with existing, provide smooth and even transition. Patch Work to match existing adjacent Work in texture and appearance.

- K. When finished surfaces are cut so that smooth transition with new Work is not possible, terminate existing surface along straight line at natural line of division and submit recommendation to Architect/Engineer for review.
- L. Where change of plane of 1/4 inch or more occurs, submit recommendation for providing smooth transition; to Architect/Engineer for review.
- M. Patch or replace portions of existing surfaces which are damaged, lifted, discolored, or showing other imperfections.
- N. Finish surfaces as specified in individual product sections.

END OF SECTION

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SECTION 01 33 00 - SUBMITTAL PROCEDURES

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Submittal procedures.
- B. Construction progress schedules.
- C. Proposed products list.
- D. Product data.
- E. Shop drawings.
- F. Design data.
- G. Test reports.
- H. Certificates.
- I. Manufacturer's instructions.

1.2 SUBMITTAL PROCEDURES

- A. **Transmit each submittal with shop drawing submittal form found at the end of this section. A copy of the submittal form must be attached to each copy of the submittal; if not, the submittal will be rejected and returned to the Contractor.**
- B. Sequentially number transmittal forms. Mark revised submittals with original number and sequential alphabetic suffix.
- C. Identify Project, Contractor, subcontractor and supplier; pertinent drawing and detail number, and specification section number, appropriate to submittal.
- D. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of products required, field dimensions, adjacent construction Work, and coordination of information is in accordance with requirements of the Work and Contract Documents.
- E. Schedule submittals to expedite Project, and deliver to Architect/Engineer at business address. Coordinate submission of related items.
- F. For each submittal for review, allow 15 days excluding delivery time to and from Contractor.
- G. Identify variations from Contract Documents and product or system limitations which may be detrimental to successful performance of completed Work.

- H. Allow space on submittals for Contractor and Architect/Engineer review stamps.
- I. When revised for resubmission, identify changes made since previous submission.
- J. Distribute copies of reviewed submittals as appropriate. Instruct parties to promptly report inability to comply with requirements.
- K. Submittals not requested will not be recognized or processed.

1.3 CONSTRUCTION PROGRESS SCHEDULES

- A. Submit initial schedules within 15 days after date of Owner-Contractor Agreement. After review, resubmit required revised data within ten days.
- B. Submit revised Progress Schedules with each Application for Payment.
- C. Distribute copies of reviewed schedules to Project site file, subcontractors, suppliers, and other concerned parties.
- D. Instruct recipients to promptly report, in writing, problems anticipated by projections indicated in schedules.
- E. Submit computer generated horizontal bar chart with separate line for each major portion of Work or operation, identifying first work day of each week.
- F. Show complete sequence of construction by activity, identifying Work of separate stages and other logically grouped activities. Indicate early and late start, early and late finish, float dates, and duration.
- G. Indicate estimated percentage of completion for each item of Work at each submission.
- H. Submit separate schedule of submittal dates for shop drawings, product data, and samples, including products identified under Allowances, and dates reviewed submittals will be required from Architect/Engineer. Indicate decision dates for selection of finishes.
- I. Indicate delivery dates for products identified under Allowances.
- J. Revisions To Schedules:
 - 1. Indicate progress of each activity to date of submittal, and projected completion date of each activity.
 - 2. Identify activities modified since previous submittal, major changes in scope, and other identifiable changes.
 - 3. Prepare narrative report to define problem areas, anticipated delays, and impact on Schedule. Report corrective action taken, or proposed, and its effect including effect of changes on schedules of separate contractors.

1.4 PROPOSED PRODUCTS LIST

- A. Within 15 days after date of Owner-Contractor Agreement, submit list of major products proposed for use, with name of manufacturer, trade name, and model number of each product.
- B. For products specified only by reference standards, give manufacturer, trade name, model or catalog designation, and reference standards.

1.5 PRODUCT DATA

- A. Product Data: Submit to Architect/Engineer for review for limited purpose of checking for conformance with information given and design concept expressed in Contract Documents.
- B. Submit number of copies Contractor requires, plus 3 copies Architect/Engineer will retain.
- C. Mark each copy to identify applicable products, models, options, and other data. Supplement manufacturers' standard data to provide information specific to this Project.
- D. Indicate product utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.
- E. After review, produce copies and distribute in accordance with SUBMITTAL PROCEDURES article and for record documents described in Section 017000.

1.6 SHOP DRAWINGS

- A. Shop Drawings: Submit to Architect/Engineer for review for limited purpose of checking for conformance with information given and design concept expressed in Contract Documents.
- B. Indicate special utility and electrical characteristics, utility connection requirements, and location of utility outlets for service for functional equipment and appliances.
- C. When required by individual specification sections, provide shop drawings signed and sealed by professional engineer responsible for designing components shown on shop drawings.
 - 1. Include signed and sealed calculations to support design.
 - 2. Submit drawings and calculations in form suitable for submission to and approval by authorities having jurisdiction.
 - 3. Make revisions and provide additional information when required by authorities having jurisdiction.

- D. Submit number of opaque reproductions Contractor requires, plus 3 copies Architect/Engineer will retain.
- E. After review, produce copies and distribute in accordance with SUBMITTAL PROCEDURES article and for record documents described in Section 017000.

1.7 DESIGN DATA

- A. Submit for Architect/Engineer's knowledge as contract administrator or for Owner.
- B. Submit for information for limited purpose of assessing conformance with information given and design concept expressed in Contract Documents.

1.8 TEST REPORTS

- A. Submit for Architect/Engineer's knowledge as contract administrator or for Owner.
- B. Submit test reports for information for limited purpose of assessing conformance with information given and design concept expressed in Contract Documents.

1.9 CERTIFICATES

- A. When specified in individual specification sections, submit certification by manufacturer, installation/application subcontractor, or Contractor to Architect/Engineer, in quantities specified for Product Data.
- B. Indicate material or product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.
- C. Certificates may be recent or previous test results on material or Product, but must be acceptable to Architect/Engineer.

1.10 MANUFACTURER'S INSTRUCTIONS

- A. When specified in individual specification sections, submit printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing, to Architect/Engineer for delivery to Owner in quantities specified for Product Data.
- B. Indicate special procedures, perimeter conditions requiring special attention, and special environmental criteria required for application or installation.

1.11 ERECTION DRAWINGS

- A. Submit drawings for Architect/Engineer's benefit as contract administrator or for Owner.
- B. Submit for information for limited purpose of assessing conformance with information given and design concept expressed in Contract Documents.
- C. Data indicating inappropriate or unacceptable Work may be subject to action by Architect/Engineer or Owner.

PART 2 PRODUCTS

Not Used.

PART 3 EXECUTION

Not Used.

END OF SECTION



HURST-ROSCH, INC.

SHOP DRAWING SUBMITTAL

PROJECT: CITY HALL ROOF REPLACEMENT
COLUMBIA CITY HALL
700 NORTH GARDEN STREET
COLUMBIA, MAURY COUNTY, TENNESSEE

DATE: _____

A/E PROJECT NO: HR# 350-1234

CONTRACTOR: _____

PRESENTED BY:
(Subcontractor/Supplier)

Company Name

Address

Phone/Fax

Contact Person

ITEM: _____

SPEC SECTION: _____

By approving and submitting these shop drawings, product data and samples, we represent that we have determined and verified all materials, field measurements and field construction criteria related thereto, or will do so, and that we have checked and coordinated information contained within submittal with requirements of the work and contract documents.

Contractor's Signature

Date

SECTION 01 40 00 - QUALITY REQUIREMENTS

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Quality control and control of installation.
- B. Tolerances.
- C. References.
- D. Examination.
- E. Preparation.

1.2 QUALITY CONTROL AND CONTROL OF INSTALLATION

- A. Monitor quality control over suppliers, manufacturers, products, services, site conditions, and workmanship, to produce Work of specified quality.
- B. Comply with manufacturers' instructions, including each step in sequence.
- C. When manufacturers' instructions conflict with Contract Documents, request clarification from Architect/Engineer before proceeding.
- D. Comply with specified standards as minimum quality for the Work except where more stringent tolerances, codes, or specified requirements indicate higher standards or more precise workmanship.
- E. Perform Work by persons qualified to produce required and specified quality.
- F. Verify field measurements are as indicated on Shop Drawings or as instructed by manufacturer.
- G. Secure products in place with positive anchorage devices designed and sized to withstand stresses, vibration, physical distortion, or disfigurement.

1.3 TOLERANCES

- A. Monitor fabrication and installation tolerance control of products to produce acceptable Work. Do not permit tolerances to accumulate.
- B. Comply with manufacturers' tolerances. When manufacturers' tolerances conflict with Contract Documents, request clarification from Architect/Engineer before proceeding.
- C. Adjust products to appropriate dimensions; position before securing products in place.

1.4 REFERENCES

- A. For products or workmanship specified by association, trade, or other consensus standards, comply with requirements of standard, except when more rigid requirements are specified or are required by applicable codes.
- B. Conform to reference standard by date of issue current on date of Contract Documents, except where specific date is established by code.
- C. Obtain copies of standards where required by product specification sections.
- D. When specified reference standards conflict with Contract Documents, request clarification from Architect/Engineer before proceeding.
- E. Neither contractual relationships, duties, nor responsibilities of parties in Contract nor those of Architect/Engineer shall be altered from Contract Documents by mention or inference otherwise in reference documents.

PART 2 PRODUCTS

Not Used.

PART 3 EXECUTION

3.1 EXAMINATION

- A. Verify existing site conditions and substrate surfaces are acceptable for subsequent Work. Beginning new Work means acceptance of existing conditions.
- B. Verify existing substrate is capable of structural support or attachment of new Work being applied or attached.
- C. Examine and verify specific conditions described in individual specification sections.
- D. Verify utility services are available, of correct characteristics, and in correct locations.

3.2 PREPARATION

- A. Clean substrate surfaces prior to applying next material or substance.
- B. Seal cracks or openings of substrate prior to applying next material or substance.
- C. Apply manufacturer required or recommended substrate primer, sealer, or conditioner prior to applying new material or substance in contact or bond.

END OF SECTION

SECTION 01 50 00 - TEMPORARY FACILITIES AND CONTROLS

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Temporary Utilities:
 - 1. Temporary electricity.
 - 2. Temporary water service.
 - 3. Temporary sanitary facilities.
- B. Construction Facilities:
 - 1. Vehicular access.
 - 2. Parking.
 - 3. Progress cleaning and waste removal.
- C. Temporary Controls:
 - 1. Barriers.
 - 2. Enclosures and fencing.
 - 3. Security.
 - 4. Water control.
 - 5. Dust control.
 - 6. Noise control.
 - 7. Pest control.
 - 8. Pollution control.
 - 9. Rodent control.
- D. Removal of utilities, facilities, and controls.

1.2 TEMPORARY ELECTRICITY

- A. Owner will pay cost of energy used. Exercise measures to conserve energy. Utilize Owner's existing power service.
- B. Complement existing power service capacity and characteristics as required for construction operations.
- C. Permanent convenience receptacles may not be utilized during construction.
- D. Provide flexible power cords as required for portable construction.

1.3 TEMPORARY WATER SERVICE

- A. Owner will pay cost of temporary water. Exercise measures to conserve energy. Utilize Owner's existing water system, extend and supplement with temporary devices as needed to maintain specified conditions for construction operations.

1.4 TEMPORARY SANITARY FACILITIES

- A. Provide and maintain required facilities and enclosures. Existing facility use is not permitted. Provide facilities at time of project mobilization.

1.5 VEHICULAR ACCESS

- A. Use designated existing on-site roads for construction traffic.

1.6 PARKING

- A. Use of designated existing on-site streets and driveways used for construction traffic is permitted. Tracked vehicles not allowed on paved areas.
- B. Use of designated areas of existing parking facilities used by construction personnel is permitted.
- C. Do not allow heavy vehicles or construction equipment in parking areas.
- D. Maintenance:
 - 1. Maintain traffic and parking areas in sound condition.
 - 2. Maintain existing and permanent paved areas used for construction; promptly repair breaks, potholes, low areas, standing water, and other deficiencies, to maintain paving and drainage in original, or specified, condition.

1.7 PROGRESS CLEANING AND WASTE REMOVAL

- A. Maintain areas free of waste materials, debris, and rubbish. Maintain site in clean and orderly condition.
- B. Collect and remove waste materials, debris, and rubbish from site weekly and dispose off-site.
- C. Open free-fall chutes are not permitted. Terminate closed chutes into appropriate containers with lids.

1.8 BARRIERS

- A. Provide barriers to prevent unauthorized entry to construction areas to allow for Owner's use of site, and to protect existing facilities and adjacent properties from damage from construction operations and demolition.
- B. Provide barricades and covered walkways required by authorities having jurisdiction for public rights-of-way and for public access to existing building.
- C. Provide protection for plants designated to remain. Replace damaged plants.
- D. Protect non-owned vehicular traffic, stored materials, site, and structures from damage.

1.9 WATER CONTROL

- A. Grade site to drain. Maintain excavations free of water. Provide, operate, and maintain pumping equipment.
- B. Protect site from puddling or running water.

1.10 DUST CONTROL

- A. Execute Work by methods to minimize raising dust from construction operations.
- B. Provide positive means to prevent air-borne dust from dispersing into atmosphere.

1.11 NOISE CONTROL

- A. Provide methods, means, and facilities to minimize noise produced by construction operations.

1.12 PEST CONTROL

- A. Provide methods, means, and facilities to prevent pests and insects from damaging the Work or entering facility.

1.13 POLLUTION CONTROL

- A. Provide methods, means, and facilities to prevent contamination of soil, water, and atmosphere from discharge of noxious, toxic substances, and pollutants produced by construction operations.

1.14 RODENT CONTROL

- A. Provide methods, means, and facilities to prevent rodents from accessing or invading premises.

1.15 REMOVAL OF UTILITIES, FACILITIES, AND CONTROLS

- A. Remove temporary utilities, equipment, facilities, materials, prior to Substantial Completion inspection.
- B. Clean and repair damage caused by installation or use of temporary work.
- C. Restore existing and permanent facilities used during construction to original condition. Restore permanent facilities used during construction to specified condition.

PART 2 PRODUCTS

Not Used.

PART 3 EXECUTION

Not Used.

END OF SECTION

SECTION 01 60 00 - PRODUCT REQUIREMENTS

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Products.
- B. Product delivery requirements.
- C. Product storage and handling requirements.
- D. Product options.
- E. Product substitution procedures.
- F. Equipment electrical characteristics and components.

1.2 PRODUCTS

- A. Furnish products of qualified manufacturers suitable for intended use. Furnish products of each type by single manufacturer unless specified otherwise.
- B. Do not use materials and equipment removed from existing premises, except as specifically permitted by Contract Documents.
- C. Furnish interchangeable components from same manufacturer for components being replaced.

1.3 PRODUCT DELIVERY REQUIREMENTS

- A. Transport and handle products in accordance with manufacturer's instructions.
- B. Promptly inspect shipments to ensure products comply with requirements, quantities are correct, and products are undamaged.
- C. Provide equipment and personnel to handle products by methods to prevent soiling, disfigurement, or damage.

1.4 PRODUCT STORAGE AND HANDLING REQUIREMENTS

- A. Store and protect products in accordance with manufacturers' instructions.
- B. Store with seals and labels intact and legible.
- C. Store sensitive products in weather tight, climate controlled, enclosures in an environment favorable to product.
- D. For exterior storage of fabricated products, place on sloped supports above ground.

- E. Provide bonded off-site storage and protection when site does not permit on-site storage or protection.
- F. Cover products subject to deterioration with impervious sheet covering. Provide ventilation to prevent condensation and degradation of products.
- G. Store loose granular materials on solid flat surfaces in well-drained area. Prevent mixing with foreign matter.
- H. Provide equipment and personnel to store products by methods to prevent soiling, disfigurement, or damage.
- I. Arrange storage of products to permit access for inspection. Periodically inspect to verify products are undamaged and are maintained in acceptable condition.

1.5 PRODUCT OPTIONS

- A. Products Specified by Reference Standards or by Description Only: Any product meeting those standards or description.
- B. Products Specified by Naming One or More Manufacturers: Products of one of manufacturers named and meeting specifications, no options or substitutions allowed.
- C. Products Specified by Naming One or More Manufacturers with Provision for Substitutions: Submit request for substitution for any manufacturer not named in accordance with the following article.

1.6 PRODUCT SUBSTITUTION PROCEDURES

- A. Instructions to Bidders specify time restrictions for submitting requests for Substitutions during bidding period to requirements specified in this section.
- B. Substitutions may be considered when a product becomes unavailable through no fault of Contractor.
- C. Document each request with complete data substantiating compliance of proposed Substitution with Contract Documents.
- D. A request constitutes a representation that Contractor:
 - 1. Has investigated proposed product and determined that it meets or exceeds quality level of specified product.
 - 2. Will provide same warranty for Substitution as for specified product.
 - 3. Will coordinate installation and make changes to other Work which may be required for the Work to be complete with no additional cost to Owner.
 - 4. Waives claims for additional costs or time extension which may subsequently become apparent.
 - 5. Will reimburse Owner and Architect/Engineer for review or redesign services associated with re-approval by authorities having jurisdiction.

- E. Substitutions will not be considered when they are indicated or implied on Shop Drawing or Product Data submittals, without separate written request, or when acceptance will require revision to Contract Documents.
- F. Substitution Submittal Procedure:
 - 1. Submit three copies of Request for Substitution for consideration. Limit each request to one proposed Substitution.
 - 2. Submit Shop Drawings, Product Data, and certified test results attesting to proposed product equivalence. Burden of proof is on proposer.
 - 3. Architect/Engineer will notify Contractor in writing of decision to accept or reject request.

PART 2 PRODUCTS

2.1 EQUIPMENT ELECTRICAL CHARACTERISTICS AND COMPONENTS

- A. Wiring Terminations: Furnish terminal lugs to match branch circuit conductor quantities, sizes, and materials indicated. Include lugs for terminal box.
- B. Cord and Plug: Furnish minimum 6-foot cord and plug including grounding connector for connection to electric wiring system. Cord of longer length is specified in individual specification sections.

PART 3 EXECUTION

Not Used.

END OF SECTION

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SECTION 01 70 00 - EXECUTION AND CLOSEOUT REQUIREMENTS

PART 1 GENERAL

1.1 SECTION INCLUDES

- A. Closeout procedures.
- B. Final cleaning.
- C. Starting of systems.
- D. Demonstration and instructions.
- E. Protecting installed construction.
- F. Project record documents.
- G. Operation and maintenance data.
- H. Manual for materials and finishes.
- I. Manual for equipment and systems.
- J. Spare parts and maintenance products.
- K. Product warranties and product bonds.

1.2 CLOSEOUT PROCEDURES

- A. Submit written certification that Contract Documents have been reviewed, Work has been inspected, and that Work is complete in accordance with Contract Documents and ready for Architect/Engineer's review.
- B. Provide submittals to Architect/Engineer required by authorities having jurisdiction.
- C. Submit final Application for Payment identifying total adjusted Contract Sum, previous payments, and sum remaining due.
- D. Provide a notarized Affidavit for Final Completion in exact text as exhibit furnished by Architect/Engineer, signed by Contractor.
- E. Owner will occupy all of building as specified in Section 011000.

1.3 FINAL CLEANING

- A. Execute final cleaning prior to final project assessment.
- B. Clean interior and exterior glass, surfaces exposed to view; remove temporary labels, stains and foreign substances, polish transparent and glossy surfaces, vacuum carpeted and soft surfaces.
- C. Clean equipment and fixtures to sanitary condition with cleaning materials appropriate to surface and material being cleaned.
- D. Replace filters of operating equipment.
- E. Clean debris from roofs, gutters, downspouts, and drainage systems.
- F. Clean site; sweep paved areas, rake clean landscaped surfaces.
- G. Remove waste and surplus materials, rubbish, and construction facilities from site.

1.4 STARTING OF SYSTEMS

- A. Coordinate schedule for start-up of various equipment and systems.
- B. Notify Architect/Engineer and Owner three days prior to start-up of each item.
- C. Verify each piece of equipment or system has been checked for proper lubrication, drive rotation, belt tension, control sequence, and for conditions which may cause damage.
- D. Verify tests, meter readings, and specified electrical characteristics agree with those required by equipment or system manufacturer.
- E. Verify wiring and support components for equipment are complete and tested.
- F. Execute start-up under supervision of applicable manufacturer's representative and Owner's personnel in accordance with manufacturers' instructions.
- G. When specified in individual specification Sections, require manufacturer to provide authorized representative to be present at site to inspect, check, and approve equipment or system installation prior to start-up, and to supervise placing equipment or system in operation.
- H. Submit a written report in accordance with Section 013300 that equipment or system has been properly installed and is functioning correctly.

1.5 DEMONSTRATION AND INSTRUCTIONS

- A. Demonstrate operation and maintenance of products to Owner's personnel one week prior to date of Substantial Completion.
- B. For equipment or systems requiring seasonal operation, perform demonstration for other season within six months.
- C. Utilize operation and maintenance manuals as basis for instruction. Review contents of manual with Owner's personnel in detail to explain all aspects of operation and maintenance.
- D. Demonstrate start-up, operation, control, adjustment, trouble-shooting, servicing, maintenance, and shutdown of each item of equipment at agreed time, at designated location.
- E. Prepare and insert additional data in operations and maintenance manuals when need for additional data becomes apparent during instruction.
- F. Required instruction time for each item of equipment and system is specified in individual sections.

1.6 PROTECTING INSTALLED CONSTRUCTION

- A. Protect installed Work and provide special protection where specified in individual specification sections.
- B. Provide temporary and removable protection for installed products. Control activity in immediate work area to prevent damage.
- C. Provide protective coverings at walls, projections, jambs, sills, and soffits of openings.
- D. Protect finished floors, stairs, and other surfaces from traffic, dirt, wear, damage, or movement of heavy objects, by protecting with durable sheet materials.
- E. Prohibit traffic or storage upon waterproofed or roofed surfaces. When traffic or activity is necessary, obtain recommendations for protection from waterproofing or roofing material manufacturer.
- F. Prohibit traffic from landscaped areas.

1.7 PROJECT RECORD DOCUMENTS

- A. Maintain on site one set of the following record documents; record actual revisions to the Work:
 - 1. Drawings.
 - 2. Specifications.
 - 3. Addenda.
 - 4. Change Orders and other modifications to the Contract.

5. Reviewed Shop Drawings, Product Data, and Samples.
 6. Manufacturer's instruction for assembly, installation, and adjusting.
- B. Ensure entries are complete and accurate, enabling future reference by Owner.
 - C. Store record documents separate from documents used for construction.
 - D. Record information concurrent with construction progress, not less than weekly.
 - E. Specifications: Legibly mark and record at each product section description of actual products installed, including the following:
 1. Manufacturer's name and product model and number.
 2. Product substitutions or alternates utilized.
 3. Changes made by Addenda and modifications.
 - F. Record Drawings and Shop Drawings: Legibly mark each item to record actual construction including:
 1. Measured depths of foundations in relation to finish [first] [main] floor datum.
 2. Measured horizontal and vertical locations of underground utilities and appurtenances, referenced to permanent surface improvements.
 3. Measured locations of internal utilities and appurtenances concealed in construction, referenced to visible and accessible features of the Work.
 4. Field changes of dimension and detail.
 5. Details not on original Contract drawings.
 - G. Submit documents to Architect/Engineer with claim for final Application for Payment.

1.8 OPERATION AND MAINTENANCE DATA

- A. Submit data bound in 8-1/2 x 11 inch (A4) text pages, three D side ring binders with durable plastic covers.
- B. Prepare binder cover with printed title "OPERATION AND MAINTENANCE INSTRUCTIONS", title of project, and subject matter of binder when multiple binders are required.
- C. Internally subdivide binder contents with permanent page dividers, logically organized as described below; with tab titling clearly printed under reinforced laminated plastic tabs.
- D. Drawings: Provide with reinforced punched binder tab. Bind in with text; fold larger drawings to size of text pages.
- E. Contents: Prepare Table of Contents for each volume, with each product or system description identified, typed on white paper, in three parts as follows:
 1. Part 1: Directory, listing names, addresses, and telephone numbers of Architect/Engineer, Contractor, Subcontractors, and major equipment suppliers.
 2. Part 2: Operation and maintenance instructions, arranged by system and subdivided by specification section. For each category, identify names,

addresses, and telephone numbers of Subcontractors and suppliers. Identify the following:

- a. Significant design criteria.
 - b. List of equipment.
 - c. Parts list for each component.
 - d. Operating instructions.
 - e. Maintenance instructions for equipment and systems.
 - f. Maintenance instructions for special finishes, including recommended cleaning methods and materials, and special precautions identifying detrimental agents.
3. Part 3: Project documents and certificates, including the following:
- a. Shop drawings and product data.
 - b. Air and water balance reports.
 - c. Certificates.
 - d. Photocopies of warranties and bonds.

1.9 MANUAL FOR MATERIALS AND FINISHES

- A. Submit two copies of preliminary draft or proposed formats and outlines of contents before start of Work. Architect/Engineer will review draft and return one copy with comments.
- B. For equipment, or component parts of equipment put into service during construction and operated by Owner, submit documents within ten days after acceptance.
- C. Submit one copy of completed volumes 15 days prior to final inspection. Draft copy be reviewed and returned after final inspection, with Architect/Engineer comments. Revise content of document sets as required prior to final submission.
- D. Submit two sets of revised final volumes in final form within 10 days after final inspection.
- E. Building Products, Applied Materials, and Finishes: Include product data, with catalog number, size, composition, and color and texture designations. Include information for re-ordering custom manufactured products.
- F. Instructions for Care and Maintenance: Include manufacturer's recommendations for cleaning agents and methods, precautions against detrimental agents and methods, and recommended schedule for cleaning and maintenance.
- G. Moisture Protection and Weather Exposed Products: Include product data listing applicable reference standards, chemical composition, and details of installation. Include recommendations for inspections, maintenance, and repair.
- H. Additional Requirements: As specified in individual product specification sections.
- I. Include listing in Table of Contents for design data, with tabbed fly sheet and space for insertion of data.

1.10 MANUAL FOR EQUIPMENT AND SYSTEMS

- A. Submit two copies of preliminary draft or proposed formats and outlines of contents before start of Work. Architect/Engineer will review draft and return one copy with comments.
- B. For equipment, or component parts of equipment put into service during construction and operated by Owner, submit documents within ten days after acceptance.
- C. Submit one copy of completed volumes 15 days prior to final inspection. Draft copy be reviewed and returned [after final inspection], with Architect/Engineer comments. Revise content of document sets as required prior to final submission.
- D. Submit two sets of revised final volumes in final form within 10 days after final inspection.
- E. Each Item of Equipment and Each System: Include description of unit or system, and component parts. Identify function, normal operating characteristics, and limiting conditions. Include performance curves, with engineering data and tests, and complete nomenclature and model number of replaceable parts.
- F. Panelboard Circuit Directories: Provide electrical service characteristics, controls, and communications; typed.
- G. Include color coded wiring diagrams as installed.
- H. Operating Procedures: Include start-up, break-in, and routine normal operating instructions and sequences. Include regulation, control, stopping, shut-down, and emergency instructions. Include summer, winter, and special operating instructions.
- I. Maintenance Requirements: Include routine procedures and guide for preventative maintenance and trouble shooting; disassembly, repair, and reassembly instructions; and alignment, adjusting, balancing, and checking instructions.
- J. Include servicing and lubrication schedule, and list of lubricants required.
- K. Include manufacturer's printed operation and maintenance instructions.
- L. Include sequence of operation by controls manufacturer.
- M. Include original manufacturer's parts list, illustrations, assembly drawings, and diagrams required for maintenance.
- N. Include control diagrams by controls manufacturer as installed.
- O. Include Contractor's coordination drawings, with color coded piping diagrams as installed.

- P. Include charts of valve tag numbers, with location and function of each valve, keyed to flow and control diagrams.
- Q. Include list of original manufacturer's spare parts, current prices, and recommended quantities to be maintained in storage.
- R. Include test and balancing reports as specified in Section 014000.
- S. Additional Requirements: As specified in individual product specification sections.
- T. Include listing in Table of Contents for design data, with tabbed dividers and space for insertion of data.

1.11 SPARE PARTS AND MAINTENANCE PRODUCTS

- A. Furnish spare parts, maintenance, and extra products in quantities specified in individual specification sections.
- B. Deliver to Project site and place in location as directed by Owner; obtain receipt prior to final payment.

1.12 PRODUCT WARRANTIES AND PRODUCT BONDS

- A. Obtain warranties and bonds executed in duplicate by responsible subcontractors, suppliers, and manufacturers, within ten days after completion of applicable item of work.
- B. Execute and assemble transferable warranty documents and bonds from subcontractors, suppliers, and manufacturers.
- C. Verify documents are in proper form, contain full information, and are notarized.
- D. Co-execute submittals when required.
- E. Include Table of Contents and assemble in three D side ring binder with durable plastic cover.
- F. Submit prior to final Application for Payment.
- G. Time Of Submittals:
 - 1. For equipment or component parts of equipment put into service during construction with Owner's permission, submit documents within ten days after acceptance.
 - 2. Make other submittals within ten days after Date of Substantial Completion, prior to final Application for Payment.
 - 3. For items of Work for which acceptance is delayed beyond Date of Substantial Completion, submit within ten days after acceptance, listing date of acceptance as beginning of warranty or bond period.

PART 2 PRODUCTS

Not Used.

PART 3 EXECUTION

Not Used.

END OF SECTION

SECTION 02 41 19 - SELECTIVE DEMOLITION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Demolition and removal of selected portions of building or structure.
2. Salvage of existing items to be reused or recycled.

B. Related Requirements:

1. Section 01 10 00 "Summary" for restrictions on use of the premises, Owner-occupancy requirements, and phasing requirements.
2. Section 07 59 10 "Preparation for Reroofing" for specific information on roofing demolition.

1.2 DEFINITIONS

- A. Remove: Detach items from existing construction and dispose of them off-site unless indicated to be salvaged or reinstalled.
- B. Remove and Salvage: Detach items from existing construction, in a manner to prevent damage, and deliver to Owner ready for reuse.
- C. Remove and Reinstall: Detach items from existing construction, in a manner to prevent damage, prepare for reuse, and reinstall where indicated.
- D. Existing to Remain: Leave existing items that are not to be removed and that are not otherwise indicated to be salvaged or reinstalled.
- E. Dismantle: To remove by disassembling or detaching an item from a surface, using gentle methods and equipment to prevent damage to the item and surfaces; disposing of items unless indicated to be salvaged or reinstalled.

1.3 MATERIALS OWNERSHIP

- A. Unless otherwise indicated, demolition waste becomes property of Contractor.

1.4 PREINSTALLATION MEETINGS

- A. Pre-Demolition Conference: Conduct conference at the project site.
 1. Inspect and discuss condition of construction to be selectively demolished.

2. Review and finalize selective demolition schedule and verify availability of materials, demolition personnel, equipment, and facilities needed to make progress and avoid delays.
3. Review requirements of work performed by other trades that rely on substrates exposed by selective demolition operations.
4. Review areas where existing construction is to remain and requires protection.

1.5 INFORMATIONAL SUBMITTALS

- A. Schedule of Selective Demolition Activities: Indicate the following:
 1. Detailed sequence of selective demolition and removal work, with starting and ending dates for each activity. Ensure Owner's on-site operations are uninterrupted.
 2. Interruption of utility services. Indicate how long utility services will be interrupted.
 3. Coordination for shutoff, capping, and continuation of utility services.
 4. Coordination of Owner's continuing occupancy of existing building.
- B. Predemolition Photographs or Video: Show existing conditions of adjoining construction, including finish surfaces, that might be misconstrued as damage caused by salvage and demolition operations.
- C. Statement of Refrigerant Recovery: Signed by refrigerant recovery technician responsible for recovering refrigerant, stating that all refrigerant that was present was recovered and that recovery was performed according to EPA regulations. Include name and address of technician and date refrigerant was recovered.

1.6 CLOSEOUT SUBMITTALS

- A. Inventory: Submit a list of items that have been removed and salvaged.

1.7 QUALITY ASSURANCE

- A. Refrigerant Recovery Technician Qualifications: Certified by an EPA-approved certification program.

1.8 FIELD CONDITIONS

- A. Conditions existing at time of inspection for bidding purpose will be maintained by Owner as far as practical.
- B. Notify the Designer of discrepancies between existing conditions and Drawings before proceeding with selective demolition.
- C. Hazardous Materials: It is not expected that hazardous materials will be encountered in the Work.

- D. Storage or sale of removed items or materials on-site is not permitted.
- E. Utility Service: Maintain existing utilities indicated to remain in service and protect them against damage during selective demolition operations.

1.9 COORDINATION

- A. Arrange selective demolition schedule so as not to interfere with Owner's operations.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Regulatory Requirements: Comply with governing EPA notification regulations before beginning selective demolition. Comply with hauling and disposal regulations of authorities having jurisdiction.
- B. Standards: Comply with ANSI/ASSP A10.6 and NFPA 241.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Survey of Existing Conditions: Record existing conditions by use of preconstruction photographs or video.
 - 1. Inventory and record the condition of items to be removed and salvaged.

3.2 PREPARATION

- A. Refrigerant: Before starting demolition, remove refrigerant from mechanical equipment according to 40 CFR 82 and regulations of authorities having jurisdiction.

3.3 UTILITY SERVICES AND MECHANICAL/ELECTRICAL SYSTEMS

- A. Existing Services/Systems to Remain: Maintain services/systems indicated to remain and protect them against damage.
 - 1. Arrange to shut off utilities with utility companies.
 - 2. If services/systems are required to be removed, relocated, or abandoned, provide temporary services/systems that bypass area of selective demolition and that maintain continuity of services/systems to other parts of building.
 - 3. Disconnect and remove HVAC systems, equipment, and components indicated on Drawings to be removed.

- a. Equipment to Be Removed and Reinstalled: Disconnect and cap services and remove, clean, and store equipment; when appropriate, reinstall, reconnect, and make equipment operational.

3.4 PROTECTION

- A. Temporary Protection: Provide temporary barricades and other protection required to prevent injury to people and damage to adjacent buildings and facilities to remain.
 - 1. Provide protection to ensure safe passage of people around selective demolition area and to and from occupied portions of building.
 - 2. Provide temporary weather protection, during interval between selective demolition of existing construction on exterior surfaces and new construction, to prevent water leakage and damage to structure and interior areas.
- B. Remove temporary barricades and protections where hazards no longer exist.

3.5 SELECTIVE DEMOLITION, GENERAL

- A. General: Demolish and remove existing construction only to the extent required by new construction and as indicated. Use methods required to complete the Work within limitations of governing regulations and as follows:
 - 1. Proceed with selective demolition systematically, from higher to lower level. Complete selective demolition operations above each floor or tier before disturbing supporting members on the next lower level.
 - 2. Neatly cut openings and holes plumb, square, and true to dimensions required. Use cutting methods least likely to damage construction to remain or adjoining construction. Use hand tools or small power tools designed for sawing or grinding, not hammering and chopping. Temporarily cover openings to remain.
 - 3. Cut or drill from the exposed or finished side into concealed surfaces to avoid marring existing finished surfaces.
 - 4. Do not use cutting torches until work area is cleared of flammable materials. At concealed spaces, such as duct and pipe interiors, verify condition and contents of hidden space before starting flame-cutting operations. Maintain portable fire-suppression devices during flame-cutting operations.
 - 5. Maintain fire watch during and for at least 2 hours after flame-cutting operations.
 - 6. Remove decayed, vermin-infested, or otherwise dangerous or unsuitable materials and promptly dispose of off-site.
 - 7. Locate selective demolition equipment and remove debris and materials so as not to impose excessive loads on supporting walls, floors, or framing.
 - 8. Dispose of demolished items and materials promptly.
- B. Site Access and Temporary Controls: Conduct selective demolition and debris-removal operations to ensure minimum interference with roads, streets, walks, walkways, and other adjacent occupied and used facilities.
- C. Removed and Reinstalled Items:

1. Clean and repair items to functional condition adequate for intended reuse.
2. Pack or crate items after cleaning and repairing. Identify contents of containers.
3. Protect items from damage during transport and storage.
4. Reinstall items in locations indicated. Comply with installation requirements for new materials and equipment. Provide connections, supports, and miscellaneous materials necessary to make item functional for use indicated.

- D. Existing Items to Remain: Protect construction indicated to remain against damage and soiling during selective demolition. When permitted by the Designer, items may be removed to a suitable, protected storage location during selective demolition and cleaned and reinstalled in their original locations after selective demolition operations are complete.

3.6 SELECTIVE DEMOLITION PROCEDURES FOR SPECIFIC MATERIALS

- A. Roofing: Remove no more existing roofing than what can be covered in one day by new roofing and so that building interior remains watertight and weathertight. See Sections "07 57 00 Coated Foamed Roofing" for new roofing requirements.
1. Remove existing roof membrane, flashings, and roof accessories, as shown on drawings.
 2. Remove existing roofing system down to substrate. Salvage polyisocyanurate insulation boards for re-installation.

3.7 DISPOSAL OF DEMOLISHED MATERIALS

- A. Remove demolition waste materials from Project site and dispose of them in an EPA-approved construction and demolition waste landfill acceptable to authorities having jurisdiction.
1. Do not allow demolished materials to accumulate on-site.
 2. Remove and transport debris in a manner that will prevent spillage on adjacent surfaces and areas.
 3. Remove debris from elevated portions of building by chute, hoist, or other device that will convey debris to grade level in a controlled descent.
- B. Burning: Do not burn demolished materials.

3.8 CLEANING

- A. Clean adjacent structures and improvements of dust, dirt, and debris caused by selective demolition operations. Return adjacent areas to condition existing before selective demolition operations began.

3.9 SELECTIVE DEMOLITION SCHEDULE

- A. Remove: Entirety of Roof as indicated on the Drawings.

END OF SECTION

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SECTION 06 10 00 – ROUGH CARPENTRY

PART 1 -GENERAL

1.1 SECTION INCLUDES

- A. Wood Framing
- B. Structural Plywood Panels
- C. Engineered Framing
 - 1. Parapet cap engineered framing system.

1.2 REFERENCE STANDARDS

- A. American National Standards Institute / American Hardboard Association:
 - 1. ANSI/AHA A135.4 - Basic Hardboard.
- B. American Wood Protection Association:
 - 1. AWWPA M4 - Standard for the Care of Preservative-Treated Wood Products.
 - 2. AWWPA U1 - Use Category System: User Specification for Treated Wood.
- C. APA - The Engineered Wood Association:
 - 1. APA - Plywood Design Specification, including supplements.
 - 2. APA PS 1 - Voluntary Product Standard - Structural Plywood.
- D. ASTM International:
 - 1. ASTM A153 - Standard Specification for Zinc Coating (Hot-Dip) on Iron and Steel Hardware.
 - 2. ASTM B695 - Standard Specification for Coatings of Zinc Mechanically Deposited on Iron and Steel.
 - 3. ASTM D2559 - Standard Specification for Adhesives for Bonded Structural Wood Products for Use Under Exterior Exposure Conditions.
 - 4. ASTM D5456 - Standard Specification for Evaluation of Structural Composite Lumber Products.
 - 5. ASTM E84 - Standard Test Method for Surface Burning Characteristics of Building Materials.
 - 6. ASTM E119 - Standard Test Methods for Fire Tests of Building Construction and Materials.
 - 7. ASTM F1667 - Standard Specification for Driven Fasteners: Nails, Spikes, and Staples.
- E. National Lumber Grades Authority:
 - 1. NLGA - Standard Grading Rules for Canadian Lumber.
- F. Northeastern Lumber Manufacturers Association:
 - 1. NELMA - Standard Grading Rules for Northeastern Lumber.
- G. Southern Pine Inspection Bureau:
 - 1. SPIB - Standard Grading Rules for Southern Pine Lumber.

- H. U.S. Department of Commerce National Institute of Standards and Technology:
 - 1. DOC PS 1 - Structural Plywood.
 - 2. DOC PS 2 - Performance Standard for Wood-Based Structural-Use Panels.
 - 3. DOC PS 20 - American Softwood Lumber Standard.
- I. West Coast Lumber Inspection Bureau:
 - 1. WCLIB Standard 17 - Grading Rules for West Coast Lumber.
- J. Western Wood Products Association:
 - 1. WWPA - Western Lumber Grading Rules.

1.3 SUBMITTALS

- A. Product Data: Submit manufacturer information on sheathing, wood preservative materials, and application instructions.
- B. Evaluation Reports: For preservative-treated wood products, from ICC-ES.

1.4 QUALITY ASSURANCE

- A. Perform Work according to:
 - 1. Lumber Grading Agency: Certified by DOC PS 20.
 - 2. Wood Structural Panel Grading Agency: Certified by APA - The Engineered Wood Association.
 - 3. Lumber: DOC PS 20.
 - 4. Wood Structural Panels: DOC PS 1 or PS 2.
- B. Surface-Burning Characteristics:
 - 1. Fire-Retardant-Treated Materials: Maximum 25/450 flame-spread/smoke-developed index when tested according to ASTM E84.
- C. Apply label from agency approved by authority having jurisdiction to identify each preservative-treated and fire-retardant-treated material.

1.5 DELIVERY, STORAGE, AND HANDLING

- A. Inspection: Accept materials on Site in manufacturer's original packaging and inspect for damage.
- B. Stack wood products flat with spacers beneath and between each bundle to provide air circulation. Protect wood products from weather by covering with waterproof sheeting, securely anchored. Provide for air circulation around stacks and under coverings.

PART 2 - PRODUCTS

2.1 MATERIALS

- A. Miscellaneous Framing: Stress Group D, S/P/F Species, Grade 2, 19 percent maximum moisture content after treatment, pressure preservative treat.

- B. Lumber Grading Rules and Wood Species to be in conformance with Voluntary Product Standard DOC PS 20: Grading rules of the following associations apply to materials furnished under this section:
1. Northeastern Lumber Manufacturer's Association, Inc. (NELMA).
 2. National Lumbar Grades Authority (NLGA).
 3. Northern Softwood Lumber Bureau (NSLB).
 4. Southern Pine Inspection Bureau (SPIB).
 5. West Coast Lumber Inspection Bureau (WCLIB).
 6. West Wood Products Association (WWPA).
- C. Provide preservative treatment for members as required by this Section or if indicated as "treated" in the Structural Drawings.
- D. Plywood: APA/EWA Rated Sheathing Structural I, Grade C-D; Exposure Durability 2; un-sanded.
- E. Parapet Cap Engineered Framing System Basis of Design: StrandGuard TimberStrand LSL 1.30E Engineered Lumber by PreBuck Engineered Framing Systems or comparable products by other manufacturers approved by A/E at time of Bid within accordance of provisions detailed in General Conditions and Division 01 – General Requirements.
1. Meets AWP U1-15 for Use Category 2 (UC2).
 2. NAHB Research Center Green Approved.
 3. MDI resin, 100 percent waterproof when cured.
 4. Treated with zinc borate through complete cross section.
 5. Typical material 1-1/2 inches (38 mm) thick; built-up as required.
 6. Round 1-1/4 inch counter sunk anchor openings at 24 inches O.C.
 7. Acceptable for direct contact with concrete, non-corrosive to metals, insect and fungi resistive.
 8. Materials: StrandGuard TimberStrand LSL 1.30E Engineered Lumber, ICC ESR-1387.
 1. Treatment: Zinc borate through complete cross section.
 2. Bending Strength: 1900 psi.
 3. Tensile Strength: 1075 psi.
 4. Shear Strength: 150 psi.
 5. Compression - Perpendicular to Grain: 670 psi.
 6. Specific Gravity: 0.50 into the face, 0.42 into the edge.
 7. R-value of 1-1/2 inch thickness (ASTM E 518): 1.86.

2.2 PARAPET CAP FRAMING PRODUCTS

- A. Parapet cap blocking associated with roof work to utilize wood lumber blocking as described in this section, part 2, paragraph 2.1, subparagraphs A, B, & C -OR- engineered framing system as described in section, part 2, paragraph 2.1, subparagraph E.

2.3 FACTORY WOOD TREATMENT

- A. Preservative Treatment by Pressure Process: AWP A U1; Use Category UC2 for interior construction not in contact with ground, Use Category UC3b for exterior construction not in contact with ground, and Use Category UC4a for items in contact with ground.
 - 1. Preservative Chemicals: Acceptable to authorities having jurisdiction and containing no arsenic or chromium.
- B. Mark plywood with appropriate classification marking of an inspection agency acceptable to authorities having jurisdiction.
- C. Application: Treat lumber and plywood in contact with masonry or concrete or used with roofing, flashing, vapor barriers, and waterproofing.
- D. Moisture Content after Treatment:
 - 1. Lumber: Maximum 19 percent.
 - 2. Structural Panels: Maximum 15 percent.

2.4 ACCESSORIES

- A. Fasteners and Anchors:
 - 1. General: Provide fasteners of size and type indicated that comply with requirements specified in this article for material and manufacture.
- B. Nails, Brads, and Staples: ASTM F 1667.
- C. Wood Screws and Lag screws: ASME B18.2.1, ASME B18.6.1, or ICC-ES AC233
- D. Power Driven Fasteners: Fastener systems with an evaluation report acceptable to authorities having jurisdiction, based on ICC-ES AC70.
- E. Specialty or Proprietary Wood Connectors:
 - 1. Material: Hot-dipped galvanized steel.
 - 2. Provide framing connectors where noted or shown in the Drawings. Connectors shall be Simpson Strong-Tie connectors, MiTEK (USP) Structural Connectors, or approved equal. All materials shall be building code approved for the type of installation indicated.

PART 3 - EXECUTION

3.1 INSTALLATION

- A. Install materials in accordance with manufacturer's recommendations and in proper relationship with adjacent construction. Set members level, plumb, and true to line.

- B. Coordinate construction sequence with installation of flashings and adjacent materials provided by others to prevent exterior moisture from entering or passing through completed assemblies.
- C. Remove excess and waste materials from the job.

3.2 STORAGE AND HANDLING

- A. Deliver, store, and handle all materials in such a manner to protect against damage and the weather. All manufactured products shall be protected from the weather.
- B. Use all means necessary to protect the installed work and materials of all other trades.

3.3 GENERAL

- A. Discard units of material with defects which might impair quality of work, and units which are too small to fabricate work with minimum joints or optimum joint arrangement.
- B. Installer must examine the substrate structure and the conditions under which the carpentry work is to be installed, and notify the Contractor in writing of conditions detrimental to the work. Do not proceed with the installation until unsatisfactory conditions have been corrected in a manner acceptable to the installer.
- C. Coordinate carpentry work to other work; scribe and cope as required for accurate fit. Correlate location of furring, nailers, blocking, grounds and similar supports to allow proper attachment of other work.
- D. For treated wood cut in the field, apply one coat minimum of compatible chemical preservative to sawn end.

3.4 APPLICATION

- A. Wood Blocking and Nailers:
 - 1. Install where indicated and where required for screeding or attaching other work. Form to shapes indicated and cut as required for true line and level of attached work. Coordinate locations with other work involved.
 - 2. Attach items to substrates to support applied loading. Recess bolts and nuts flush with surfaces unless otherwise indicated.
 - 3. Provide permanent grounds of dressed, pressure-preservative-treated, key-beveled lumber not less than 1-1/2 inches wide and of thickness required to bring face of ground to exact thickness of finish material. Remove temporary grounds when no longer required.
- B. Site-Applied Wood Treatment:
 - 1. Treat Site-sawn cuts by applying preservative according to AWPAC M4.
 - 2. Allow preservative to dry prior to erecting members.

3.5 WOOD BLOCKING AND FRAMING

- A. Provide and install wood blocking for anchoring and support of fixtures and accessories as indicated on Drawings.

3.6 PROTECTION

- A. Protect completed work from damage until project is completed and accepted.

3.7 ADJUST AND CLEAN

- A. Remove from site all rubbish, debris and packaging produced by operations and leave site in a "broomclean" condition.
- B. Adjust all working items to fit snugly yet work freely.

3.8 ROOF BLOCKING

- A. Furnish and install all wood roof blocking and nailers required by Drawings.
- B. Blocking shall be sizes and shapes indicated on details and as required by conditions encountered.

END OF SECTION 06 10 00

SECTION 07 21 00 - THERMAL INSULATION

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Polyisocyanurate foam-plastic board insulation.

B. Related Requirements:

1. Section 075423 "Thermoplastic Polyolefin (TPO) Roofing for insulation specified as part of roofing construction.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

1.3 INFORMATIONAL SUBMITTALS

A. Product Test Reports: For each product, for tests performed by a qualified testing agency.

B. Research Reports: For foam-plastic insulation, from ICC-ES.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Protect insulation materials from physical damage and from deterioration due to moisture, soiling, and other sources. Store inside and in a dry location. Comply with manufacturer's written instructions for handling, storing, and protecting during installation.

B. Protect foam-plastic board insulation as follows:

1. Do not expose to sunlight except to necessary extent for period of installation and concealment.
2. Protect against ignition at all times. Do not deliver foam-plastic board materials to Project site until just before installation time.
3. Quickly complete installation and concealment of foam-plastic board insulation in each area of construction.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. Surface-Burning Characteristics: Maximum flame-spread and smoke-developed indexes less than Class B, 75 and 450 when tested in accordance with ASTM E84.
- B. Fire-Resistance Ratings: Comply with ASTM E119 or UL 263; testing by a qualified testing agency. Identify products with appropriate markings of applicable testing agency.
 - 1. Indicate design designations from UL's "Fire Resistance Directory" or from listings of another qualified testing agency.
- C. Fire Propagation Characteristics: Passes NFPA 285 testing as part of an approved assembly.
- D. Labeling: Provide identification of mark indicating R-value of each piece of insulation 12 inches (305 mm) and wider in width.

2.2 POLYISOCYANURATE FOAM-PLASTIC BOARD INSULATION

- A. Polyisocyanurate Board Insulation, Glass-Fiber-Mat Faced: ASTM C1289, glass-fiber-mat faced, Type II, Class 2.
 - 1. MANUFACTURERS
 - a. RMAX
 - b. Carlisle
 - c. Hunter Panels
 - d. ATLAS
- B. Thermal-Resistance Value (R-Value): **R-value as indicated below** in accordance with ASTM C518.
 - 1. Minimum R-Value at 1" : 5.7

2.3 ACCESSORIES

- A. Insulation for Miscellaneous Voids:
 - 1. Mineral-Wool Blanket Insulation, Unfaced: ASTM C665, Type I (blankets without membrane facing); consisting of fibers; complying with ASTM E136 for combustion characteristics.
 - 2. Spray Polyurethane Foam Insulation: ASTM C1029, Type II, closed cell, with maximum flame-spread and smoke-developed indexes of 75 and 450, respectively, per ASTM E84.

PART 3 - EXECUTION

3.1 PREPARATION

- A. Clean substrates of substances that are harmful to insulation, including removing projections capable of puncturing insulation or vapor retarders, or those that interfere with insulation attachment.

3.2 INSTALLATION, GENERAL

- A. Comply with insulation manufacturer's written instructions applicable to products, applications and applicable codes.
- B. Install insulation that is undamaged, dry, and unsoiled and that has not been left exposed to ice, rain, or snow at any time.
- C. Install insulation with manufacturer's R-value label exposed after insulation is installed.
- D. Extend insulation to envelop entire area to be insulated. Fit tightly around obstructions and fill voids with insulation. Remove projections that interfere with placement.
- E. Provide sizes to fit applications and selected from manufacturer's standard thicknesses, widths, and lengths. Apply single layer of insulation units unless multiple layers are otherwise shown or required to make up total thickness or to achieve R-value.

3.3 INSTALLATION OF BOARD INSULATION

- A. Install board insulation in accordance with manufacturer's written instructions per project applications and conditions.

3.4 PROTECTION

- A. Protect installed insulation from damage due to harmful weather exposures, physical abuse, and other causes.
- B. Provide temporary coverings or enclosures where insulation is subject to abuse and cannot be concealed and protected by permanent construction immediately after installation.

END OF SECTION

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SECTION 07 54 23 – THERMOPLASTIC POLYOLEFIN (TPO) ROOFING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Thermoplastic Polyolefin (TPO) roof system on metal deck and concrete deck, including:
 - a. Vapor retarder.
 - b. Roof insulation.
 - c. Cover Board.
 - d. TPO Membrane Sheet

B. Related Sections:

1. Division 07 Section "Sheet Metal Flashing and Trim" for shop-formed sheet metal items including roof drainage system items, roof penetration flashings, base and counterflashings and reglets, and formed copings and roof edge metal items.
2. Division 07 Section "Roof Specialties" for manufactured copings, roof edge flashings and counterflashings, and roof edge drainage systems.
3. Division 07 Section "Manufactured Roof Expansion Joints" for manufactured roof expansion-joint assemblies.
4. Division 22 Section "Roof Drains" for roof drains.

C. Unit Prices: Refer to Division 01 Section "Unit Prices" for description of Work in this Section affected by unit prices.

1.2 DEFINITIONS

- ##### A. Roofing Terminology: Refer to ASTM D1079 "Standard Terminology Relating to Roofing and Waterproofing" and glossary in applicable edition of NRCA's "The NRCA Roofing Manual: Membrane Roof Systems" for definition of terms related to roofing work in this Section.

1.3 PREINSTALLATION MEETINGS

A. Preinstallation Roofing Conference: Conduct conference at Project site.

1. Meet with Owner, Designer, Owner's insurer if applicable, testing and inspecting agency representative, roofing Installer, roofing system manufacturer's representative, deck

Installer, and installers whose work interfaces with or affects roofing, including installers of roof accessories and roof-mounted equipment.

2. Review drawings and specifications.
3. Review methods and procedures related to roofing installation, including manufacturer's written instructions.
4. Review and finalize construction schedule and verify availability of materials, Installer's personnel, equipment, and facilities needed to make progress and avoid delays.
5. Examine substrate conditions and finishes for compliance with requirements, including flatness and fastening.
6. Review structural loading limitations of roof deck during and after roofing.
7. Review base flashings, special roofing details, roof drainage, roof penetrations, equipment curbs, and condition of other construction that will affect roofing system.
8. Review governing regulations and requirements for insurance and certificates if applicable.
9. Review temporary protection requirements for roofing system during and after installation.
10. Review roof observation and repair procedures after roofing installation.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of product indicated.
- B. Shop Drawings: For roofing system. Include plans, elevations, sections, details, and attachments to other work.
 1. Base flashings and membrane terminations.
 - a. Indicate details meet requirements of NRCA and FMG required by this Section.
 2. Tapered insulation, including slopes and crickets.
 3. Roof plan showing types and orientation of roof deck and orientation of membrane roofing and fastening spacings and patterns for mechanically fastened membrane roofing if applicable.
 4. Insulation fastening patterns for corner, perimeter, and field-of-roof locations.
- C. Samples for Verification: For the following products:
 1. Sheet roofing, of color specified, including T-shaped side and end lap seam.

2. Metal termination bars.

D. Wind Uplift Resistance Submittal: For roofing system, indicating compliance with wind uplift performance requirements.

1.5 INFORMATIONAL SUBMITTALS

A. Contractor's Product Certificate: Submit certificate, indicating products intended for Work of this Section, including product names and numbers and manufacturers' names, with statement indicating that products to be provided meet the requirements of the Contract Documents.

B. Qualification Data: For Installer, Manufacturer and Roofing Inspector.

1. Include letter from Manufacturer written for this Project indicating approval of Installer.

C. Manufacturer Certificates: Signed by roofing manufacturer certifying that roofing system complies with requirements specified in "Performance Requirements" Article.

1. Submit evidence of compliance with performance requirements.

a. Include: UL listing certificate.

2. Product Compatibility: Indicate manufacturer has verified compatibility of roofing system components, including but not limited to: Roofing membrane, flashing sheets, adhesives, and sealants.

D. Warranties: Unexecuted sample copies of special warranties.

E. Inspection Reports: Reports of Roofing Inspector. Include weather conditions, description of work performed, tests performed, defective work observed, and corrective actions taken to correct defective work.

1. Submit reports within 48 hours after inspection.

1.6 CLOSEOUT SUBMITTALS

A. Executed copies of warranties.

B. Maintenance Data: To include in maintenance manuals.

1.7 QUALITY ASSURANCE

A. Installer Qualifications: An employer of workers trained and certified by manufacturer, including a full-time on-site supervisor with a minimum of five years' experience installing products comparable to those specified, able to communicate verbally with Contractor, Designer, and employees, and qualified by the manufacturer to install manufacturer's product and furnish warranty of type specified.

B. Manufacturer Qualifications: Approved manufacturer listed in this Section, UL listed for roofing systems comparable to that specified for this Project, with minimum five years'

experience in manufacture of thermoplastic roof membrane products in successful use in similar applications.

1. Approval of Comparable Products: Submit the following in accordance with project substitution requirements, within time allowed for substitution review:
 - a. Product data, including certified independent test data indicating compliance with requirements.
 - b. Samples of each component.
 - c. Sample submittal from similar project.
 - d. Sample warranty.
2. Substitutions following award of contract are not allowed except as stipulated in Division 01 General Requirements.
3. Approved manufacturers must meet separate requirements of the Submittals Article.

C. Roofing Inspector Qualifications: A technical representative of manufacturer not engaged in the sale of products and experienced in the installation and maintenance of the specified roofing system, qualified to perform roofing observation and inspection specified in Field Quality Control Article, to determine Installer's compliance with the requirements of this Project, and approved by the manufacturer to issue warranty certification. The Roofing Inspector shall be one of the following:

1. An authorized full-time technical employee of the manufacturer.
2. An independent party certified as a Registered Roof Observer by the International Institute of Building Enclosure Consultants (formerly the Roof Consultants Institute) retained by the Contractor or the Manufacturer and approved by the Manufacturer.

D. Manufacturer's Installation Instructions: Obtain and maintain on-site access to manufacturer's written recommendations and instructions for installation of products.

1.8 DELIVERY, STORAGE, AND HANDLING

- A. Deliver roofing materials to Project site in original containers with seals unbroken and labeled with manufacturer's name, product brand name and type, date of manufacture, approval or listing agency markings, and directions for storing and mixing with other components.
- B. Store liquid materials in their original undamaged containers in a clean, dry, protected location and within the temperature range required by roofing system manufacturer. Protect stored liquid material from direct sunlight.
 1. Discard and legally dispose of liquid material that cannot be applied within its stated shelf life.

- C. Protect roof insulation materials from physical damage and from deterioration by sunlight, moisture, soiling, and other sources. Store in a dry location. Comply with insulation manufacturer's written instructions for handling, storing, and protecting during installation.
- D. Handle and store roofing materials and place equipment in a manner to avoid permanent deflection of deck.

1.9 PROJECT / FIELD CONDITIONS

- A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit roofing system to be installed according to manufacturer's written instructions and warranty requirements.
- B. Daily Protection: Coordinate installation of roofing so insulation and other components of roofing system not permanently exposed are not subjected to precipitation or left uncovered at the end of the workday or when rain is forecast.
 - 1. Provide tie-offs at end of each day's work to cover exposed roofing and insulation with a course of roofing sheet securely in place with joints and edges sealed.
 - 2. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing.
 - 3. Remove temporary plugs from roof drains at end of each day.
 - 4. Remove and discard temporary seals before beginning work on adjoining roofing.

1.10 WARRANTY

- A. Manufacturer's Warranty: Roof System Manufacturer's standard form in which Manufacturer agrees to repair or replace components of roofing system that fail in materials or workmanship within warranty period, as follows.
 - 1. Form of Warranty: Manufacturer's standard warranty form.
 - 2. Scope of Warranty: Work of this Section and including sheet metal details and termination details installed by the roof system Installer and approved by the Roof System Manufacturer.
 - 3. Warranty Period: 30 years from date of completion.
- B. Installer Warranty: Installer's warranty signed by Installer, as follows.
 - 1. Form of Warranty: Form acceptable to Roofing Manufacturer and Owner.
 - 2. Scope of Warranty: Work of this Section.
 - 3. Warranty Period: 3 years from date of completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Basis of Design: The roof system specified in this Section is based upon products of Tremco CPG Inc, Beachwood, OH, (800) 562-2728, www.tremcoroofing.com that are named in other Part 2 articles. Provide specified products or comparable products of one of the following [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders, Division 01 General Requirements, and below paragraph '2.1C'].
- B.
 - 1. Carlisle
 - 2. Versico
 - 3. Elevate
 - 4. Manufacturers of comparable products: Approved by Designer prior to bid.
- C. Source Limitations: Obtain components for roofing system from same manufacturer as membrane roofing or manufacturer approved by membrane roofing manufacturer.

2.2 PERFORMANCE REQUIREMENTS

- A. General Performance: Installed membrane roofing and base flashings shall withstand specified uplift pressures, thermally induced movement, and exposure to weather without failure due to defective manufacture, fabrication, installation, or other defects in construction. Membrane roofing and base flashings shall remain watertight.
 - 1. Accelerated Weathering: Roofing system shall withstand 10,000 hours of exposure when tested according to ASTM G152, ASTM G154, or ASTM G155.
 - 2. Impact Resistance: Roof membrane shall resist impact damage when tested according to ASTM D3746/D3746M, ASTM D4272/D4272M, or the "Resistance to Foot Traffic Test" in FM Approvals 4470.
- B. Roofing System Design: Provide membrane roofing system that is identical to systems that have been successfully tested by a qualified testing and inspecting agency in accordance with ANSI/FM 4474, UL 580, or UL 1897, and to resist uplift pressures calculated in accordance with ASCE-7 and applicable code.
 - 1. Zone 1 (Field-of-Roof) Uplift Pressure: 37.0 psf.
 - 2. Zone 2 (Perimeter) Uplift Pressure: 62.1 psf, located within 3 ft of roof perimeter.
 - 3. Zone 3 (Corner) Uplift Pressure: 93.4 psf, located within 3 ft of outside corners.
- C. SPRI Wind Design Standard: Manufacture and install copings and roof-edge flashings tested according to ANSI/SPRI ES-1.

1. Zone 2 (Roof Edge Perimeter) Design Pressure: 62.1 psf
 2. Zone 3 (Roof Edge Corners) Design Pressure: 93.4 psf
- D. Flashings and Fastening: Provide base flashings, perimeter flashings, detail flashings and component materials and installation techniques that comply with requirements and recommendations of the following:
1. NRCA Roofing Manual (Sixth Edition) for construction details and recommendations.
 2. SMACNA Architectural Sheet Metal Manual (Seventh Edition) for construction details.
 3. Comply with requirements of Division 07 Section "Sheet Metal Flashing and Trim".
- E. Exterior Fire-Test Exposure: ASTM E108, Class A; for application and roof slopes indicated, as determined by testing identical membrane roofing materials by a qualified testing agency. Materials shall be identified with appropriate markings of applicable testing agency.
- F. Fire-Resistance Ratings: Comply with fire-resistance-rated assembly designs indicated. Identify products with appropriate markings of applicable testing agency.

2.3 MATERIALS, GENERAL

- A. Material Compatibility: Roofing materials shall be compatible with one another and adjacent materials under conditions of service and application required, as demonstrated by roof membrane manufacturer based on testing and field experience.

2.4 THERMOPLASTIC MEMBRANE MATERIALS

- A. TPO Roof Membrane:
1. Thermoplastic Polyolefin (TPO) internally scrim-reinforced sheet, ASTM D6878.
 - a. Basis of design product: Tremco, TremPly TPO FB Single Ply Roof Membrane. [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].
 - b. Breaking Strength, minimum, ASTM D751: Machine direction, 375 lb./ft (560 kg/m); Cross machine direction 300 lb./ft (490 kg/m).
 - c. Tear Strength, minimum, ASTM D751: Machine direction, 90 lb./ft (134 kg/m); Cross machine direction 120 lb./ft (179 kg/m).
 - d. Elongation at Break, ASTM D751: 30 percent.
 - e. Minimum Membrane Thickness, nominal, ASTM D751: 60 mils (1.5 mm).
 - f. Color: White.
 - g. Solar Reflectance Index (SRI), ASTM E1980: 87 (White, initial)

- B. Sheet Flashing: Manufacturer's standard, smooth-backed, sheet flashing of same material, type, reinforcement, thickness and color as TPO roof membrane.

2.5 AUXILIARY ROOFING MATERIALS

- A. General: Auxiliary membrane roofing materials recommended by roofing system manufacturer for intended use, and compatible with membrane roofing.

1. Liquid-type auxiliary materials shall comply with VOC limits of authorities having jurisdiction.
2. Adhesives and sealants that are not on the exterior side of weather barrier shall comply with the following limits for VOC content when calculated according to 40 CFR 59, Subpart D (EPA Method 24):
 - a. Plastic Foam Adhesives: 50 g/L.
 - b. Single-Ply Roof Membrane Sealants: 450 g/L.
 - c. Nonmembrane Roof Sealants: 300 g/L.
 - d. Sealant Primers for Nonporous Substrates: 250 g/L.
 - e. Sealant Primers for Porous Substrates: 775 g/L.
3. Adhesives and sealants that are not on the exterior side of weather barrier shall comply with the testing and product requirements of the California Department of Public Health's (formerly, the California Department of Health Services') "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers."

- B. Membrane Bonding Adhesive:

1. Bonding Adhesive: Solvent-free, fast-setting, low-VOC two-component urethane adhesive for bonding fleece-backed single ply membranes and flashings to substrates.
 - a. Basis of design product: Tremco, LR Adhesive.
 - b. VOC, maximum, ASTM D3960: 0 g/L.
 - c. Tensile Strength, ASTM D412: 250 psi (1724 kPa).
 - d. Peel Adhesion, ASTM D903: 17 lbf/in (2.9 N).
 - e. Flexibility, 70 deg. F, ASTM D816: Pass.
 - f. Combustibility, ASTM E84: Flame spread, 10; Smoke developed, 30.

- C. Flashing Membrane Adhesive: Same as membrane bonding adhesive.
 - 1. Contact-type adhesive, fast drying solvent-based, for bonding TPO single ply membranes and flashings to substrates.
 - a. Basis of design product: Tremco, TremPly TPO Bonding Adhesive.
 - b. VOC, maximum, ASTM D3960: 700 g/L.
- D. Metal Termination Bars: Manufacturer's standard, predrilled stainless-steel or aluminum bars, approximately 1 by 1/8 inch (25 mm by 3 mm) thick; with anchors.
- E. Metal Battens: Manufacturer's standard, aluminum-zinc-alloy-coated or zinc-coated steel sheet, approximately 1 inch wide by 0.05 inch (25 mm wide by 1.3 mm) thick, prepunched.
- F. Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening components to substrate, and acceptable to membrane roofing system manufacturer.
- G. Fasteners, Induction Welding System: Factory-coated FM Global approved drill point steel fasteners for insulation and membrane attachment to wood, steel and structural concrete roof decks, separation pads, and polyester-backed, adhesive-coated metal stress plates approved for bonding to roofing membrane using welding method described in Part 3, complying with corrosion-resistance provisions in FM Global 4470, and acceptable to membrane roofing system manufacturer.
- H. Joint Sealant: Elastomeric joint sealant compatible with roofing materials, with movement capability appropriate for application.
 - 1. Joint Sealant, Polyurethane: ASTM C920, Type S, Grade NS, Class 50 single-component moisture curing sealant, formulated for compatibility and use in dynamic and static joints; paintable.
 - a. Basis of design product: Tremco, TremSEAL Pro [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].
 - b. Volatile Organic Compounds (VOC), maximum, ASTM D3960: 40 g/L.
 - c. Hardness, Shore A, ASTM C661: 40.
 - d. Adhesion to Concrete, ASTM C794: 35 pli.
 - e. Tensile Strength, ASTM D412: 350 psi (2410 kPa).
 - f. Color: White.
- I. Prefabricated Pipe Flashings: As recommended by roof membrane manufacturer.

- J. Miscellaneous Accessories: Provide pourable sealers, preformed cone and vent sheet flashings, preformed inside and outside corner sheet flashings, T-joint covers, lap sealants, termination reglets, and other accessories.

2.6 VAPOR RETARDER

A. Vapor Retarder:

1. Self-Adhering Sheet: Trilaminate woven polyethylene film laminated to layer of reinforced SBS rubberized asphalt adhesive; with slip-resisting surface and release-paper/film backing. Provide primer when recommended by vapor-retarder manufacturer.
 - a. Basis of design product: Tremco, AVC Max [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].
 - b. Tensile Strength, minimum, ASTM D5147: 70 lbf/in (12.25 kN/m) MD; 80 lbf/in (14 kN/m) XMD.
 - c. Tear Resistance, minimum, ASTM D1970: 125 lbf (556 N) MD; 110 lbf (489 N) XMD.
 - d. Adhesion to Plywood at 73.4 deg F (23 deg C), ASTM D903/D1970: 25 lb/ft (11.5 kgf/30.5 cm) .
 - e. Elongation at Break, ASTM D1970: 20 percent MD; 13 percent XMD.
 - f. Permeance, maximum, ASTM E96/D1970: 0.02 perm (1.1 ng/Pa x s x sq. m).
 - g. Thickness, minimum: 46 mils (1.2 mm).
 - h. Resistance to Water leakage (Sealability around nail), ASTM D7349/D1970: Pass.
 - i. Low Temperature Flexibility, ASTM D1970: Pass.

2.7 ROOF INSULATION MATERIALS

A. General: Preformed roof insulation boards manufactured or approved by roofing manufacturer, selected from insulation manufacturer's standard sizes, suitable for application, and of thicknesses indicated.

1. Tapered Insulation: Provide factory-tapered insulation boards fabricated to slope of 1/8 inch per 12 inches (1:48) unless otherwise indicated.
2. Provide preformed saddles, crickets, tapered edge strips, sumps, and other insulation shapes fabricated to slope of 1/4 inch per 12 inches (1:24) where indicated for sloping to drain. Fabricate to slopes indicated, not less than two times the roof slope.

B. Roof Insulation: Provide roof insulation product in thicknesses indicated in Part 3 as follows:

1. Board Insulation, Polyisocyanurate: CFC- and HCFC- free, with recycled content glass-fiber mat facer on both major surfaces, ASTM C1289 Type II Class 1.
 - a. Compressive Strength, ASTM D1621: Grade 2: 20 psi (138 kPa).
 - b. Conditioned Thermal Resistance at 75 deg. F (24 deg. C): 14.4 at 2.5 inches (50.8 mm) thick.

2.8 ROOF INSULATION ACCESSORIES

A. Cover Board:

1. Gypsum panel, glass-mat-faced, ASTM C1177/C1177M.
 - a. Basis of design product: GP Gypsum DensDeck [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].
 - b. Thickness: 5/8 inch (13 mm).

B. Roof Insulation Adhesive:

1. Urethane adhesive, bead-applied, low-rise two-component solvent-free low odor, formulated to adhere roof insulation to substrate.
 - a. Basis of design product: Tremco, Low Rise Foam Insulation Adhesive [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].
 - b. Flame Spread Index, ASTM E84: 10.
 - c. Smoke Developed Index, ASTM E84: 30.
 - d. Volatile Organic Compounds (VOC), maximum, ASTM D3960: 0 g/L.
 - e. Tensile Strength, minimum, ASTM D412: 250 psi (1720 kPa).
 - f. Peel Adhesion, minimum, ASTM D903: 17 lbf/in (2.50 kN/m).
 - g. Flexibility, 70 deg. F (39 deg. C), ASTM D816: Pass.

C. Insulation Cant Strips: ASTM C 208, Type II, Grade 1, cellulosic-fiber insulation board.

D. Tapered Edge Strips: ASTM C 208, Type II, Grade 1, cellulosic-fiber insulation board.

E. Insulation Fasteners: Factory-coated steel fasteners and metal or plastic plates complying with corrosion-resistance provisions in FM Approvals 4470, designed for fastening roof insulation and cover boards to substrate, and acceptable to roofing system manufacturer.

2.9 WALKWAY MATERIALS

A. Walkway Material:

1. Walkway roll, reinforced TPO membrane roll with slip-resistant surface fabricated for heat welding to compatible TPO membrane surface.
 - a. Basis of design product: Tremco, TremPly TPO Walkway Roll.
 - b. Roll Width: 34 inches x 50 ft (864 mm x 15.24m).
 - c. Thickness: 0.125 inch (3.1 mm).
 - d. Color: Safety Yellow.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, for compliance with the following requirements and other conditions affecting performance of roofing system:
 1. Verify that roof openings and penetrations are in place and curbs are set and braced and that roof drain bodies are securely clamped in place.
 2. Verify that wood cants, blocking, curbs, and nailers are securely anchored to roof deck at penetrations and terminations and that nailers match thicknesses of insulation.
 3. Steel Roof Deck:
 - a. Verify that deck is securely fastened and properly supported with no projecting fasteners and with no adjacent units in excess of 1/16 inch (1.6 mm) out of plane relative to adjoining deck.
- B. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

- A. Clean substrate of dust, debris, moisture, and other substances detrimental to roofing installation according to roofing system manufacturer's written instructions. Remove sharp projections.
- B. Prevent materials from entering and clogging roof drains and conductors and from spilling or migrating onto surfaces of other construction. Remove roof-drain plugs when no work is taking place or when rain is forecast.
- C. Complete terminations and base flashings and provide temporary seals to prevent water from entering completed sections of roofing system at the end of the workday or when rain is forecast. Remove and discard temporary seals before beginning work on adjoining roofing.

3.3 INSTALLATION, GENERAL

- A. Install roofing system in accordance with manufacturer's written instructions and approved details.
- B. Install wood cants, blocking, curbs, and nailers in accordance with requirements of Division 06 Section "Miscellaneous Rough Carpentry."
- C. NRCA Installation Details: Install roofing system in accordance with applicable NRCA Manual Plates and NRCA recommendations; modify as required to comply with manufacturer's approved details and perimeter fastening requirements of FM Global references if applicable.
- D. NRCA Installation Details: Install roofing system in accordance with the following NRCA Manual Plates and NRCA recommendations; modify as required to comply with manufacturer's approved details and perimeter fastening requirements of FM Global references if applicable:
 - 1. Base Flashing at Parapet Wall: Plates TP-1 and TP-1S.
 - 2. Base Flashing and Counterflashing at Parapet Wall: Plates TP-5 and TP-5S.
 - 3. Base Flashing and Counterflashing at Parapet Wall, Movement Joint: Plates TP-6 and TP-6S.
 - 4. Base and Surface-mounted Counterflashing: Plates TP-4 and TP-4S.
 - 5. Perimeter Edge, Raised: Plates TP-2 and TP-2S.
 - 6. Perimeter Edge, Embedded Edge: Plates TP-3 and TP-3S.
 - 7. Perimeter Edge, Draining: Plates TP-3A and TP-3AS.
 - 8. Options for Perimeter Base Securement (Roof-to-Wall and Roof-to-Curb Intersections): Single Ply Table 7.1.
 - 9. Options for Perimeter Base Securement (Roof-to-Wall and Roof-to-Curb Intersections): Single Ply Table 7.2.
 - 10. Guide for Sheet Metal Fascia Edges for Thermoset and Thermoplastic Membrane: Single-Ply – Table 1.
 - 11. Scupper, Raised: Plates TP-21 and TP-21S.
 - 12. Gutter at Draining Edge: Plates TP-22 and TP-22S.
 - 13. Expansion Joint, with metal cover: Plates TP-7 and TP-7S.
 - 14. Expansion Joint, with premanufactured cover: Plates TP-7A and TP-7AS.
 - 15. Curb Detail at Rooftop HVAC Units, Premanufactured: Plates TP-12 and TP-12S.

16. Curb Detail at Rooftop HVAC Units, Job-Built, Wood: Plates TP-13 and TP-13S.
17. Curb Detail at Skylight, Roof Hatch, and Smoke Vents: Plates TP-14 and TP-14S.
18. Penetration, Structural Member: Plates TP-15 and TP-15S.
19. Penetration, Sheet Metal Enclosure: Plates TP-16 and TP-16S.
20. Penetration, Stack Flashing: Plates TP-17 and TP-17S.
21. Penetration, Plumbing Vent: Plates TP-18 and TP-18S.
22. Penetration, Plumbing Vent, Premanufactured Boot: Plates TP-18A and TP-18AS.
23. Penetration, Pocket: Plates TP-19 and TP-19S.
24. Roof Drain: Plates TP-20 and TP-20S.
25. Guide for Clearances between Pipes / Walls / Curbs – Table 4.
26. Guide for Crickets and Saddles – Table 5.
27. Guide for Edge Scuppers with Tapered Saddles - Table 6.

3.4 VAPOR-RETARDER INSTALLATION

- A. Vapor Retarder Installation, General: Completely seal vapor retarder/air barrier at terminations, obstructions, and penetrations to prevent air movement into roofing system. Seal vapor retarder/air barrier to air barrier in adjacent construction at perimeter of roofing system.
- B. Self-Adhering Sheet Vapor Retarder: Prime substrate if required by manufacturer. Install self-adhering sheet vapor retarder over area to receive vapor retarder, side and end lapping each sheet a minimum of 3-1/2 inches (90 mm) and 6 inches (150 mm), respectively. Seal laps by rolling.

3.5 INSULATION INSTALLATION

- A. Coordinate installing membrane roofing system components so insulation is not exposed to precipitation or left exposed at the end of the workday.
- B. Comply with membrane roofing system and insulation manufacturer's written instructions for installing roof insulation.
- C. Tapered Insulation and Crickets: Install tapered insulation under area of roofing to conform to slopes indicated.
 1. Where crickets are indicated or required to provide positive slope to drain, make slope of crickets minimum of two times the roof slope, not less than 1/4 inch in 12 inches (1:48).

- D. Install insulation under area of roofing to achieve required thickness. Where overall insulation thickness is 2.7 inches (70 mm) or greater, install two or more layers with joints of each succeeding layer staggered from joints of previous layer a minimum of 6 inches (150 mm) in each direction.
 - 1. Tapered Insulation System for Flat Roof Deck: Install insulation as follows:
 - a. Minimum Total thickness of Continuous Insulation: 5.2 inches.
 - b. Minimum Total Continuous Insulation R-value: Not less than R-30.
 - c. Design Insulation Board Thermal Resistance: Long Term Thermal Resistance (LTTR) R-value: 5.8
 - 2. Insulation Drain Sumps: Tapered insulation sumps, not less than 2 by 2 ft. (600 by 600 mm), sloped to roof drain; sump to maximum depth of not more than 1 inch (25 mm) less than the Project-stipulated continuous insulation thickness based upon code requirements.
- E. Trim surface of insulation where necessary at roof drains so completed surface is flush and does not restrict flow of water.
- F. Install insulation with long joints of insulation in a continuous straight line with end joints staggered between rows, abutting edges and ends between boards. Fill gaps exceeding 1/4 inch (6 mm) with insulation.
 - 1. Cut and fit insulation within 1/4 inch (6 mm) of nailers, projections, and penetrations.
- G. Adhered Insulation: Install each layer of insulation and adhere to substrate as follows:
 - 1. Prime substrate with primer as recommended by manufacturer and allow to dry.
 - 2. Set each layer of insulation in ribbons of bead-applied insulation adhesive, firmly pressing and maintaining insulation in place.
- H. Cover Boards: Install cover boards over insulation with long joints in continuous straight lines with end joints staggered between rows. Offset joints of insulation below a minimum of 6 inches (150 mm) in each direction. Loosely butt cover boards together.
 - 1. Secure cover boards to resist uplift pressure at corners, perimeter, and field of roof.
 - 2. Adhere cover boards by setting in ribbons of bead-applied insulation adhesive, firmly pressing and maintaining cover board in place.

3.6 ADHERED MEMBRANE ROOFING INSTALLATION

- A. Adhere membrane roofing over area to receive roofing and install according to membrane roofing system manufacturer's written instructions.
- B. Start installation of membrane roofing in presence of membrane roofing system manufacturer's technical personnel.

- C. Accurately align membrane roofing and maintain uniform side and end laps of minimum dimensions required by manufacturer. Stagger end laps.
- D. Solvent-Based Bonding Adhesive: Apply to substrate and underside of membrane roofing at rate required by manufacturer and allow adhesive to become tacky before installing membrane roofing; do not allow adhesive to fully dry. Roll membrane into adhesive. Do not apply adhesive to splice area of membrane.
- E. Apply membrane roofing with side laps shingled with slope of roof deck where possible.
- F. Welded Seams: Clean seam areas, overlap membrane roofing, and hot-air weld side and end laps of membrane roofing and sheet flashings according to manufacturer's written instructions to ensure a watertight seam installation.
 - 1. Test lap edges with probe to verify seam weld continuity. Apply lap sealant to seal cut edges of sheet membrane.
 - 2. Verify field strength of seams a minimum of twice daily and repair seam sample areas.
 - 3. Repair tears, voids, and lapped seams in roofing that does not comply with requirements.
- G. Spread sealant bed over deck drain flange at roof drains and securely seal membrane roofing in place with clamping ring.

3.7 BASE FLASHING INSTALLATION

- A. Install sheet flashings and preformed flashing accessories and adhere to substrates according to membrane roofing system manufacturer's written instructions.
- B. Apply bonding adhesive to substrate and underside of sheet flashing at required rate and allow to partially dry. Do not apply to seam area of flashing.
- C. Flash penetrations and field-formed inside and outside corners with cured or uncured sheet flashing.
- D. Clean seam areas, overlap, and firmly roll sheet flashings into the adhesive. Hot-air weld side and end laps to ensure a watertight seam installation.
- E. Seal top termination of base flashing with a metal termination bar and a continuous bead of joint sealant.

3.8 FIELD QUALITY CONTROL

- A. Roofing Inspector: Contractor shall engage a qualified roofing inspector to perform roof tests and inspections and to prepare test reports.
 - 1. Engage a qualified roofing inspector for a minimum of 5 full-time days on site, per 40-hour crew week, to perform roof tests and inspections and to prepare start up, interim, and final reports. Roofing Inspector's quality assurance inspections shall comply with

applicable criteria established in NRCA's "Quality Control and Quality-assurance Guidelines for the Application of Membrane Roofing Systems."

- B. Final Roof Inspection: Arrange for roofing system manufacturer's technical personnel to inspect roofing installation on completion.
- C. Repair or remove and replace components of membrane roofing system where inspections indicate that they do not comply with specified requirements.
- D. Additional inspections, at Contractor's expense, will be performed to determine compliance of replaced or additional work with specified requirements.

3.9 PROTECTING AND CLEANING

- A. Protect membrane roofing system from damage and wear during remainder of construction period. When remaining construction will not affect or endanger roofing, inspect roofing for deterioration and damage, describing its nature and extent in a written report, with copies to Designer and Owner.
- B. Correct deficiencies in or remove membrane roofing system that does not comply with requirements; repair substrates; and repair or reinstall membrane roofing system to a condition free of damage and deterioration at time of Substantial Completion and according to warranty requirements.
- C. Clean overspray and spillage from adjacent construction using cleaning agents and procedures recommended by manufacturer of affected construction.

END OF SECTION 07 54 16

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SECTION 07 71 00 - ROOF SPECIALTIES

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Manufactured copings.
2. Manufactured gutters and downspouts.

B. Related Information:

1. Division 06 Section "Rough Carpentry" for wood nailers, curbs, and blocking.
2. Division 07 Section "Expansion Control" for roof expansion-joint assembly treatment.
3. Division 07 Section "Joint Sealants" for field-applied sealants between roof specialties and adjacent materials.

1.2 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Conduct conference at Project site, in conjunction with roofing preinstallation conference specified in Division 07 roofing section.

1. Meet with Owner, Architect, Owner's insurer if applicable, Installer, and installers whose work interfaces with or affects roof specialties including installers of roofing materials and accessories.
2. Examine substrate conditions for compliance with requirements, including flatness and attachment to structural members.
3. Review special roof details, roof drainage, and condition of other construction that will affect roof specialties.

1.3 ACTION SUBMITTALS

A. Product Data: For each type of product indicated. Include construction details, material descriptions, dimensions of individual components and profiles, and finishes.

B. Shop Drawings: For roof specialties.

1. Include plans, elevations, expansion-joint locations, keyed details, and attachments to other work. Distinguish between plant- and field-assembled work.

2. Include details for expansion and contraction; locations of expansion joints, including direction of expansion and contraction.
 3. Indicate profile and pattern of seams and layout of fasteners, cleats, clips, and other attachments.
 4. Detail termination points and assemblies, including fixed points.
 5. Include details of special conditions.
- C. Samples for Initial Selection: For each type of roof specialty indicated with factory-applied color finishes.
- D. Samples for Verification: For each roof specialty product made from 12-inch (300-mm) lengths of full-size components including fasteners, cover joints, accessories, and attachments.
- E. Product Test Reports: Based on evaluation of comprehensive tests performed by a qualified testing agency, for copings and roof-edge flashings.

1.4 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For manufacturer.
- B. Product Certificates: Provide manufacturer's certificates for copings and roof-edge specialties indicating compliance with performance requirements including the following:
1. ANSI/SPRI/FM 4435/ES-1 compliance.
- C. Sample Warranty: For manufacturer's special warranty.

1.5 CLOSEOUT SUBMITTALS

- A. Maintenance Data: For roofing specialties to include in maintenance manuals.

1.6 QUALITY ASSURANCE

- A. Manufacturer Qualifications:
1. A qualified manufacturer offering products meeting requirements that are ANSI/SPRI/FM 4435 ES-1 tested to specified design pressure.
 2. A qualified manufacturer offering products meeting requirements that are ANSI/SPRI GT-1 tested.
 - 3.

1.7 DELIVERY, STORAGE, AND HANDLING

- A. Do not store roof specialties in contact with other materials that might cause staining, denting, or other surface damage. Store roof specialties away from uncured concrete and masonry.

- B. Protect strippable protective covering on roof specialties from exposure to sunlight and high humidity, except to extent necessary for the period of roof specialties installation.

1.8 PROJECT / FIELD CONDITIONS

- A. Field Measurements: Verify profiles and tolerances of roof-specialty substrates by field measurements before fabrication, and indicate measurements on Shop Drawings.
- B. Coordination: Coordinate roof specialties with flashing, trim, and construction of parapets, roof deck, roof and wall panels, and other adjoining work to provide a leakproof, secure, and noncorrosive installation.

1.9 WARRANTY

- A. Roofing-System Warranty: Roof specialties are included in warranty provisions in Division 07 roofing Section.
- B. Special Warranty on Painted Finishes: Manufacturer's standard form in which manufacturer agrees to repair finish or replace roof specialties that show evidence of deterioration of factory-applied finishes within specified warranty period.
 - 1. Fluoropolymer Finish: Deterioration includes, but is not limited to, the following:
 - a. Color fading more than 5 Hunter units when tested according to ASTM D2244.
 - b. Chalking in excess of a No. 8 rating when tested according to ASTM D4214.
 - c. Cracking, checking, peeling, or failure of paint to adhere to bare metal.
 - 2. Finish Warranty Period: 30years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 PERFORMANCE REQUIREMENTS

- A. General Performance: Roof specialties shall withstand exposure to weather and resist thermally induced movement without failure, rattling, leaking, or fastener disengagement due to defective manufacture, fabrication, installation, or other defects in construction
- B. SPRI Wind Design Standard: Manufacture and install copings and roof-edge specialties tested according to ANSI/SPRI ES-1.
 - 1. Zone 2 (Roof Edge Perimeter) Design Pressure: 67.3 psf
 - 2. Zone 3 (Roof Edge Corners) Design Pressure: 101.2 psf
- C. Thermal Movements: Allow for thermal movements from ambient and surface temperature changes to prevent buckling, opening of joints, hole elongation, overstressing of components, failure of joint sealants, failure of connections, and other detrimental effects. Provide clips that

resist rotation and avoid shear stress as a result of thermal movements. Base calculations on surface temperatures of materials due to both solar heat gain and nighttime-sky heat loss.

1. Temperature Change (Range): 120 deg F (67 deg C), ambient; 180 deg F (100 deg C), material surfaces.

2.2 MANUFACTURERS

- A. Basis of Design: The roof system specified in this Section is based upon products of Tremco CPG Inc, Beachwood, OH, (800) 562-2728, www.tremcoroofing.com that are named in other Part 2 articles. Provide specified products or comparable products of one of the following [or comparable products of other manufacturer approved by Architect in accordance with Instructions to Bidders, Division 01 General Requirements, and below paragraph '2.2B'].

1. Metal-Era
2. Pac-Clad
3. Fibertite.
4. Garland.
5. Manufacturers of comparable products: Approved by A/E prior to bid.

- B. Source Limitations: Obtain roof specialties approved by manufacturer providing roofing-system warranty specified in Division 07 roofing Section.

2.3 EXPOSED METALS

- A. Aluminum Sheet: ASTM B209/B209M, alloy as standard with manufacturer for finish required, with temper to suit forming operations and performance required.

1. Surface: Smooth, flat finish as indicated.

- B. Aluminum Extrusions: ASTM B221/B221M, alloy and temper recommended by manufacturer for type of use and finish indicated, finished as follows:

2.4 UNDERLAYMENT MATERIALS

- A. Self-Adhering, High-Temperature Sheet: Minimum 30 to 40 mils (0.76 to 1.0 mm) thick, consisting of slip-resisting polyethylene-film top surface laminated to layer of butyl or SBS-modified asphalt adhesive, with release-paper backing; cold applied. Provide primer when recommended by underlayment manufacturer.

1. Thermal Stability: ASTM D1970/D1970M; stable after testing at 240 deg F (116 deg C).
2. Low-Temperature Flexibility: ASTM D1970/D1970M; passes after testing at minus 20 deg F (29 deg C).

2.5 MISCELLANEOUS MATERIALS

- A. General: Provide materials and types of fasteners, protective coatings, sealants, and other miscellaneous items required by manufacturer for a complete installation.
- B. Fasteners: Manufacturer's recommended fasteners, suitable for application and designed to meet performance requirements. Furnish the following unless otherwise indicated:
 - 1. Exposed Penetrating Fasteners: Gasketed screws with hex washer heads matching color of sheet metal.
 - 2. Fasteners for Aluminum: Aluminum or Series 300 stainless steel.
 - 3. Fasteners for Zinc-Coated (Galvanized) Steel Sheet: Series 300 stainless steel or hot-dip zinc-coated steel according to ASTM A153/A153M or ASTM F2329.
- C. Elastomeric Sealant: ASTM C920, elastomeric silicone polymer sealant of type, grade, class, and use classifications required by roofing-specialty manufacturer for each application.

2.6 MANUFACTURED COPINGS

- A. Copings: Manufactured coping system consisting of formed-metal coping cap in section lengths not exceeding 12 feet (3.6 m), concealed anchorage; corner units, end cap units, and concealed splice plates with same finish as coping caps.
 - 1. Coping Profile: As indicated on Drawings.
 - 2. Basis-of-Design Product: Subject to compliance with requirements, provide Tremco, TremLock Infinity Gold Coping.
 - 3. Coping-Cap Material: Formed aluminum sheet, nominal 0.050-inch (1.27-mm) thick.
 - a. Finish: High-performance organic (PVDF) coating.
 - b. Color: As selected by Architect from manufacturer's full range.
 - 4. Corners: Factory mitered and continuously welded.
 - 5. Coping-Cap Attachment Method: Snap-on, fabricated from coping-cap material.

2.7 FINISHES

- A. Comply with NAAMM's "Metal Finishes Manual for Architectural and Metal Products" for recommendations for applying and designating finishes.
- B. Protect mechanical and painted finishes on exposed surfaces from damage by applying a strippable, temporary protective covering before shipping.

- C. Appearance of Finished Work: Noticeable variations in same piece are not acceptable. Variations in appearance of adjoining components are acceptable if they are within the range of approved Samples and are assembled or installed to minimize contrast.
- D. High-Performance Organic (PVDF) Coating: Prepare, pretreat, and apply coating to exposed metal surfaces to comply with ASTM A755/A755M and coating and resin manufacturers' written instructions.
 - 1. Aluminum Coil Coating and Extrusion Finishes: Two-Coat or Three-Coat Fluoropolymer: AAMA 2605 and as additionally required to meet specified finish performance and warranty requirements. Fluoropolymer finish containing not less than 70 percent polyvinylidene fluoride (PVDF) resin by weight in color coat. Prepare, pretreat, and apply coating to exposed metal surfaces to comply with coating and resin manufacturers' written instructions.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine substrates, areas, and conditions, with Installer present, to verify actual locations, dimensions, and other conditions affecting performance of the Work.
- B. Examine walls, roof edges, and parapets for suitable conditions for roof specialties.
- C. Verify that substrate is sound, dry, smooth, clean, sloped for drainage, and securely anchored.
- D. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 INSTALLATION OF UNDERLAYMENT

- A. Self-Adhering Sheet Underlayment: Install wrinkle free. Apply primer if required by underlayment manufacturer. Comply with temperature restrictions of underlayment manufacturer for installation; use primer rather than nails for installing underlayment at low temperatures. Apply in shingle fashion to shed water. Overlap edges not less than 3-1/2 inches (90 mm). Roll laps with roller. Cover underlayment within 14 days.

3.3 INSTALLATION, GENERAL

- A. General: Install roof specialties according to manufacturer's written instructions. Anchor roof specialties securely in place, with provisions for thermal and structural movement. Use fasteners, solder, protective coatings, separators, sealants, and other miscellaneous items as required to complete roof-specialty systems.
 - 1. Install roof specialties level, plumb, true to line and elevation; with limited oil-canning and without warping, jogs in alignment, buckling, or tool marks.
 - 2. Provide uniform, neat seams with minimum exposure of solder and sealant.
 - 3. Install roof specialties to fit substrates and to result in watertight performance. Verify shapes and dimensions of surfaces to be covered before manufacture.

4. Torch cutting of roof specialties is not permitted.
 5. Do not use graphite pencils to mark metal surfaces.
- B. Metal Protection: Protect metals against galvanic action by separating dissimilar metals from contact with each other or with corrosive substrates by painting contact surfaces with bituminous coating or by other permanent separation as recommended by manufacturer.
1. Coat concealed side of uncoated aluminum roof specialties with bituminous coating where in contact with wood, ferrous metal, or cementitious construction.
 2. Underlayment: Where installing metal flashing directly on cementitious or wood substrates, install a course of self-adhering, high-temperature sheet underlayment.
 3. Bed flanges in thick coat of asphalt roofing cement where required by manufacturers of roof specialties for waterproof performance.
- C. Expansion Provisions: Allow for thermal expansion of exposed roof specialties.
1. Space movement joints at a maximum of 12 feet (3.6 m) with no joints within 18 inches (450 mm) of corners or intersections unless otherwise shown on Drawings.
 2. When ambient temperature at time of installation is between 40 and 70 deg F (4 and 21 deg C), set joint members for 50 percent movement each way. Adjust setting proportionately for installation at higher ambient temperatures.
- D. Fastener Sizes:
1. Wood Blocking or Sheathing: Use fasteners of sizes that penetrate wood blocking or sheathing not less than 1-1/4 inches (32 mm) for nails and not less than 3/4 inch (19 mm) for wood screws.
 2. Other Substrates: Use fasteners of sizes that penetrate substrate not less than recommended by fastener manufacturer to achieve maximum pull-out resistance.
- E. Seal joints with elastomeric sealant as required by roofing-specialty manufacturer.
- F. Seal joints as required for watertight construction. Place sealant to be completely concealed in joint. Do not install sealants at temperatures below 40 deg F (4 deg C).
- 3.4 INSTALLATION OF COPINGS
- A. Install clips, cleats, anchor plates, and other anchoring and attachment accessories and devices with concealed fasteners.
- B. Anchor copings with manufacturer's required devices, fasteners, and fastener spacing to meet performance requirements.

1. Interlock face and back leg drip edges of snap-on coping cap into cleated anchor plates anchored to substrate at manufacturer's required spacing that meets performance requirements.
2. Interlock face-leg drip edge into continuous cleat anchored to substrate at manufacturer's required spacing that meets performance requirements.

3.5 INSTALLATION OF GUTTERS AND DOWNSPOUTS

1. Slope gutters to drain to downspouts a minimum of 1/16 inch per foot.
2. Terminate downspouts with 45-degree discharge elbow.
3. Seal all metal joints watertight.

3.6 CLEANING AND PROTECTION

- A. Clean exposed metal surfaces.
- B. Clean off excess sealants.
- C. Clean and neutralize flux materials. Clean off excess solder.
- D. Remove temporary protective coverings and strippable films as roof specialties are installed. On completion of installation, clean finished surfaces including removing unused fasteners, metal filings, pop rivet stems, and pieces of flashing. Maintain roof specialties in a clean condition during construction.
- E. Replace roof specialties that have been damaged or that cannot be successfully repaired by finish touchup or similar minor repair procedures.

END OF SECTION 07 71 00

SECTION 07 92 00 - JOINT SEALANTS

PART 1 - GENERAL

1.1 SUMMARY

- A. Section Includes:
1. Silicone joint sealants.
 2. Urethane joint sealants.
 3. Latex joint sealants.
 4. Solvent-release-curing joint sealants.

1.2 REFERENCES

- A. References, General: Versions of the following cited standards current as of the date of issue of the project apply to the Work of this Section.
- B. ASTM International (ASTM): www.astm.org:
1. ASTM C 510 - Standard Test Method for Staining and Color Change of Single- or Multicomponent Joint Sealants.
 2. ASTM C 661 - Standard Test Method for Indentation Hardness of Elastomeric Type Sealants by Means of a Durometer.
 3. ASTM C 719 - Standard Test Method for Adhesion and Cohesion of Elastomeric Joint Sealants Under Cyclic Movement (Hockman Cycle).
 4. ASTM C 794 - Test Method for Adhesion-in-Peel of Elastomeric Joint Sealants
 5. ASTM C 834 - Specification for Latex Sealants.
 6. ASTM C 920 - Specification for Elastomeric Joint Sealants.
 7. ASTM C 1087 - Test Method for Determining Compatibility of Liquid-Applied Sealants with Accessories Used in Structural Glazing Systems.
 8. ASTM C 1193 - Guide for Use of Joint Sealants.
 9. ASTM C 1247 - Standard Test Method for Durability of Sealants Exposed to Continuous Immersion in Liquids.
 10. ASTM C 1248 - Test Method for Staining of Porous Substrate by Joint Sealants.
 11. ASTM C 1311 - Specification for Solvent Release Sealants.
 12. ASTM C 1330 - Cylindrical Sealant Backing for Use with Cold Liquid Applied Sealants.
 13. ASTM D 412 - Test Methods for Vulcanized Rubber and Thermoplastic Elastomers—Tension.
 14. ASTM D 624 - Test Method for Tear Strength of Conventional Vulcanized Rubber and Thermoplastic Elastomers.
 15. ASTM D 2203 - Standard Test Method for Staining from Sealants.
 16. ASTM D 2240 - Test Method for Rubber Property - Durometer Hardness.
- C. California Department of Public Health: www.cdph.ca.gov
1. Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers.

- D. NSF International (NSF): www.nsf.org:
 - 1. Standard 51 - Food Equipment Materials.
- E. Sealant, Waterproofing, and Restoration Institute (SWRI): www.swrionline.org:
 - 1. SWRI Validation Program.
- F. U. S. Environmental Protection Agency (EPA): www.epa.gov:
 - 1. 40 CFR 59, Subpart D - National Volatile Organic Compound Emission Standards for Architectural Coatings.
- G. U.S. Food and Drug Administration (FDA): www.fda.gov:
 - 1. 21 CFR 177.2600 - Title 21 Part 177 Indirect Food Additives: Polymers.
- H. US Green Building Council (USGBC): www.usgbc.org:
 - 1. Leadership in Energy and Environmental Design (LEED) Green Building Rating System.

1.3 ADMINISTRATIVE REQUIREMENTS

- A. Coordination: Coordinate installation of joint sealants with cleaning of joint sealant substrates and other operations that may impact installation or finished joint sealant work.
- B. Preinstallation Conference: Conduct conference at Project Site.

1.4 ACTION SUBMITTALS

- A. Product Data: For each type of joint sealant product specified, including:
 - 1. Preparation instructions and recommendations.
 - 2. Standard drawings illustrating manufacturer's recommended sealant joint profiles and dimensions applicable to Project.
- B. Samples for Color Selection: For each joint sealant type.
- C. Samples for Verification: For each exterior joint sealant product, for each color selected.
- D. Joint Sealant Schedule: Include application, location, drawing designation, manufacturer and product name, and selected color.

1.5 INFORMATIONAL SUBMITTALS

- A. Qualification Data: For qualified applicator.
- B. Greenguard Certificates: For each sealant and accessory product specified to meet volatile organic emissions standards of the Greenguard Children and Schools Certification.
- C. Sealant, Waterproofing, and Restoration Institute (SWRI) Validation Certificate: For each sealant specified to be validated by SWRI's Sealant Validation Program.

- D. Warranty: Sample of unexecuted manufacturer and installer special warranties.

1.6 QUALITY ASSURANCE

- A. Installer Qualifications: Company with minimum of three years experience specializing in work of this section, employing applicators trained for application of joint sealants required for this project, with record of successful completion of projects of similar scope, and approved by manufacturer.
- B. Single Source Responsibility: Provide exterior joint sealants by a single manufacturer responsible for testing of Project substrates to verify compatibility and adhesion of joint sealants.
- C. Preconstruction Manufacturer Laboratory Compatibility, Staining, and Adhesion Testing: Submit samples of each substrate or adjacent material that will be in contact with or affect joint sealants. Current manufacturer test data of products on matching substrates will be acceptable.
 - 1. Adhesion: Use ASTM C 719 and ASTM C 794 to determine requirements for joint preparation, including cleaning and priming.
 - 2. Compatibility: Use ASTM C 1087 to determine materials forming joints and adjacent materials do not adversely affect sealant materials and do not affect sealant color.
 - 3. Stain Testing: Use ASTM C 510, ASTM C 1248, or ASTM D 2203 to verify non-staining characteristics of proposed sealants on specified substrates.
 - 4. Pre-construction manufacturer laboratory testing is not required when sealant manufacturer can furnish data acceptable to Designer based on previous testing for materials matching those of the Work.
- D. Preconstruction Field-Adhesion Testing: Prior to installing joint sealants, field test adhesion to joint substrates using ASTM C 1193 Method A. Verify adhesion is adequate. Modify joint preparation recommendations for failed joints and re-test. Submit written test report.

1.7 DELIVERY, STORAGE AND HANDLING

- A. Accept materials on site in manufacturer's unopened original packaging.
- B. Store primers and sealants in dry location with ambient temperature range of 60 to 80 deg. F (15 to 27deg. C).

1.8 ENVIRONMENTAL REQUIREMENTS

- A. Do not install primers or sealants when atmospheric temperatures or joint surface temperatures are less than 40 deg. F (4 deg. C).

1.9 SCHEDULING

- A. Schedule work so waterproofing, water repellents and preservative finishes are installed after sealants, unless sealant manufacturer approves otherwise in writing.
- B. Ensure sealants are cured before covering with other materials.

1.10 WARRANTY

- A. Special Manufacturer's Warranty: Manufacturer's standard form in which joint sealant manufacturer agrees to furnish joint sealants to repair or replace those that demonstrate deterioration or adhesive or cohesive failure under normal use within warranty period specified.
 - 1. Warranty Period for Silicone Sealants: Five years date of Substantial Completion.
- B. Special Installer's Warranty: Original statement on Installer's letterhead in which Installer agrees to repair or replace joint sealants that demonstrate deterioration or failure within warranty period specified.
 - 1. Warranty Period: Two years from date of Substantial Completion.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

- A. Basis-of-Design Products: Provide joint sealant products manufactured by Tremco, Inc., Commercial Sealants and Waterproofing Division, An RPM Company, Beachwood OH; [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].
- B. Sika
- C. WR Meadows
- D. HILTI
- E. Other manufacturers as approved during bidding as prescribed in general conditions, and Division 01 requirements.

2.2 MATERIALS, GENERAL

- A. Compatibility: Provide joint sealants and accessory materials that are compatible with one another, and with adjacent materials, as demonstrated by sealant manufacturer using ASTM C 1087 testing and related experience.
- B. Joint Sealant Standard: Comply with ASTM C 920 and other specified requirements for each joint sealant.
- C. Stain Test Characteristics: Where sealants are required to be nonstaining, provide sealants tested per ASTM C 1248 as non-staining on porous joint substrates specified.

2.3 SILICONE JOINT SEALANTS

- A. Single-Component, Nonsag, Non-Staining, Moisture-Curing Silicone Joint Sealant: ASTM C 920, Type S, Grade NS, Class 100/50, Use NT; SWRI validated.
 - 1. Basis of Design Product: Tremco, Inc., Spectrem 1 [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].

2. Volatile Organic Compound (VOC) Content: 1 g/L maximum.
 3. Volatile Organic Emissions (VOE): Not greater than Greenguard Children & Schools Certification emissions levels.
 4. Staining, ASTM C 1248: None on concrete, marble, granite, limestone, and brick.
 5. Color: As selected by Designer from manufacturer's standard line of not less than 12 colors.
- B. Single-Component, Nonsag, Non-Staining, Neutral-Curing Silicone Joint Sealant: ASTM C 920, Type S, Grade NS, Class 50, Use NT; SWRI validated.
1. Basis of Design Product: Tremco, Inc., Spectrem 2 [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].
 2. Volatile Organic Compound (VOC) Content: 50 g/L maximum.
 3. Volatile Organic Emissions (VOE): Not greater than Greenguard Children & Schools Certification emissions levels.
 4. Staining, ASTM C 1248: None on concrete, marble, granite, limestone, and brick.
 5. Color: As selected by Designer from manufacturer's standard line of not less than 10 colors.
- C. Single-Component, Nonsag, Non-Staining, Neutral-Curing Silicone Joint Sealant: ASTM C 920, Type S, Grade NS, Class 50, Use NT.
1. Basis of Design Product: Tremco, Inc., Spectrem 3 [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].
 2. Volatile Organic Compound (VOC) Content: 20 g/L maximum.
 3. Volatile Organic Emissions (VOE): Not greater than Greenguard Children & Schools Certification emissions levels.
 4. Staining, ASTM C 1248: None on concrete, marble, granite, limestone, and brick.
 5. Color: As selected by Designer from manufacturer's standard line of not less than 15 colors.
- D. Multi-Component, Nonsag, Non-Staining, Field-Tintable Neutral-Curing Silicone Joint Sealant: ASTM C 920, Type M, Grade NS, Class 50, Use NT.
1. Basis of Design Product: Tremco, Inc., Spectrem 4-TS [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].
 2. Volatile Organic Compound (VOC) Content: 20 g/L maximum.
 3. Volatile Organic Emissions (VOE): Not greater than Greenguard Children & Schools Certification emissions levels.
 4. Staining, ASTM C 1248: None on concrete, marble, granite, limestone, and brick.
 5. Color: [Match Designer's custom color] [As selected by Designer from manufacturer's standard line of not less than 70 colors].
- E. Mildew-Resistant, Single-Component, Acid-Curing Silicone Joint Sealant: ASTM C 920, Type S, Grade NS, Class 25, Use NT.

1. Basis of Design Product: Tremco, Inc., Tremsil 200 Sanitary [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].
2. Volatile Organic Compound (VOC) Content: 1 g/L maximum.
3. Volatile Organic Emissions (VOE): Not greater than Greenguard Children & Schools Certification emissions levels.
4. Color: [White] [and] [Clear].

2.4 URETHANE JOINT SEALANTS

A. Single-Component, Nonsag, Moisture-Cure, Polyurethane Joint Sealant: ASTM C 920, Type S, Grade NS, Class 50, Use NT; Greenguard certified.

1. Basis of Design Product: Tremco, Inc., Dymonic 100 [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].
2. Volatile Organic Compound (VOC) Content: 40 g/L maximum.
3. Volatile Organic Emissions (VOE): Not greater than Greenguard Children & Schools Certification emissions levels.
4. Tensile Strength ASTM D412: 350 to 450 psi
5. Percent Elongation ASTM D412: 800 to 900%
6. Modulus at 100% ASTM D412: 75 to 85 psi
7. Tear Strength ASTM D412: 65 to 75 psi
8. Smoke Development ASTM E84: 5
9. Color: As selected by Designer from manufacturer's standard line of not less than 20 colors.

B. Single-Component, Nonsag, Moisture-Cure, Polyurethane Hybrid Joint Sealant: ASTM C 920, Type S, Grade NS, Class 35, Use NT; Greenguard certified.

1. Basis of Design Product: Tremco, Inc., Dymonic FC [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].
2. Extrusion Rate ASTM C1183: 93.1 mL/min
3. Weight Loss ASTM C1246: Pass
4. Tack Free Time ASTM C679: 3 to 4 hr
5. Volatile Organic Compound (VOC) Content: 10 g/L maximum.
6. Volatile Organic Emissions (VOE): Not greater than Greenguard Children & Schools Certification emissions levels.
7. Color: As selected by Designer from manufacturer's standard line of not less than 15 colors.

C. Single-Component, Nonsag, Polyurethane Joint Sealant: ASTM C920, Type S, Grade NS, Class 25, Use NT.

1. Basis of Design Product: Tremco, Inc., Vulkem 116 [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].
2. Volatile Organic Compound (VOC) Content: 60 g/L maximum.
3. Color: As selected by Designer from manufacturer's standard line of not less than 15 colors.

- D. Immersible, Single-Component, Pourable, Traffic Grade Polyurethane Joint Sealant: ASTM C 920, Type S, Grade P, Class 50, Use T and I.
1. Basis of Design Product: Tremco, Inc., Vulkem 45 SSL [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].
 2. Volatile Organic Compound (VOC) Content: 110 g/L maximum.
 3. Volatile Organic Emissions (VOE): Not greater than Greenguard Children & Schools Certification emissions levels.
 4. Color: As selected by Designer from manufacturer's standard line of not less than 5 colors.
- E. Immersible, Multi-Component, Pourable, Traffic-Grade Polyurethane Joint Sealant: ASTM C 920, Type M, Grade P, Class 35, Use T, O, and I.
1. Basis of Design Product: Tremco, Inc., Vulkem 445SSL [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].
 2. Tensile Strength, ASTM D 412: 250 psi (1.7 MPa), at 100 percent elongation.
 3. Tear Strength, ASTM D 412: 35 pli (6.1 kN/m).
 4. Adhesion to Concrete, After Water, ASTM C 794: 28 pli (4.4 kN/m)
 5. Hardness, ASTM C 661: 40 durometer Shore A, minimum.
 6. Accelerated Weathering, ASTM C 793: Pass.
 7. Volatile Organic Compound (VOC) Content: 106 g/L maximum.
 8. Color: As selected by Designer from manufacturer's standard line of 70 colors
- F. Multi-Component, Non-sag, Polyurethane Joint Sealant: ASTM C 920, Type M, Grade NS, Class 50, Use I.
1. Basis of Design Product: Tremco, Inc., Dymeric 240 FC [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].
 2. Volatile Organic Compound (VOC) Content: 0 g/L maximum.
 3. Volatile Organic Emissions (VOE): Not greater than Greenguard Children & Schools Certification emissions levels.
 4. Color: [Match Designer's custom color] [As selected by Designer from manufacturer's standard line of not less than 70 colors].

2.5 LATEX JOINT SEALANTS

- A. Latex Joint Sealant: Siliconized acrylic latex, ASTM C 834, Type OP, Grade NF.
1. Basis of Design Product: Tremco, Inc., Tremflex 834 [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].
 2. Volatile Organic Compound (VOC) Content: 35 g/L maximum.
 3. Volatile Organic Emissions (VOE): Not greater than Greenguard Children & Schools Certification emissions levels.
 4. Color: White, paintable.

2.6 SOLVENT-RELEASE-CURING JOINT SEALANTS

A. Butyl-Rubber-Based Joint Sealant: ASTM C 1311.

1. Basis of Design Product: Tremco, Inc., Tremco Butyl Sealant [or comparable products of other manufacturer approved by Designer in accordance with Instructions to Bidders and Division 01 General Requirements].
2. Volatile Organic Compound (VOC) Content: 250 g/L maximum.
3. Color: As selected by Designer from manufacturer's standard colors.

2.7 JOINT SEALANT ACCESSORIES

- A. Cylindrical Sealant Backing: ASTM C 1330, Type B non-absorbent, bi-cellular material with surface skin, or Type O open-cell polyurethane, as recommended by sealant manufacturer for application.
- B. Bond Breaker Tape: Polymer tape compatible with joint sealant and adjacent materials and recommended by sealant manufacturer.
- C. Joint Substrate Primers: Substrate primer recommended by sealant manufacturer for application.
- D. Cleaners: Chemical cleaners acceptable to joint sealant manufacturer.
- E. Masking tape: Non-staining, non-absorbent tape product compatible with joint sealants and adjacent joint surfaces.

PART 3 - EXECUTION

3.1 EXAMINATION

- A. Examine joint profiles and surfaces to determine if work is ready to receive joint sealants. Verify joint dimensions are adequate for development of sealant movement capability. Verify joint surfaces are clean, dry, and adequately cured. Proceed with joint sealant work once conditions meet sealant manufacturer's written recommendations.

3.2 PREPARATION

- A. Joint Surface Cleaning: Clean joints prior to installing joint sealants using materials and methods recommended by sealant manufacturer. Comply with ASTM C 1193.
 1. Remove curing compounds, laitance, form-release agents, dust, and other contaminants.
 2. Clean nonporous and porous surfaces utilizing chemical cleaners acceptable to sealant manufacturer.
 3. Protect elements surrounding the Work of this section from damage or disfiguration. Apply masking tape to adjacent surfaces when required to prevent damage to finishes from sealant installation.

3.3 SEALANT APPLICATION

- A. Sealant and Primer Installation Standard: Comply with ASTM C 1193 and manufacturer's written instructions.

- B. **Joint Backing:** Select joint backing materials recommended by sealant manufacturer as compatible with sealant and adjacent materials. Install backing material at depth required to produce profile of joint sealant allowing optimal sealant movement.
1. Install joint backing to maintain the following joint ratios:
 - a. Joints up to 1/2 inch (13 mm) wide: 1:1 width to depth ratio.
 - b. Joints greater than 1/2 inch (13 mm) wide: 2:1 width to depth ratio; maximum 1/2 inch (13 mm) joint depth.
 2. Install bond breaker tape over substrates when sealant backings are not used.
- C. **Masking:** Mask adjacent surfaces to prevent staining or damage by contact with sealant or primer.
- D. **Joint Priming:** Prime joint substrates when recommended by sealant manufacturer or when indicated by preconstruction testing or experience. Apply recommended primer using sealant manufacturer's recommended application techniques.
- E. **Liquid Sealant Application:** Install sealants using methods recommended by sealant manufacturer, in depths recommended for application. Apply in continuous operation from bottom to top of joint vertically and horizontally in a single direction. Apply using adequate pressure to fill and seal joint width.
1. Tool sealants immediately with appropriately shaped tool to force sealants against joint backing and joint substrates, eliminating voids and ensuring full contact.
 2. Install sealant free of air pockets, foreign embedded matter, ridges, and sags.
 3. Tool exposed joint surface concave using tooling agents approved by sealant manufacturer for application.
- F. **Cleaning:** Remove excess sealant using materials and methods approved by sealant manufacturer that will not damage joint substrate materials.
1. Remove masking tape immediately after tooling joint without disturbing seal.
 2. Remove excess sealant from surfaces while still uncured.
- G. **Installation of Acoustical Sealant:** At sound-rated assemblies and elsewhere as indicated, seal construction at perimeters, behind control joints, and at openings and penetrations on both sides of assemblies with a continuous bead of acoustical sealant. Comply with ASTM C 919 and with manufacturer's written recommendations.
- H. **Installation of Preformed Seals:** Install seals immediately after removing protective wrapping. Do not stretch or misshape material. Place seals to provide continuity at ends, turns, and intersections. Apply heat to sealant when recommended by sealant manufacturer's written instructions.

3.4 FIELD QUALITY CONTROL

- A. **Field-Adhesion Testing:** Perform adhesion tests in accordance with manufacturer's instructions and with ASTM C 1193, Method A.

1. Perform [5] tests for the first [1000 feet (300 m)] of joint length for each kind of sealant and joint substrate, and one test for each [1000 feet (300 m)] of joint length thereafter or 1 test per each floor per building elevation, minimum.
 2. For sealant applied between dissimilar materials, test both sides of joint.
- B. Remove sealants failing adhesion test, clean substrates, reapply sealants, and re-test. Test adjacent sealants to failed sealants.
- C. Submit report of field adhesion testing to Designer indicating tests, locations, dates, results, and remedial actions taken.

3.5 EXTERIOR JOINT-SEALANT SCHEDULE

- A. Exterior concealed transition joints in air barrier.
1. Joint Sealant: Single-component neutral-curing low-modulus silicone sealant.
 2. Joint Sealant: Single-component non-sag urethane sealant.
 3. Compatibility: Compatible with air barrier components specified in 07 27 26 Fluid Applied Membrane Air Barriers, Vapor Retarding.
- B. Exterior movement joints in concrete unit masonry.
1. Joint Sealant: Single-component neutral-curing non-staining silicone sealant.
 2. Joint Sealant: Multi-component neutral-curing non-staining field tintable silicone sealant.
 3. Joint Sealant: Single-component non-sag urethane sealant.
 4. Joint-Sealant Color: As selected by Designer from manufacturer's full range.
- C. Exterior movement joints in brick masonry.
1. Joint Sealant: Single-component neutral-curing non-staining silicone sealant.
 2. Joint Sealant: Multi-component neutral-curing non-staining field tintable silicone sealant.
 3. Joint Sealant: Single-component non-sag urethane sealant.
 4. Joint-Sealant Color, Vertical Joints: As selected by Designer from manufacturer's standard colors.
 5. Joint-Sealant Color, Horizontal Joints: As selected by Designer from manufacturer's full range.
- D. Exterior joints between different materials listed above.
1. Joint Sealant: Single-component neutral-curing non-staining silicone sealant.
 2. Joint Sealant: Multi-component neutral-curing non-staining field tintable silicone sealant.
 3. Joint Sealant: Single-component non-sag urethane sealant.
 4. Joint-Sealant Color: As selected by Designer from manufacturer's full range.

- E. Exterior perimeter joints at frames of doors, windows, storefront frames, curtain wall frames, and louvers.
 - 1. Joint Sealant: Single-component neutral-curing non-staining silicone sealant.
 - 2. Joint Sealant: Multi-component neutral-curing non-staining field tintable silicone sealant.
 - 3. Joint Sealant: Single-component non-sag urethane sealant.
 - 4. Joint-Sealant Color: As selected by Designer from manufacturer's standard colors.
- F. All other exterior non-traffic joints.
 - 1. Joint Sealant: Single-component neutral-curing non-staining silicone sealant.
 - 2. Joint Sealant: Multi-component neutral-curing non-staining field tintable silicone sealant.
 - 3. Joint Sealant: Single-component non-sag urethane sealant.
 - 4. Joint-Sealant Color: As selected by Designer from manufacturer's full range.

END OF SECTION 07 92 00

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SECTION 22 14 26.13 - ROOF DRAINS

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

1. Metal roof drains.
2. Stormwater conductor piping.

B. Related Requirements:

1. Division 07 Section "Sheet Metal Flashing and Trim" for flashings and penetrations of roofs.

1.2 ACTION SUBMITTALS

A. Product Data: For each type of product.

B. Shop Drawings: Indicate locations, types, and sizes of roof drains required.

1. Indicate locations of ponding water on existing roof where new roof drains are required.
2. For stormwater conductor piping and connection to stormwater drainage system, submit shop drawings signed and sealed by a professional engineer.

1.3 COORDINATION

A. Examine and verify configuration of existing roof drains to receive retrofit roof drains.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, available manufacturers offering products that may be incorporated into the Work include, but are not limited to, the following:

1. Metal Roof Drains:
 - a. Jay R. Smith Mfg. Co.
 - b. Josam Company.
 - c. MIFAB, Inc.

- d. Zurn Industries, LLC.

2.2 METAL ROOF DRAINS

A. Cast-Iron, General-Purpose Roof Drains:

1. Assembly Standard: ASME A112.21.2M.
2. Body: Galvanized cast iron with sump, sizes as indicated.
3. Strainer: Removable cast metal. Plastic drain strainers are not permitted.
4. Accessories: Coordinate with roofing type, refer to Division 07 roofing section.
 - a. Membrane flange and membrane clamp.
 - b. Adjustable under deck clamp.
 - c. Roof sump receiver.
 - d. Waterproofing flange.
 - e. Controlled flow weir.
 - f. Leveling frame.
 - g. Adjustable extension sleeve for roof insulation.

B. Cast Bronze, Parapet Overflow Drain:

1. Through-wall sleeve: Schedule 40 PVC, sizes as indicated
2. Lamb's Tongue (Nozzle): solid cast bronze
3. Accessories: Coordinate with parapet wall flashing condition, refer to Division 07 roofing section.
 - a. Membrane Flange

2.3 FLASHING MATERIALS

- A. Flashing materials are specified in Division 07 Section "Sheet Metal Flashing and Trim."
- B. Fasteners: Metal compatible with material and substrate being fastened.
- C. Metal Accessories: Sheet metal strips, clamps, anchoring devices, and similar accessory units required for installation; matching or compatible with material being installed.
- D. Solder: ASTM B32, lead-free alloy.

- E. Provide compatible mastic as specified in Division 07 roofing section.

2.4 STORMWATER CONDUCTOR PIPING – GENERAL

- A. Locate drains for proper roof drainage, as directed by roofing system manufacturer; field verify and coordinate locations of drains and related piping to connect to nearest existing stormwater conductor.
- B. Do not exceed size of existing piping to which connections are made.
- C. Dielectric Connections: Union with galvanized or plated steel threaded end, copper solder end, water impervious isolation barrier.
- D. Furnish and install channels, angle iron, support rods, restraints, etc., as required to properly support piping, as necessary to provide proper alignment, and to eliminate deflection or separation of piping. Vertical piping must be run plumb. Sufficient hangers must be included for complete installations. The entire system shall be free of stress. All installations shall conform to applicable code requirements.

2.5 STORM WATER CONDUCTOR PIPING - PVC

- A. Piping: Match type of existing piping and pipe insulation.
- B. PVC Pipe: ASTM D2665, polyvinyl chloride (PVC) material, Schedule 40.
 - 1. Fittings: ASTM D2665, PVC.
 - 2. Joints: ASTM D2855, solvent weld with ASTM D2564 solvent cement.
- C. Unions and Flanges: PVC.
- D. Gaskets: 1/16 inch (1.6 mm) thick preformed neoprene gaskets.
- E. For connections to equipment and valves with threaded connections, furnish solvent-weld socket to screwed joint adapters and unions, or ASTM D2464, Schedule 80, threaded, PVC pipe.

PART 3 - EXECUTION

3.1 METAL ROOF DRAIN INSTALLATION

- A. Install roof drains at low points of roof areas according to roof membrane manufacturer's written installation instructions and approved shop drawings.
 - 1. Install flashing collar or flange of roof drain to prevent leakage between drain and adjoining roofing. Maintain integrity of waterproof membranes where penetrated.
 - 2. Install expansion joints, if indicated, in roof drain outlets.
 - 3. Position roof drains for easy access and maintenance.

3.2 FLASHING INSTALLATION

- A. Fabricate and install roof drain flashing in accordance with requirements of Division 07 Section "Sheet Metal Flashing and Trim."
- B. Fabricate flashing from single piece of metal unless large pans, sumps, or other drainage shapes are required. Join flashing according to the following if required:
 - 1. Lead Sheets: Solder joints of lead sheets.
- C. Install sheet flashing on pipes, sleeves, and specialties passing through or embedded in floors and roofs with waterproof membrane.
 - 1. Pipe Flashing: Sleeve type, matching the pipe size, with a minimum length of 10 inches (250 mm) and with skirt or flange extending at least 8 inches (200 mm) around pipe.
 - 2. Sleeve Flashing: Flat sheet, with skirt or flange extending at least 8 inches (200 mm) around sleeve.
 - 3. Embedded Specialty Flashing: Flat sheet, with skirt or flange extending at least 8 inches (200 mm) around specialty.
- D. Set flashing on roofs in solid coating of compatible mastic.
- E. Secure flashing into sleeve and specialty clamping ring or device.
- F. Fabricate and install flashing and pans, sumps, and other drainage shapes.

3.3 STORMWATER CONDUCTOR PIPING INSTALLATION

- A. Establish invert elevations, slopes for drainage to 1/8 inch per ft. (1:96) minimum. Maintain gradients.
- B. Install non-conducting dielectric connections wherever jointing dissimilar metals.
- C. Route piping in orderly manner and maintain gradient. Route parallel and perpendicular to walls.
- D. Install piping to maintain headroom. Group piping to conserve space.
- E. Group piping whenever practical at common elevations.
- F. Support drainage piping at every joint.
- G. Install piping to allow for expansion and contraction without stressing pipe, joints, or connected equipment.
- H. Provide clearance in hangers and from structure and other equipment for installation of insulation.
- I. Provide access doors/panels of type approved by Designer where valves and fittings are not accessible. Coordinate size and location of access doors/panels with the Designer and Owner.

- J. Install piping penetrating roofed areas to maintain integrity of roof assembly.
- K. Where pipe support members are welded to structural building framing, scrape, brush clean, and apply one coat of zinc rich primer to welding.
- L. Install bell and spigot pipe with bell end upstream.
- M. Sleeve pipes passing through partitions, walls and floors.
- N. Install firestopping at fire rated construction perimeters and openings containing penetrating sleeves and piping.
- O. Install Work in accordance with Authorities Having Jurisdiction.

3.4 PROTECTION

- A. Protect drains during remainder of construction period to avoid clogging with dirt or debris and to prevent damage from traffic or construction work.
- B. Place plugs in ends of uncompleted piping at end of each day or when work stops. Remove plugs before completing piping connections.

END OF SECTION 22 14 26.13

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CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Donna Osmon - Sr. Administrative Assistant, dosmon@columbiatn.gov 931.388.8650

AGENDA ITEM TITLE: APPROVE CHANGE ORDER NO. 2 WITH KCS BUILDING GROUP AND LOSE DESIGN FOR THE PUBLIC WORKS IMPROVEMENTS PROJECT, WHICH INCREASE THE CONTRACT AMOUNT BY \$1,300

RECOMMENDATION: Approve.

INFORMATION: City Council approved a contract with KCS Building Group for improvements and additions to the Public Works facility on February 08, 2024, in the amount of \$884,055.

Change Order No. 2 consists of extending an existing water hydrant through masonry firewall and rerouting rigid conduit to avoid column footer location. This Change Order increases the contract by \$1,300 and adds 0 days to the completion of the project. This would bring the total contract sum to \$885,355.

CERTIFICATION: The Chief Financial Officer certifies that \$1,300 is budgeted and unencumbered in Capital Projects – Street Maintenance – Building.

ATTACHMENTS: Staff Report, Change Order No. 2

AIA® Document G701® – 2017

Change Order

PROJECT: <i>(Name and address)</i> Columbia Public Works 110 Santa Fe Pike Columbia, TN 38401	CONTRACT INFORMATION: Contract For: Metal Building extension Date: 01-11-2024	CHANGE ORDER INFORMATION: Change Order Number: 2 Date: 09-09-2024
OWNER: <i>(Name and address)</i> City of Columbia, TN 700 N. Garden St. Columbia, TN 38401	ARCHITECT: <i>(Name and address)</i> Lose Design 2809 Foster Ave Nashville, TN 37210	CONTRACTOR: <i>(Name and address)</i> KCS Building Group 1985 Ridgecrest Dr Columbia, TN 38401

THE CONTRACT IS CHANGED AS FOLLOWS:

(Insert a detailed description of the change and, if applicable, attach or reference specific exhibits. Also include agreed upon adjustments attributable to executed Construction Change Directives.)

The response to RFI 2, spigot in CMU wall, was to install a 16" by 16" fireproof, closed lid box to access spigot currently on the wall. Cost for this will be \$500.00

The Electrical conflict on Building B footer was handled by re-routing the rigid conduit to pass outside of the column footer location. Cost for this will be \$800.00

The original Contract Sum was	\$ 884,055.00
The net change by previously authorized Change Orders	\$ 0.00
The Contract Sum prior to this Change Order was	\$ 884,055.00
The Contract Sum will be increased by this Change Order in the amount of	\$ 1,300.00
The new Contract Sum including this Change Order will be	\$ 885,355.00

The Contract Time will be unchanged by (0) days.

The new date of Substantial Completion will be

NOTE: This Change Order does not include adjustments to the Contract Sum or Guaranteed Maximum Price, or the Contract Time, that have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

 ARCHITECT <i>(Signature)</i>	 CONTRACTOR <i>(Signature)</i>	 OWNER <i>(Signature)</i>
BY: LOSE DESIGN, Bobby Bell <i>(Printed name, title, and license number if required)</i>	BY: KCS Building Group, Al Nickel <i>(Printed name and title)</i>	BY: Mayor, Charles (Chaz) M. Molder <i>(Printed name and title)</i>
09/24/2024 Date	9-9-24 Date	 Date

Approved as to Legal Form:


C. Tim Tisher, City Attorney



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Donna Osmon - Senior Administrative Assistant, dosmon@columbiatn.gov 931.388.8650

AGENDA ITEM TITLE: APPROVE THE PURCHASE OF (2) 2026 INTERNATIONAL MV607 DUMP TRUCKS FROM CUMBERLAND INTERNATIONAL TRUCKS, INC. IN THE AMOUNT OF \$462,362.78 USING STATE OF TN CONTRACTS.

RECOMMENDATION: Approve the purchase from Cumberland International Trucks in the amount of \$462,362.78 for two (2) 2026 International MV607 Dump Trucks.

INFORMATION: The State of Tennessee has contracted with Cumberland International Trucks, Contract # 80067, to supply dump trucks to state and local governments at competitively bid prices. Public Works wishes to take advantage of this contract to purchase two (2) 2026 International MV607 dump trucks. These dump trucks will replace two (2) dump trucks currently on our CERP list and approved in the FY 24/25 budget.

CERTIFICATION: The Chief Financial Officer certifies that \$462,362.78 is budgeted and unencumbered in Capital Projects – Street Maintenance – Transportation Equipment.

ATTACHMENTS: Staff Report, Cumberland International Quote, SWC 209

Prepared For:
 City of Columbia
 Jeff DeWire
 707 North Main St.
 Columbia, TN 38401-
 (931)540 - 5203
 Reference ID: New Order

Presented By:
 CUMBERLAND INTERNATIONAL TRUCKS, INC.
 Erick Creasey
 640 Massman Dr.
 NASHVILLE TN 37210 -
 (615)256-4633

Thank you for the opportunity to provide you with the following quotation on a new International truck. I am sure the following detailed specification will meet your operational requirements, and I look forward to serving your business needs.



Model Profile
2026 MV607 SBA (MV607)

AXLE CONFIG:	4X2
APPLICATION:	Construction Dump
MISSION:	Requested GVWR: 33000. Calc. GVWR: 25999. Calc. GCWR: 55000 Calc. Start / Grade Ability: 44.55% / 3.48% @ 55 MPH Calc. Geared Speed: 77.1 MPH
DIMENSION:	Wheelbase: 161.00, CA: 93.90, Axle to Frame: 49.00
ENGINE, DIESEL:	{Cummins L9 330} EPA 2024, 330HP @ 2200 RPM, 1000 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 330 Peak HP (Max)
TRANSMISSION, AUTOMATIC:	{Allison 3500 RDS} 6th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway
CLUTCH:	Omit Item (Clutch & Control)
AXLE, FRONT NON-DRIVING:	{Meritor MFS-12-122A} I-Beam Type, 12,000-lb Capacity
AXLE, REAR, SINGLE:	{Meritor MS-21-14X-4DCR} Single Reduction, 21,000-lb Capacity, Driver Controlled Locking Differential, R Wheel Ends Gear Ratio: 5.29
CAB:	Conventional, Day Cab
TIRE, FRONT:	(2) 11R22.5 Load Range G AH37 (HANKOOK), 501 rev/mile, 75 MPH, All-Position
TIRE, REAR:	(4) 11R22.5 Load Range G DH37 (HANKOOK), 498 rev/mile, 75 MPH, Drive
SUSPENSION, REAR, SINGLE:	23,500-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxillary Rubber Springs
PAINT:	Cab schematic 100WP Location 1: 9219, Winter White (Std) Chassis schematic N/A

Description

Base Chassis, Model MV607 SBA with 161.00 Wheelbase, 93.90 CA, and 49.00 Axle to Frame.

AXLE CONFIGURATION

AXLE CONFIGURATION (Navistar) 4x2

Notes

: Pricing may change if axle configuration is changed.

ENGINE

ENGINE, DIESEL {Cummins L9 330} EPA 2024, 330HP @ 2200 RPM, 1000 lb-ft Torque @ 1200 RPM, 2200 RPM Governed Speed, 330 Peak HP (Max)

EMISSION, CALENDAR YEAR {Cummins L9} EPA, OBD and GHG Certified for Calendar Year 2024

CARB EMISSION WARR COMPLIANCE Does Not Comply with CARB Emission Warranty

CARB IDLE COMPLIANCE Does Not Comply with California Clean Air Idle Regulations

EPA IDLE COMPLIANCE Low NOx Idle Engine, Complies with EPA Clean Air Regulations; Includes "Certified Clean Idle" Decal on Hood

VEHICLE REGISTRATION IDENTITY ID for Non CARB Omnibus/Non ACT Adopting State or Exempt Vehicle << Contains non-mitigated legacy engine & must be registered outside the States of CA/MA/OR unless exempt. You may be held liable under CA/MA/OR law for failure to properly register/otherwise failing to follow CA/MA/OR law>>

Notes

: CANNOT BE REGISTERED IN CA, OR, MA. For vehicles that will be registered in States other than CA, OR, MA.

RADIATOR Aluminum, 3-Row, Down Flow, Front to Back System, 837 SqIn Louvered, with 477 SqIn Charge Air Cooler, Includes In-Tank Oil Cooler

FAN DRIVE {Horton Drivemaster} Automatic On/Off Type, with Normally Closed Temperature Control

Includes

: FAN Nylon

AIR CLEANER Single Element, Fire Retardant Media

ANTI-FREEZE Red, Extended Life Coolant; To -40 Degrees F/ -40 Degrees C, Freeze Protection

BLOCK HEATER, ENGINE 120V/1000W, for Cummins ISB/B6.7/ISL/L9 Engines

Includes

: BLOCK HEATER SOCKET Receptacle Type; Mounted below Drivers Door

ENGINE CONTROL, REMOTE MOUNTED Provision for; Includes Wiring for Body Builder Installation of PTO Controls and Starter Lockout, with Ignition Switch Control, for Cummins B6.7 and L9 Engines

FAN DRIVE SPECIAL EFFECTS Fan Cooling Ring with Fan Shroud Effects, Engine Mounted

FAN OVERRIDE Manual; with Electric Switch on Instrument Panel, (Fan On with Switch On)

THROTTLE, HAND CONTROL Engine Speed Control; Electronic, Stationary, Variable Speed; Mounted on Steering Wheel

TRANSMISSION

TRANSMISSION, AUTOMATIC {Allison 3500 RDS} 6th Generation Controls, Wide Ratio, 6-Speed with Double Overdrive, with PTO Provision, Less Retarder, Includes Oil Level Sensor, with 80,000-lb GVW and GCW Max, On/Off Highway

TRANSMISSION TCM LOCATION Located Inside Cab

ALLISON SPARE INPUT/OUTPUT for Rugged Duty Series (RDS) and Regional Haul Series (RHS), General Purpose Trucks, Construction, Package Number 223

Description

NEUTRAL AT STOP Allison Transmission Shifts to Neutral When Service Brake is Depressed and Vehicle is at Stop; Remains in Neutral Until Service Brake is Released

PTO LOCATION Customer Intends to Install PTO at Left Side of Transmission

SHIFT CONTROL PARAMETERS {Allison} 3000 or 4000 Series Transmissions, Performance Programming

TRANSMISSION OIL Synthetic; 29 thru 42 Pints

TRANSMISSION SHIFT CONTROL Column Mounted Stalk Shifter, Not for Use with Allison 1000 & 2000 Series Transmission

CLUTCH

CLUTCH Omit Item (Clutch & Control)

REAR AXLES, SUSPENSIONS

AXLE, REAR, SINGLE {Meritor MS-21-14X-4DCR} Single Reduction, 21,000-lb Capacity, Driver Controlled Locking Differential, R Wheel Ends . Gear Ratio: 5.29

SUSPENSION, REAR, SINGLE 23,500-lb Capacity, Vari-Rate Springs, with 4500-lb Capacity Auxiliary Rubber Springs

AXLE, REAR, LUBE {EmGard FE-75W-90} Synthetic Oil; 30 thru 39.99 Pints

FRONT AXLES

AXLE, FRONT NON-DRIVING {Meritor MFS-12-122A} I-Beam Type, 12,000-lb Capacity

FRONT SUSPENSIONS

SUSPENSION, FRONT, SPRING Parabolic Taper Leaf, Shackle Type, 12,000-lb Capacity, with Shock Absorbers

Includes

: SPRING PINS Rubber Bushings, Maintenance-Free

Notes

: In combinations where chassis component weights may cause a chassis lean, a spring is used in front left spring pack to offset this imbalance & provide a level chassis, within 3/8", with body installed.

CABS, COWLS, BODIES

CAB Conventional, Day Cab

Includes

: CLEARANCE/MARKER LIGHTS (5) Flush Mounted

ACCESS, CAB Steel, Driver & Passenger Sides, Two Steps per Door, for use with Day Cab and Extended Cab

AIR CONDITIONER with Integral Heater and Defroster

ARM REST, RIGHT, DRIVER SEAT

CAB INTERIOR TRIM Classic, for Day Cab

Includes

: CONSOLE, OVERHEAD Molded Plastic with Dual Storage Pockets, Retainer Nets and CB Radio Pocket; Located Above Driver and Passenger

: DOME LIGHT, CAB Door Activated and Push On-Off at Light Lens, Timed Theater Dimming, Integral to Overhead Console, Center Mounted

: SUN VISOR (2) Padded Vinyl; 2 Moveable (Front-to-Side) Primary Visors, Driver Side with Toll Ticket Strap

CAB, INTERIOR TRIM, CLOSEOUT Under IP, Driver Side

Description

CAB REAR SUSPENSION Air Suspension, for Mid Cab Height

FRESH AIR FILTER Attached to Air Intake Cover on Cowl Tray in Front of Windshield Under Hood

GAUGE CLUSTER Base Level; English with English Electronic Speedometer

Includes

: GAUGE CLUSTER DISPLAY: Base Level (3" Monochromatic Display), Premium Level (5" LCD Color Display); Odometer, Voltmeter, Diagnostic Messages, Gear Indicator, Trip Odometer, Total Engine Hours, Trip Hours, MPG, Distance to Empty/Refill for
: GAUGE CLUSTER Speedometer, Tachometer, Engine Coolant Temp, Fuel Gauge, DEF Gauge, Oil Pressure Gauge, Primary and Secondary Air Pressure or Auxiliary Air Pressure (if Air Equipped)
: WARNING SYSTEM Low Fuel, Low DEF, Low Oil Pressure, High Engine Coolant Temp, Low Battery Voltage (Visual and Audible), Low Air Pressure, Primary and Secondary (if Air Equipped)

GRAB HANDLE, EXTERIOR (2) Chrome, for Cab Entry, (1) Towel Bar Type, with Anti-Slip Rubber Inserts Mounted Left Side at B-Pillar, (1) Towel Bar Type Mounted Right Side on Vertical Exhaust

INSTRUMENT PANEL Flat Panel

IP CLUSTER DISPLAY On Board Diagnostics Display of Fault Codes in Gauge Cluster

MIRRORS (2) Aero Pedestal, Power Adjust, Heated, Turn Signals, Bright Heads, Black Arms, 6.5" x 14" Flat Glass, Includes 6.5" x 6" Convex Mirrors, for 102" Load Width

Notes

: Mirror Dimensions are Rounded to the Nearest 0.5"

SEAT BELT All Orange; 1 to 3

SEAT, DRIVER {National 2000} Air Suspension, High Back with Integral Headrest, Vinyl, Isolator, 1 Chamber Lumbar, with 2 Position Front Cushion Adjust, -3 to +14 Degree Angle Back Adjust

SEAT, PASSENGER {National} Non Suspension, High Back, Fixed Back, Integral Headrest, Vinyl

SUNSHADE, EXTERIOR Bright Finish, with Integral Clearance/Marker Lights

WINDOW, POWER (2) and Power Door Locks, Left and Right Doors, Includes Express Down Feature

FRAMES

FRAME RAILS Heat Treated Alloy Steel (120,000 PSI Yield); 10.125" x 3.580" x 0.312" (257.2mm x 90.9mm x 8.0mm); 460.0" (11684mm) Maximum OAL

BUMPER, FRONT Contoured, Steel, Chrome Plated

TOW HOOK, FRONT (2) Frame Mounted

LICENSE PLATE HOLDER Includes Upper & Lower Mounting Plate Hardware, Mounted in Existing Holes in Front Bumper

WHEELBASE RANGE 134" (340cm) Through and Including 197" (500cm)

BRAKES

BRAKE SYSTEM, AIR Dual System for Straight Truck Applications

Includes

: BRAKE LINES Color and Size Coded Nylon
: DRAIN VALVE Twist-Type
: GAUGE, AIR PRESSURE (2) Air 1 and Air 2 Gauges; Located in Instrument Cluster
: PARKING BRAKE CONTROL Yellow Knob, Located on Instrument Panel
: PARKING BRAKE VALVE For Truck
: QUICK RELEASE VALVE On Rear Axle for Spring Brake Release: 1 for 4x2, 2 for 6x4
: SPRING BRAKE MODULATOR VALVE R-7 for 4x2, SR-7 with relay valve for 6x4/8x6

AIR BRAKE ABS {Bendix AntiLock Brake System} 4-Channel (4 Sensor/4 Modulator) Full Vehicle Wheel Control System

Description

BRAKE, PARKING Manual Push-Pull Pneumatic Parking Brake

BRAKES, FRONT {Meritor 16.5X5 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 5", 14,700-lb Capacity

BRAKE CHAMBERS, FRONT AXLE {Bendix} 24 SqIn

SLACK ADJUSTERS, FRONT {Gunitite} Automatic

BRAKES, REAR {Meritor 16.5X7 Q-PLUS CAST} Air S-Cam Type, Cast Spider, Fabricated Shoe, Double Anchor Pin, Size 16.5" X 7", 23,000-lb Capacity per Axle

BRAKE CHAMBERS, REAR AXLE {Bendix EverSure} 30/30 SqIn Spring Brake

SLACK ADJUSTERS, REAR {Gunitite} Automatic

AIR COMPRESSOR {Cummins} 18.7 CFM

AIR DRYER {Bendix AD-9SI} with Heater, Includes Safety Valve

AIR DRYER LOCATION Mounted Inside Engine Compartment, Right Side

AIR DRYER SHIELD to Protect from Debris

AIR TANK LOCATION (2) Mounted Between the Rails, Back of Cab, One on Each Side, Parallel to Rails

TRAILER CONNECTIONS Four-Wheel, with Hand Control Valve and Tractor Protection Valve, for Straight Truck

Notes

: When electronic stability control is ordered with trailer connections on a 4x2 truck, please check the operator manual for trailer weight restrictions.

STEERING

STEERING GEAR {Sheppard M100} Power

STEERING COLUMN Tilting

STEERING WHEEL 4-Spoke; 18" Dia., Black

DRIVELINES

DRIVELINE SYSTEM {Dana Spicer} 1710, for 4x2/6x2

EXHAUST SYSTEMS

EXHAUST SYSTEM Horizontal Aftertreatment System, Frame Mounted Right Side Under Cab, for Single Vertical Tail Pipe, Frame Mounted Right Side Back of Cab

AFTERTREATMENT COVER Aluminum

ENGINE EXHAUST BRAKE for Cummins ISB/B6.7/ISL/L9 Engine with Variable Vane Turbo Charger

EXHAUST HEIGHT 8' 10"

MUFFLER/TAIL PIPE GUARD (1) Bright Stainless Steel

SWITCH, FOR EXHAUST 3 Position, Momentary, Lighted Momentary, ON/CANCEL, Center Stable, INHIBIT REGEN, Mounted in IP Inhibits Diesel Particulate Filter Regeneration When Switch is Moved to ON While Engine is Running, Resets When Ignition is Turned OFF

TAIL PIPE (1) Turnback Type, Bright

ELECTRICAL SYSTEMS

Description

ELECTRICAL SYSTEM 12-Volt, Standard Equipment

Includes

: DATA LINK CONNECTOR For Vehicle Programming and Diagnostics In Cab
: HAZARD SWITCH Push On/Push Off, Located on Instrument Panel to Right of Steering Wheel
: HEADLIGHT DIMMER SWITCH Integral with Turn Signal Lever
: PARKING LIGHT Integral with Front Turn Signal and Rear Tail Light
: STARTER SWITCH Electric, Key Operated
: STOP, TURN, TAIL & B/U LIGHTS Dual, Rear, Combination with Reflector
: TURN SIGNAL SWITCH Self-Cancelling for Trucks, Manual Cancelling for Tractors, with Lane Change Feature
: TURN SIGNALS, FRONT Includes Reflectors and Auxiliary Side Turn Signals, Solid State Flashers; Flush Mounted
: WINDSHIELD WIPER SWITCH 2-Speed with Wash and Intermittent Feature (5 Pre-Set Delays), Integral with Turn Signal Lever
: WINDSHIELD WIPERS Single Motor, Electric, Cowl Mounted
: WIRING, CHASSIS Color Coded and Continuously Numbered

ALTERNATOR {Leece-Neville AV160P2013} Brush Type, 12 Volt, 160 Amp Capacity, Pad Mount, with Remote Sense

ANTENNA for Increased Roof Clearance Applications

AUXILIARY HARNESS 3.0' for Auxiliary Front Head Lights and Turn Signals for Front Plow Applications

BACK-UP ALARM Electric, 102 dBA

BATTERY BOX Steel, with Aluminum Cover, 14" Wide, 2-3 Battery Capacity, Mounted Left Side Under Cab

BATTERY SYSTEM {Fleetrite} Maintenance-Free, (3) 12-Volt 1980CCA Total, Top Threaded Stud

BODY BUILDER WIRING Back of Day Cab at Left Frame or Under Sleeper, Extended or Crew Cab at Left Frame; Includes Sealed Connectors for Tail/Amber Turn/Marker/ Backup/Accessory Power/Ground and Sealed Connector for Stop/Turn

2-WAY RADIO Wiring Effects; Wiring with 20 Amp Fuse Protection, Includes Ignition Wire with 5 Amp Fuse, Wire Ends Heat Shrink and Routed to Center of Header Console in Cab

CIRCUIT BREAKERS Manual-Reset (Main Panel) SAE Type III with Trip Indicators, Replaces All Fuses

ELECTRIC TRAILER BRAKE/LIGHTS Accommodation Package to Rear of Frame; for Separate Trailer Stop, Tail, Turn, Marker Light Circuits; Includes Electric Trailer Brake accommodation package with Cab Connections for Mounting Customer Installed Electric Brake Unit, Less Trailer Socket

HEADLIGHTS Halogen, with Daytime Running Lights, Automatic Twilight Controlled

HEADLIGHTS ON W/WIPERS Headlights Will Automatically Turn On if Windshield Wipers are Turned On

HORN, AIR Single Trumpet, Black, with Lanyard Pull Cord

HORN, ELECTRIC (2) Trumpet Style

INDICATOR, LOW COOLANT LEVEL with Audible Alarm

POWER SOURCE, ADDITIONAL Auxiliary Power Outlet (APO) with USB-A Port and USB-C Port, Located in the Instrument Panel

RADIO AM/FM/WB/Clock/Bluetooth/USB Input/Auxiliary Input

SPEAKERS (2) 6.5" Dual Cone Mounted in Both Doors, (2) 5.25" Dual Cone Mounted in Both B-Pillars

STARTING MOTOR {Mitsubishi Electric Automotive America 105P} 12-Volt, with Soft-Start

TEST EXTERIOR LIGHTS Pre-Trip Inspection will Cycle all Exterior Lamps Except Back-up Lights

TRAILER AUXILIARY FEED CIRCUIT for Electric Trailer Brake Accommodation/Air Trailer ABS; with 30 Amp Fuse and Relay, Controlled by Ignition Switch

FRONT END

FRONT END Tilting, Fiberglass, with Three Piece Construction, Dual Air Intakes

Description

BUG SCREEN Mounted Behind Grille and Bumper Grille

FENDER EXTENSIONS Painted

GRILLE Molded in Black, with Chrome Surround

LOGOS EXTERIOR Model Badges

LOGOS EXTERIOR, ENGINE Badges

SPEEDOMETER, TOOLS, MISC

COMMUNICATIONS MODULE Telematics Device with Over the Air Programming; Includes Five Year Data Plan and International 360

CUSTOMER IDENTITY for Sourcewell

FIRE EXTINGUISHER 5 lb Class A B C

FIRE EXTINGUISHER BRACKET Mounted Left Side Driver Seat

MUD FLAPS, FRONT WHEELS (2) Rubber, Mounted on Fender Extension

PAINT SCHEMATIC, PT-1 Single Color, Design 100

Includes

: PAINT SCHEMATIC ID LETTERS "WP"

PAINT TYPE Base Coat/Clear Coat, 1-2 Tone

PROMOTIONAL PACKAGE Government Silver Package

SAFETY TRIANGLES

SPECIAL RATING, GVWR Limited to 25,999-lb GVWR

FUEL TANKS

FUEL TANK Top Draw, Polished Aluminum, 24" Dia, 50 US Gal (189L), Mounted Left Side, Under Cab

DEF TANK 5 US Gal (19L) Capacity, Frame Mounted Outside Left Rail, Under Cab

FUEL/WATER SEPARATOR {Racor 400 Series,} with Primer Pump, Includes Water-in-Fuel Sensor

LOCATION FUEL/WATER SEPARATOR Mounted Under Hood, Left Side, Above Front Axle

WHEELS, TIRES - FRONT

WHEELS, FRONT {Accuride 43644} DISC; 22.5x8.25 Rims, Standard Polish Aluminum, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs

(2) TIRE, FRONT 11R22.5 Load Range G AH37 (HANKOOK), 501 rev/mile, 75 MPH, All-Position

WHEELS, TIRES - REAR

WHEELS, REAR {Accuride 43644} DUAL DISC; 22.5x8.25 Rims, Standard Polish Aluminum, 10-Stud, 285.75mm BC, Hub-Piloted, Flanged Nut, with Steel Hubs

(4) TIRE, REAR 11R22.5 Load Range G DH37 (HANKOOK), 498 rev/mile, 75 MPH, Drive

WHEELS MISC OPTIONS

WHEEL BEARING, FRONT, LUBE {EmGard FE-75W-90} Synthetic Oil

BODY INTEGRATION

Description

BDY INTG, PTO ACCOMMODATION for (3) Latched Rocker Switches, (1) PTO Switch, (2) Generic Switches to Control (3) 30 amp relays, with Programmable Interlocks, for Body Builder Hook up in the Engine Compartment Left Side, Recommended for Automatic Transmissions

Services Section:**WARRANTY**

WARRANTY Standard for MV Series, Effective with Vehicles Built July 1, 2017 or Later, CTS-2020A

Viking snow equipment and Dump body

<u>Description</u>	(US DOLLAR)	<u>Price</u>
Net Sales Price:		\$231,181.39

Please feel free to contact me regarding these specifications should your interests or needs change. I am confident you will be pleased with the quality and service of an International vehicle.

Approved by Seller:

Accepted by Purchaser:

Official Title and Date_____
Firm or Business Name_____
Authorized Signature_____
Authorized Signature and Date

This proposal is not binding upon the seller without
Seller's Authorized Signature

Official Title and Date

The TOPS FET calculation is an estimate for reference purposes only. The seller or retailer is responsible for calculating and reporting/paying appropriate FET to the IRS.

The limited warranties applicable to the vehicles described herein are Navistar, Inc.'s standard printed warranties which are incorporated herein by reference and to which you have been provided a copy and hereby agree to their terms and conditions.

APPROVED AS TO LEGAL FORM:

C. Tim Tisher
C. Tim Tisher, City Attorney

SWC# 209 Vehicles
Contract Information and Usage Instructions

Contract Period: Total Number of Years: 2 Years

Start Date: September 1, 2023
End Date: December 31, 2024

Summary/Background Information: SWC 209 was created to provide state agencies, local governments, and private non-profit institutions of higher education, and eligible non-profit agencies for the purchase and delivery of new vehicles. **The contracts below cover multiple dealers/manufacturers and each contract awarded covers delivery within the state of TN.**

State Contact Information

Contract Administrator:

Michael Neely
Category Specialist
Central Procurement Office
(615) 741-5971
Michael.T.Neely@tn.gov

Vendor Contact Information:

Company Name

**TT of Columbia (d.b.a Chrysler, Dodge, and Jeep,
Ram of Columbia) (All Regions)**

Edison Contract Number
Vendor Contact Information

80359 (2024 Models)
Russell Moles
(865)285-0348
rmoles@cdjrcolumbia.com
106 S. James Campbell Blvd., Columbia, TN 38401

Chrysler, Dodge, Jeep, Ram-Please refer to price sheet for available models

Company Name

Edison Contract Number
Vendor Contact Information

Wilson County Motor Co. (All Regions)

80068 (2024 Models)
Danielle Rodriguez, Fleet Manager
(615) 444-9642
danielle@wilsoncountyauto.com
903 South Hartmann Drive, Lebanon, TN 37090

Chevrolet, GMC, Buick, Hyundai- Please refer to price sheet for available models

Company Name

Edison Contract Number
Vendor Contact Information

Alan Jay Automotive Management Inc. (All Regions)

80358 (2024 Models),
Matt Forte
(863) 402-4216
matt.forte@alanjay.com

Ford, Chevy, GMC, Nissan, Chrysler, Dodge, Ram- Please refer to price sheet for available models

Company Name

Edison Contract Number
Vendor Contact Information

Ford of Murfreesboro (All Regions)

80356 (2024 models)
Mr. Keith McCullough
(615) 542-1843 (cell)
(615) 893-4121 ext. 1390 (office)
kmccullough@fordofmurfreesboro.com

Jason McCullough
(615) 785-9141 (cell)
(615) 893-4121 ext. 1312 (Office)
jmccullough@fordofmurfreesboro.com
1550 NW Broad Street, Murfreesboro, TN 37129

Ford- Please reference price sheet for available models.

Company Name

Edison Contract Number
Vendor Contact Information

Lonnie Cobb, LLC (All Regions)

80355 (2024 Ford)
Steven Blackstock, Fleet Manager

(731) 989-2121
Lcag.fleet@gmail.com
1618 U.S. Hwy 45 North, Henderson, TN 38340

Ford- Please reference price sheet for available models.

Company Name	Gossett Motors (All Regions)
Edison Contract Number	80400 (2024 models)
Vendor Contact Information	Thomas Cable (855) 805-1571 TCable@gossettmotors.com 1900 Covington Pike, Memphis TN, 38128

Chrysler, Dodge, Jeep, Ram-Please refer to price sheet for available models.

Company Name	Cumberland International (All Regions)
Edison Contract Number	80067
Vendor Contact Information	Erick Creasey (615) 767-8681 ecreasey@cltte.com 1901 Lebanon Pike, Nashville, TN 37210

International- Please reference price sheets for available models.

Company Name	Worldwide Equipment of TN, Inc (All Regions)
Edison Contract Number	80066
Vendor Contact Information	Craig Stollings (276) 628-8150 Craig.stollings@thetruckpeople.com

6614 Wilbanks Rd, Knoxville, TN 37912

Kenworth, Hino, Isuzu- Please reference price sheet for available models

Company Name

Edison Contract Number

-Vendor Contact Information

SAI Nashville M LLC,(All Regions)

80121

Patrick Pointer

(615) 807-0058

Patrick.Pointer@mercedesbenzofnashville.com

630 Bakers Bridge Rd, Franklin, TN 37912

Company Name

Edison Contract Number

-Vendor Contact Information

Roberts Toyota,(All Regions)

81534

Jon Vesterheim

(954)709-5157

Jonv@robertstoyota.com

1207 Nashville Hwy, Columbia, TN 38401

Mercedes Benz- Please reference price sheet for available models

Company Name

Usage Instructions:

All documents needed to purchase a vehicle off the contract can be found on the Statewide Contract 209: Vehicles web page, located here: <https://www.tn.gov/generalservices/procurement/central-procurement-office--cpo-/state-agencies-/statewide-contract-instruction--swc-/swc-209-vehicles.html>

- Delivery times will vary, but the dealer will give an estimated date
- Please contact the selected dealer for an exact quote.
- The option clause can be used for both factory and aftermarket equipment installed at the time of purchase. It can also be used to delete or add any factory installed equipment.
- **Authorized Users.** This Contract establishes a source or sources of supply for all Tennessee State Agencies. "Tennessee State Agency" refers to the various departments, institutions, boards, commissions, and agencies of the executive branch of government of the State of Tennessee with exceptions as addressed in Tenn. Comp. R. & Regs. 0690-03-01-.01. The Contractor shall provide all goods or services and deliverables as required by this Contract to all Tennessee State Agencies. The Contractor shall make this Contract available to the following

entities, who are authorized to and who may purchase off of this Statewide Contract ("Authorized Users"):

- a) all Tennessee State governmental entities (this includes the legislative branch; judicial branch; and, commissions and boards of the State outside of the executive branch of government);
- b) Tennessee local governmental agencies;
- c) members of the University of Tennessee or Tennessee Board of Regents systems;
- d) any private nonprofit institution of higher education chartered in Tennessee; and,
- e) any corporation which is exempted from taxation under 26 U.S.C. Section 501(c)(3), as amended, and which contracts with the Department of Mental Health and Substance Abuse to provide services to the public (Tenn. Code Ann. § 33-2-1001).

These Authorized Users may utilize this Contract by purchasing directly from the Contractor according to their own procurement policies and procedures. The State is not responsible or liable for the transactions between the Contractor and Authorized Users.

Billing and Payment Instructions:

Follow your agency specific rules for bill and payments. Specify delivery location to the dealership when ordering; delivery times will vary.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Jill Carlson, Sr Administrative Assistant, jcarlson@columbiatn.gov, 931-560-1451

AGENDA ITEM TITLE: APPROVE THE PURCHASE OF TWO (2) 4X4 JEEP COMPASSES FROM CHRYSLER DODGE JEEP RAM FIAT OF COLUMBIA IN THE AMOUNT OF \$54,308.00 UTILIZING STATE OF TN CONTRACT SWC-209.

RECOMMENDATION: Approve.

INFORMATION: The City of Columbia Parks and Recreation Department wants to purchase two (2) 4x4 Jeep Compasses from Chrysler Jeep Dodge Ram Fiat of Columbia for the amount of fifty-four thousand three hundred eight dollars (\$54,308.00) utilizing State of TN contract SWC-209. The jeeps are part of the 2024 CERP Replacements for the Parks and Recreation Department and will be used for transporting programming materials in the recreation division of the department.

CERTIFICATION: The Chief Financial Officer certifies that \$54,308.00 is budgeted and unencumbered in Capital Projects – Parks – Transportation Equipment.

ATTACHMENTS: Staff report, Chrysler Dodge Jeep RAM Fiat of Columbia proposal/quote, State of TN contract SWC-209

Chrysler Dodge Jeep RAM Fiat of Columbia
106 S. James Campbell Boulevard
Columbia, TN 38401



QUOTE
RAMQ5588
Sep 11, 2024

Tennessee State Wide Contract # 209

Quoted To:

Colton Warfield
City of Columbia
707 North Main St
Columbia, TN 38401

Prepared By:

Russell Alan Moles
Director of Fleet & Commercial Operations

Phone: 931-540-5203
Fax:

Phone: 865-285-0348
Email: rmoles@cdjrcolumbia.com

PO Number:	Valid Through: Oct 12, 2024	Payment Terms: NET 15
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UNITS IN-STOCK ON GROUND FOR IMMEDIATE DELIVERY

JEEP COMPAS 4X4	\$33,554.00
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BASE VEHICLE & STANDARD EQUIPMENT	\$33,554.00	1	\$33,554.00
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FACTORY INSTALLED OPTIONS & CHARGES	-\$6,400.00
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BRIGHT WHITE	\$0.00	1	\$0.00
CREDIT FOR M74 EQUIPMENT GROUP	-\$6,400.00	1	-\$6,400.00

DEALER INSTALLED OPTIONS & CHARGES	\$0.00
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DRIVER DELIVERY TO CUSTOMER	\$0.00	1	\$0.00
PACK - FIXED COST & OVERHEAD	\$0.00	1	\$0.00

Totals			
		Subtotal	\$27,154.00
		Tax	\$0.00
		Shipping	\$0.00
		Grand Total	\$27,154.00

Units Quoted from Ground Stock or In-Bound Inventory Are Subject to Prior Sale
Pricing Good For Current Date & Model Year Only Subsequent Model & Option Pricing May Vary
Vehicles Subject to Production by Stellantis (formerly Fiat-Chrysler Automobiles)
Production Lead Times Vary by Model & Options are controlled by FCA Group
Standard Color is White Unless Noted Otherwise

State of Tennessee (State)

CDJR- 2024 Model Year Fleet (1 Year Fixed) Pricing

Dealer Name: TT Columbia			Required Entry for MSRP	Required Entry
Model	Model Number	Description	MSRP	State Government Fleet Price (1 Year Fixed Pricing)
EXAMPLE ONLY:			\$31,000.00	\$25,750.00
POLICE PURSUIT SUV				
	WDEE75	DURANGO PPV - AWD - 3.6L V6	\$ 45,900.00	\$40,814.00
	WDEE75	DURANGO PPV - AWD - 3.6L V6 (ADMIN)	\$ 45,580.00	\$40,146.00
	WDEE75	DURANGO PPV - AWD - 5.7L V8 HEMI	\$ 49,015.00	\$43,517.00
	WDEE75	DURANGO PPV - AWD - 5.7L V8 HEMI (ADMIN)	\$ 48,695.00	\$42,948.00
SPECIAL SERVICE VEHICLE				
	DJ7L91	RAM 2500 CREW 4X4 SSV - SWB - GAS	\$ 56,065.00	\$44,246.00
	DJ7L91	RAM 2500 CREW 4X4 SSV - SWB - DIESEL	\$ 65,860.00	\$52,972.00
	DJ7L92	RAM 2500 CREW 4X4 SSV - LWB - GAS	\$ 56,265.00	\$44,424.00
	DJ7L92	RAM 2500 CREW 4X4 SSV - LWB - DIESEL	\$ 66,060.00	\$53,150.00
	D28L91	RAM 3500 CREW 4X4 SSV - SWB - GAS	\$ 57,555.00	\$45,607.00
	D28L91	RAM 3500 CREW 4X4 SSV - SWB - DIESEL	\$ 67,350.00	\$54,335.00
	D28L92	RAM 3500 CREW 4X4 SSV - LWB - GAS	\$ 57,755.00	\$45,784.00
	DS6T98	1500 CREW 4X4 SSV - V8	\$ 53,490.00	\$40,600.00
	D28L92	RAM 3500 CREW 4X4 SSV - LWB - DIESEL	\$ 67,550.00	\$54,514.00
CHRYSLER PACIFICA				
	RUCH53	PACIFICA TOURING L	\$ 43,280.00	\$41,690.00
	RUFH53	PACIFICA TOURING L AWD	\$ 46,275.00	\$44,435.00
	RUCT53	PACIFICA LIMITED	\$ 50,550.00	\$48,379.00
	RUFT53	PACIFICA LIMITED AWD	\$ 53,545.00	\$50,990.00
	RUET53	PACIFICA SELECT HYBRID	\$ 54,090.00	\$53,443.00
	RUES53	PACIFICA PINNACLE HYBRID	\$ 62,820.00	\$61,061.00
JEEP WRANGLER				
	JLJL72	WRANGLER SPORT 2-DOOR	\$ 37,385.00	\$35,984.00
	JLJS72	WRANGLER RUBICON 2-DOOR	\$ 51,690.00	\$48,736.00
	JLJL74	WRANGLER SPORT 4-DOOR	\$ 41,385.00	\$39,737.00
	JLJP74	WRANGLER SAHARA 4-DOOR	\$ 50,815.00	\$48,323.00
	JLXL74	WRANGLER SPORT 4XE (ELECTRIC)	\$ 52,985.00	\$51,895.00
ALL NEW RAM 1500 QUAD 4X2				
	DTIH41	ALL NEW 1500 QUAD 4X2 BIG HORN - V6	\$ 45,625.00	\$39,688.00
	DTIH41	ALL NEW 1500 QUAD 4X2 BIG HORN - V8	\$ 48,670.00	\$42,385.00
ALL NEW RAM 1500 QUAD 4X4				
	DT6H41	ALL NEW 1500 QUAD 4X4 BIG HORN - V6	\$ 52,110.00	\$45,431.00

	DT6H41	ALL NEW 1500 QUAD 4X4 BIG HORN - V8	\$ 55,155.00	\$48,240.00
ALL NEW RAM 1500 CREW 4X2				
	DT1H98	ALL NEW 1500 CREW 4X2 BIG HORN - SWB - V6	\$ 48,375.00	\$42,125.00
	DT1H98	ALL NEW 1500 CREW 4X2 BIG HORN - SWB - V8	\$ 51,420.00	\$44,851.00
	DT1H91	ALL NEW 1500 CREW 4X2 BIG HORN - LWB - V8	\$ 51,670.00	\$45,128.00
	DT1P98	ALL NEW 1500 CREW 4X2 LARAMIE - SWB - V6	\$ 55,625.00	\$47,805.00
	DT1P98	ALL NEW 1500 CREW 4X2 LARAMIE - SWB - V8	\$ 58,670.00	\$50,485.00
	DT1P91	ALL NEW 1500 CREW 4X2 LARAMIE - LWB - V8	\$ 58,920.00	\$50,753.00
ALL NEW RAM 1500 CREW 4X4				
	DT6H98	ALL NEW 1500 CREW 4X4 BIG HORN - SWB - V6	\$ 54,860.00	\$48,022.00
	DT6H98	ALL NEW 1500 CREW 4X4 BIG HORN - SWB - V8	\$ 57,905.00	\$50,731.00
	DT6H91	ALL NEW 1500 CREW 4X4 BIG HORN - LWB - V8	\$ 58,155.00	\$51,000.00
	DT6P98	ALL NEW 1500 CREW 4X4 LARAMIE - SWB - V6	\$ 59,920.00	\$51,655.00
	DT6P98	ALL NEW 1500 CREW 4X4 LARAMIE - SWB - V8	\$ 62,965.00	\$54,330.00
	DT6P91	ALL NEW 1500 CREW 4X4 LARAMIE - LWB - V8	\$ 63,215.00	\$54,580.00
RAM 2500 REG 4X2				
	DJ2L62	2500 REG 4X2 TRADESMAN - STD. OEM GAS	\$ 50,365.00	\$39,246.00
	DJ2L62	2500 REG 4X2 TRADESMAN - STD. OEM DIESEL	\$ 60,160.00	\$47,965.00
	DJ2H62	2500 REG 4X2 BIG HORN - STD. OEM GAS	\$ 53,140.00	\$41,767.00
	DJ2H62	2500 REG 4X2 BIG HORN - STD. OEM DIESEL	\$ 62,810.00	\$50,403.00
RAM 2500 REG 4X4				
	DJ7L62	2500 REG 4X4 TRADESMAN - STD. OEM GAS	\$ 51,560.00	\$40,331.00
	DJ7L62	2500 REG 4X4 TRADESMAN - STD. OEM DIESEL	\$ 61,355.00	\$49,066.00
	DJ7H62	2500 REG 4X4 BIG HORN - STD. OEM GAS	\$ 56,090.00	\$44,448.00
	DJ7H62	2500 REG 4X4 BIG HORN - STD. OEM DIESEL	\$ 65,885.00	\$53,162.00
RAM 2500 CREW 4X2				
	DJ2L91	2500 CREW 4X2 TRADESMAN - SWB - STD. OEM GAS	\$ 52,300.00	\$41,001.00
	DJ2L91	2500 CREW 4X2 TRADESMAN - SWB - STD. OEM DIESEL	\$ 62,095.00	\$49,735.00
	DJ2L92	2500 CREW 4X2 TRADESMAN - LWB - STD. OEM GAS	\$ 52,500.00	\$41,197.00
	DJ2L92	2500 CREW 4X2 TRADESMAN - LWB - STD. OEM DIESEL	\$ 62,295.00	\$49,920.00
	DJ2H91	2500 CREW 4X2 BIG HORN - SWB - STD. OEM GAS	\$ 57,545.00	\$45,751.00
	DJ2H91	2500 CREW 4X2 BIG HORN - SWB - STD. OEM DIESEL	\$ 67,340.00	\$54,486.00
	DJ2H92	2500 CREW 4X2 BIG HORN - LWB - STD. OEM GAS	\$ 57,745.00	\$45,945.00
	DJ2H92	2500 CREW 4X2 BIG HORN - LWB - STD. OEM DIESEL	\$ 67,540.00	\$54,679.00
RAM 2500 CREW 4X4				
	DJ7L91	2500 CREW 4X4 TRADESMAN - SWB - STD. OEM GAS	\$ 55,375.00	\$43,781.00
	DJ7L91	2500 CREW 4X4 TRADESMAN - SWB - STD. OEM DIESEL	\$ 65,120.00	\$52,476.00
	DJ7L92	2500 CREW 4X4 TRADESMAN - LWB - STD. OEM GAS	\$ 55,575.00	\$43,986.00
	DJ7L92	2500 CREW 4X4 TRADESMAN - LWB - STD. OEM DIESEL	\$ 65,320.00	\$52,641.00
	DJ7H91	2500 CREW 4X4 BIG HORN - SWB - STD. OEM GAS	\$ 60,620.00	\$48,536.00
	DJ7H91	2500 CREW 4X4 BIG HORN - SWB - STD. OEM DIESEL	\$ 70,365.00	\$57,226.00
	DJ7H92	2500 CREW 4X4 BIG HORN - LWB - STD. OEM GAS	\$ 60,820.00	\$48,717.00
	DJ7H92	2500 CREW 4X4 BIG HORN - LWB - STD. OEM DIESEL	\$ 70,565.00	\$57,387.00
RAM 2500 MEGA 4X4				
	DJ7P81	2500 MEGA 4X4 LARAMIE - STD. OEM GAS	\$ 74,340.00	\$60,893.00

	DJ7P81	2500 MEGA 4X4 LARAMIE - STD. OEM DIESEL	\$ 84,085.00	\$69,583.00
	DJ7R81	2500 MEGA 4X4 LONGHORN - STD. OEM GAS	\$ 82,340.00	\$68,114.00
	DJ7R81	2500 MEGA 4X4 LONGHORN - STD. OEM DIESEL	\$ 92,135.00	\$76,856.00
RAM 3500 REG 4X2				
	D23L62	3500 REG 4X2 TRADESMAN - STD. OEM GAS	\$ 51,975.00	\$40,698.00
	D23L62	3500 REG 4X2 TRADESMAN - STD. OEM DIESEL	\$ 61,770.00	\$49,427.00
	D23H62	3500 REG 4X2 BIG HORN - STD. OEM GAS	\$ 54,625.00	\$43,124.00
	D23H62	3500 REG 4X2 BIG HORN - STD. OEM DIESEL	\$ 64,420.00	\$51,837.00
RAM 3500 REG 4X4				
	D28L62	3500 REG 4X4 TRADESMAN - STD. OEM GAS	\$ 54,945.00	\$43,379.00
	D28L62	3500 REG 4X4 TRADESMAN - STD. OEM DIESEL	\$ 64,740.00	\$52,108.00
	D28H62	3500 REG 4X4 BIG HORN - STD. OEM GAS	\$ 57,595.00	\$45,820.00
	D28H62	3500 REG 4X4 BIG HORN - STD. OEM DIESEL	\$ 67,390.00	\$54,525.00
RAM 3500 CREW 4X2				
	D23L91	3500 CREW 4X2 TRADESMAN - SWB - STD. OEM GAS	\$ 53,830.00	\$42,400.00
	D23L91	3500 CREW 4X2 TRADESMAN - SWB - STD. OEM DIESEL	\$ 63,625.00	\$51,133.00
	D23L92	3500 CREW 4X2 TRADESMAN - LWB - STD. OEM GAS	\$ 54,030.00	\$42,583.00
	D23L92	3500 CREW 4X2 TRADESMAN - LWB - STD. OEM DIESEL	\$ 63,825.00	\$51,320.00
	D23H91	3500 CREW 4X2 BIG HORN - SWB - STD. OEM GAS	\$ 59,075.00	\$47,138.00
	D23H91	3500 CREW 4X2 BIG HORN - SWB - STD. OEM DIESEL	\$ 68,870.00	\$55,874.00
	D23H92	3500 CREW 4X2 BIG HORN - LWB - STD. OEM GAS	\$ 59,275.00	\$47,338.00
	D23H92	3500 CREW 4X2 BIG HORN - LWB - STD. OEM DIESEL	\$ 69,070.00	\$56,071.00
RAM 3500 CREW 4X4				
	D28L91	3500 CREW 4X4 TRADESMAN - SWB - STD. OEM GAS	\$ 56,905.00	\$45,170.00
	D28L91	3500 CREW 4X4 TRADESMAN - SWB - STD. OEM DIESEL	\$ 66,700.00	\$53,910.00
	D28L92	3500 CREW 4X4 TRADESMAN - LWB - STD. OEM GAS	\$ 57,105.00	\$45,371.00
	D28L92	3500 CREW 4X4 TRADESMAN - LWB - STD. OEM DIESEL	\$ 66,900.00	\$54,105.00
	D28H91	3500 CREW 4X4 BIG HORN - SWB - STD. OEM GAS	\$ 62,145.00	\$49,913.00
	D28H91	3500 CREW 4X4 BIG HORN - SWB - STD. OEM DIESEL	\$ 71,940.00	\$58,645.00
	D28H92	3500 CREW 4X4 BIG HORN - LWB - STD. OEM GAS	\$ 62,350.00	\$50,115.00
	D28H92	3500 CREW 4X4 BIG HORN - LWB - STD. OEM DIESEL	\$ 72,145.00	\$58,826.00
RAM 3500 MEGA 4X4				
	D28P81	3500 MEGA 4X4 LARAMIE - STD. OEM GAS	\$ 75,870.00	\$62,280.00
	D28P81	3500 MEGA 4X4 LARAMIE - STD. OEM DIESEL	\$ 85,665.00	\$71,013.00
	D28R81	3500 MEGA 4X4 LONGHORN - STD. OEM GAS	\$ 83,865.00	\$69,496.00
	D28R81	3500 MEGA 4X4 LONGHORN - STD. OEM DIESEL	\$ 93,660.00	\$78,251.00
JEEP GRAND CHEROKEE				
	WLTH74	GRAND CHEROKEE (2-ROW) LAREDO 4X2	\$42,325.00	\$39,276.00
	WLJH74	GRAND CHEROKEE (2-ROW) LAREDO 4X4	\$44,325.00	\$41,199.00
	WLTH75	GRAND CHEROKEE L (3-ROW) LAREDO 4X2	\$43,330.00	\$40,269.00
	WLJH75	GRAND CHEROKEE L (3-ROW) LAREDO 4X4	\$46,325.00	\$43,045.00

JEEP COMPASS				
	MPJM74	COMPASS LATITUDE 4X4	\$ 36,615.00	\$ 33,554.00
CLASSIC RAM 1500 QUAD CAB 4X4				
	DS6L41	1500 QUAD 4X4 TRADESMAN- V6	\$ 46,175.00	\$ 37,386.00
	DS6H41	1500 QUAD 4X4 SLT - V6	\$ 50,615.00	\$ 40,814.00
CLASSIC RAM 1500 CREW CAB 4X4				
	DS6L98	1500 CREW 4X4 TRADESMAN - SWB - V6	\$ 48,925.00	\$ 39,881.00
	DS6L91	1500 CREW 4X4 TRADESMAN - LWB - V8	\$ 49,225.00	\$ 40,132.00
RAM 3500 REG CAB CHASSIS				
	DD8L64	3500 REG CAB CHASSIS 4X4 - TRADESMAN - 84" CA - STD. OEM DIESEL	\$ 66,260.00	\$ 60,433.00
RAM 3500 CREW CAB CHASSIS				
	DD8L93	3500 CREW CAB CHASSIS 4X4 - TRADESMAN - 60"CA - STD. OEM DIESEL	\$ 67,105.00	\$ 61,222.00
RAM 4500 CREW CAB CHASSIS 4X4				
	DP9L93	4500 CREW CAB CHASSIS 4X4 - TRADESMAN - 60"CA - STD. OEM DIESEL	\$ 72,995.00	\$ 66,570.00
	DP9L94	4500 CREW CAB CHASSIS 4X4 - TRADESMAN - 84"CA - STD. OEM DIESEL	\$ 73,195.00	\$ 66,680.00
RAM 5500 REG CAB CHASSIS 4X4				
	DP0L64	5500 REG CAB CHASSIS 4X4 - TRADESMAN - 84" CA - STD. OEM DIESEL	\$ 72,050.00	\$ 65,732.00
RAM PROMASTER CARGO VAN				
	VF1L11	PROMASTER CARGO VAN - 1500 LOW ROOF SWB	\$ 45,955.00	\$ 44,199.00
	VF1L12	PROMASTER CARGO VAN - 1500 LOW ROOF LWB	\$ 49,090.00	\$ 47,035.00
	VF1L13	PROMASTER CARGO VAN - 1500 HIGH ROOF	\$ 49,390.00	\$ 47,390.00
	VF2L12	PROMASTER CARGO VAN - 2500 LOW ROOF	\$ 50,240.00	\$ 48,104.00
	VF2L13	PROMASTER CARGO VAN - 2500 HIGH ROOF SWB	\$ 50,920.00	\$ 48,716.00
	VF2L16	PROMASTER CARGO VAN - 2500 HIGH ROOF LWB	\$ 51,540.00	\$ 49,393.00
	VF3L12	PROMASTER CARGO VAN - 3500 LOW ROOF	\$ 50,980.00	\$ 48,814.00
	VF3L13	PROMASTER CARGO VAN - 3500 HIGH ROOF SWB	\$ 51,980.00	\$ 49,756.00
	VF3L16	PROMASTER CARGO VAN - 3500 HIGH ROOF LWB	\$ 52,580.00	\$ 50,267.00
	VF3L17	PROMASTER CARGO VAN - 3500 HIGH ROOF LWB EXT LENGTH	\$ 55,440.00	\$ 52,926.00
	VF3L18	PROMASTER CARGO VAN - 3500 SUPER HIGH ROOF LWB	\$ 53,080.00	\$ 50,810.00
	VF3L19	PROMASTER CARGO VAN - 3500 SUPER HIGH ROOF LWB EXT LENGTH	\$ 56,245.00	\$ 53,657.00



**STATE OF TENNESSEE, DEPARTMENT OF GENERAL SERVICES
CENTRAL PROCUREMENT OFFICE**

Statewide Multi-Year Contract Issued to:

TT of Columbia Inc
106 S James Campbell Blvd
Columbia, TN 38401

Vendor ID: 0000141027

Contract Number: 0000000000000000000080359

Title: SWC209 Vehicles

Start Date : September 15, 2023 End Date: December 31, 2024

Is this contract available to local government agencies in addition to State agencies?: Yes

Authorized Users. This Contract establishes a source or sources of supply for all Tennessee State Agencies. "Tennessee State Agency" refers to the various departments, institutions, boards, commissions, and agencies of the executive branch of government of the State of Tennessee with exceptions as addressed in Tenn. Comp. R. & Regs. 0690-03-01-.01. The Contractor shall provide all goods or services and deliverables as required by this Contract to all Tennessee State Agencies. The Contractor shall make this Contract available to the following entities, who are authorized to and who may purchase off of this Statewide Contract ("Authorized Users"):

- a. all Tennessee State governmental entities (this includes the legislative branch; judicial branch; and, commissions and boards of the State outside of the executive branch of government);
- b. Tennessee local governmental agencies;
- c. members of the University of Tennessee or Tennessee Board of Regents systems;
- d. any private nonprofit institution of higher education chartered in Tennessee; and,
- e. any corporation which is exempted from taxation under 26 U.S.C. Section 501(c)(3), as amended, and which contracts with the Department of Mental Health and Substance Abuse to provide services to the public (Tenn. Code Ann. § 33-2-1001).

These Authorized Users may utilize this Contract by purchasing directly from the Contractor according to their own procurement policies and procedures. The State is not responsible or liable for the transactions between the Contractor and Authorized Users.

Note: If "no", attach exemption request addressed to the Central Procurement Officer.

Contract Contact Information:

State of Tennessee
Department of General Services, Central Procurement Office
Contract Administrator: Michael Neely
3rd Floor, William R Snodgrass, Tennessee Tower
312 Rosa L. Parks Avenue
Nashville, TN 37243-1102
Phone: 615-741-5671
Fax: 615-741-0684

Line Information

Line 1

Item ID: 1000187716
Police Vehicles, CDJR, Generic SWC209 Asset
Unit of Measure: EA

Line 2

Item ID: 1000187718
Minivan and Full-size Vans, CDJR(Passenger, Cargo, Cut-Away), Generic SWC209 Asset
Unit of Measure: EA

Line 3

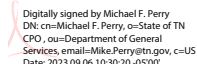
Item ID: 1000187719
Sport Utility Vehicles, CDJR(SUVs), Generic SWC209 Asset
Unit of Measure: EA

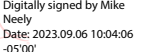
Line 4

Item ID: 1000187720
Light Trucks, CDJR(Class 1,2,3,4,5) Pickup or Chassis Cab, Generic SWC209 Asset
Unit of Measure: EA

Line 5

Item ID: 1000179941
Optional Equipment, Generic SWC209 Asset
Unit of Measure: EA

APPROVED:  
CHIEF PROCUREMENT OFFICER

BY:  
PURCHASING AGENT

DATE



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Josh Davis, Captain, jdavis@columbiatn.gov 931.560.1615

AGENDA ITEM TITLE: APPROVE BID AWARD TO COLUMBIA DODGE JEEP RAM FOR EQUIPMENT UPFITTING FOR NINE PATROL VEHICLES IN THE AMOUNT OF \$124,839

RECOMMENDATION: Approve.

INFORMATION: The equipment and their installation for the patrol units is very specific and complicated. The installation includes lights, radios, camera system, prisoner cages and more.

The City of Columbia did a public invitation to bid and Columbia Dodge won the bid.

CERTIFICATION: The Chief Financial Officer certifies that \$124,839 is budgeted and unencumbered in Capital Projects – Police – Transportation Equipment.

ATTACHMENTS: Staff Report, Quote.

CDJR of Columbia

State Contract Supplier
106 S. James Campbell Blvd.
Columbia, TN 38401

QUOTATION

Telephone: 931-619-4915
Fax: 931-901-1415

To:
Columbia PD
2024 Durango

Date: 09/30/24

Quoted by: Chris Long
Cell: 931-629-4915
Email: clong@cdjrcolumbia.com

Contact:	EMAIL:
Quote# 24CL000133	Terms: Net 60 Days

Part Number	Qty.	Description	Labor Hrs.	Price Each	Amount
425-6680	1	Jotto Console		\$436.00	\$436.00
425-3704	1	cupholder		\$41.00	\$41.00
425-6260	1	arm rest		\$51.00	\$51.00
425-5542/4143	1	side mount for cradle		\$475.00	\$475.00
425-5677	1	extension for side mount		\$28.00	\$28.00
450-0449	1	A mod screen holder		\$55.00	\$55.00
475-1417	1	window bars		\$277.00	\$277.00
magmic	1	Magnetic mic holder		\$35.00	\$35.00
br-930-w	1	3 hole outlet		\$25.00	\$25.00
bk0802dur21	1	setina pb450L4 p/b with 4 fed sig micropulse ultras b/w 2 on front 1 on each side		\$1,081.00	\$1,081.00
hk0809dur21	1	setina head light guard		\$395.00	\$395.00
475-0965/8848	1	jotto front partiton /lower panels		\$865.00	\$865.00
gk10342uhk	1	Setina gun rack		\$511.00	\$511.00
475-0822	1	jotto rear cargo barrier		\$520.00	\$520.00
mps61u-b	2	Fed Sig 6 led light blue		\$102.00	\$204.00
mpsm6-lb	2	bracket for mps61u-b		\$15.00	\$30.00
mps62-B/A	4	Fed Sig 6 led light blue		\$121.00	\$484.00
sl8f-BA	1	8 head lightstick		\$338.00	\$338.00
slb-001	1	brackets for rear light stick		\$28.00	\$28.00
rbkit2	1	fedsig rumbler 2 woofers		\$425.00	\$425.00
rbdur21	1	rumbler bracket		\$61.00	\$61.00
valor 51 pkg	1	Fed Sig valor 51" lightbar, pf200s17, es100c, esb-u, obd cable		\$4,500.00	\$4,500.00
ab111005stt	1	tail light flasher for racetrack		\$86.00	\$86.00
429700	1	ant. Cable		\$45.00	\$45.00
etrab45-03	1	ant mass		\$65.00	\$65.00
2000380	1	Sierra Modem cable		\$45.00	\$45.00
rpw	1	radio power cable		\$0.00	\$0.00
kill switch	1	equipment disconnect		\$0.00	\$0.00
kes-3	1	radio speaker		\$25.00	\$25.00
				\$250.00	\$0.00
cust. Supp.	1	customer supp camera		\$0.00	\$0.00
					\$0.00
					\$0.00
misc charge	1	shop supplies		\$150.00	\$150.00
freight charge	1	freight		\$150.00	\$150.00
Total labor hrs.			30.5	Sub Total	\$11,431.00
labor price			\$80.00	Labor Total	\$2,440.00
labor total			\$2,440.00	Total	\$13,871.00

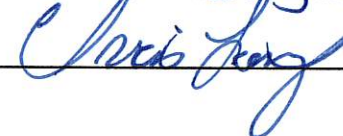
In compliance with this Invitation for Bid for Police Patrol Vehicles Equipment Upfitting and subject to all conditions thereof, the undersigned offers and agrees to furnish any or all items and/or services upon which prices are quoted, at the price quoted below. The award, if made, shall be for a one-year period and may be renewed at the option of the City for two consecutive one-year periods. The prices per item adjustment not to exceed the price per item as bid below for the respective renewal period.

My signature certifies that the accompanying bid is not the result of or affected by, any act of collusion with another person or company engaged in the same line of business or commerce, or any act of fraud punishable under the Laws of the State of Tennessee or the United States. Furthermore, I understand that fraudulent and collusive bidding is a crime and can result in fines, prison sentences, and civil damage awards. I hereby certify that I am authorized to sign this bid for the bidder.

Part Number	Qty	Description	Price per Item
425-6680	1	Jotto Console	\$ 436. ⁰⁰
425-3704	1	Cupholder	\$ 41. ⁰⁰
425-6260	1	Arm Rest	\$ 51. ⁰⁰
425-5542/4143	1	Side Mount for Cradle	\$ 475. ⁰⁰
425-5677	1	Extension for side mount	\$ 28. ⁰⁰
450-0449	1	A Mod Screen Holder	\$ 55. ⁰⁰
475-1417	1	Window Bars	\$ 277. ⁰⁰
Magmic	1	Magnetic Mic Holder	\$ 35. ⁰⁰
BR-930-W	1	3 Hole Outlet	\$ 25. ⁰⁰
BK0802DUR21	1	Setina PB450L4 P/B with 4 Fed Sig Micropulse Ultra B/W on Front 1 on Each Side	\$ 1081. ⁰⁰
HK0809DUR21	1	Setina Head Light Guard	\$ 395. ⁰⁰
475-0965/8848	1	Jotto Front Partition/Lower Panels	\$ 865. ⁰⁰
GK10342UHK	1	Setina Gun Rack	\$ 511. ⁰⁰
475-0822	1	Jotto Rear Cargo Barrier	\$ 520. ⁰⁰
MPS61U-B	2	Fed Sig 6 LED Light Blue	\$ 102. ⁰⁰
MPSM6-LB	2	Bracket for MPS61U-B	\$ 15. ⁰⁰
MPS62-B/A	4	Fed Sig 6 LED Light Blue	\$ 121. ⁰⁰
SL8F-BA	1	8 Head Lightstick	\$ 338. ⁰⁰
SLB-001	1	Brackets for Read Light Stick	\$ 28. ⁰⁰
RBKit2	1	Fedsig Rumbler 2 Woofers	\$ 425. ⁰⁰
RBDUR21	1	Rumbler Bracket	\$ 61. ⁰⁰
Valor 51 Pkg	1	Fed Sig Valor 51" Light Bar, PF200S17, ES100C, ESB-U, OBD Cable	\$ 4500. ⁰⁰
AB 111005STT	1	Tail Light Flasher for Racetrack	\$ 86. ⁰⁰
429700	1	Ant. Cable	\$ 45. ⁰⁰
ETRAB45-03	1	Ant. Mass	\$ 65. ⁰⁰
2000380	1	Sierra Modem Cable	\$ 45. ⁰⁰
RPW	1	Radio Power Cable	\$ 0
Kill Switch	1	Equipment Disconnect	\$ 0
KES-3	1	Radio Speaker	\$ 25. ⁰⁰

Please see tatted Quote

Vendor Name: Columbia Dodge

Vendor Signature:  Date: 8/22/24

DRUG-FREE WORKPLACE AFFIDAVIT

The undersigned, principal officer of Columbia Dodge
an employer of five (5) or more employees contracting with the City of Columbia Tennessee
to provide construction services, hereby states under oath as follows:

1. The undersigned is a principal officer of

Columbia Dodge

(hereinafter referred to as the "Company"), and is duly authorized to execute this
Affidavit on behalf of the Company.

2. The Company submits the Affidavit pursuant to T.C.A. § 50-9-113, which requires each
employer with no less than five (5) employees receiving pay who contracts with the state or
any local government to provide construction services to submit an affidavit stating that
such employer has a drug-free workplace program that complies with Title 50, Chapter 9, of
the *Tennessee Code Annotated*.

3. The Company is in compliance with T.C.A. § 50-9-113.

Further affiant saith not.

Principal Officer

STATE OF Tennessee

COUNTY OF Marion

Before me personally appeared _____, with whom I am
personally acquainted (or proved to me on the basis of satisfactory evidence), and who
acknowledged that such person executed the foregoing affidavit for the purposes therein
contained. Witness my hand and seal at office this 22 day of

Aug. 2024

Notary Public

My commission expires: 7-1-28



IRAN DIVESTMENT ACT

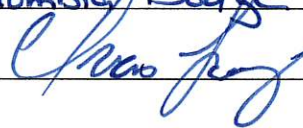
A person engages in investment activities in Iran if:

(1) The person provides goods or services of twenty million dollars (\$20,000,000) or more in the energy sector of Iran, including a person that provides oil or liquefied natural gas tankers, or products used to construct or maintain pipelines used to transport oil or liquefied natural gas, for the energy sector of Iran; or

(2) The person is a financial institution that extends twenty million dollars (\$20,000,000) or more in credit to another person, for forty-five (45) days or more, if that person will use the credit to provide goods or services in the energy sector in Iran and is identified on a list, created pursuant to § 12-12-106, as a person engaging in investment activities in Iran as described in this section.

By submission of this bid, each bidder and each person signing on behalf of any bidder certifies, and in the case of a joint bid each party thereto certifies as to its own organization, under penalty of perjury, that to the best of its knowledge and belief that each bidder is not on the list created pursuant to Tennessee Code Annotated § 12-12-106."

Vendor Name: Columbia Dodge

Vendor Signature:  Date: 8-22-24

The City of Columbia is subject to certain governmental recordkeeping and reporting requirements for the administration of state and federal funded projects, bids and proposals. In order to comply with these laws, the City invites vendors, consultants, contractors, etc. to voluntarily self-identify their race or ethnicity, if they are a disadvantaged business enterprise, or a women owned business.

Submission of this information is voluntary and refusal to provide it will not subject you to any adverse treatment. The information obtained may only be used in accordance with the provisions of applicable laws, executive orders, and regulations, including those that require the information to be summarized and reported to the state or federal government. When reported, data will not identify any specific individual.

White _____ African American _____ American Indian/Alaskan Native _____

Native Hawaiian/Other Pacific Islander _____ Asian _____ Hispanic _____ Women Owned _____

Certified DBE _____



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Liz Bermudez, Executive Secretary, lbermudez@columbiatn.gov 931.560.1510

AGENDA ITEM TITLE: CERTIFICATE OF COMPLIANCE FOR MAHANIS INC., TO SELL ALCOHOLIC BEVERAGES LOCATED AT CROWN LIQUOR, 2904 CAYCE LANE, SUITE 100/200, COLUMBIA, TN 38401

RECOMMENDATION: Approve

INFORMATION: Mahanis, Inc. has applied for a Certificate of Compliance, which, by Tennessee law, must be executed by the local governing body for this purpose. Mahanis Inc, wishes to relocate Crown Liquor from 1113 Nashville Highway to 2904 Cayce Lane, Suite 100/200 in Columbia, Tennessee. It is requested to consider authorizing a Certificate of Compliance to Mahanis, Inc. to sell alcoholic beverages at the new location of 2904 Cayce Lane, Suite 100/200, for forwarding to the Alcoholic Beverage Commission. The Columbia Police Department and the Maury County Sheriff's Department have conducted background investigations. The City Council did approve a Certificate of Compliance for this in June 2024, but the address for the store was incorrect, resulting in a new Certificate of Compliance needing to be issued with the correct address.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Michele Stevens, Administrative Assistant, mstevens@columbiatn.com, 931-560-1010

AGENDA ITEM TITLE: RESOLUTION NO. 24-62 - A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF SEWER IMPROVEMENTS SERVING BEAR CREEK OVERLOOK, PHASE 2

RECOMMENDATION: Approve Resolution No. 24-62.

INFORMATION: Bear Creek Overlook, Phase 2 consists of 1,355 linear feet of 8" sanitary sewer main. The Developers met all of the qualifications for acceptance. The Wastewater Department has performed the necessary testing and inspections.

CERTIFICATION:

ATTACHMENTS:

Resolution No. 24-62

Resolution No. 24-62 Dedication Letter

**A RESOLUTION TO ACCEPT THE OWNERSHIP AND MAINTENANCE OF
SEWER IMPROVEMENTS SERVING BEAR CREEK OVERLOOK, PHASE 2**

WHEREAS, The City of Columbia, has been requested to accept ownership and maintenance of 1,355 linear feet of 8" gravity main serving Bear Creek Overlook, Phase 2; and

WHEREAS, the City of Columbia has inspected said sewer improvements and has determined that said sewer improvements meet the requirements imposed by the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the City of Columbia does hereby accept the ownership and maintenance of said sanitary sewer improvements serving Bear Creek Overlook, Phase 2.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 10th day of October, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI - CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER - CITY ATTORNEY

Date: 31 July 2024

Columbia City Council
City of Columbia, Tennessee
City Hall
700 North Garden Street
Columbia, Tennessee 38401

Dear Council Members:

I wish to present for dedication to the Council of the City of Columbia, Tennessee, the wastewater system improvements installed to service Bear Creek Overlook, Phase 2 in the amount of 1,355 linear feet. The Contractor installed the sanitary sewer according to the Standard Sewer Specifications of the City of Columbia.

You have been provided with CCTV and as-built drawings of the project and all inspections and testing has been completed. All fees required for dedication have been paid. You have also been provided a one-year maintenance surety in the amount of \$32,858.75, set to expire one year from date of Council acceptance.

Acceptance by the Columbia City Council for these wastewater system improvements would be appreciated.

Sincerely,

Signed:



Print: Gary Martin (Owner/Developer)



Lot Numbers to be dedicated:

15-16; 20-26; 28-30; 43-46; 88-91; 102-105 (24 Lots Total)



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Regina Connelly, City Recorder's Office, rconnelly@columbiatn.com, 931-560-1520

AGENDA ITEM TITLE: RESOLUTION NO. 24-69 – TAX CORRECTIONS

RECOMMENDATION: Approve Resolution No. 24-69.

INFORMATION: The City Recorder is presenting tax corrections through 9/20/2024 for Council consideration as submitted by Mr. Bobby Daniels, Maury County Tax Assessor.

CERTIFICATION:

ATTACHMENTS: Staff Report for Resolution 24-69; Resolution No. 24-69; Resolution No. 24-69 Exhibit A.

RESOLUTION

WHEREAS, the City of Columbia, Tennessee, has on its books certain property that is assessed which should not be assessed; and

WHEREAS, the City of Columbia, Tennessee, has on its books certain property that is incorrectly assessed; and

WHEREAS, the City of Columbia, Tennessee, desires to correct these errors to properly reflect the corrections on the books of the City of Columbia.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF COLUMBIA, that the following corrections are hereby approved:

(SEE SCHEDULE "A" ATTACHED HERETO)

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF

COLUMBIA, TENNESSEE, this the _____ day of _____, 2024.

CHARLES (CHAZ) M. MOLDER - MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

TAX CORRECTIONS – EXHIBIT A
RESOLUTION NO. 24-69

1. DELETE 2023 PERSONAL PROPERTY TAX IN THE NAME OF 1 TOUCH MOBILE DETAILING. MAP 100G A 033.21 P 001, 1304 MAINSAIL DR STE B. PROPERTY VALUE \$15,209.00, ASSESSED VALUE \$4,563.00, AND TAXES \$38.00. DUE TO BUSINESS CLOSED PER MAURY COUNTY TAX ASSESSOR.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, Finance Director, tjablonski@columbiatn.gov, 931.560.1580

AGENDA ITEM TITLE: RESOLUTION NO. 24-70 - A RESOLUTION TO ADOPT THE POLICIES AND PROCEDURES FOR THE HOME GRANT AWARDED BY THE TENNESSEE

RECOMMENDATION: Approve Resolution No. 24-70.

INFORMATION: The City of Columbia has been awarded \$810,000 in FY 2024 HOME funds by the Board of Directors of the Tennessee Housing and Development Agency (THDA). The grant funds will be used for rehabilitation of existing, eligible housing units in the City of Columbia. In order to be eligible, the structure must exhibit at least one code violation as revealed by a code inspection. HOME funds may be used to benefit only low-income or very low-income households. Priority will be given to repair or replacement of roofs, HVAC systems, electrical systems, plumbing systems, foundation problems, water supply issues, exterior painting to maintain the structure, and limited interior painting. HOME regulations require that after the work is complete, the entire structure must meet the building code in force for that location; structures that cannot be brought up to code within the maximum grant funds would be ineligible. The grant supports 100% of the project costs with no local matching funds being required.

At this time, City Council is asked to review and approve "Policies and Procedures" that provide the framework for how the program will be implemented in the City of Columbia. Additional marketing and advertising will be carried out throughout the community and applications will be accepted. After the application period has ended, all applications will be reviewed and ranked. Approximately 15-20 home rehabilitation projects will be completed in priority order, as funding allows.

ATTACHMENTS: Staff Report, Resolution No. 24-70, Exhibit A.

RESOLUTION NO. 24-70

A RESOLUTION TO ADOPT THE POLICIES AND PROCEDURES FOR THE HOME GRANT AWARDED BY THE TENNESSEE HOUSING DEVELOPMENT AGENCY

WHEREAS, the City of Columbia Tennessee has received approval of a 2024 HOME Grant to rehabilitate owner occupied homes in the City of Columbia from the Tennessee Housing Development Agency; and

WHEREAS, there exists a need to adopt program policies and procedures by which to operate and govern the HOME Grant; and

WHEREAS, the HOME Grant policies and procedures of the Tennessee Housing Development Agency which are attached hereto as Exhibit "A" and incorporated herein by reference, shall be the policies and procedures by which to operate and govern the HOME program.

NOW, THEREFORE, BE IT RESOLVED, that the HOME Grant policies and procedures of the Tennessee Housing Development Agency which are attached hereto as Exhibit "A" are hereby adopted for the purpose of operating the HOME Grant Program.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE COLUMBIA,
TENNESSEE, this, the 10th day of October, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

HOME PROGRAM POLICIES AND PROCEDURES FOR

The City of Columbia

1. PURPOSE

This program will make available financial and/or technical assistance for the rehabilitation and reconstruction of eligible, substandard, owner occupied housing units located in the community. Rehabilitation work will correct deficiencies in the eligible homes and make them safe, sound, and sanitary.

2. AUTHORITY

The legal authority of this program comes from the working agreement with Tennessee Housing Development Agency, Public Law 101-625 (National Affordable Housing Act of 1990), as well as State and local laws.

3. PROGRAM RESOURCES

The source of funds for the undertaking of these activities is a grant in the amount of \$ 810,000.00 which has been awarded by Tennessee Housing Development Agency (THDA) through the U.S. Department of Housing and Urban Development Home Investment Partnership Act.

4. APPLICABLE LAWS

- A. The local governing bodies, contractors, subcontractors, vendors and applicants for rehabilitation assistance are required to abide by a number of State and Federal laws, and may be required to sign documents certifying their compliance.
1. Flood Disaster Protection Act of 1973 (42 U.S.C. 4001-4128 and 24 CFR 92.358).
 2. Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA)(42 U.S.C. 4201-4655), 49 CFR Part 24, and 24 CFR 92.353)
 3. Debarment and Suspension provisions as required by 24 CFR Part 24 and 24 CFR 92.357 and State of Tennessee Procurement Procedures Manual of the Central Procurement Office.
 4. National Environment Policy Act of 1969 (NEPA), 24 CFR Parts 50 and 58, and 24 CFR 92.352.
 5. Equal Opportunity Provisions and Fair Housing, 24 CFR 92.350.
 6. Affirmative Marketing, 24 CFR 92.351.

7. Lead-based Paint Poisoning Prevention Act, 24 CFR 92.355.
8. Conflict of Interest Provisions, 24 CFR 85.36 or 24 CFR 84.42, as applicable, and 24 CFR 92.356.
9. Davis-Bacon Act and Contract Work Hours and Safety Standards Act, and 24 CFR 92.354.
10. Intergovernmental Review of Federal Programs, Executive Order 12372 and 24 CFR 92.359.
11. Drug-Free Workplace, 24 CFR part 24, subpart F.
12. Standard Equal Opportunity Construction Contract Specifications.
13. Certification of Non-segregated Facilities for Contracts over \$10,000.
14. Title VI of Civil Rights Act of 1964 Provisions.
15. Section 109 of Housing and Community Development Act of 1974 Provisions.
16. Section 3 Compliance Provisions.
17. Age Discrimination Act of 1975 Provisions.
18. Section 504 Affirmative Action for Handicapped Provisions.
19. 2 CFR Part 200 - Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards
20. And any other Federal requirements as set forth in 24 CFR Part 92, HOME Investment Partnerships Program

5. DRUG-FREE WORKPLACE

- A. The City of Columbia (HOME Grantee) will or will continue to provide a drug-free workplace by
1. Notifying employees in writing that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Grantee's workplace and specifying the action that will be taken against employees for violation of such prohibition.
 2. Establishing an ongoing drug-free awareness program to inform employees about:
 - a. The dangers of drug abuse in the workplace;
 - b. The Grantee's policy of maintaining a drug-free workplace;
 - c. Any drug counseling, rehabilitation, and employee assistance programs; and
 - d. The penalties that may be imposed upon employees for drug abuse

violations occurring in the workplace.

- B.** Providing each employee engaged in the performance of the HOME contract a copy of the notification required in paragraph A(1) above;
- C.** The written notification required in paragraph A (1) above will advise the employee that, as a condition of employment under the HOME grant, the employee will:
 - 1. Abide by the terms of the notification; and
 - 2. Notify the employers in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five (5) calendar days after such conviction.
- D.** Notifying the State in writing, within ten (10) calendar days after receiving notice under D(2) above from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal Agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant.
 - 1. Taking one of the following actions, within thirty (30) calendar days of receiving notice under D(2) above, with respect to any employee who is so convicted:
 - 2. Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirement of the Rehabilitation Act of 1973, as amended; or
 - 3. Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
 - 4. Making a good faith effort to continue to maintain a drug-free workplace through implementation of Paragraphs A, B, C, D, E and F above.

6. CONFLICT OF INTEREST

- A.** No person listed in paragraph B may obtain a financial interest or benefit from a HOME-assisted activity, or have an interest in any contract, subcontract or agreement with respect thereto, or the proceeds there under, either for themselves or those with whom they have family or business ties, during their tenure or for one year thereafter.
- B. PERSONS COVERED** – Immediate family members of any local elected official or of any employee or board member of a non-profit agency are ineligible to receive benefits through the HOME program. “Immediate family member” means the spouse, parent (including a stepparent), child (including a stepchild), grandparent, grandchild, sister or brother (including a stepsister or stepbrother) of any covered individual.

In addition, the conflict of interest provisions as apply to any person who is an employee, agent, consultant, officer, elected official or appointed official of THDA, the local community or the non-profit agency (including CHDOs) receiving HOME funds, and who exercises or has exercised any functions or responsibilities with respect to activities assisted with HOME funds or who

is in a position to participate in a decision-making process or gain inside information with regard to these activities.

- C. APPEARANCE OF A CONFLICT OF INTEREST** - Grantees must also make every effort to avoid the appearance of favoritism in the eligibility determination process. In those cases where the applicant is otherwise eligible, but there exists the appearance of a conflict of interest or the Appearance of favoritism, the Grantee must complete HO-4A or equivalent in THDA's GMS system (Determination of a Conflict of Interest). If the answer to any of the four questions on the HO-4A form is (Yes) the grantee must submit the HO-4A form and written documentation to THDA that the following procedures have been observed:

1. The Grantee must publish an announcement in the local newspaper concerning the potential for a conflict of interest and request citizen comments.
2. The Grantee's attorney must render an opinion as to whether or not a conflict of interest exists and that no state or local laws will be violated should the applicant receive HOME assistance.
3. The Grantee's elected body must pass a resolution approving the applicant.

7 APPLICANT ELIGIBILITY

- A. APPLICANT ELIGIBILITY CRITERIA:** The following criteria must be satisfied by all applicants in order to become eligible for a rehabilitation grant:

1. The applicant must be low income as defined by current published HOME Income Limit requirements as adjusted for household size, i.e., below 80% of area median income.
2. The applicant must have been the resident of the property to be rehabilitated for a period of not less than one year and must occupy the property as their principle residence.
3. The applicant's ownership must be in the form of:
 - a. Stick built or qualified modular housing;
 - fee simple title; or
 - a 99-year leasehold; or
 - A life estate. The person with the life estate must have the right to live in the housing for the remainder of his or her life and not pay rent, must be low income, and must occupy the housing as his or her principal residence; or
 - Inherited property with multiple owners not all residing in the housing. The owner- occupant must be low income, must occupy the house as his or her principal residence, and must pay all the costs associated with ownership and maintenance of the housing.
 - b. Manufactured Housing;
 - A certificate of title for the manufactured home to be rehabilitated or

reconstructed free of any encumbrances; and.

- fee simple title for the lot of land where the mobile home is located
4. The title must not have any restrictions or encumbrances that would unduly restrict the good and marketable nature of the ownership interest.
 5. The applicant must voluntarily apply for assistance.
 6. The applicant is encouraged to obtain or maintain a homeowner's insurance policy appropriate for the type and value of the home and adequate to cover the rehabilitated value of the home to be rehabilitated or reconstructed.
 - a. In the event there is no Homeowners policy with an appropriate construction rider in effect during the time of the rehabilitation or reconstruction of the property the Homeowner or General Contractor must obtain a builders risk (or other acceptable risk policy assigning the grantee as an additional insured) for a minimum of the amount needed to cover the full cost of the rehabilitation or reconstruction. This policy must be in effect prior to the beginning of construction and remain in effect until the certificate of occupancy or equivalent has been delivered to the Grantee.
 - If the Builders Risk Policy is obtained by the homeowner for the purpose of complying with the HOME grant the full cost of the policy will be an eligible soft cost billable to the grant. The eligible costs are limited to the period of construction of the project.

8 INCOME ELIGIBILITY

A. ANNUAL INCOME (GROSS INCOME) - The State's HOME program uses the income definitions of the Section 8 program to determine the annual income (gross income) used to classify a *household* for purposes of eligibility. Annual income means all amounts, monetary or not, which:

1. Go to, or on behalf of, the family head or spouse (even if temporarily absent) or to any other family member;
2. Are anticipated to be received from a source outside the family during the 12-month period following admission or annual reexamination effective date. In other words, it is the household's *future or expected* ability to pay rather than its past earnings that is used to determine program eligibility. If it is not feasible to anticipate a level of income over a 12-month period, the income anticipated for a shorter period may be annualized, subject to a redetermination at the end of the shorter period; and
3. Which are not specifically excluded in paragraph 6.8 (Income Exclusions) below.
4. Annual income also means amounts derived (during the 12-month period) from assets to which any member of the family has access.
5. **MONTHLY GROSS INCOME** - Monthly gross income is Annual Gross Income divided by 12 months.

B. ASSETS - In general terms, an asset is a cash or non-cash item that can be converted to cash. There

is no asset limitation for participation in the HOME program. Income from assets is, however, recognized as part of Annual Gross Income. Assets have both a market value and a cash value.

1. **MARKET VALUE** - The market value of an asset is simply its dollar value on the open market. For example, a stock's market value is the price quoted on a stock exchange on a particular day, and a property's market value is the amount it would sell for on the open market. This may be determined by comparing the property with similar, recently sold properties.
2. **CASH VALUE** - The cash value of an asset is the market value less reasonable expenses required to convert the asset to cash, including:
 - a. Penalties or fees for converting financial holdings. Any penalties, fees, or transaction charges levied when an asset is converted to cash are deducted from the market value to determine its cash value (e.g., penalties charged for premature withdrawal of a certificate of deposit, the transaction fee for converting mutual funds, or broker fees for converting stocks to cash); and/or
 - b. Costs for selling real property. Settlement costs, real estate transaction fees, payment of mortgages/liens against the property, and any legal fees associated with the sale of real property are deducted from the market value to determine equity in the real estate.
 - c. Under Section 8 rules, only the cash value (rather than market value) of an item is counted as an asset.
3. **INCOME FROM ASSETS** - The income counted is the actual income generated by the asset (e.g., interest on a savings or checking account.) The income is counted even if the household elects not to receive it. For example, although a household may elect to reinvest the interest or dividends from an asset, the interest or dividends is still counted as income
 - a. The income from assets included in Annual Gross Income is the income that is anticipated to be received during the coming 12 months.
 - To obtain the anticipated interest on a savings account, the current account balance can be multiplied by the current interest rate applicable to the account; or if the value of the account is not anticipated to change in the near future and interest rates have been stable, a copy of the IRS 1099 form showing past interest earned can be used.
 - Checking account balances (as well as savings account balances) are considered an asset. This is a recognition that some households keep assets in their checking accounts, and is not intended to count monthly income as an asset. Grantees should use the average monthly balance over a 6-month period as the cash value of the checking account.
 - b. When an Asset Produces Little or No Income:
 - If the family's assets are \$5,000 or less, actual income from assets (e.g., interest on a checking account) is not counted as annual income. For example, if a family has \$600 in a non-interest bearing checking account, no actual income would be counted because the family has no actual income from assets and the total amount of all assets is less

than \$5,000.

- c. If the family's assets are greater than \$5,000, income from assets is computed as the greater of:
- actual income from assets, or
 - calculate income from assets based on a passbook rate applied to the cash value of all assets. For example, if a family has \$3,000 in a non-interest bearing checking account and \$5,500 in an interest-bearing savings account, the two amounts are added together. Use the standard passbook rate to determine the annual income from assets for this family.
- d. Applicants who dispose of assets for less than fair market value (i.e., value on the open market in an "arm's length" transaction) have, in essence, voluntarily reduced their ability to afford housing. Section 8 rules require, therefore, that any asset disposed of for less than fair market value during the 2 years preceding the income determination be counted as if the household still owned the asset.
- e. The value to be included as an asset is the difference between the cash value of the asset and the amount that was actually received (if any) in the disposition of the asset (less any fees associated with disposal of property, such as a brokerage fee).
- f. Each applicant must certify whether an asset has been disposed of for less than fair market value. Assets disposed of for less than fair market value as a result of foreclosure, bankruptcy, divorce or separation is not included in this calculation.
- g. These procedures are followed to eliminate the need for an assets limitation and to penalize people who give away assets for the purpose of receiving assistance or paying a lower rent.

4. ASSETS INCLUDE:

- a. Amounts in savings accounts and six month average balance for checking accounts.
- b. Stocks, bonds, savings certificates, money market funds and other investment accounts.
- c. Equity in real property or other capital investments. Equity is the estimated current market value of the asset less the unpaid balance on all loans secured by the asset and reasonable costs (such as broker fees) that would be incurred in selling the asset. *DO NOT INCLUDE EQUITY OF PRINCIPAL RESIDENCE AS AN ASSET FOR HOMEOWNER REHABILITATION PROGRAMS.*
- d. The cash value of trusts that are available to the household.
- e. IRA, Keogh, and similar retirement savings accounts, even though withdrawal would result in penalty.
- The "cash value" of an asset is the market value less reasonable expenses that would be incurred in selling or converting the asset

to cash, such as the following:

- Penalties for premature withdrawal;
 - Broker and legal fees; and
 - Settlement costs for real estate transactions
-
- The current value of the asset (the value of the 401K or other Individual retirement account minus any penalty (usually 10% to 15%) they would incur for drawing early from it) at the time of verification and multiply that by the passbook.
 - NOTE: unrealized gains ARE included as part of the current asset value but are NOT themselves considered income.
-
- f. Contributions to company retirement/pension funds that can be withdrawn without retiring or terminating employment.
 - g. Assets which, although owned by more than one person, allow unrestricted access by the applicant.
 - h. Lump sum receipts such as inheritances, capital gains, lottery winnings, insurance settlements, and other claims.
 - i. Personal property held as an investment such as gems, jewelry, coin collections, antique cars, etc.
 - j. Cash value of life insurance policies.
 - k. Assets disposed of for less than fair market value during two years preceding certification or recertification.
-
- ASSETS DO NOT INCLUDE:
 - Necessary personal property, except as noted under paragraph 6.5(9) (Assets Include) above
 - Interest in Indian Trust lands
 - Assets that are part of an active business or farming operation.
 - NOTE: Rental properties are considered personal assets held as an investment rather than business assets unless real estate is the applicant/tenant's main occupation.
 - Assets not accessible to the family and which provide no income to the family.
 - Vehicles especially equipped for the handicapped.

- Equity in owner-occupied cooperatives and manufactured homes in which the family lives.

B. INCOME INCLUSIONS - The following are used to determine the annual income (gross income) of an applicant's household for purposes of eligibility:

1. The full amount, before any payroll deductions, of wages and salaries, over-time pay, commissions, fees, tips and bonuses, and other compensation for personal services;
2. The net income for operation of a business or profession including rental property. Expenditures for business expansion or amortization of capital indebtedness shall not be used as deductions in determining net income. An allowance for depreciation of assets used in a business or profession may be deducted, based on straight line depreciation, as provided in Internal Revenue Service regulations. Any withdrawal of cash or assets from the operation of a business or profession will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested in the operation by the family.
3. Interest, dividends, and other net income of any kind from real or personal property. Expenditures for amortization of capital indebtedness shall not be used as a deduction in determining net income. An allowance for depreciation is permitted only as authorized in paragraph (2) above. Any withdrawal of cash or assets from an investment will be included in income, except to the extent the withdrawal is reimbursement of cash or assets invested by the Family. Where the family has net family assets in excess of \$5,000, Annual Income shall include the greater of the actual income derived from net family assets or a percentage of the value of such Assets based on the current passbook saving rate, as determined by HUD.
4. The full amount of periodic payments received from Social Security, annuities, insurance policies, retirement funds, pensions, disability or death benefits and other similar types of periodic receipts, including a lump-sum amount or prospective monthly amounts for the delayed start of a periodic amount (except Supplemental Security Income (SSI) or Social Security).
5. Payments in lieu of earnings, such as unemployment, worker's compensation and severance pay (but see paragraph (3) under Income Exclusions).
6. Welfare Assistance. If the Welfare Assistance payment includes an amount specifically designated for shelter and utilities that is subject to adjustment by the welfare assistance agency in accordance with the actual cost of shelter and utilities, the amount of welfare assistance income to be included as income shall consist of:
 - a. The amount of the allowance or grant exclusive of the amount specifically designated for shelter or utilities; plus
 - b. The maximum amount that the welfare assistance agency could in fact allow the family for shelter and utilities. If the family's welfare assistance is ratably reduced from the standard of need by applying a percentage, the amount calculated under this paragraph shall be the amount resulting from one application of the percentage.

7. Periodic and determinable allowances, such as alimony and child support payments, and regular contributions or gifts received from persons not residing in the dwelling;
8. All regular pay, special pay and allowances of a member of the Armed Forces. (See paragraph (8) under Income Exclusions).

C. INCOME EXCLUSIONS - The following are excluded from a household's income for purposes of determining eligibility:

1. Income from employment of children (including foster children) under the age of 18 years;
2. Payments received for the care of foster children or foster adults (usually individuals with disabilities, unrelated to the tenant family), who are unable to live alone;
3. Lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains and settlement for personal or property losses (except for payments in lieu of earnings – see paragraph (5) of Income Inclusions).
4. Amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member;
5. Income of a live-in aide;
6. Certain increases in income of a disabled member of the family residing in HOME assisted housing or receiving HOME tenant-based rental assistance (see 6.12 (7) under Determining Whose Income to Count).
7. The full amount of student financial assistance paid directly to the student or to the educational institution;
8. The special pay to a family member serving in the Armed Forces who is exposed to hostile fire;
9. Temporary, nonrecurring or sporadic income (including gifts);
10. Reparation payments paid by a foreign government pursuant to claims filed under the laws of that government by persons who were persecuted during the Nazi era;
11. Earnings in excess of \$480 for each full-time student 18 years old or older (excluding the head of household and spouse);
12. Adoption assistance payments in excess of \$480 per adopted child;
13. For public housing only, the earnings and benefits to any family member resulting from participation in a program providing employment training and supportive accordance with the Family Support Act of 1988, Section 22 of the 1937 Act, or any comparable federal, state or local law during the exclusion period.
14. Deferred periodic amounts from SSI and Social Security benefits that are received in a lump sum amount or in prospective monthly amounts.

15. Amounts received by the family in the form of refunds or rebates under state or local law from property taxes paid on the dwelling unit.
16. Amounts paid by a state agency to a family with a member who has a developmental disability and is living at home to offset the cost of services and equipment needed to keep this developmentally disabled family member at home.
17. Amounts specifically excluded by any other federal statute from consideration as income for purposes of determining eligibility or benefits under a category of assistance programs that includes assistance under any program to which the exclusions apply.
 - a. The value of the allotment provided to an eligible household under the Food Stamp Act of 1977;
 - b. Payments to volunteers under the Domestic Volunteer Service Act of 1973 (employment through VISTA; Retired Senior Volunteer Program, Foster Grandparents Program, youthful offenders incarceration alternatives, senior companions);
 - c. Payments received under the Alaska Native Claims Settlement Act (43 U.S.C. 1626(a));
 - d. Income derived from certain sub-marginal land of the United States that is held in trust for certain Indian tribes (25 U.S.C. 259e);
 - e. Payments or allowances made under the Department of Health and Human Services' Low-Income Home Energy Assistance Program (42 U.S.C. 8624(f));
 - f. Payments received under programs funded in whole or in part under the Job Training Partnership Act;
 - g. Income derived from the disposition of funds of the Grand River Band of Ottawa Indians;
 - h. The first \$2,000 of per capita shares received from judgment funds awarded by the Indian Claims Commission or the Court of Claims (25 U.S.C. 1407-1408) or from funds held in trust for an Indian tribe by the Secretary of Interior (25 U.S.C. 117)
 - i. Amounts of scholarships funded under Title IV of the Higher Education Act of 1965 including awards under the Federal work-study program or under the Bureau of Indian Affairs student assistance programs (20 U.S.C. 1087uu);
 - j. Payments received from programs funded under Title V of the Older Americans Act of 1965 (42 U.S.C. 3056(f)).
 - k. Any earned income tax credit refund payments received on or after January 1, 1991, including advanced earned income credit payments;
 - l. Payments received after January 1, 1989 from the Agent Orange Settlement Fund or any other funds established pursuant to the settlement in the In Re Agent Orange product liability litigation MDL No. 381 (E.D.N.Y.)
 - m. The value of any child care provided or arranged (or any amount received as payment for such care or reimbursement for costs incurred for such care) under the Child Care and Development Block Grant Act of 1990 (42 U.S.C. 9858q)

- n. Payments received under the Maine Indian Claims Settlement Act of 1980.

D. INCOME EXCLUSIONS - The following are excluded from a household's income for purposes of determining eligibility:

1. Income from employment of children (including foster children) under the age of 18 years;
2. Payments received for the care of foster children or foster adults (usually individuals with disabilities, unrelated to the tenant family), who are unable to live alone;
3. Lump-sum additions to family assets, such as inheritances, insurance payments (including payments under health and accident insurance and worker's compensation), capital gains and settlement for personal or property losses (except for payments in lieu of earnings – see paragraph (5) of Income Inclusions).
4. Amounts received by the family that are specifically for, or in reimbursement of, the cost of medical expenses for any family member;
5. For homeowner rehabilitation projects, the date assistance is provided is the date of the rehabilitation contract.
6. For homeownership programs, the income eligibility of the families is timed as follows:
7. In the case of a contract to purchase existing housing, it is the date of the purchase;
8. In the case of a lease-purchase agreement for existing housing or for housing to be constructed, it is the date the lease-purchase agreement is signed; and
9. In the case of a contract to purchase housing to be constructed, it is the date the contract is signed.

E. INCOME VERIFICATION - Grantees must verify and retain documentation of two (2) months of income information for each person in the household to determine the household's income. Under the Section 8 Program, there are three forms of verification which are acceptable: third-party, review of documents, and applicant certification.

1. THIRD-PARTY VERIFICATION - Under this form of verification, a third party (e.g., employer, Social Security Administration, or public assistance agency) is contacted to provide information. Although written requests and responses are generally preferred, conversations with a third party are acceptable if documented through a memorandum to the file that notes the contact person and date of the call.
 - a. To conduct third-party verifications, a Grantee must obtain a written release from the household that authorizes the third party to release required information.
 - b. Third-party verifications are helpful because they provide independent verification of information and permit Grantees to determine if any changes to current circumstances are anticipated. Some third-party providers may, however, be unwilling or unable to provide the needed information in a timely manner.
2. REVIEW OF DOCUMENTS - Documents provided by the applicant (such as pay stubs, IRS returns, etc.) may be most appropriate for certain types of income and can be used as

an alternative to third-party verifications. Copies of documents should be retained in project files.

Grantees should be aware that although easier to obtain than third-party verifications, a review of documents often does not provide needed information. For instance, a pay stub may not provide sufficient information about average number of hours worked, overtime, tips and bonuses.

3. APPLICANT CERTIFICATION - When no other form of verification is possible, a certification by the applicant may be used. For example, it may be necessary to use an applicant certification for an applicant whose income comes from "odd jobs" paid for in cash.

Applicant certification is the least reliable form of verification and may be subject to abuse. In some cases, the applicant certification can be supplemented by looking at the applicant's past history. The Grantee can review the previous year's income tax return to determine if the current year's income is consistent with activity for the previous year.

F. CALCULATION METHODOLOGIES - Grantees must establish methodologies that treat all households consistently and avoid confusion.

1. It is important to understand the basis on which applicants are paid (hourly, weekly or monthly, and with or without overtime). An applicant who is paid "twice a month" may actually be paid either twice a month (24 times a year) or every two weeks (26 times a year).
2. It is important to clarify whether overtime is sporadic or a predictable component of an applicant's income.
3. Annual salaries are counted as Annual Income regardless of the payment method. For instance a teacher receives an annual salary whether paid on a 9- or 12-month period.

G. DETERMINING WHOSE INCOME TO COUNT - Knowing whose income to count is as important as knowing which income to count. Under the Section 8 definition of income, the following income *is not counted*:

1. INCOME OF LIVE-IN AIDES - If a household includes a paid live-in aide (whether paid by the family or a social service program), the income of the live-in aide, regardless of its source, is not counted. (Except under unusual circumstances, a related person can never be considered a live-in aide);
2. INCOME ATTRIBUTABLE TO THE CARE OF FOSTER CHILDREN - Foster children are not counted as family members when determining family size to compare with the Income Limits. Thus, the income a household receives for the care of foster children is not included; and
3. EARNED INCOME OF MINORS - Earned income of minors (age 18 and under) is not counted. However, unearned income attributable to a minor (e.g., child support, AFDC payments, and other benefits paid on behalf of a minor) is counted.
4. TEMPORARILY ABSENT FAMILY MEMBERS - The income of temporarily absent family members is counted in Annual Income - regardless of the amount the absent family member contributes to the household. For example, a construction worker earns

5. \$600/week at a temporary job on the other side of the state. He keeps \$200/week for expenses and sends \$400/week home to his family. The entire \$600/week is counted in the family's income;
6. ADULT STUDENTS LIVING AWAY FROM HOME - If the adult student is counted as a member of the household in determining the Income Limit used for eligibility of the family, the student's income must be counted in the family's income. Note, however, that the \$480 limit does not apply to a student who is head of household or spouse (their full income must be counted); and
7. PERMANENTLY ABSENT FAMILY MEMBER - If a family member is permanently absent from the household (e.g., a spouse who is in a nursing home), the head of household has the choice of either counting that person as a member of the household, and including income attributable to that person as household income, or specifying that the person is no longer a member of the household.
8. PERSONS WITH DISABILITIES – During the annual recertification of a family's income, increases in the income of a disabled member of qualified families residing in HOME assisted housing or receiving HOME tenant- based rental assistance is excluded. 24 CFR 5.61(a) outlines the eligible increases in income. These exclusions from annual income are of limited duration. The full amount of increase to an eligible family's annual income is excluded for the cumulative 12-month period beginning on the date the disabled family member is first employed or the family first experiences an increase in annual income attributable to the employment. During the second cumulative 12-month period, 50 percent of the increase in income is excluded. The disallowance of increased income of an individual family member who is a person with disabilities is limited to a lifetime 48-month period.

9 ELIGIBILITY REQUIREMENTS OF PROPERTY TO BE REHABILITATED

A. DEFINITIONS - The following are definitions of the various terms used with respect to eligibility requirements of the property to be rehabilitated.

1. DWELLING UNIT - A single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.
2. SINGLE FAMILY - A housing unit consisting of living, sleeping, bathing, and food preparation designed for single-family use, although more than one family may be residing therein, if every occupant has access to all areas within the building envelope.
3. SUBSTANDARD - A housing unit failing to meet all applicable codes, rehabilitation standards ordinances, and zoning ordinances as set forth by the Community, UPCS as defined by HUD, or as defined by the HOME application.

B. ELIGIBILITY CRITERIA

1. The minimum HOME expenditure per unit must exceed \$1,000.
2. The maximum HOME expenditure may not exceed the current published maximum subsidy limit as established and published by HUD for the HOME program at the time the

agreement with the grantee is entered.

3. The dwelling must be located within the designated area as outlined in the application.
4. The dwelling unit must be classified as substandard, based on a written, detailed inspection report by the THDA approved Rehab Coordinator.
5. The dwelling unit preferably should not lie within a 100-year floodplain. In the event a dwelling is approved that is within the 100-year floodplain the flood plain must be mitigated by an official flood map revision removing it from the 100 year flood plain or all occupiable spaces including garage and all support systems must be raised a minimum of 12" above the published base flood elevation, and flood insurance must be obtained and/or maintain throughout the compliance period.

10. RATING SYSTEM FOR RANKING OF APPLICANTS

- A.** The awarding of rehabilitation and reconstruction grants to eligible applicants will be based on a priority list, according to which households are in greatest need for housing assistance. Houses will be rehabilitated or reconstructed in descending order, the household with the most need first, the next household second, and so on until the funds are expended.
- B.** The rating system is based on points. The most deprived households will have the highest number of points. Information for determination of points is taken from the application (HO-3) submitted by the homeowner. Each application shall be rated according to:

1. INCOME/FAMILY SIZE

FAMILY SIZE	80% INCOME LIMIT ¹
1	\$ 48,350.00
2	\$ 55,250.00
3	\$ 62,150.00
4	\$ 69,050.00
5	\$ 74,600.00
6	\$ 80,100.00
7	\$ 85,650.00
8	\$ 91,150.00

If the income based on family size is less than the stated figure, the household will receive extra points.

If 80% to 99% less	Add 70 points
If 60% to 79% less	Add 60 points
If 40% to 59%	Add 50 Points
If 39% or less	Add 20 Points

2. NUMBER IN HOUSEHOLD

1 Person Household	5 Points
2 Person Household	10 Points
3 Person Household	20 Points
4 Person Household	25 Points
5 Person Household	30 Points
6 Person Household	35 Points
7 Person Household	40 Points
8 Person Household	45 Points

3. NUMBER OF ELDERLY

10 Points per person

For each household member at least 62 years old at the time of application

4. NUMBER OF HANDICAPPED/DISABLED

10 Points per person

Household member receiving disability benefits from Social Security, a pension program, life insurance program, or a total or partial physical impairment which renders the person unable to work. Where there exists reasonable question, a doctor's certification will be used.

5. HEAD OF HOUSEHOLD

10 Points

This is a single head of household (male or female) with children under 18, or a dependent with severe developmental disabilities or severe dementia. This does not apply to a widow/widower living alone.

6. NUMBER OF PERSONS 18 OR YOUNGER

10 Points per person

7. CONDITION OF THE DWELLING STRUCTURE

Standard Dwelling No Points

- A standard dwelling is a home with very few or no cosmetic flaws. No structural or major systems that are damaged, deteriorated or non-functioning and a minimum of one of more code deficient items.

Substandard Dwelling 15 to 29 Points

- A substandard dwelling is a home with a few cosmetic flaws, no structural flaws, and 1 or more major systems that are deteriorated or not functioning properly with a minimum of 1 or more code deficient items.

Dilapidated Structure 30 to 50 Points

- A Dilapidated Structure is a home with multiple cosmetic flaws, some structural flaws, but functioning and has multiple major systems that are non-functioning as designed with multiple code deficient items.

Life Threatening

50 Points

- A Life Threatening Structure is a home with multiple cosmetic flaws, structural flaws caused by deterioration, rotting, or wood destroying insects. There are multiple major systems that do not work, causing an unsafe structure for life, and health, such as no water, sewer or electric systems. This home could collapse or be destroyed by a major event of weather or man-made activity such as fire and is likely qualified for condemnation.

11. TERMS, CONDITIONS AND CONSIDERATIONS FOR GRANTS

A. **DETERMINATION OF THE AMOUNT OF THE GRANT** - The amount of a rehabilitation or reconstruction grant that an applicant may receive will not exceed:

1. The actual and approved cost of the repairs and improvements necessary to make the dwelling conform to the housing standards adopted by the Grantee and THDA.
2. The amount and structure of the grant must be consistent with the application submitted to THDA.
3. When the applicant is furnishing supplementary funds from other sources, evidence that actual funds are available will consist of verification and documentation by the Grantee that the applicant has deposited the required amount in the appropriate escrow account. Such deposit must be made before the grant application and any construction work can begin.

B. **STRUCTURE OF FINANCIAL ASSISTANCE** - HOME funds are used to make forgivable grants to property owners to cover the full cost of the needed rehabilitation or reconstruction work.

1. To prevent homeowners from simply selling the property and profiting from the HOME funded improvements, the owners must repay the program if they sell the property within the compliance period. Part of the owner's obligation is forgiven each year they live in the rehabilitated unit.
2. Repayment of the REHABILITATION grant over a five year affordability period shall be based on a twenty percent (20%) reduction of the amount to be repaid per full year with amounts of less than one year being prorated by days used, according to the following schedule:

Year One	100% Repayment
After one year	80% Repayment
After two years	60% Repayment
After three years	40% Repayment
After four years	20% Repayment
During Year five	0% Repayment

3. Repayment of the RECONSTRUCTION grant over a fifteen year affordability period shall be based on a six and 67/100 percent (6.67%) reduction of the amount to be repaid per full year with amounts of less than one year being prorated by days used, according to the following schedule:

Year One	100% Repayment
Year Two	93.3% Repayment
Year Three	83.63% Repayment
Year Four	79.96% Repayment
Year Five	73.29% Repayment
Year Six	66.62% Repayment
Year Seven	59.95% Repayment
Year Eight	53.28% Repayment
Year Nine	46.61% Repayment
Year Ten	39.94% Repayment
Year Eleven	33.27% Repayment
Year Twelve	26.60% Repayment
Year Thirteen	19.93% Repayment
Year Fourteen	13.26% Repayment
After fourteen years	6.59% Repayment
During Year Fifteen	Prorated Balance Repayment

4. The property owner must sign a Grant Agreement, Grant Note and a Deed of Trust. The Deed of Trust secures the Grant Note by placing a lien against the property and is activated if the owner attempts to sell within the compliance period.
- If ownership of the property is in the form of a life estate, all owners of the property as well as the person with the life estate must sign the Grant Note and the Deed of Trust.
 - If the property has been inherited by multiple owners not of whom reside in the property, all of the owners must sign the Grant Note and Deed of Trust.
 - Grantees and administrators should consult their agency or community general counsel if there are questions.
5. In cases of death, THDA does not require repayment as long as the ownership of the property passes to the heirs. The heirs may occupy the unit, rent it or let it sit empty, without triggering the repayment clause. However, if the heirs sell the property, or if the property is sold with monetary gain by any actions of a court to settle outstanding claims or settle the estate, the grant must be repaid to THDA, less any forgivable portion.

- C. **OTHER GRANT CONDITIONS** - Specific terms and conditions are incorporated in the grant application and the contract documents. The applicant agrees to:

1. Allow inspection by the Grantee and/or THDA of the property whenever the Grantee and/or THDA determines that such inspection is necessary.
2. Furnish complete, truthful and proper information as needed to determine eligibility for receipt of grant money.
3. Permit the contractor to use, at no cost, reasonable existing utilities such as gas, water and electricity which are necessary to the performance and completion of the work.
4. Cooperate fully with the Grantee and the contractor to insure that the rehabilitation work will be carried out in a timely manner. Provide a safe, secure, and non-hostile environment.

12. ELIGIBLE REHABILITATION ACTIVITIES

- A. INTRODUCTION** - A rehabilitation grant may be made only to cover the cost of rehabilitation necessary to make a dwelling unit conform to the UPCS and applicable code adopted by the jurisdiction in which the property is located and consistent with the application submitted to THDA.
1. **REHABILITATION:** The maximum allowable HOME funds per Homeowner Rehabilitation unit are capped by the HOME subsidy limits, which are established by HUD and cannot be exceeded.
 2. All units built prior to 1978 require a lead-based paint (LBP) inspection. If hazards are identified, a risk assessment by a qualified risk assessor is required. If the risk assessment of a pre-1978 unit discloses no lead, then the cap for rehabilitation costs is capped by the HOME subsidy limit.
 3. If the risk assessment for a pre-1978 unit reveals the presence of lead-based paint and the estimated rehabilitation costs are less than \$25,000, interim control/lead safe-work practices will apply and the maximum HOME subsidy for rehabilitation hard costs is limited to \$25,000.
 4. If the risk assessment for a pre-1978 unit reveals the presence of lead-based paint and the estimated rehabilitation costs exceed \$25,000, then abatement using a qualified abatement contractor and will be required to provide assistance up to the HOME subsidy limits.
 5. Manufactured units are eligible for HOME-funded rehabilitation including reconstruction.
- B. RECONSTRUCTION HOUSING** – Prior to authorizing new dwellings under the “Reconstruction” provisions of the HOME program, the Grantee must determine if reconstruction is the more cost effective use of HOME funds. The offer by the Grantee to reconstruct a home is a voluntary offer.
1. When reconstruction is recommended, a completed HO-7 or entry of equivalent information in THDA’s GMS management system, along with required supporting documentation and photographs, must be submitted to THDA for review. If THDA concurs with the determination, written permission to proceed will be provided.
- C. REPLACEMENT HOME GUIDELINES** – The intent of a reconstruction activity is to provide assistance to homeowners who might not otherwise be helped due to the prohibitive cost of rehabilitating their existing home. A replacement home, if deemed the most cost-effective solution

to the housing deficiencies, shall be prescribed by the grantee.

1. Rehabilitation spending beyond seventy five percent of the pre-determined after Rehabilitation Value on an existing home is not authorized if a replacement home is refused by the homeowner without prior written approval. THDA may grant a waiver of this provision on a case by case basis where removal of the existing structure would cause undue emotional hardship to the homeowner, negatively impact the architectural character of the neighborhood or have a negative impact on the historic designation of the structure or neighborhood.
2. A replacement home does not necessarily have to meet the same requirements as the existing home in terms of square footage, number of bedrooms/ bathrooms or other design/ amenity considerations.
3. The replacement home must provide all permanent residents of the home with safe, decent and sanitary housing within the terms of the 2018 International Residential Code for One- and Two-Family Dwellings, and/or local codes, as applicable.

D. ELIGIBLE COSTS

1. **EXISTING CODE VIOLATIONS** - Costs which can be included in rehabilitation grants are the costs of correcting existing housing code violations which have been determined by a qualified project inspector and formalized in an individualized housing report.
2. **INCIPIENT CODE VIOLATIONS** - An incipient violation exists if at the time of inspection an element in the structure which, due to age, deterioration, wear, or normal usage will deteriorate within the life of the grant period and thus become a code violation. Costs to correct these potential violations are eligible costs.
3. **PERMITS AND FEES** - Rehabilitation funds may be used to cover the cost of building permits and related fees required to carry out the proposed rehabilitation work. However, since the rehabilitation contract documents will require the contractor to pay them, these costs ordinarily would be included in the contract amount. Recording and filing fees are eligible costs.
4. **EQUIPMENT** - Rehabilitation funds may provide for the repair or purchase and installation of certain basic equipment necessary for the maintenance of the household in a safe, decent, sanitary condition, and in good repair. These include such items as a furnace, water heater, electrical and sanitary fixtures, kitchen range, refrigerator, dish washer, cabinets and sinks. Purchase and installation is acceptable if there is no such equipment in the dwelling or if the existing equipment is unsafe, unsanitary or non-functional. There is a \$1,000 maximum expenditure (including taxes and delivery) for a kitchen range, a \$650 maximum expenditure (including taxes and delivery) for a dishwasher, a \$1000 maximum expenditure (including taxes and delivery) for a refrigerator. These appliances must be Energy-Star rated where available.
5. **HANDICAPPED** - Special alterations or costs related to making the dwelling more convenient or accessible for physically challenged persons are eligible costs. All work performed in these units must comply with all applicable codes as well as all Federal and State regulations.
6. **LEAD-BASED PAINT** - All costs associated with the reduction of lead-based paint hazards must comply with 24 CFR 92.355.

7. **DEMOLITION OF EXISTING STRUCTURES AND UTILITY CONNECTIONS** All costs related to the demolition of existing structures and to provide utility connections are to comply with 24 CFR 92.206(a)(3). Demolition is only eligible if it is a part of a HOME reconstruction project or for the removal of an unsafe addition or out building, on the same lot, associated with either a HOME reconstruction or rehabilitation project.
8. **EXTERIOR PAINTING** - Exterior painting is an eligible cost when it is necessary to maintain a weatherproof exterior on the dwelling.
9. **GUTTERS** – Gutters are an eligible cost when rehabilitating the exterior of a unit or when reconstructing a unit.
10. **OTHER COSTS** - Rehabilitation costs not specifically required by the housing rehabilitation standards found necessary to be decent, safe, sanitary, and in good repair-for the general welfare of the occupants of the structure may be considered for eligibility, with prior consent of the Grantee's governing body and THDA, as well as any other cost as outlined in 24 CFR 92.206.

E. INELIGIBLE COSTS

1. Renovation of dilapidated out buildings.
2. Appliances not specifically listed in eligible costs or required by code standards.
3. Materials, fixtures, equipment, or landscaping of type or quality that exceeds that customarily used in the locality for properties of the same general type as the property to be rehabilitated.
4. All items outlined in 24 CFR 92.214.

13. HOUSING REHABILITATION SPECIFICATIONS
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- A. INTRODUCTION** - This section sets forth the responsibilities of the Grantee for determining the rehabilitation work necessary to bring a dwelling into compliance with the UPCS and applicable code adopted by the State, county or city and with the objective of the program as proposed in the application submitted to THDA. The Grantee will:

1. Inspect the property and prepare an inspection list noting UPCS and code deficiencies.
2. Conduct lead-based paint testing/risk assessment to identify lead-based paint hazards.
3. Conduct Termite Testing, except on houses that will be reconstructed, and identify any termite presence, damage or risk.
4. Consult with and advise the owner of the work to be done and the availability of a rehabilitation grant.
5. Prepare a work write-up and cost estimate as a basis for the rehabilitation grant and for the bid process in contracting for rehabilitation work and lead-paint hazard reduction activities.

- B. PROPERTY REVIEWS** – The THDA approved Rehab Coordinator must conduct: (1) an

initial review of the property to determine the deficiencies that must be addressed, (2) a minimum of a 50% progress review to monitor construction progress and (3) a final review to certify that work is completed in accordance with the approved work write up and any applicable change orders. In addition, a final codes inspection must be conducted by a state certified residential building code official. A certificate of compliance by the local codes official or representative of the State Fire Marshal's Office must be submitted to THDA with the Rehab Coordinator's final property review.

C. WORK WRITE-UP AND COST ESTIMATE - The work write-up and cost estimate is a statement based on the initial inspection, termite inspection and lead-based paint testing/risk assessment. It itemizes separately all the rehabilitation work and the lead hazard reduction activities to be done on the dwelling and includes an estimate of the cost of each item. The cost estimate will be reasonable, reflect prevailing labor and material costs, and reflect a reasonable profit & overhead costs for the contractor. The work write-up and estimate must be reviewed and approved by THDA before presenting it to the homeowner/applicant.

1. DUAL-USE OF WORK WRITE-UP & COST ESTIMATE (HO-6A) or HO-6B or equivalent in THDA's GMS system - The work write-up will be detailed and specific in style. Each item will be identified as correcting a UPCS and/or code violation, meeting a code requirement, reducing lead-based paint hazards, or as an eligible cost under the grant. This same work write-up with the cost estimate removed will serve as part of the scope of work and specifications for the construction bidding and contract documents.
2. ITEMIZING COSTS - Each item, definable feature of work and its estimated cost will be identified in the work write-up as either correcting a UPCS deficiency, meeting a code requirement, reducing lead-based paint hazards, or another eligible cost under the grant. This will be done on the work write-up by entering the cost estimates in a columnar arrangement.
3. OWNER PREFERENCE - A work write-up need not contain details that have no significant effect on cost. The term "to be selected by owner" may be used appropriately.

D. CONSULTATION WITH HOMEOWNER/APPLICANT - The Grantee will consult with the prospective applicant on the work write-up and cost estimate. The Grantee will advise the applicant that only work that is directed toward correcting a UPCS and code violation, meeting a code requirement, or that is an eligible activity can be funded by the grant. The homeowner must understand that "cosmetic only improvements" are not eligible for funding. The final work write-up (without costs) will be used by contractors for determining their bids and incorporated into the rehabilitation contract documents which the homeowner and contractor will sign. The homeowner should initial each page and sign the last page of the write-up.

E. CLEARLY WRITTEN SPECIFICATIONS - The work write-up will be written so that it provides a clear detailed understanding of the nature and scope of the work to be done and a basis for carefully determined bids and proposals from contractors. The homeowner shall have a clear understanding of the nature and scope of the work to be done and any limitations that may exist.

1. Each specification will show the nature and location of the work and the quantity and type of material required. The specifications are to comply with THDA's Minimum Design Standards for New Construction, Reconstruction & Rehabilitation of Single Family, Manufactured & Multifamily Housing Units.
2. The specifications will refer to manufacturer's brand names or association standards

to identify quality of material and equipment, and may make provision for acceptable substitutes of equal or greater value or quality and brand name requirements may be included in the “General Conditions and Specifications” and indicated by reference in the work write-up.

14. CONTRACTING FOR REHABILITATION WORK

A. INTRODUCTION - This section sets forth requirements and procedures with respect to the construction contracts for housing rehabilitation financed through a rehabilitation grant. Rehabilitation work will be undertaken only through a written contract between the contractor and the property owner receiving the grant.

1. FORM OF CONTRACT - The construction contract will consist of a single document signed by the contractor and the property owner, following approval of the grant application. It will contain a bid, the Grantee’s General Conditions and Specifications by reference, the work write-up which specifies the work to be done, and the existing UPCS and code violations.
2. USE OF ALTERNATES - The document prepared by the Grantee may contain alternates by which each bidder may increase or decrease the lump sum contract price, if the alternates are later accepted as part of the work to be performed.
3. PROCUREMENT OF BIDS - The Grantee will adhere to all federal, state and local procurement requirements including advertising openly and publicly for bids and encouraging minority and female owned firms to bid on its projects.

B. GENERAL CONDITIONS - The bid package will contain the following:

1. The address, time and date by which the bid should be submitted by the contractor.
2. A provision that the bid be accepted by the homeowner within a specified length of time.
3. A provision that the contractor start work within a specified length of time.
4. A statement concerning the acceptability of progress payments.
5. A provision that final payment on the contract amount will be made only after final inspection, acceptance of all work by the Grantee and the homeowner, and after the Grantee receives the contractor’s final invoice release of liens and warranty, and claims for liens by subcontractors, laborers and material suppliers for completed work or supplied materials.
6. Provisions that the contractor will be required to:
 - a. Obtain and pay for all permits and licenses necessary for the completion and execution of the work and labor to be performed.
 - b. Perform all work in conformance with UPCS, and applicable codes, as well as lead-based paint regulations and requirements, whether or not covered by specification and drawings for the work.
 - c. Keep the premises clean and orderly during the course of the work and remove all

debris at the completion of the work. Materials and equipment that have been removed and replaced as part of the work shall belong to the contractor, unless specifically stated otherwise within the work write-up.

- d. Not assign the contract without written consent of the Grantee and homeowner.
- e. Guarantee the work performed for a period of one year from the date of final acceptance of all work required by the contract. Furthermore, furnish the homeowner, in care of the Grantee, with all operations and maintenance manuals, manufacturers and suppliers written guarantees and warranties covering materials and equipment furnished under the contract.
- f. Include a statement as to whether the premises are to be either occupied or vacant during the course of construction work.
- g. A provision that the contractor may reasonably use existing utilities without payment during the course of the work.

C. INSURANCE

- 1. The contractor shall carry or require that there be carried Workman's Compensation Insurance for all his employees and those of his subcontractors engaged in work at the site in accordance with Tennessee State Workman's Compensation Laws.
- 2. The contractor shall carry or require that there be carried Manufacturer's and Contractor's Public Liability Insurance. This insurance will be in an amount not less than \$100,000 for injuries including accidental death to any one person for one accident, and to protect the contractor and subcontractors against claims for injury or death of one or more persons because of accidents which may occur or result from operations under the contract. Such insurance shall cover the use of all equipment, including but not limited to, excavating machinery, trenching machines, cranes, hoists, rollers, concrete mixers, and motor vehicles in the construction of the rehabilitation embraced in their contract.
- 3. The contractor shall carry during the life of the contract Property Damage Insurance in an amount of not less than \$100,000 to protect him and his subcontractors from claims for property damage which might arise from operations under their contract.
- 4. Before commencing work, the contractor shall submit evidence of coverage required to the Grantee. A certificate of insurance shall be presented as the evidence.

NOTE – The Grantee is advised to consult with its attorney to insure that the extent, limit and amount of contractor's insurance is consistent with the scope of the project and current State law.

D. WORK WRITE-UPS, SPECIFICATIONS AND DRAWINGS – The work write up (Independent Cost Estimate) must include photographs of each deficiency to be addressed as well as all sides of the exterior of the house, crawl space and accessible attic space. The specifications, based on THDA's Design Standards and the applicable building code covering the specific rehabilitation work for each property to be rehabilitated will be prepared by the Grantee's qualified and approved Rehab Coordinator. The specifications will:

- 1. Clearly identify all code deficiencies and any lead-based paint hazard;
- 2. Specify work to correct those deficiencies or hazards;

3. Note any unusual features or limitations;
4. Include the Grantee's estimated cost for rehabilitation; and
5. Will be initialed on each page by the homeowner and signed on the signature page by the homeowner.

E. INELIGIBLE CONTRACTORS - The Grantee may determine a contractor ineligible to bid on projects when:

1. The contractor is listed on the Federal Debarred list; the grantee must check the contractor and all subcontractors' names against the Federal Excluded Parties List System (available at <https://www.sam.gov/portal/public/SAM/>). The grantee will print out the system search results and place in file to document that the contractors and subcontractors are not on this list.
2. The Contractor is listed on the State of Tennessee list of Debarred Vendors. (available at: tn.gov/content/dam/tn/generalservices/documents/cpo/other/Debarred_Vendors.pdf)
3. There is documented proof that the contractor has not paid material suppliers;
4. There is documented proof that the contractor has not completed projects within the allotted time frame;
5. There exist substantial complaints by homeowners about quality of work and performance.
6. There is documented proof that the contractor has not performed warranty work on previous contracts.
7. Conflict of interest exist between the contractor candidate and project participants, location, or any financial ties

F. INVITATION TO CONTRACTORS FOR SUBMISSION OF QUALIFICATIONS -

1. The Grantee will announce the program and solicit for submission of qualifications and interest from licensed general contractors including minority and women owned firms at the beginning of the program and at least once each year thereafter.
 - a. Solicitations for qualifications may be mailed, emailed, posted at locations such as city halls; county courthouses; plan rooms; professional building associations; architectural firms or other places likely to be observed by qualified contractors and/or posted on social medial sites, advertised through traditional media and through word of mouth.
2. The Grantee will accept submissions of qualifications from general contractors throughout the life of the program.
3. The Grantee will develop and maintain a list of qualified general contractors, including minority and women owned firms.

G. SOLICITATION OF BIDS FOR PROJECTS - Bid Solicitation must be a free, open competitive process. Every effort must be made to solicit minority and female businesses. The Grantee should **not** structure its procedures in order to keep business "in town". Absolute fairness must prevail in every aspect of the program, and any questions concerning conflict, or apparent conflict of interest should

be discussed with THDA.

1. **ADVERTISEMENT REQUIREMENTS** – The invitation to bid must be published in a newspaper of general circulation at least 14 days prior to the public bid opening. To avoid delays, a Grantee may wish to publish the invitation for bids in the newspaper of the closest metropolitan area to gain wider circulation and thereby increase chances of receiving at least 3 bids. The cost of publication is an administrative expense and not billable to the project.
2. The Grantee will also notify in writing and in a timely fashion all contractors on the Contractors List when bid packages are available.
3. The Grantee will document when and to whom invitations to bid are sent out and packages picked up.

H. BID SELECTION – A minimum of three (3) bids must be received. Bids will be opened on the date and time previously established. A bid tabulation form will be prepared. The grantee will select the lowest qualified bid. THDA may require that the project be re-bid if there are not at least three (3) valid bids in response to the invitation for bids.

1. If the project is re-bid and 3 bids still are not obtained, contact THDA for an exception to the 3 bid requirement. THDA may consider your project as a sole source procurement and/or allow you to award the contract with less than 3 bidders. Written permission must be obtained from THDA before you may award a contract with less than three bids.
2. Should the Grantee/owner decide to select a bid other than the lowest qualified bid, the Grantee/owner should state the reasons/justification in writing. If the owner's justification is not acceptable, the owner will be required to finance any rehabilitation amount that exceeds the lowest qualified bid through his/her personal resources.
3. The Grantee will reject a bid in instances where the bid exceeds the cost estimate by a percentage determined by the Grantee in its policies and procedures, unless a review of the cost estimate demonstrates an error. If a low bid is under the cost estimate, a meeting will be arranged with the contractor to assure that his cost is within reason and will allow him to satisfactorily complete the job. The homeowner will be advised if no acceptable bids are received on their house and the project will be re-bid.
4. **REBID OR CHANGES IN SCOPE** – If all bids exceed the amount of the construction budget, Grantees may not negotiate solely with the low bidder. The project can be re-bid or changed in scope. If the scope of the project is changed, then each bidder must be given the opportunity to bid again. Bidders must be informed that they have the right to change their original unit prices as long as they conform to the revised bid specifications. Grantees must maintain documentation to demonstrate that this process was followed.
5. **DEDUCTIBLE AND ADDITIVE ALTERNATES** – Bid specifications for construction projects may contain deductible alternates. By definition, a deductible alternate is a portion of the project that can be deleted to bring construction costs within the budget if all bids received exceed the funds available for construction. The deductible alternates must not change the scope of the project. Bid specifications for construction projects may also contain additive alternates.
6. **DISQUALIFIED CONTRACTORS** – The Grantee must disqualify a contractor from bidding on projects when the contractor is listed on HUD's Limited Denial of Participation and Voluntary Abstention List (the "Debarred List"). A Grantee may also

disqualify a contractor from bidding on projects when:

- a. There is documented proof that the contractor has not paid material suppliers; or
- b. The contractor has not completed projects within the allotted time frame; or
- c. There exist substantial complaints by homeowners about quality of work and performance.
- d. There is documented proof that the contractor has not performed warranty work on previous contracts.
- e. Conflict of interest exist between the contractor candidate and project participants, location, or any financial ties
- f. The Grantee will place an advertisement in a local newspaper or the nearest metropolitan newspaper advertising the availability of bid packages.

I. SELECTION OF A SUCCESSFUL BIDDER - The opening of the sealed bids must meet these conditions.

1. The opening must be public.
2. The best value responsive and responsible bid will prevail. Bids that fall 15% under or 15% over the Grantee's cost estimate (written work write-up) may be rejected as not responsible bids.
3. There should be **at least three (3) competitive bids** by eligible contractors.
4. Minutes of the award and bid tabulations should be appropriately filed.
5. Questions concerning contractor eligibility shall be decided prior to opening the bids.
6. The Grantee will verify with THDA that contractors are not debarred.
7. The Grantee may limit the number of bids awarded to any one contractor at any one bid letting to three (3).

J. AWARD OF THE CONSTRUCTION CONTRACT - The contract will become effective upon the signatures of the homeowner and contractor and with the Grantee's endorsement. The Grantee will distribute the executed contract documents as follows: original to Grantee, copy to homeowner, copy to contractor.

15. INSPECTION, CLOSE-OUT AND PAYMENT FOR REHABILITATION WORK
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A. RESPONSIBILITY FOR MAKING INSPECTIONS - Inspection of construction will be performed by the Grantee or its designee as follows:

1. Compliance inspections will be made as often as necessary to assure that the work is being completed in accordance with the community's building, electrical, mechanical and

plumbing codes, zoning regulations, and any other related State or local laws and ordinances.

2. Inspections will be made as often as necessary to assure that the work being performed is in accordance with the terms of the construction contract, conducting a minimum of three
3. Written notices of inspections (HO-17) or equivalent in THDA's GMS system shall be filed appropriately.
4. The Grantee's Rehab Coordinator will perform a minimum of 3 inspections throughout the project. An initial inspection, a progress inspection, and a final inspection will be conducted in accordance with THDA's Policy and Procedures and HUD 24CFR 92.251 of the 2013 HOME Final rule. An agent of THDA will be selecting projects at random and performing Quality Assurance inspections in accordance with THDA's Policy and Procedures and HUD 24CFR 92.251 of the 2013 HOME Final rule.

PROGRESS PAYMENTS - If progress payments are allowed by the Grantee, no more than four progress payments can be made including the final payment. Progress draws may be requested for the demolition of the structure, at 25% completion, 50% completion and at the finalization of the project. Requests for additional draws must be in writing, reasonable and approved in advance by THDA on a per project basis. The 50% payment must also have an approved progress review and certificate of passed rough-in inspections.

B. FINAL PAYMENTS

1. FINAL REVIEW - Upon completion of the rehabilitation work, a final inspection is conducted by the Grantee's authorized rehab coordinator. Any uncompleted work or work that is unsatisfactory is noted on a final "punch list" and sent to the contractor in writing (HO-17 and HO-18) or equivalent in THDA's GMS system. When these items are completed, clearance testing for lead-based paint hazards is conducted on the unit. When the unit passes clearance testing, and a certificate of code compliance from a local codes official is issued, the project is complete.
2. CERTIFICATION - After the Grantee determines that the rehabilitation work has been fully and satisfactorily completed and the unit has passed clearance testing, the Certification of Completion and Final Inspection form (FM-7) or submission of the same information into THDA's GMS management system when applicable is prepared. The homeowner signs the certification indicating that he/she accepts the rehabilitation work as meeting the terms and conditions of the contract. The contractor signs the certification indicating that the work has been completed in accordance with the contract and that there are no unpaid claims for labor, materials supplies or equipment. The Rehab Coordinator signs the Certification indicating that work has been completed in accordance with the contract and authorizing final payment. PLEASE NOTE: Final payment will not be authorized without a signed Certificate of Code Compliance OR approval of rehabilitation by a local codes official or a state certified codes official.
3. NOTICE OF COMPLETION - The contractor shall file a Notice of Completion with the Register of Deeds in the county where the work is performed and return a certified copy to the Grantee.
4. MAKING FINAL PAYMENT - When the final inspection determines that the work is completed in accordance with the contract and the homeowner has accepted the work, the Grantee will obtain from the contractor a release of liens, including all subcontractors

and suppliers, and a copy of each warranty due the owner for the work. The Grantee will request final payment from THDA at that time.

5. If the homeowner refuses to sign the final acceptance, the Grantee may authorize full payment for those items which are undisputed and acceptable to all parties.

16. GRIEVANCE PROCEDURE

- A. The Grievance Procedure shall be made a part of the contract between the homeowner and the contractor. Disputes between the homeowner, Grantee and contractor may arise from time to time during the life of the rehabilitation project. In those instances where a mutually satisfactory agreement cannot be reached between the parties, the grievance procedure will be followed.

1. The grievance by the homeowner or contractor is to be filed with the program administrator in writing.
2. The program administrator will meet with the homeowner/contractor and attempt to negotiate a solution.
3. Contact the THDA Community Programs Division at (615) 815-2030 should the program administrator fail to negotiate a solution.

- B. **GRIEVANCE PROCEDURE** - If this fails, the program administrator will follow the grievance procedure as outlined below:

1. All claims or disputes between the owner and contractor arising out of or related to the work shall be decided by arbitration in accordance with the current construction industry arbitration rules of the American Arbitration Association unless the parties mutually agree otherwise.
2. The owner and contractor shall submit all disputes or claims, regardless of the extent of the works progress, to The City of Columbia/ Arbitrator unless the parties mutually agree otherwise.
3. Notice of the demand for arbitration shall be filed in writing with the other party to this rehabilitation agreement and shall be made within a reasonable time after the dispute has arisen.
4. The award rendered by the arbitrator shall be final, and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.
5. If the arbitrator's award is in a sum which is less than that which was offered in settlement by the contractor, the arbitrator may award costs and attorney fees in favor of the contractor. If the arbitrator's award is in a sum which is less than that which was offered in settlement by the owners, the arbitrator may award costs and attorney fees in favor of the owner.

- C. **THE WRITTEN CONTRACT** - The contract and the rehabilitation specifications, along with the initial inspection report provide the basic documentation by which the relative merits of any dispute will be judged.

- D. CONFLICT OF INTEREST OF PUBLIC OFFICIALS** - No elected or appointed Federal, State or local official, member of the local governing body, or any other public official or employee who exercises any functions or responsibilities in conjunction with the administration of the housing rehabilitation shall have any interest, direct or indirect, in the proceeds or benefits of the rehabilitation grant program. In those cases where the interest may not be direct or indirect, and the conflict of interest is only “apparent”, the Grantee must contact THDA for clarification before proceeding. THDA will not routinely consider requesting an exception to the conflict of interest provisions from HUD.
- E. KICKBACKS AND DISCOUNTS** - No member of the governing body of the Grantee or any Grantee employee shall receive kickbacks or discounts from either contractors or property owners in return for special favors in regard to housing rehabilitation.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 4515 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ADMINISTRATION, PROCEDURE, & ENFORCEMENT IN ARTICLE 8 BY REPEALING AND REPLACING SUCH ARTICLE 8 WITH A NEW ARTICLE 8 ADMINISTRATION, PROCEDURE, & ENFORCEMENT

RECOMMENDATION: Approve Ordinance 4515 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 8: Administration, Procedure, & Enforcement, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

The City Council evaluates zoning text amendments as directed by section 8.5.18.J.4 of the Zoning Ordinance. The proposed changes to the zoning ordinance are consistent with the remainder of the Ordinance (8.5.18.J.4.a), represent a revision necessitated by changing circumstances over time (8.5.18.J.4.b), and correct errors in the text of the Ordinance (8.5.18.J.4.c).

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance 4515, Exhibit A, Marked Changes, DS Staff Report.

AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ADMINISTRATION, PROCEDURE, & ENFORCEMENT IN ARTICLE 8 BY REPEALING AND REPLACING SUCH ARTICLE 8 WITH A NEW ARTICLE 8 ADMINISTRATION, PROCEDURE, & ENFORCEMENT

WHEREAS, Section §13-7-201 of the Tennessee Code Annotated empowers the city to enact a zoning ordinance and to provide for its administration, enforcement, and amendment; and

WHEREAS, the City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 5th day of June 2024, the Planning Commission reviewed and recommended specific changes in accordance with Section 8.5.18, of the Zoning Ordinance regarding Administration, Procedure & Enforcement in Article 8. As a result, Article 8 is being repealed in its entirety and replaced with a new Article 8 which is attached hereto as Exhibit "A" and incorporated herein by reference. Said recommendations are being considered after a public hearing held on the 8th day of August, 2024, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA as follows:

Section 1: That Ordinance Number 4400, the same being the Zoning Ordinance of the City of Columbia, Tennessee is hereby amended by repealing and deleting Article 8 in its entirety and replacing such Article with a new Article 8, Administration, Procedure & Enforcement which is attached hereto as Exhibit "A" and incorporated herein by reference;

Section 2: That the City Council satisfies the requirements of Section 8.5.18.J.4, by making specific findings as to the following:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

Section 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
COLUMBIA, TENNESSEE, this the 12th day of September, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

ARTICLE 8:

ADMINISTRATION, PROCEDURE, & ENFORCEMENT

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ARTICLE 8: ADMINISTRATION, PROCEDURE, & ENFORCEMENT

SECTION 8.1 PURPOSE & INTENT.

It is the purpose and intent of this Article to provide for the proper and efficient administration of this Ordinance, for procedures for the implementation of this Ordinance, and for enforcement of this Ordinance.

SECTION 8.2 ADMINISTRATION.

8.2.1 Zoning Administrator.

A. Authorization.

1. There is hereby created the Office of the Zoning Administrator. The Zoning Administrator shall be executive head of such office. This Ordinance shall be administered by the Zoning Administrator.
2. The Zoning Administrator shall have all authority, take all actions, and discharge all duties and responsibilities under this Ordinance, as specified herein, under applicable law, or as directed by the Director of Development Services, the Planning Commission, the Board of Zoning Appeals, or the City Council.
3. The City Planner is hereby designated and appointed as the Zoning Administrator. The Zoning Administrator serves at the direction of the Director of Development Services. In the absence of a City Planner, the Zoning Administrator shall be such person as may be designated by the Director of Development Services, or in the absence of both the City Planner and the Director of Development Services, the City Manager.

B. Method of Acting.

The Zoning Administrator, may act directly or through any one or more designees. The Zoning Administrator may designate any staff member to represent the Zoning Administrator in exercising or discharging any of the actions, duties, or responsibilities under this Ordinance, which are within Zoning Administrator's authority. The Zoning Administrator shall remain responsible for any final action.

C. Powers & Duties.

In order to assure compliance with the provisions of this Ordinance, and in addition to the general authority of the Zoning Administrator pursuant to this section , the Zoning Administrator shall have the following specific powers and responsibilities:

1. Reviewing, making recommendations regarding, and certifying completeness and compliance of the following:
 - a. Applications for Development Plans and Master PUD Development Plans
 - b. Applications for Certificates of Appropriateness;
 - c. Amendments to adopted Land Use Plans;

ARTICLE 8: ADMINISTRATION, PROCEDURE, & ENFORCEMENT

- d. Amendments to the text of this Ordinance;
 - e. Applications for Rezoning;
 - f. Applications for Historic District designation; and
 - g. Vested rights determinations.
2. Making final administrative decisions on the following:
- a. Interpretations of this Ordinance;
 - b. Issuing of all Zoning Permits, and the creating and maintaining all pertinent records;
 - c. Applications for Plot Plans
 - d. Applications for certain Site Development Plans;
 - e. Applications for Floodplain Development Permits;
 - f. Administrative Adjustments;
 - g. Applications for Temporary Use Permits;
 - h. Applications for Home Occupation Permits;
 - i. Applications for Sign Permits.
 - j. Applications for Certificates of Occupancy, in consultation with the Chief Building Official;
 - k. Applications for Determination of Economic Hardship; and
 - l. Applications for removal of Heritage Trees within a required Buffer area or credit for preservation of existing vegetation, including Heritage Trees.
3. Administering the provisions of any Development Plan or Master PUD Development Plan and any approved Conditional Use or approved site plan, except where administration is otherwise expressly provided in this Ordinance to be the responsibility of other City personnel;
4. Reviewing and certifying whether plans and applications submitted pursuant to this Ordinance are complete and in compliance with all standards and requirements hereof;
5. Together with Decision-Making Authorities and other City code enforcement personnel as provided herein, enforcing this Ordinance and the provisions of any Development approval, permit, or plan certified, approved, or issued under this Ordinance;
6. Taking all actions and discharging all duties and responsibilities as directed by the City Manager, Director of Development Services, Planning Commission, Board of Zoning Appeals, or City Council; and
7. Taking all other actions as Zoning Administrator specified in this Ordinance.

D. Additional Responsibilities.

1. The Zoning Administrator shall have the following additional responsibilities:
2. Provide information to the public on all matters relating to this Ordinance;
3. Receive, file, and forward to all necessary agencies all applications for Conditional Uses and for amendments to this Ordinance;
4. Undertake a study of the provisions of this Ordinance, and make reports of his/her recommendations to the Planning Commission as necessary.
5. Receive, file and forward to the Board of Zoning Appeals all applications for matters which the Board of Zoning Appeals is required to review under the provisions of this Ordinance;
6. Maintain permanent and current records of this Ordinance, including, but not limited to, all maps, amendments, Conditional Uses, Variances, appeals, and applications therefor;
7. Prepare an annual report summarizing annexation requests and subsequent action on such requests, and submit the same annually to the City Council;
8. Not make changes in the provisions of this Ordinance, excepting as provided in Section 8, and
9. Not refuse to issue a permit when conditions imposed by this Ordinance are complied with by the applicant, despite the violation of contracts such as deed covenants or private agreements which may occur upon the granting of said permit.

E. Procedures & Guidelines.

The Zoning Administrator shall develop, approve, and implement administrative procedures and guidelines to execute the provisions of this Ordinance. The Zoning Administrator shall develop deadlines, application forms, instructional sheets, checklists and processes for the efficient administration of development review. The Zoning Administrator may update and revise such form time to time as necessary to maintain efficiency.

SECTION 8.3 REVIEW AND DECISION-MAKING AUTHORITIES.

8.3.1 General.

Authority under this Ordinance shall be vested in and delegated to the officials and Decision-Making Authorities designated in this Ordinance, the City Code, and Tennessee law. This authority shall be deemed supplemental to any other authority lawfully conferred upon the officials and Decision-Making Authorities.

The officials and Decision-Making Authorities shall have all implied authority necessary to carry out the duties and responsibilities expressly provided in this Ordinance to the extent the implied authority is not in conflict with the express authority.

8.3.2 City Council.

A. Creation & Membership.

Information regarding the creation, membership, and rules of procedure of the City Council is available in the City Code.

B. Powers & Duties.

1. In execution of the provisions of this Ordinance, the City Council shall have the following powers and duties:
2. Final decision on amendments to this Ordinance;
3. Final decision on Rezoning;
4. Final decision on adoption of/or amendments to the Comprehensive Plan,
5. Final decision on the preliminary Master PUD Development Plan of a Planned Unit Development;
6. Final decision on a Heavy Manufacturing Permit; and
7. To perform all duties and functions assigned to City Councils under Tennessee law, this Ordinance, and any applicable Chapter of the City Code.

8.3.3 Planning Commission.

A. Creation & Membership.

Information regarding the creation and membership of the Planning Commission is available in the City Code.

B. Powers & Duties.

1. In execution of the provisions of this Ordinance, the Planning Commission shall have the following powers and duties:
2. Final decision on certain Development Plans;
3. Make recommendations to the City Council on amendments to this Ordinance;
4. Make recommendations to the City Council on Rezoning;
5. Develop an official Comprehensive Plan for the physical Development of the City, including any area outside of its boundaries which, in the Planning Commission's judgment, bears relation to the planning of the City;
6. Make recommendations to the City Council to amend, extend or add to the Comprehensive Plan or carry any part of subject matter into greater detail;
7. Submit an advisory opinion on any matter before the Board of Zoning Appeals, which opinion shall be made part of the record of such public hearing;

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8. Make recommendations to the City Council on a preliminary Master PUD Development Plan; and
9. Make recommendations on compliance for a Final PUD Development Plan or Plat; and
10. To perform all duties and functions assigned to Planning Commissions under state law, this Ordinance, and any applicable Chapter of the City Code.

8.3.4 Board of Zoning Appeals.

A. Creation.

A Board of Zoning Appeals is hereby created for the City (referred to in this Ordinance as “Board of Zoning Appeals”).

B. Membership.

The Board of Zoning Appeals shall consist of five (5) members, all of whom shall be bona fide residents of the City both at the time of their appointment and for the duration of their tenure on the Board of Zoning Appeals. No person holding any public office or position within the City government shall be eligible for membership on the Board of Zoning Appeals. A member shall be removed from the Board of Zoning Appeals if found to be in violation of these membership requirements at any time during their tenure.

C. Term of Office, Removal & Vacancies.

1. Members of the Board of Zoning Appeals shall serve for three year terms or until their respective successors are appointed and qualified, except that the members first appointed shall serve respectively for the following terms:
 - a. Two Members — One Year
 - b. Two Members — Two Years
 - c. One Member — Three Years
2. All members of the Board of Zoning Appeals shall serve with such compensation as may be fixed by the City Council and may be removed from membership on the Board of Zoning Appeals for continued absence or just cause. Vacancies of said Board of Zoning Appeals shall be filled for the unexpired term of those members whose positions have become vacant in the manner provided herein for the appointment of such member.

D. Election of Officers.

The Board of Zoning Appeals shall elect from its members a chairman and vice chairman, who shall serve for one year and may upon election serve succeeding terms. The City shall provide necessary secretarial services for members of the Board of Zoning Appeals.

E. Meetings.

Regular meetings of the Board of Zoning Appeals shall be held at such time and place as established by the Zoning Administrator on behalf of such Board. Special meetings may be held at the call of the chairman or at the request of two members, provided that notice of the special meeting is given to every member at least 24 hours before the time

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set, except that the announcement of a special session at any meeting at which a quorum is present shall be sufficient notice of such meeting.

F. Conflict of Interest.

Any member of the Board of Zoning Appeals who shall have a direct or an indirect interest in any property which is the subject matter of or affected by, a decision of the Board of Zoning Appeals shall be disqualified from participating in the discussion, decision, and proceedings of the Board of Zoning Appeals in connection therewith. The burden for revealing any such conflict rests with individual members of the Board of Zoning Appeals. Failure to reveal any such conflict shall constitute grounds for immediate removal from the Board of Zoning Appeals for cause.

G. Powers & Duties.

The Board of Zoning Appeals shall have the following powers and duties:

1. Final decision on appeals of any administrative decision made in the enforcement of this Ordinance;
2. Final decision on a Conditional Use Permit;
3. Final decision on an application for a Variance;
4. Interpret zoning District boundaries;
5. Interpret the boundaries of the Flood Hazard Districts on appeal from a decision of the Zoning Administrator;
6. Hear and decide all matters referred to it on which it is required to act under this Ordinance or by statute; and
7. To perform related duties as directed by the City Council;
8. To perform all duties and functions assigned to boards of appeal under state law, this Ordinance, and any other applicable Chapter of the City Code.

H. Annual Report.

The Board of Zoning Appeals shall prepare an annual report and submit it to the City Council. The annual report shall include a comprehensive review of the activities, problems, and actions of the Board of Zoning Appeals and any budget requests or other recommendations.

I. Rules.

The Board of Zoning Appeals shall adopt rules for the conduct of its meetings, requiring at a minimum the requirements of Section 8.3.3.J.

J. Proceedings.

1. The presence of three members of the Board of Zoning Appeals shall constitute a quorum and the concurring affirmative vote of at least three members of Board of Zoning Appeals shall be necessary to deny or grant any application before the Board of Zoning Appeals.

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2. No action shall be taken by the Board of Zoning Appeals on any case until after a public hearing and notice thereof. Said notice of public hearing shall be a legal notice published in a newspaper of general circulation in the City at least ten days before the hearing of an appeal. No appeal shall be considered and heard by the Board of Zoning Appeals earlier than 15 days after filing such appeal. If new information is uncovered regarding an action of the Board of Zoning Appeals that could not have been reasonably presented in public hearing before the Board of Zoning Appeals, the Board of Zoning Appeals shall establish a date for the purpose of rehearing in accordance with the appropriate procedures herein.
3. The Board of Zoning Appeals may call upon any other office or agency of the city government for information in the performance of its duties and it shall be the duty of such other agencies to render such information to the Board of Zoning Appeals as may be reasonably required.
4. All hearing sessions shall be open to the public.

K. Appeal.

Any officer, agency or department of the City or other aggrieved party may appeal any decision of the Board of Zoning Appeals to a court of competent jurisdiction as provided by State law.

An appeal shall stay all proceedings relating to the action under appeal, unless the Zoning Administrator certifies to the Board of Zoning Appeals, after such notice of appeal has been filed, that by reason of facts stated in the certificate, such stay would cause imminent peril to life or property. In such instance, the proceedings shall not be stayed otherwise than by a restraining order stating the justification for the stay, which may be granted by a court of competent jurisdiction, on notice to the Zoning Administrator.

L. Rehearing.

1. No Rehearing of a Decision by the Board of Zoning Appeals shall be had except:
 - d. On motion by Board of Zoning Appeals member to reconsider the vote; or
 - e. On a written request for a hearing by the property owner or authorized agent.
2. All rehearing requests must conform to the following:
 - a. All motions or requests to reconsider shall require a majority affirmative vote. Only then shall the Board of Zoning Appeals vote on the motion to grant the request for a rehearing, subject to such conditions as the Board of Zoning Appeals may by resolution in each case, stipulate.
 - b. No request to grant a rehearing will be entertained unless new evidence is submitted, which could not reasonably be presented at the previous hearing.
 - c. If the request for a rehearing is granted, the case shall be put on the calendar for a rehearing. In all cases, the request for a rehearing shall be in writing, reciting the reasons for the request and shall be duly verified and accompanied by the necessary data and diagrams.

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The person(s) requesting the rehearing shall be notified to appear before the Board of Zoning Appeals on a date to be set by the Board of Zoning Appeals.

- d. No rehearing for a Variance shall be granted to an applicant found by a court of competent jurisdiction to be in willful violation of the express provisions of a prior Variance granted under the authority of this Ordinance or any prior ordinance.

8.3.5 Historic Zoning Commission.

A. Creation.

A Historic Zoning Commission is hereby created for the City. The Historic Zoning Commission shall consist of seven members, each of who shall be a resident of, or property or Business owner within, the City prior to the appointment and who shall continue to be so as long as they serve.

B. Membership.

1. Membership on the Historic Zoning Commission shall be composed of the following members:
 - a. One member of the Planning Commission.
 - b. One member representing a local historical or patriotic organization.
 - c. One architect who is a member, or meets membership requirements, of the American Institute of Architects, if available; if such a qualified architect is unavailable, this position will be filled by another member selected from the community in general.
 - d. Four members as selected from the City in general.
2. Members of the Historic Zoning Commission shall be appointed by the Mayor, subject to confirmation by the City Council.
3. Except as herein provided, the members of the Historic Zoning Commission shall serve for a five year term. The members first appointed, shall serve respectively as follows:
 - a. One member for one year;
 - b. One member for two years;
 - c. One member for three years;
 - d. Two members for four years; and
 - e. Two members for five years.
4. The term of the member nominated from the Planning Commission shall be concurrent with the term on the Planning Commission, and in the event that any other member shall also be a member of the City Council, the term of such member shall be concurrent with the term of the elected office of the member.
5. All members shall serve without compensation and may be removed from membership by the Mayor and City Council.

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C. Vacancies.

Vacancies on the Historic Zoning Commission shall be filled for the unexpired term of those members whose position has become vacant in the manner herein provided for the appointment of such member; vacancies shall be filled within 60 days.

D. Election of Officers.

The Historic Zoning Commission shall elect from its members its own chairman and other officers deemed appropriate to carry out its purpose.

E. Conflict of Interest.

Any member of the Historic Zoning Commission who shall have a direct or indirect interest in any property which is subject matter of or is affected by a decision of the Historic Zoning Commission shall be governed by the provisions of TCA Section 12 – 4 – 101.

F. Rules & Meetings.

1. The Historic Zoning Commission shall adopt rules of order and establish regular meeting dates.
2. Four members of the Historic Zoning Commission shall constitute a quorum for the transaction of its business.
3. The concurring vote of a majority of the Historic Zoning Commission members present shall constitute final action of the commission on any matter before it.

G. Powers & Duties.

1. Subject to state law and the procedures prescribed hereunder, the Historic Zoning Commission shall have the following powers, functions and duties:
2. To create and to recommend the adoption of legislation which will facilitate establishment of Historic Districts wherein the construction, repair, Alteration, rehabilitation, relocation or demolition of any Structure now located or to be located will be subject to special provisions as set forth herein and as further specified in TCA Section 13 – 7 – 402.
3. To create and recommend the enactment of legislation providing for the transfer of Development rights as a portion of the legislation which establishes any Historic District and as further specified in TCA Section 13 – 7 – 402 (C).
4. To testify before all boards and commissions, including the Planning Commission, City Council and the Board of Zoning Appeals, on any matter affecting historically and architecturally significant property, Structures and areas.
5. To conduct a survey of Buildings, places or areas within the City for the purpose of identifying those of historic or cultural significance.

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6. To develop and adopt, prior to the establishment of any Historic District, review guidelines as specified in Section 8.5.12.F.3, which the Historic Zoning Commission will apply in ruling upon the granting or denial of a Certificate of Appropriateness.
7. To submit and to review all applications designating Historic Districts.
8. To review and make decisions on any application for a Certificate of Appropriateness as specified in Section 8.5.13.C and to require the presentation of such plans, drawings, elevations and other information as may be necessary to make such decisions.
9. To determine an appropriate system of markers for designation of Historic Districts.
10. To prepare and publish maps, brochures and other descriptive material about the City's Historic Districts, Historic Landmarks and Historic Structures.
11. To cooperate with and enlist the assistance of persons, organizations, corporations, foundations and public agencies in matters involving historic preservation, renovation, rehabilitation and property reuse.
12. To advise and assist owners of Historic Properties on physical and financial aspects of preservation, renovation, rehabilitation and reuse.
13. To accept gifts, grants and money as may be appropriate for the purposes of this Article.
14. To adopt, publish and make available Bylaws for the conduct of Historic Zoning Commission meetings.
15. To exercise such powers as may be delegated it by the Tennessee Historical Commission under the certified Local Government's Historic Preservation Program, to include participation in the review of nominations to National Register of Historic Places, and enforcement of appropriate state and local legislation for designation and protection of Historic Properties.
16. To review proposed zoning amendments, applications for Conditional Use Permits, Variances, and applications for subdivision that affect proposed or designated Historic Districts.
17. To retain such specialists or consultants or to appoint such citizen advisory committees as may from time to time be required.
18. To confer recognition upon the owners of property within Historic Districts.
19. To develop a preservation component in the Comprehensive Plan of the City and to recommend it to the Planning Commission.
20. To review periodically this Ordinance and to recommend to the Planning Commission and City Council any amendments appropriate for the protection of Historic Properties..
21. To undertake any other action or activity necessary or appropriate to the implementation of its powers and duties or to implementation of the purposes of this Article.

22. To review signs citywide of an historic nature as it relates to the original building of at least 50 years old at time of code adoption.

8.3.6 Architectural Design Review Commission.

A. Creation.

1. There is hereby created the Architectural Design Review Commission for the purpose of reviewing Development applications that are subject to design review pursuant to this Ordinance.
2. As authorized by T.C.A. Section 6-54-133, the Columbia Municipal Planning Commission is designated the city's Architectural Design Review Commission, with the authority to develop, adopt, and apply general guidelines for the exterior appearance of properties within the City of Columbia.

B. Design Standards.

In addition to the design standards incorporated in this ordinance, the Planning Commission may develop and adopt exterior appearance guidelines that are applicable throughout the city as well as exterior appearance guidelines that are applicable only to specified areas within the city.

C. Powers & Duties.

1. The Architectural Design Review Commission shall be responsible for reviewing proposals for Site Development Plan, Building Permit, or Planned Unit Development approval for compliance with the applicable architectural design standards.
2. The Architectural Design Review Commission may approve alternative materials and methods of compliance which, in the determination of the Planning Commission, provide aesthetic value which meets or exceeds the prescribed standards.
3. The Zoning Administrator may approve alternative materials and methods of compliance with design standards for existing structures and Site Development Plans for which the Zoning Administrator is the Decision-Making Authority. The alternative means of compliance must provide aesthetic value which meets or exceeds the prescribed standards. The Zoning Administrator may refer any determination of alternative compliance to the Architectural Design Review Commission. Any property owner may appeal the Zoning Administrator's determination to the Architectural Design Review Commission. The appeal shall be by a written notice to the Zoning Administrator, stating: the guideline at issue; the alternative compliance proposed; and, the owner's reasons for seeking relief from the guideline. The appeal shall be treated as a site development plan for purposes of assessing fees and application requirements.

D. Appeals

1. Any property owner affected by the guidelines for exterior appearance may appeal a decision under those guidelines to the City Council. The appeal shall be by a written notice to the Zoning Administrator, stating: the guideline at issue; the alternative compliance proposed; and, the owner's reasons for seeking relief from the guideline. The appeal shall be treated as a site development plan for purposes of assessing fees and application requirements.

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2. The decision of the City Council shall be final and binding.

E. Annual Report.

The Architectural Design Review Commission shall prepare an annual report and submit it to the City Council. The annual report shall include a comprehensive review of the activities and actions of the Architectural Design Review Commission and any recommendations for changes to this ordinance.

8.3.7 Development Review Committee.

There shall be a Development Review Committee. Such Committee shall consist of the Zoning Administrator or designee and other staff that the Zoning Administrator deems necessary to review an application. The Zoning Administrator shall chair the Committee.

The Committee chair shall prepare and retain a report on each meeting of the Committee. The Committee is authorized to review and provide input on any project proposal forwarded to the Committee by the Zoning Administrator. Additionally, the Committee is authorized to review and provide input on each Rezoning, Site Development Plan, Subdivision Plat, and Master PUD Development Plan or amendment to Master PUD Development Plan in accordance with processes and procedures developed by the Zoning Administrator. No application for review shall be forwarded to the Planning Commission until it is deemed completed and responsive to all comments provided by the Development Review Committee.

8.3.8 Other Review & Decision-Making Authorities.

A. General.

1. In addition to those bodies previously identified in this Section 8.3, other bodies as listed below may have review on projects, Development, and property within the City.
2. Development Services Department;
3. Department of Public Works;
4. Wastewater Department;
5. Fire Department;
6. City Power and Water Systems;
7. Police Department;
8. Other departments and agencies as may be required under applicable law.

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SECTION 8.4 LIABILITY.

Neither any Board of Zoning Appeals, Planning Commission, Historic Zoning Commission, or Architectural Design Review Team member, the Zoning Administrator, nor other City employee charged with implementation or enforcement of this Ordinance, acting for the City in the discharge of his duties, shall not be liable personally, and is hereby relieved from all personal liability.

All such persons shall be held harmless by the City from and against any damage that may occur to persons or property as the result of any act required or permitted in the discharge of his duties.

Any suit brought against any of such persons shall be defended by legal representatives furnished by the City at the City's expense until the final termination of such proceedings.

SECTION 8.5 APPLICATIONS & DEVELOPMENT REVIEW PROCEDURES

8.5.1 Types of Applications & Development Reviews.

Development review as regulated by this Ordinance, may involve one or more of the following types of applications, requests, and Development reviews:

1. Interpretation of this Ordinance
2. Building Permit
3. Plot Plan or Zoning Permit Review
4. Site Development Plan Review
5. Floodplain Development Permit
6. Administrative Adjustment
7. Temporary Use Permit
8. Home Occupation Permit
9. Certificate of Occupancy
10. Historic District Designation
11. Certificate of Appropriateness
12. Demolition by Neglect
13. Certificate of Economic Hardship
14. Design Review
15. Conditional Use Permit
16. Variance

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17. Appeal of Administrative Decision
18. Zoning Ordinance Amendment
19. Rezoning
20. Comprehensive Plan or other Land Use Plan Amendment or Adoption
21. Planned Unit Development Master Development Plan
22. Heavy Manufacturing Permit
23. Sign Permit
24. Other Applications and Reviews

8.5.2 Interpretation of Ordinance.

A. Zoning Administrator Authorized.

When uncertainty exists, the Zoning Administrator shall be authorized to make all interpretations concerning the provisions of this Ordinance with the exception of the interpretations listed in Section 8.5.2.B.

B. Certain Exceptions.

1. All interpretations of matters relating to the City Building Code shall be made by the Building Official or designee.
2. The Zoning Administrator may refer interpretations of other provisions outside this document to the appropriate City and/or County officials.

C. Initiation / Request for Interpretation.

1. The Zoning Administrator may initiate an interpretation concerning the provisions of this Ordinance. The Planning Commission, City Council, Historic Zoning Commission, or Board of Zoning Appeals may also direct the Zoning Administrator to produce an interpretation concerning the provisions of this Ordinance..
2. In addition to requests pursuant to Section 8.5.2.C.1, a request for interpretation may be made by persons having legal authority to take action in accordance with a Zoning Permit. Such persons shall include without limitation owners or lessees of property, or their agents, and persons who have contracted to purchase property contingent upon their ability to acquire the necessary permits under this Ordinance, or the agents of such persons. The Zoning Administrator may require an a requesting person or agent to submit evidence of his or her authority to submit the request for interpretation.

D. Action by Zoning Administrator.

1. Upon receipt of a request pursuant to Section 8.5.2.C, the Zoning Administrator shall:
 - a. Review and evaluate the request in light of the text of this Ordinance, the Official Zoning Map, the Comprehensive Plan and any other relevant information;

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- b. Consult with and coordinate with other staff as necessary; and
 - c. Render an opinion.
2. The interpretation shall be provided in writing to the requesting party.

E. Official Record.

The Zoning Administrator shall maintain an official record of all interpretations. The record of interpretations shall be available for public inspection during normal business hours.

F. Appeal.

Final action on an interpretation of this Ordinance by the Zoning Administrator or designee pursuant to Section 8.5.2.C.2 may be appealed in accordance with Section 8.5.17, Appeal of Administrative Decision.

8.5.3 Summary of Review Authority.

The following **Table 8.5.3 (Review Authority)** summarizes review authority under this Ordinance.

Table 8.5.3 Review Authority							
Application or Permit	Zoning Administrator	Architectural Design Review Commission	Historic Zoning Commission	Board of Zoning Appeals	Planning Commission	City Council	Section
Interpretation of the Ordinance	D	--	--	A*	--	--	8.5.2
Zoning Permit	D	--	--	A*	--	--	8.5.5
Development Plan Review	D/R	--	--	A*	D*	--	8.5.6
Floodplain Development Permit	D	--	--	A*	--	--	8.5.7
Administrative Adjustment	D	--	--	A*	--	--	8.5.8
Temporary Use Permit	D	--	--	A*	--	--	8.5.9
Home Occupation Permit	D	--	--	A*	--	--	8.5.10
Sign Permit	D	--	--	A*	--	--	8.5.23
Certificate of Occupancy (Zoning Compliance)	D	--	--	A*	--	--	8.5.11
Historic District Designation	R	--	R*	A*	--	D	8.5.12

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Certificate of Appropriateness	R	--	D*	A*	--	--	8.5.13
Demolition by Neglect	D	--	A*	A*	--	--	8.5.14
Conditional Use Permit	R	--	R	D*	--	--	8.5.16
Appeal of Administrative Decision	--	--	--	D*	--	--	8.5.17
Variance	R	--	R	D*	--	--	8.5.16
Zoning Ordinance Amendment	R	--	R	--	R	D*	8.5.18
Rezoning	R	--	R	--	R	D*	8.5.19
Plan Amendment/Adoption	R	--	R	--	R	D*	8.5.20
Preliminary PUD Development Plan Approval	R	--	R	--	R*	D*	8.5.21
Final PUD Development Plan Approval	R	--	--	--	D*	--	8.5.21
Heavy Manufacturing Permit	R	--	--	--	--	D	8.5.22
Alternative Compliance with Design Standards	D/R	A/D	--	--	--	A	8.5.15
Alternative Performance	R	--	R	--	D	--	8.5.6
Subdivision	D/R	--	--	D	D	--	8.5.24

LEGEND

R – Review or Recommendation

D – Decision

A – Appeal

***** – Public Hearing

8.5.4 Common Review Procedures.

A. Applicability.

The review procedures described in this Section 8.5.4 apply as may be listed by the individual relevant Sections found in this Article.

B. Pre-Application Conference.

The Zoning Administrator may require applicants to schedule a pre-application conference with the Zoning Administrator, City Engineer, utility providers, and other appropriate staff to discuss the procedures, standards and regulations required by this Ordinance.

C. Application Requirements.

1. Applications required under this Ordinance shall be submitted on forms and in such numbers as required by the appropriate Zoning Administrator. All forms shall include, at a minimum, the following information:
 - a. Contact information for the individual or firm submitting the application.

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- b. Contact information for the individual or firm on whose behalf the application is being submitted.
 - c. If applicable, identification of the property affected by the application, such as a legal description, address, or PIN as may be appropriate; and
 - d. Any other information required by the Zoning Administrator, other appropriate department, or the provisions of this Ordinance.
- 2. All applications and associated fees shall be filed with the appropriate department.
 - 3. Filing fees shall be established from time to time to defray the actual cost of processing the application.
 - 4. All applications must be complete before the appropriate department is required to review the application.
 - 5. A determination of whether a Development application is complete shall be made by the Zoning Administrator no more than five days after submittal of the application.
 - 6. The Zoning Administrator shall determine whether an application contains all required information and shall only initiate the review and processing of applications determined to be complete..
 - 7. If the application is determined not to be complete, the Zoning Administrator shall notify the applicant. The notification shall list missing or incomplete items and provide a specific period of time for the applicant to resubmit the material for the next application deadline. After an application has been rejected, a new application and fee shall be required.
 - 8. A determination of completeness does not preclude any negative final action and does not include any implied determination that the application successfully meets any review criteria.
 - 9. If an incomplete application is erroneously deemed complete and later determined to be incomplete, Section 8.5.4.C.7 shall apply.
 - 10. The Zoning Administrator may require an applicant to present evidence of authority to submit the application.
 - 11. Schedules indicating submittal dates shall be developed each year and made available to the public. Applications sufficient for processing shall be submitted to the Zoning Administrator in accordance with the published calendar schedule.
 - 12. Applications for Development approvals may be filed and reviewed simultaneously, at the option of the applicant. Any application that also requires a Variance or Administrative Adjustment shall not be eligible for final approval unless and until such relief has been granted.
 - 13. Applications submitted simultaneously are subject to approval of all other related applications; denial or disapproval of any concurrently submitted application shall stop consideration of any related applications until the denied or disapproved application is resolved.

D. Notice & Public Hearing.

1. Notice shall be required for applications for Development approval as shown in **Table 8.5.4.D-1 (Summary of Notice Requirements)**.

Table 8.5.4.D-1 Summary of Notice			
Procedure	Published	Posted	Mailed
Historic District Designation			●
Appeal of Administrative Decision	●		
Certificate of Appropriateness	●		
Demolition by Neglect			
Conditional Use Permit	●		●
Variance	●		●
Ordinance Amendment	●		
Rezoning	●	●	●
Comprehensive Plan Amendment/Adoption	●		
Planned Unit Development	●	●	●
Heavy Use Permit		●	●
Design Review	●		

2. For published notice, in addition to other requirements that may be required for the specific procedure, the following shall be required:
 - a. a distinctive notice shall be placed by the Development Services Department in a newspaper of general circulation within the City at least ten days but not more than 30 days prior to the Planning Commission or Board of Zoning Appeals meeting, as applicable;
 - b. the notice shall include, at a minimum:
 - (1) The time, date, and location of the proposed meeting or hearing; and
 - (2) A summary description of the proposed action.

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3. For posted notice (sign), in addition to other requirements that may be required for a specific procedure, the following shall be required:
 - a. The sign shall specify the phone number for the City Development Services Department.
 - b. The sign shall be constructed of a rigid waterproof material, such as plastic board or metal. Letters shall be at least 2" tall.
 - c. The sign shall have a minimum dimension of 18" tall by 24" wide and legs of sufficient length to raise the top of the sign 36" above the adjacent grade.
4. For an application to be considered complete, at least ten days prior to the meeting, the applicant and/or the Development Services Department shall post any required signs. The signs shall remain in place and in readable condition until one of the following occurs:
 - a. The request has received final action by the Decision-Making Authority; or
 - b. The applicant withdraws the request.
5. If the signs are removed during the decision process, the signs shall be replaced by the Development Services Department.
6. Posted notices shall be installed by the City in conformance with the following:
 - a. At least one sign shall be placed as close as possible to the property line fronting on a public street at the point of clearest visibility.
 - b. In situations where site conditions prevent the placement of signs in conformance with the requirements in Sections 8.5.4.D.7.a above, shall be placed at the clearest point of visibility as determined by the Zoning Administrator.
7. For mailed notice, in addition to other requirements that may be required for the specific procedure, the following shall be required:
 - a. All letters shall be sent by the City using certified U.S. Mail.
 - b. The letter shall specify the street address and phone number for the City Development Services Department.
 - c. If the letter shall contain a notice of an upcoming meeting or hearing, the letter shall include the date, time, location of the meeting and the body before which the meeting or hearing shall take place.
 - d. The letter shall contain the proposed action and street address, or parcel identification, for the property in question.
 - e. All letters shall be mailed at least ten days prior to the scheduled meeting, hearing, or other action.

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- f. Letters shall be mailed to all owners of property that is Adjacent to the property in question.
8. Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements.
9. A public hearing shall be held for the following procedures before the City Council, Planning Commission, Board of Zoning Appeals, or Historic Zoning Commission, as indicated:

Table 8.5.4.D-10 Required Hearing				
Procedure				
Historic District Designation	●			●
Certificate of Appropriateness				●
Conditional Use Permit			●	
Variance			●	
Appeal of Administrative Decision			●	
Ordinance Amendment	●			
Rezoning	●	●		
Plan Amendment/Adoption	●	●		
Vested Rights Determination	●			
Planned Unit Development	●	●		
Heavy Manufacturing Permit	●			

8.5.5 Zoning Permit.

A. Required.

1. A Zoning Permit shall be required to commence the excavation for or the construction of any Structure, to commence the moving, Alteration, or repair of any Structure, to use any Structure or to change the use of any Structure. Such permit may be independent in form or combined with other department permit processes.
2. The Zoning Permit shall contain a statement that the plans, specifications and intended use of such Structure in all respects conform to the provisions of this Ordinance.

B. Application.

1. Applications for Zoning Permits may be made by persons having legal authority to take action in accordance with the permit, including without limitation the owners or lessees of property, or their agents, or persons who have contracted to purchase property contingent upon their ability to acquire the necessary permits under this Ordinance, or the agents of such persons (who may make application in the name of such owners, lessees or contract vendees).
2. The Zoning Administrator may require an applicant to submit evidence of his or her authority to submit the application for a Zoning Permit.
3. An application for a Building Permit shall be submitted in accordance with Section 8.5.4. All applications for Zoning Permits must be complete before the Zoning Administrator may consider the application.
4. Unless specifically exempted, Development Plan or Master PUD Development review and approval shall be required prior to the issuance of a Zoning Permit.
5. For any application where loading and/or five or more parking spaces are to be provided, the application shall be accompanied by a fully dimensioned site plan drawn to a scale of no less than 1"=200'. Such site plan shall show the location of all Structures on the Lot and the location and layout of the proposed parking and loading, including any required vehicular area landscaping.

C. Development of Forms.

The Zoning Administrator shall make every effort to develop application forms, instructional sheets, checklists, or other techniques or devices to assist applicants in understanding the Zoning Permit application requirements and the form and type of information that must be submitted. In classes of cases where a minimal amount of information is necessary to enable the Zoning Administrator to determine compliance with this Section, such applications for Zoning Permits to construct single – family or two – family Dwellings, or applications for Sign Permits, the Zoning Administrator shall develop standard forms that will expedite the submission of the necessary Plans and other required information.

D. Zoning Administrator Action.

1. Upon receipt of a complete application for Zoning Permit and any other required materials, the Zoning Administrator shall initiate the review according to the procedures established under Section 8.2.1.E..

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2. Upon hearing recommendations from all appropriate departments and review bodies, the Zoning Administrator shall proceed as follows:
 - a. In cases where no additional permits are required and all Ordinance requirements have been met, the Zoning Administrator shall issue a Zoning Permit.
 - b. In cases where an additional permit(s) is required, the Zoning Administrator shall notify the applicant of the additional permit(s).
3. In no case shall a Zoning Permit be issued until all other permits required by this Ordinance have been obtained. Additional permits may include any or all of the following:
 - a. Temporary Use Permit
 - b. Home Occupation Permit
 - c. Sign Permit
 - d. Certificate of Appropriateness
 - e. Conditional Use Permit
4. In cases where an amendment to the text of this Ordinance and/or a Rezoning may be required prior to the issuance of a Zoning Permit, the Zoning Administrator shall notify the applicant of the text amendment procedure in Section 8.5.18, and/or the Rezoning procedure in Section 8.5.19.
5. In cases where a Variance or Administrative Waiver may be required prior to the issuance of a Zoning Permit, the Zoning Administrator shall notify the applicant of the Variance procedure in Section 8.5.16 or the Administrative Adjustment procedure in Section 8.5.8.
6. Any Zoning Permit issued by the Zoning Administrator shall become null and void twelve months after the date of its issuance unless Actual Construction has begun and been continued in a diligent manner.
7. Final action on a Zoning Permit may be appealed in accordance with Section 8.5.17, Appeal of Administrative Decision.

8.5.6 Development Plan Review.

A. Applicability

1. Except as exempted under Section 8.5.6.B below, no Building Permit or Certificate of Occupancy may be issued unless and until a Development Plan has been approved therefor and unless the application for the same includes a Development Plan, which has been certified by the Zoning Administrator as being in compliance with Section 4.3. and this Section 8.5.6.
2. Except as exempted by this Ordinance, no Building shall be constructed, re-constructed, or modified, and no Lot or other land shall be Developed, Improved, subdivided, or re-subdivided, and none of the same shall be used, except in compliance with a Development Plan that has been prepared, submitted, reviewed and certified in accordance with this Article and all standards and requirements applicable thereto.

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3. All requirements imposed by a Development Plan shall run with the land and shall apply against any owner, subsequent owner, or occupant.

B. Exemptions.

The following Development, activities, or Uses shall be exempt from Development Plan review, although they may be subject to other review procedures where noted in other Sections of this Ordinance:

1. Ordinary Maintenance and Repair of a Structure (unless review is required under Certificate of Appropriateness).
2. The use or intended use of land for the purpose of agriculture, raising of crops, or forestry, to the degree established by state law.
3. Home Occupations.
4. Accessory Uses incidental to a one- or two-family Residential Use, provided that an Accessory Building or Accessory Structure is not exempt.
5. Any proposal for which an application for Master PUD Development Plan approval has been approved pursuant to Section 8.5.21.

C. Types of Development Plans.

There shall be three types of Development Plans, each applicable to certain types of Development and each having a different level of approval required. The criteria for establishing which type of Development Plan and the corresponding level of approval for each are indicated below:

1. Plot Plan, which is a Development Plan the approval of which is necessary for:
 - a. A one – or two – family detached Dwelling located on a single Lot or Building Site;
 - b. A one – or two-family attached Dwelling located on two abutting Lots or Building Sites;
 - c. A Manufactured Home located on an individual Lot or Building Site; or
 - d. A request for issuance of a Sign Permit; and

for which no Conditional Use Permit, Variance, or Rezoning is necessary;

1. Major Site Development Plan, which is a Development Plan that does not meet the criteria listed in Section 8.5.6.C.1 above, for which the Planning Commission is identified as the Decision Making Authority in Section 8.5.6.D below; and
2. Minor Site Development Plan, which is a Development Plan that does not meet the criteria listed in Section 8.5.6.C.1 above, for which the Zoning Administrator is identified as the Decision Making Authority in Section 8.5.6.D below

D. Decision-Making Authorities.

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1. The Zoning Administrator shall be the Decision-Making Authority for Plot Plans. However, the Zoning Administrator shall have the discretion to refer Plot Plans to the Planning Commission for approval.
2. Except as provided in Section 8.5.6.D.3, the Zoning Administrator shall be the Decision-Making Authority for Site Development Plans. However, the Zoning Administrator shall have the discretion to refer Site Development Plans to the Planning Commission for approval.
3. The Planning Commission shall be the Decision-Making Authority for Site Development Plans that include one or more Development Parcels, any Request for Alternative Performance, Food Truck Courts, Large Multi-Family Buildings, or Manufactured Home Parks, or an application referred by the Zoning Administrator.

E. Review by other Departments.

The Zoning Administrator shall ensure that all appropriate entities have reviewed the application and had opportunity to comment.

F. Development Plan Requirements - General.

The following requirements are applicable to all Development Plans and applications:

1. All Development Plans shall be submitted in accordance with Section 8.5.4 and all procedures and guidelines established under Section 8.2.1.E.
2. State or Federal regulations may require that additional information be supplied as a part of a submittal.
3. Each Development Plan required under this Article shall be prepared, signed, and submitted by or on behalf of the Owner of the applicable property or authorized agent. The Zoning Administrator may establish minimum evidence sufficient to demonstrate owner authorization.
4. Other information concerning the Lot, Building Site, Development Parcel, or other land or Adjacent Lot, Building Site, Development Parcel, or other land as may be deemed essential by the Zoning Administrator, City Engineer or other reviewers to determine whether the provisions of this Ordinance and other applicable regulation are met.
5. Any other information or items deemed necessary by the Planning Commission to determine the conformity of the Site Development Plan with the spirit and intent of this Ordinance, which information or items as specifically identified to the applicant in writing.

G. Development Plan Procedures - Submission of Application.

1. No later than six (6) months after a required pre-application meeting, , the applicant shall submit complete Development Plan application, including all supporting documentation, accompanied by the appropriate submission fee to the Zoning Administrator, adhering to any published deadlines, guidelines, and procedures.

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2. The application must adhere to the format established under Section 8.2.1.E.

H. Development Plan Procedures - Staff Review.

1. The Zoning Administrator shall review and determine whether the application is complete.
2. If the Zoning Administrator determines that the Development Plan application is complete, the Zoning Administrator shall initiate the review according to the procedures established under Section 8.2.1.E, and in the case of a Site Development Plan that is subject to review by the Planning Commission, forward such Development Plan application to the Development Review Committee;
3. If, upon resubmittal following review and comment by the Development Review Committee, the Zoning Administrator determines that the application is complete and responsive to all technical comments, the Zoning Administrator shall refer the request to the Planning Commission for review and action,.
4. If the Zoning Administrator determines that a Development Plan application remains incomplete, the Zoning Administrator shall notify the applicant of such determination with a written explanation regarding which items are incomplete.
5. Applications which remain incomplete following two resubmittal deadlines may be deemed unresponsive and regarded as withdrawn by the applicant.

I. Review Criteria.

1. The criteria to be applied by the Zoning Administrator in reviewing a Development Plan and application shall be whether such Plan and application comply with the applicable conditions, standards, and requirements of this Ordinance, all applicable previously approved Plans, such as earlier Development Plans, the Comprehensive Plan and any applicable special area plans.
2. With respect to a Development Plan the Planning Commission shall rely on all conditions, standards, and requirements of Articles 1-5 and Article 7 of this Ordinance and the Planning Commission shall review the Plan and application for compliance with all other conditions, standards, and requirements of this Ordinance, including without limitation those of Article 6 (Supplemental Standards) , and compliance with all applicable previously approved Plans, such as earlier Development Plans, the Comprehensive Plan and all other applicable Land Use Plans. The Planning Commission shall determine:
 - a. Whether the Development Plan conforms to all applicable requirements of the Zoning Ordinance, including any methods of Alternative Performance which are included in the request.
 - b. Whether the Development design and Development intensity are appropriate for and tailored to the unique characteristics of the site, such as significant wooded areas, specimen trees, wetlands, steep slopes, floodplains, and zoning of or existing Development on Adjacent property;
 - c. Whether the proposed access and circulation are adequate with respect to traffic patterns, traffic control measures, and street pavement areas, with provisions for maintaining traffic flows and reducing any negative effects of traffic on nearby properties;
 - d. Compliance with site construction requirements;

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- e. Adequacy of stormwater facilities, water supply, sanitary sewer service, fire protection, street signs, and street lighting as evidenced by conformance with City standards, specifications and guidelines; and
- f. Compliance with requirements for Easements or dedications.

J. Alternative Performance.

1. Alternative Performance review allows innovative, high-quality development that would not otherwise conform to certain Lot & Building Site Standards of Article 4, Development Standards of Article 5, and Sign Standards of Article 7 but utilizes other methods of accomplishing the public purpose of those standards. All methods of Alternative Performance must contribute to the character of the applicable district, and implement Connect Columbia.
2. Alternative Performance provides equivalent methods of conforming to the purpose of Articles 4, 5 and 7; it is not a means of alleviating hardship, amending the Zoning Ordinance, or avoiding compliance with the Zoning Ordinance.
 - a. Alternative Performance is not a Variance. See section 8.5.16.L regarding the process for Variances which provide for the use of property where exceptional circumstances such as unusual narrowness, shallowness, or shape of a parcel renders strict conformity with the Ordinance impossible.
 - b. Alternative Performance does not establish a new standard, alter the Official Zoning Map, or revise the text of the Zoning Ordinance. Approved methods of Alternative Performance are limited to particular Site Development Plan approvals. All subsequent use the subject property shall conform to all standards of the Zoning Ordinance. See section 8.5.21 regarding the process for establishing a Planned Unit Development.
 - c. Under no circumstances shall Alternative Performance be used to avoid conformity with the Zoning Ordinance.
 - d. Under no circumstances shall Alternative Performance be used to avoid compliance with other applicable regulations including the Subdivision Regulations, the Engineering Standards & Specifications, the Access Management Ordinance, the International Fire Code, or the International Building Code.
3. Authority and Applicability
 - a. The Planning Commission is the Decision-Making Authority for all requests for Alternative Development Compliance.
 - b. Requests for Alternative Compliance approval shall be included as part of a Site Development Plan.
 - c. When Alternative Compliance is proposed as part of a Site Development Plan for which the Zoning Administrator is the Decision-Making Authority, the Zoning Administrator shall refer to the Site Development Plan review to the Planning Commission.
 - d. Requests for Alternative Performance approval which propose alternatives to dimensional and quantitative criteria may not exceed a deviation of thirty-five percent (35%) from the prescribed standard.
4. Review Process

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a. Zoning Administrator Action

- (1) The Zoning Administrator shall establish procedures and guidelines for requesting Alternative Performance as provided by section 8.1.1.E.
- (2) The Zoning Administrator shall evaluate the request and prepare an analysis as part of the Site Development Plan review. The Zoning Administrator shall provide the Planning Commission an evaluation of the proposal and shall, at the request of the Planning Commission, make a recommendation for approval or denial.

b. Planning Commission Action

- (1) The Planning Commission shall evaluate the request for Alternative Performance based on the criteria listed at 8.5.6.O.4.b(2) below, and render a decision to approve, approve subject to conditions, or deny.
- (2) The Planning Commission shall determine that:
 - (a) The proposed Alternative Performance Standard advances the purposes of zoning listed at section 1.5 of the Ordinance;
 - (b) The proposed Alternative Performance standard implements Connect Columbia and the description of the applicable character district in Article 3 and 4;
 - (c) The proposed alternative will provide a high-quality built environment which meets or exceeds the public benefits of the prescribed standards;
 - (d) The proposed alternative will result in specific enhanced site design features including, but not limited to: increased landscape treatment, tree preservation, public art, public or shared parking, public amenities, innovative Civic Space design, or other enhanced site features which would be impractical through conformity to the prescribed standards;
 - (e) The proposal does not produce a site plan or street circulation system that would be impractical or detract from the appearance of the development plan or the surrounding area;
 - (f) The proposal does not adversely affect adjoining properties; and
 - (g) The Site Development Plan otherwise conforms to the Ordinance and other applicable regulations adopted by the City of Columbia.

If the Planning Commission declines to approve a proposed method of Alternative Performance, the Site Development Plan must conform to strict application of the prescribed standards of the Zoning Ordinance.

K. Development Plan Procedures -Decision-Making Authority's Action.

1. The Site Development Plan shall be approved or disapproved by the Decision-Making Authority in accordance with the review criteria of Section 8.5.6.I, 8.5.6.J and Sections 8.5.6.K.2-.5 below:

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2. A Development Plan and application shall be approved by the Decision-Making Authority, upon a finding that the Site Development Plan and application are in compliance with the review criteria set forth in Section 8.5.6.I.
3. If a Development Plan and Application are approved, the Development Plan as approved shall become part of the record of approval, and subsequent actions relating to the authorized Development must be consistent with approved plan.
4. A Development Plan and application shall be disapproved if the Decision-Making Authority determines that the Plan and application do not comply with any one or more of the review criteria set forth in Section 8.5.6.I.

L. Comment Compilation.

Pursuant to Section 8.5.6.E, the Zoning Administrator shall compile all staff comments on behalf of the applicable Decision-Making Authority for a Site Development Plan in light of the applicable requirements of this Ordinance. A copy of these comments shall be provided to the Applicant.

M. Concurrent Applications.

Development Plan applications for projects that also require Design Review, a Variance, a Conditional Use Permit, a Certificate of Appropriateness, a Floodplain Development Permit, or Rezoning may proceed concurrently with such additional application. However, final approval of the Development Plan may not be granted prior to receiving the additional required permit or approval.

N. Time Limits on Approvals.

Any Development Plan approved under the provisions of this Ordinance shall become null and void one year after the date of its approval unless a Building Permit for the entire project or applicable phase thereof has been obtained, in which case the provisions of Section 8.5.5, shall apply.

O. Inspection of Required Improvements.

Inspections during the installation of site Improvements shall be made by the entity responsible for such Improvements that is required to certify compliance with approved Development Plans. Without limitation to the foregoing, no Improvements shall be accepted for maintenance by the City unless and until the requirements regarding public improvements have been met.

P. Fees

The applicant shall pay to the City the fees established in Fee Schedule Document available from the Development Services Department in order to cover a portion of the costs associated with the administration of this Ordinance.

Q. Appeal.

1. Final action by the Zoning Administrator on a Plot Plan may be appealed in accordance with Section 8.5.17.

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2. Final action by the Zoning Administrator on a Minor Site Development Plan may be referred to the Planning Commission.
3. Final action by the Planning Commission on a Development Plan may be appealed may appeal by certiorari to a court of competent jurisdiction.

R. Construction & Use Pursuant to Approved Application, Plans, & Permits

Permits, including without limitation, Conditional Use Permits, issued on the basis of approved Development Plans and applications, authorize only the Use, arrangement, and construction set forth in such approved Plans and applications, and none other. Use, arrangement, or construction that does not comply with such approved Plans and applications shall constitute a violation of this Ordinance, enjoined or punishable as provided by Section 8.6.

8.5.7 Floodplain Development Permit.

A. Applicability.

1. Within any Floodplain District:
2. No person shall erect, construct, enlarge, Alter, repair, Improve, move, or demolish any Building or Structure without first obtaining a separate Floodplain Development Permit for each such Building or Structure;
3. No man – made change to improved or unimproved real estate, including but not limited to Buildings or other Structures, mining, dredging, filling, grading, paving, excavation or drilling operations, shall be commenced until a separate Floodplain Development Permit has been obtained for each such change; and
4. No Manufactured Home shall be placed on improved or unimproved real estate without first obtaining a separate permit for each Manufactured Home.

B. Application Requirements.

1. All applications for Floodplain Development Permits shall be submitted in accordance with Section 8.5.4.C.
2. Any application for a Floodplain Development Permit shall be made prior to any Development activities, and may include, but not be limited to, plans in triplicate drawn to scale and showing:
 - a. The nature, location, dimensions, and elevations of the area in question;
 - b. Existing or proposed Structures, earthen fill, storage of materials or equipment, drainage facilities, and the location of the foregoing. Specifically, the following information is required:
 - c. Elevation in relation to mean sea level of the proposed lowest floor (including Basement) of all Structures;
 - d. Elevation in relation to mean sea level to which any Non-Residential Building will be floodproofed;
 - e. Certificate from a registered professional engineer or architect that a Non-Residential floodproofed Building will meet the floodproofing criteria set forth in this Ordinance; and

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- f. Description of the extent to which any watercourse will be changed or relocated as a result of proposed Development.

C. Action by Zoning Administrator.

1. In the review of the requirements of this Section, the Zoning Administrator shall:
 - a. Review all Development permits to assure that the permit requirements of this Ordinance have been satisfied and that proposed Building sites will be reasonably safe from flooding;
 - b. Advise applicant that additional federal or state permits may be required, and if specific federal or state requirement are known, require that copies of such permits be provided and maintained on file with the Floodplain Development Permit;
 - c. Notify adjacent communities and the Tennessee Department of Economic and Community Development, Local Planning Office prior to any change or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency;
 - d. Assure that maintenance is provided within the changed or relocated portion of said watercourse so that the flood – carrying capacity is not diminished;
 - e. Verify and record the actual elevation (in relation to mean sea level) of the lowest floor (including basement) of all new or substantially improved Buildings, in accordance with Section 6.12.4.D;
 - f. Verify and record the actual elevation (in relation to mean sea level) to which the new or substantially improved Buildings have been floodproofed, in accordance with Section 6.12.4.D;
 - g. When floodproofing is utilized for a particular Building, the Zoning Administrator shall obtain certification from a registered professional engineer or architect, in accordance with Section 6.12.4.D;
 - h. Where interpretation is needed as to the exact location of boundaries of the Areas of Special Flood Hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Zoning Administrator shall make the necessary interpretation. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Ordinance; and
 - i. When Base Flood Elevation or floodway data have not been provided in accordance with Section 6.12.3., then the Zoning Administrator shall obtain, review, and utilize any Base Flood Elevation and floodway data available from a federal, state, or other source, in order to administer the provisions of this Section.
2. Before a Floodplain Development Permit is issued, the Zoning Administrator shall confirm that all necessary permits have been obtained from those governmental agencies from which approval is required by federal or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972.
3. Upon placement of the lowest floor, or floodproofing by whatever construction means, or upon placement of the lowest horizontal structural members of the lowest floor, whichever is applicable, it shall be the duty of the permit holder to submit to the Zoning Administrator a certification of the lowest floor, floodproofed elevation, or the elevation, whichever is applicable, as built, in relation to mean sea level. Said certification shall be prepared by or under the direct supervision of a registered land surveyor or professional engineer

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and certified by same. When floodproofing is utilized for a particular Building, said certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. Any work undertaken prior to submission of the certification shall be at the permit holder's risk. The Zoning Administrator shall review the floor elevation survey data submitted. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further progressive work being permitted to proceed. Failure to submit the survey or failure to make said corrections required hereby shall be cause to issue a stop work order for the project.

D. Final Action.

The Zoning Administrator shall issue the Floodplain Development Permit upon notice that the applicant has successfully satisfied all of the requirements listed above.

E. Appeal.

Final action on a Floodplain Development Permit may be appealed in accordance with Section 8.5.17, Appeal of Administrative Decision.

F. Maintenance of Records.

All records pertaining to Floodplain Development Permits shall be maintained in the office of the Zoning Administrator and shall be open for public inspection.

8.5.8 Administrative Adjustment / Approval

A. Applicability.

The Zoning Administrator shall be authorized to approve minor specified Administrative Adjustments to the requirements of this Ordinance as specified below where, owing to special conditions, strict enforcement of the provisions of this Ordinance would be physically impractical.

B. Application Requirements.

An application for an Administrative Adjustment shall be submitted in accordance with Section 8.5.4.C.

C. Action by Zoning Administrator

1. The Zoning Administrator shall have the following administrative authority:
 - a. To make a determination that a Use, which is not specifically listed as Not Permitted ("NP"), Permitted by Right ("P"), Permitted Subject to Limited Conditions ("PC"), or as a Conditional Use (CU) in **Table 4.3.9.A-1 (Building, Lot, & Building Site Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot, & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot, & Building Site Temporary Uses)**, as applicable, for the applicable District, is substantially similar to a Use that is specifically listed in such applicable Table as Permitted by Right ("P"), Permitted Subject to Limited Conditions ("PC"), or as a Conditional Use (CU) for the applicable District, applying the following criteria:
 - (1) The actual or projected characteristics of the activity in relationship to the stated characteristics of each group of Uses.

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- (2) The relative number of vehicle trips generated.
 - (3) The likely impact on surrounding properties. and
 - (4) Whether the activity is likely to be found independent of the other activities on the site.
- b. To permit Outdoor Display subject to the standards in Section 4.3.9.D.6;
- c. To adjust dimensional requirements in accordance with Section 8.5.8.D
2. Any request for a deviation from the provisions of this Ordinance not listed above shall be deemed to be a request for Variance, which shall be subject to review by the Board of Zoning Appeals as provided in Section 8.5.16.D.

D. Administrative Adjustment Criteria.

To approve an Administrative Adjustment of a dimensional requirement up to 20% of such requirement, subject to the Zoning Administrator's affirmative finding that all of the following criteria are met:

1. All additional procedures and standards are met;
2. That granting the Administrative Adjustment will not have an adverse impact on land use compatibility;
3. That granting the Administrative Adjustment will not materially and adversely affect Adjacent land uses or the physical character of uses in the immediate vicinity of the proposed Development; and
4. That granting the Administrative Adjustment will be consistent with the Comprehensive Plan and the purposes and intent of this Ordinance.

E. Appeals.

Final action on an Administrative Adjustment by the Zoning Administrator may be appealed in accordance with Section 8.5.17.

8.5.9 Temporary Use Permit

A. Applicability.

1. Temporary Uses occurring on property outside of the public right-of-way shall be allowed only upon the issuance of a Temporary Use Permit, except as set forth in Section 4.3.9.
2. The provisions of this section shall not apply to Temporary Uses occurring within the public right-of-way, except as provided for in section 4.3.9.E.6.x.

B. Application Requirements.

A Temporary Use Permit application shall be submitted in accordance with Section 8.5.4.C.

C. Action by Zoning Administrator.

1. After receiving the application, the Zoning Administrator shall have up to 30 days to review the application.

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2. Upon hearing recommendations from all appropriate departments, the Zoning Administrator shall approve the issuance of a Temporary Use Permit subject the use standards established in Section 4.3.9 and the following:
 - a. No lighting or electrical service shall be provided without an electrical permit;
 - b. No Temporary Use Structure shall be erected without a Building Permit;
 - c. No Temporary Use Structure shall block fire lanes or pedestrian or vehicular access;
 - d. The site of the Temporary Use shall be cleared of all debris at the end of the Temporary Use. All temporary Structures shall be cleared from the site within five days after the use is terminated;
 - e. Written permission of the property owner for the Temporary Use shall be provided;
 - f. Adequate Parking shall be provided;
 - g. Required Parking for other uses shall remain available;
 - h. Adequate traffic control measures shall be provided;
 - i. Adequate provisions for refuse disposal and sanitary facilities shall be provided; and
 - j. When appropriate, adequate provisions for crowd control shall be provided.
3. Temporary Use Permits shall be valid for the time period established in Section 4.3.9.G. Where no time period is established in Section 4.3.9.G, the use shall automatically be permitted for thirty (30) days. The Zoning Administrator may extend this time period by up to sixty (60) days at his/her discretion provided the request is made at the time of original application.
4. Temporary Use Permits may be renewed one time by the Zoning Administrator unless other renewal standards are specified in Section 4.3.9.G or in other provisions of this Section.

D. Temporary Use Permit for Mobile Vending

1. All permits for Mobile Vending shall expire one year from the date of issuance, and shall be renewable.
2. The fee for a Mobile Vending permit shall be established as provided under Section 8.5.4.C.; applicants found to be operating without a permit within the previous twelve (12) months shall be charged 200% of the regular fee.
3. Prior to issuing a permit for Mobile Vending, the Zoning Administrator shall confirm that the City of Columbia Fire Marshal has inspected the mobile vending apparatus and issued a fire permit certifying compliance with the International Fire Code, or that the Fire Marshal has accepted an equivalent fire permit.

E. Revocation of Temporary Use Permit.

Temporary Use Permit shall be revoked if the Zoning Administrator finds that the terms of the permit have been violated or that there is a hazard to the public health, safety and welfare.

F. Appeal

Final action on a Temporary Use Permit may be appealed in accordance with Section 8.5.17.

8.5.10 Home Occupation Permit

A. Applicability

Any Home Occupation shall require a permit, as set forth below.

B. Application Requirements.

A Home Occupation application shall be submitted in accordance with Section 8.5.4.C.

C. Action by Zoning Administrator.

1. Upon review of the application, the Zoning Administrator shall approve the Home Occupation Permit, provided the Home Occupation meets all requirements of this Ordinance.
2. The Zoning Administrator shall maintain a record of all Home Occupation Permits that have been issued by the City.

D. Time Limit.

A Home Occupation Permit shall be valid for a period not to exceed two (2) years.

E. Revocation.

A Home Occupation Permit shall be revoked if the Zoning Administrator finds the Home Occupation to be in violation of the requirements of this Ordinance.

F. Appeal.

Final action on a Home Occupation Permit may be appealed in accordance with Section 8.5.17.

8.5.11 Certificate of Occupancy

A. Certificate of Occupancy Required.

No land, Building, Structure, or part thereof hereafter erected, Altered, or changed in its use shall be used or occupied until the Zoning Administrator shall have approved and the Building Official shall have issued a Certificate of Occupancy stating that such land, Building, Structure, or part thereof, and the proposed use thereof are found to be in conformity with the provisions of this Ordinance.

B. Applicability.

A Certificate of Occupancy shall be required for any of the following:

1. Occupancy or use of a Building or Structure hereafter erected or enlarged;
2. Change in occupancy or use of an existing Building; or

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3. Any change in a Nonconforming Use or Nonconforming Structure.

C. Application Requirements.

A Certificate of Occupancy application shall be submitted in accordance with Section 8.5.4.C.

D. Action by Zoning Administrator.

The Zoning Administrator shall review an application for a Certificate of Occupancy for conformance with the approved Development Plan and the requirements of this Ordinance. The Zoning Administrator shall provide comments and recommendations to the Building Official.

E. Action by the Building Official.

Upon review of the application and approval by the Zoning Administrator, the Building Official shall issue the Certificate of Occupancy, provided the project meets all requirements of this Ordinance and other applicable requirements.

F. Permits not to be Issued.

No final Certificate of Occupancy shall be issued for any Building, Structure, or part thereof, or for the use of land, which is not in accordance with the provisions of this Ordinance, or where the Development or Improvements have not been completed in accordance with the approved Development Plan.

G. Temporary Certificate of Occupancy.

1. In the case of hardship not related to the applicable Building, Structure, or premises, at the discretion of the Building Official, he or she may issue a temporary Certificate of Occupancy provided that such portion of the Building, Structure, or premises for which the temporary certificate is issued is in conformity with the provisions of this Ordinance. A temporary Certificate of Occupancy shall not be effective for a time period in excess of three (3) months.
2. In order for a temporary Certificate of Occupancy to be issued, all required Improvements must be substantially complete. The temporary certificate may include safeguards and conditions as will protect the safety of the occupants and the public.
3. An Applicant for a temporary Certificate of Occupancy shall post a bond or other surety acceptable to the City in an amount equal to \$10,000 or the 125% of the cost of completing all required improvements, whichever is greater.

H. Appeal.

Final action on a Certificate of Occupancy may be appealed in accordance with Section 8.5.17.

8.5.12 Historic District Designation

A. Creation.

There is hereby created pursuant to TSA sections 13-7-401 et seq. the Historic District designation, as defined in Article 9 (Definitions) and established as such pursuant to this Section 8.5.12. The boundaries of each specific Historic District

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so established shall be shown on the official Zoning Map or special overlays thereto and noted by name on said maps, and shall be so designated and made subject to the Historic Overlay District as described in Section 3.7.3.B.2, in which no Structure shall be constructed, Altered, repaired, relocated, or demolished unless the action complies with the requirements of this Ordinance.

B. Interim Control.

No Building Permit shall be issued for Alteration, construction, demolition, or removal of a nominated Structure within a nominated Historic District from the date of the meeting of the Historic Zoning Commission at which a completed nomination form is first presented until the final decision by the City Council, unless such Alteration, removal, or demolition is authorized by formal resolution of the City Council as necessary for public health, welfare or safety. In no event shall this restriction be in place for more than 180 days. After 180 days, a Building Permit may be issued provided all applicable requirements have been met. This may include the requirement for a Certificate of Appropriateness if the nominated District or Structure has been approved by the City Council.

C. Applicability.

1. The City Council may designate an area as a Historic District.
2. The owner or owners may request that an area as a Historic District, a property be designated as a Historic District.
3. Any designation of a Historic District must be pursuant to this Section 8.5.12, shall require a Zoning Map amendment pursuant to Section 8.5.19, and shall subject the applicable area, property or Structure to all applicable requirements of this Section 8.5.12, Section 8.5.13, and Section 8.5.14.

D. Initiation of Request.

1. Requests for designating a Historic District, may be made in any one of the following methods:
 - a. By petition to the City Council by owner(s) of the proposed Historic District;
 - b. By initiative of the City Council; or
 - c. By initiative of the Historic Zoning Commission subject to the requirements of Section 8.5.12.E.
2. An application for a Historic District designation shall be submitted to the Historic Zoning Commission in accordance with Section 8.5.4.C. Requests for designation shall include the specific elements of the area, property, or Structure for which the designation is proposed.

E. Historic Preservation Plan.

The Historic Zoning Commission shall undertake an ongoing survey within the corporate limits of the City to identify neighborhoods, areas, sites, property, Structures and objects that have historic, community, architectural, or aesthetic importance, interest, or value. Before the Historic Zoning Commission shall on its own initiative nominate any Historic District, it shall develop a plan for completion of a survey of the entire City.

F. Historic Zoning Commission Review & Recommendation.

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1. The Historic Zoning Commission shall, within sixty (60) days from receipt of a completed nomination in proper form, adopt by resolution a recommendation that the nominated Historic District does or does not meet the criteria for nomination set out in Section 8.5.12.F.2. The resolution, accompanied by a written report, shall be forwarded to the Planning Commission for review as specified in Section 8.5.12.G and to the City Council as specified in Section 8.5.12.H for final action. The report shall contain the following information:
 - a. Explanation of the significance or lack of significance of the nominated Historic District as it relates to the criteria for designation.
 - b. Explanation of the integrity or lack of integrity of the nominated Historic District.
 - c. Proposed Design Guidelines required by Section 8.5.12.F.3, for applying the criteria for review of Certificates of Appropriateness to the nominated Historic District.
 - d. The relationship of the nominated Historic District to the ongoing effort of the Historic Zoning Commission to identify and nominate all potential areas, properties, and Structures that meet the criteria for designation.
 - e. Recommendations as to appropriate Permitted Uses, Uses Permitted Subject to Limited Development Standards, Conditional Uses, height and area regulations, minimum Dwelling size, Floor Area, Sign regulations, and parking regulations necessary or appropriate to the preservation of the nominated Historic District.
 - f. A map showing the location of the nominated Historic District.
 - g. In the case of a nominated area or property found to meet the criteria for designation as a Historic District
 - (1) The significant exterior architectural features of the nominated Historic District that should be protected;
 - (2) The types of construction, Alteration, demolition, and removal, other than those requiring a Building Permit or Demolition Permit, which are subject to review for appropriateness pursuant to the provisions of Section 8.5.13.
2. In order for an area or property to be considered for nomination as a Historic District such must be found to meet one or more of the following criteria:
 - a. That it is associated with an event that has made a significant contribution to local, state or national history;
 - b. That it includes is associated with the lives of persons significant in local, state or national history;
 - c. That it is a Structure, or contains Structures or groups of Structures, which embody the distinctive characteristics of a type, period or method of construction, or that represent the work of a master, or that pose high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction;

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- d. That it has yielded or may be likely to yield archaeological information important in history or prehistory; or
 - e. That it is listed in the National Register of Historic Places.
- 3. Prior to the establishment or designation of a Historic District, the Historic Zoning Commission shall adopt for each such area or property a set of Design Guidelines, which it will apply in ruling upon the granting or denial of a Certificate of Appropriateness, as provided for in this Article. Such guidelines shall be consistent with this Ordinance and with the requirements for such, as established and provided for by TCA Section 13 – 7 – 406. The Historic Zoning Commission shall, to the maximum feasible extent, secure the involvement and participation of owners of property proposed for designation within any Historic District in developing such guidelines. These guidelines shall accompany the request for Historic District designation and shall be considered together with such request. These Design Guidelines shall, at a minimum, consider the following criteria:
 - a. The height of any proposed Alteration or construction should be compatible with the style and character of or within the Historic District and with surrounding Structures in the Historic District.
 - b. The proportions and relationships between doors and windows should be compatible with the architectural style and character of or within the Historic District and with surrounding Structures in the Historic District.
 - c. The relationship of a Structure within a Historic District to the open space between it and adjoining Structures should be compatible.
 - d. The design of the roof should be compatible with the architectural style and character of or within the Historic District and with surrounding Structures in a Historic District.
- 4. Landscaping should be compatible with the architectural character and appearance of or within the Historic District and with surrounding Structures in a Historic District.
- 5. The scale of the Structure after Alteration, construction, or partial demolition should be compatible with its architectural style and character and with surrounding Structures in a Historic District.
- 6. Facades in a Historic District and surrounding Structures in a Historic District should blend with other Structures with regard to directional expression. Structures in a Historic District should be compatible with the dominant horizontal or vertical expression of surrounding Structures. The directional expression of a Historic District and surrounding Structures in a Historic District after Alteration, construction, or partial demolition should be compatible with its original architectural style and character.
- 7. Architectural details, including materials, colors, and textures, should be treated so as to make a Historic District and Structures within a Historic District compatible with the original architectural style and character thereof and to preserve and enhance the architectural style or character of and within a Historic District and Structures within a Historic District.

G. Planning Commission Review & Recommendation.

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Upon receipt of a report prepared by the Historic Zoning Commission in accordance with Section 8.5.12.F, the Planning Commission shall conduct a review as provided herein. The Planning Commission shall review such report relative to the following:

1. The adopted Major Thoroughfare Plan.
2. Any re-Development or restoration plans.
3. Utility plans (including need for Easements).
4. Impact on or possible modification required in base District zoning.
5. All other matters normally considered in recommending a Rezoning, excepting those aspects of the report that pertain specifically and solely to the Historic District and as otherwise specified in Section 8.5.12.F.

H. City Council Review & Decision.

1. The City Council shall schedule a public hearing on the nomination within thirty (30) days following receipt of a report and recommendation from the Planning Commission that a nominated Historic District does or does not meet the criteria for designation.
2. Notice of the Zoning Map Amendment shall be published in accordance with Section 8.5.4.D.2. This notice shall also include the street address and legal description of the boundaries of a nominated Historic District.
3. Notice of the Zoning Map Amendment shall be mailed to the owner(s) of record and to the nominators, as well as to owners of property Adjacent to the nominated Historic District at least 15 days prior to the date of the hearing in accordance with Section 8.5.4.D.8. This notice shall also include the street address and legal description of the boundaries of a nominated Historic District.
4. Oral or written testimony concerning the significance of the nominated Historic District shall be taken at the public hearing from any person concerning the nomination. The Historic Zoning Commission may present expert testimony or present its own evidence regarding the compliance of the nominated Historic District with the criteria for consideration of a nomination set forth in this Section.
5. The owner of any real property located within or consisting of any nominated Historic District shall be allowed reasonable opportunity to present evidence in support of his position and shall be afforded the right of representation by counsel and reasonable opportunity to cross – examine expert witnesses. The hearing shall be closed upon completion of testimony.

I. Landowner Approval.

A petition signed by at least 51% of the owners of property within a Historic District, indicating approval of the designation of a Historic District shall be required prior to final designation of the Historic District. Such petition shall be filed with the Zoning Administrator.

J. Action by City Council.

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1. The City Council shall, within thirty (30) days after holding the Public Hearing specified in Section 8.5.12.H. and after consideration of the report prepared by the Historic Zoning Commission and the review by the Planning Commission concerning the proposed Historic District either reject the proposed nomination or designate the Historic District by ordinance. The City Council may extend this decision period if it determines that additional meetings or hearings are required. Each extension shall be for no more than thirty (30) days. No more than three extensions shall be permitted. If, at the end of three (3) extensions no final decision has been rendered by the City Council, the application shall be considered rejected.
2. In the event that the City Council approves the proposed Historic District ordinance, the City Council shall amend this Zoning Ordinance to reflect the same in the manner specified in Sections 8.5.18. Upon designation, a Historic District shall be classified as "Historic Overlay District" shall be classified as such and the designating ordinance shall prescribe significant exterior architectural features, the types of construction, Alteration, demolition, and removal, other than those requiring a Building Permit or Demolition Permit that should be reviewed for appropriateness; the Design Guidelines for applying the criteria for review of appropriateness; Permitted Uses, Permitted Uses Subject to Limited Development Standards, Conditional Uses; height and area regulations; minimum Dwelling size; Floor Area; Sign regulations; and Parking regulations.
3. Upon decision to amend this Zoning Ordinance, the Official Zoning Map of the City shall be amended to show the location of the Historic District. The applicant shall not be required to go through the Rezoning process in Section 8.5.19.

K. Amendment or Removal of Designation.

Designation of a Historic District may be amended or rescinded upon petition to the Historic Zoning Commission and compliance with the same procedure and according to the same criteria set forth herein for designation.

L. Mapping of Historic Landmarks & Historic Structures.

The locations or boundaries of Historic Landmarks and Historic Structures, each as defined in Article 9 (Definitions) shall be indicated for reference only on the official Zoning Map or special overlays thereto and noted by name on said maps. The applicant shall not be required to go through the Rezoning process in Section 8.5.19.

8.5.13 Certificate of Appropriateness

A. Applicability.

A Certificate of Appropriateness shall be required before the any of the following actions may be taken, which affect the exterior architectural appearance of any Structure or other property within a Historic District:

1. Any construction, Alteration, or removal requiring a Building Permit.
2. Any demolition in whole or in part requiring a Demolition Permit.
3. Any construction, Alteration, demolition, or removal affecting a significant exterior architectural feature as specified in the ordinance designating the Historic District.

B. Application for Certificate Appropriateness.

A Certificate of Appropriateness application shall be submitted in accordance with Section 8.5.4. In addition:

1. Every application for a Demolition Permit or a Building Permit, including the accompanying plans and specifications, affecting the exterior architectural appearance of a designated Historic District or property within a designated Historic District shall be forwarded by the Planning Department within seven days following its receipt of the application for action pursuant to the City Historic Guidelines.
2. The Planning Department shall not issue the Building Permit or Demolition Permit until a Certificate of Appropriateness has been issued by the Historic Zoning Commission. Any applicant may request a meeting with the Historic Zoning Commission before the application is sent by the Planning Department to the Historic Zoning Commission or during the review of the application. Application for review of construction, Alteration, demolition, or removal not requiring a Building Permit for which a Certificate of Appropriateness is required shall be made on a form available at the office of the Historic Zoning Commission.

C. Review by Historic Zoning Commission.

1. Upon receipt of an application for a Certificate of Appropriateness, which in the judgment of the Historic Zoning Commission is sufficiently complete to enable it to make a decision on the request, the Historic Zoning Commission shall set a meeting for initial presentation of the application.
2. The Historic Zoning Commission shall within thirty (30) days following the initial meeting at which the application is presented approve, conditionally approve or deny the request.
3. In its review of any application submitted hereunder, the Historic Zoning Commission shall apply all applicable review standards established in accordance with Section 8.5.13.D.
4. The owner(s) of a Historic Structure, or any individual or group of property owners from the Historic District where the specific property that is the subject of the requested Certificate of Appropriateness is located may appear before the Historic Zoning Commission for purposes of offering evidence or testimony concerning the request and its applicability to the Design Guidelines established for the Historic District. In making its decision as to the granting of a Certificate of Appropriateness, the Historic Zoning Commission shall consider:
 - a. The review guidelines established for the Historic District.
 - b. The testimony and evidence offered by property owner(s) of the owners of property within the Historic District where the specific property that is the subject of the requested Certificate of Appropriateness is located.
5. The Historic Zoning Commission may establish a subcommittee of its members to review a routine application for a Certificate of Appropriateness when delay to the next regular meeting would create an unnecessary inconvenience to the applicant. A Certificate of Appropriateness may be issued prior to the next regular meeting upon the signatures of four (4) of the members of the subcommittee.

D. Standards for Review.

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In considering an application for a Certificate of Appropriateness, the Historic Zoning Commission shall be guided by the following criteria:

1. Every reasonable effort shall be made to provide a compatible Use for a property that requires a minimal Alteration to the Historic District or property therein and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of Historic District or property therein and its environment shall not be destroyed. The removal or Alteration of any historic material or distinctive architectural feature shall be avoided.
3. All Historic Districts and properties therein shall be recognized as products of their own time. Alterations that have no historical basis and that seek to create an earlier appearance shall be discouraged.
4. Changes that may have taken place in the course of time are evidence of the history and development of a Historic District, the properties therein and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship that characterize a Historic District and the properties therein shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other Structures.
7. The surface cleaning of Structures shall be undertaken with the most gentle means possible. Sandblasting and other cleaning methods that will damage the historic materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or Adjacent to, any project.
9. Contemporary design for Alterations and additions to existing properties shall not be discouraged when such Alterations and additions do not destroy significant historical, architectural, or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

E. Final Action by Historic Zoning Commission.

The Historic Zoning Commission shall either:

1. Approve the application for Certificate of Appropriateness; or
2. Approve the application for Certificate of Appropriateness with conditions; or
3. Deny the application for Certificate of Appropriateness.

F. Denial of Certificate of Appropriateness.

A denial of a Certificate of Appropriateness shall be accompanied by a statement of the reasons for the denial. The Historic Zoning Commission shall make recommendations to the applicant concerning changes, if any, in the proposed action that would cause the Historic Zoning Commission to reconsider its denial and shall confer with the applicant and attempt to resolve as quickly as possible the differences between the owner(s) and the Historic Zoning Commission. The applicant may resubmit an amended application or submit a new application that takes into consideration the recommendations of the Historic Zoning Commission.

8.5.14 Demolition by Neglect

A. Applicability.

The requirements of this Section 8.5.14 are applicable only to Structures within designated Historic Districts that are identified as “contributing” or “pivotal”.

B. Maintenance.

Owners shall maintain or cause to be maintained the exterior and structural features of their properties and not allow to occur on such properties any Condition of Neglect. It shall be a violation of this Ordinance to fail to remedy a Condition of Neglect within the period of time set by a final administrative determination, as described in Sections 8.5.14.C and 8.5.14.D.

C. Conditions of Neglect.

1. Each of the following is a Condition of Neglect:
 - a. Deterioration of exterior walls, foundations, or other vertical support that causes leaning, sagging, splitting, listing, or buckling;
 - b. Deterioration of flooring or floor supports, roofs, or other horizontal members that causes leaning, sagging, splitting, listing, or buckling;
 - c. Deterioration of external chimneys that causes leaning, sagging, splitting, listing, or buckling;
 - d. Deterioration or crumbling of exterior plasters or mortars;
 - e. Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows or doors;
 - f. Defective protection or lack of weather protection for exterior wall and roof coverings, including lack of paint, or weathering due to lack of paint or other protective covering;
 - g. Rotting, holes, or other forms of decay;
 - h. Deterioration of exterior stairs, porches, handrails, window and door frames, cornices, entablatures, wall facings, or architectural details that causes delamination, instability, loss of shape and form, or crumbling;
 - i. Heaving, subsidence, or cracking of sidewalks, steps, or pathways;
 - j. Deterioration of Fences, gates, or Accessory Structures;

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- k. Deterioration that has a detrimental effect on the applicable Historic District or on the special character thereof; and
 - l. Deterioration that contributes to a hazardous or unsafe condition.
2. The existence of any one or more Conditions of Neglect shall constitute Demolition by Neglect.

D. Process & Administration.

1. The initial determination that there is a Condition of Neglect shall be made by the Zoning Administrator, after an investigation that is initiated by a petition from any person who is familiar with the subject property, which may include but not be limited to a City employee.
2. On receipt of a petition alleging the existence of a Condition of Neglect, the Zoning Administrator shall notify the owner(s) in writing of the allegation and the process for making a decision regarding the petition, including any applicable deadlines. Among other things, the notice shall offer the owner the opportunity to meet in person with the Zoning Administrator and to present any relevant information. Notice shall be delivered by personal service, or by certified or registered mail, return receipt requested. If certified mail is refused or unclaimed, notice may be delivered by first class mail, and shall be considered effective if such mail is not returned by the post office within fifteen (15) days of mailing. In the case of notice by first class mail, notice shall also be posted on the property. Notice of the investigation may also be given to the owners of nearby or adjacent properties or neighborhood associations.
3. The Zoning Administrator shall:
 - a. Investigate the allegation that a Condition of Neglect exists;
 - b. Hold one or more meetings at a time to be set by the Zoning Administrator in which the owner(s), other persons who have received notice, or other interested persons may give information;
 - c. Issue a written determination, supported by findings of fact, regarding the allegation within 45 days of the owner's receipt of notice;
 - d. Include within the determination a time period for correcting the Condition of Neglect, if a Condition of Neglect has been found;
 - e. Retain all information presented by the owner(s) or other persons;
 - f. Deliver the written determination through any of the means for delivery of notice, as described above;
 - g. Designate the written determination as a final administrative determination with the right of appeal to the Historic Zoning Commission; and
 - h. Include information regarding rights to a de novo hearing before the Historic Zoning Commission in accordance with the process described in Section 8.5.14.D.5.
4. The above process may be suspended in the event the owner(s) agrees in writing to correct the alleged Condition of Neglect within a time period determined to be reasonable by the Zoning Administrator. If the condition is not corrected within that time period, the process shall continue where it was suspended.

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5. If the owner(s) disagrees with the Zoning Administrator's determination, the owner may appeal and may request a de novo hearing before the Historic Zoning Commission.
6. The request shall be delivered to the Development Services Department, in writing, within thirty (30) days of receipt of the Zoning Administrator's determination.
7. The Historic Zoning Commission shall hold a hearing on the issue of whether Demolition by Neglect is occurring on the property. Procedures that would be followed by the Board of Zoning Appeals shall be used.
8. The Zoning Administrator's determination shall be considered an administrative determination, which has been appealed to the Historic Zoning Commission. The Historic Zoning Commission's determination on the administrative determination shall be in accordance with the standards established in Section 8.3.4.
9. The Historic Zoning Commission's written decision shall include findings of fact and conclusions regarding Conditions of Neglect consistent with this Section 8.5.14.D. It shall be delivered to the appealing party by certified mail, return receipt requested.
10. Decisions by the Historic Zoning Commission may be appealed to the courts in the same manner as an appeal of a Board of Zoning Appeals decision. If the decision is not appealed, it shall be considered a final decision subject to enforcement with no rights of appeal.
11. The owner(s) is entitled to make a claim of undue economic hardship if the owner(s) is unable to make needed repairs to the property because it is economically unfeasible.
12. In the event that the owner(s) and/or other parties in interest do not wish to contest the determination regarding the Condition of Neglect, but do wish to petition for a claim of undue Economic Hardship, the Zoning Administrator's order regarding the Condition of Neglect shall be stayed until after the Historic Zoning Commission's determination regarding the claim of undue Economic Hardship.
13. If a claim of undue Economic Hardship is made, the Zoning Administrator shall receive all information from the property owners that the Historic Zoning Commission is entitled to receive pursuant to this Ordinance, make a determination regarding whether there is undue Economic Hardship, and if it is found to exist, develop a plan for dealing with such hardship, and issue a Certificate of Economic Hardship with respect to its determination and plan.
14. The determination and, if applicable, the plan, shall be sent to the owner(s), certified mail, return receipt requested, with notice of the owner's rights to appeal to the Historic Zoning Commission within thirty (30) days of receipt. If the owner(s) disagrees with the determination and, if applicable, the plan, the owner(s) may request a hearing before the Historic Zoning Commission. In the event of such a request, the hearing shall be a quasi-judicial hearing, in the nature of a Board of Zoning Appeals hearing, and the decision shall be in writing, supported by findings and conclusions. The Zoning Administrator's determination as to undue Economic Hardship and any plan for dealing with such a hardship shall be considered a final administrative determination, and any Historic Zoning Commission decision altering such determination or plan shall be made in a manner consistent with the requirements of Section 8.3.4.

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15. When a claim of undue Economic Hardship is made owing to the effects of this Section 8.5.14, the owner and/or parties in interest shall, where reasonably possible, provide the evidence below, describing the circumstances of hardship, and any additional evidence requested by the Zoning Administrator or Historic Zoning Commission or evidence the owner(s) considers relevant:
 - a. Nature of ownership (individual, Business, or nonprofit) or legal possession, custody, and control.
 - b. Financial resources of the owner(s) and/or parties in interest.
 - c. Cost of repairs.
 - d. Assessed value of the land and improvements.
 - e. Real estate taxes for the previous two years.
 - f. Amount paid for the property, date of purchase, and party from whom purchased, including a description of the relationship between the owner(s) and the person from whom the property was purchased, or other means of acquisition of title, such as by gift or inheritance.
 - g. Annual debt service, if any, for previous two years.
 - h. Any listing of the property for sale or rent, price asked, and offers received, if any.
 - i. Annual gross income, if any, from the property for the previous two years.
 - j. Itemized operating and maintenance expenses for the previous two years, including proof that adequate and competent management procedures were followed.
 - k. Annual cash flow, if any, for the previous two years.
16. Nothing contained within this Section 8.5.14 shall diminish the City's power to declare a Structure unsafe or in violation of the minimum housing code or any other applicable statute or code. In addition, the procedures described herein are mandatory only for determinations being made solely under the authority of this Section 8.5.14. Where other sections of this Ordinance, the City Code, or other ordinances apply, the City Council may, in its discretion, choose to process any action regarding the property under such other provisions alone, or under such provisions along with these provisions concurrently, or solely under these provisions. The City Council may also suspend the procedures of this Section 8.5.14 at any time if an action has been initiated under other applicable law.
17. Enforcement of this Section 8.5.14 may be by any one or more of the following methods, and the institution of any action under any of these methods shall not relieve any party from any other civil or criminal proceeding prescribed for violations and prohibitions:
 - a. The City may apply for any appropriate equitable remedy to enforce the provisions of this Section 8.5.14.
 - b. The City may apply for and the court may enter an order of abatement. An order of abatement may direct that improvements or repairs be made, or that any other action be taken that is necessary to bring the property into compliance with this Section 8.5.14. Whenever the party is cited for contempt by the

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court and the City has executed the order of abatement, the City shall have a lien on the property for the cost of executing the order of abatement.

- c. Civil penalties may be assessed for failure to comply with a final administrative determination or an unappealed Historic Zoning Commission decision under the provisions and guidelines for assessing such penalties for violations of this Ordinance. Prior to imposing a civil penalty, the Zoning Administrator shall deliver a written notice by personal service or by registered or certified mail, return receipt requested, to the person responsible for the violation indicating the nature of the violation and ordering corrective action. Where the violation is the failure to remedy a Condition of Neglect within the time periods provided by the Zoning Administrator or the Historic Zoning Commission, no additional time period for compliance need be given. The notice shall include information regarding the possible assessment of civil penalties and other possible enforcement actions. If this notice is appealed to the Board of Zoning Appeals, the Board of Zoning Appeals shall not rehear any issue that was heard by the Historic Zoning Commission or could have been so heard had an appeal to the Historic Zoning Commission been made; rather, the Board of Zoning Appeals shall limit the scope of its review to whether there has been compliance with the Zoning Administrator's determination or the Historic Zoning Commission's determination, as applicable.

8.5.15 Design Review

A. Intent.

Design Review by the Architectural Design Review Commission is intended to protect the physical character of the City through additional review of certain proposed Developments meeting certain criteria.

B. Applicability.

Prior to issuance of a Building Permit, or concurrent with approval of a Site Development Plan, or Preliminary Planned Unit Development Master Plan, Design Review shall be required for the following

1. Design of all Buildings and Structures within a Special District; and
2. Design of all Buildings and Structures within a Planned Unit Development District.

C. Pre-Application Conference.

Applicants for Development requiring Design Review are encouraged to schedule a pre-application conference in accordance with Section 8.5.4.B.

D. Action by Architectural Review Commission.

All reviews by the Architectural Design Review Commission shall be in accordance with the following procedures:

1. Upon receipt of an application for Design Review which in the judgment of the Zoning Administrator is sufficiently complete to enable the Architectural Design Review Commission to conduct a review, the Zoning Administrator shall set a meeting for initial review as soon as reasonably possible, but in no case later than 30 calendar days after receipt of a complete application.

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2. Applicants are encouraged (but not required) to begin the process with a conceptual presentation of the project to the Architectural Design Review Commission at the initial review meeting.
3. In cases where the Architectural Design Review Commission deems it necessary, it may hold a public hearing concerning the application. Such hearing shall be advertised in accordance with Section 8.5.4.D.

E. Approval Authority.

For all applications that include Buildings which are subject to Design Review, the Architectural Design Review Commission shall approve or deny a proposal. The Zoning Administrator shall approve or deny requests by delegation described in 8.3.6.C.3.

F. Design Review Criteria.

1. In their consideration, the Architectural Design Review Commission shall consider the following:
 - a. Compatibility with the surrounding Structures; and
 - b. Compliance with applicable design standards and requirements of this Ordinance or the applicable Development Plan or Master PUD Development Plan.
2. In rendering a decision, the Architectural Design Review Team shall be limited to the consideration of the design features and materials of construction of each Building or other Structure.
3. The Architectural Design Review Team shall not be permitted to consider aspects of a proposal not specifically related to the design features and/or materials of construction of a Building or other Structure.

8.5.16 Conditional Use Permits & Variances

A. Applicability.

This Section applies to Conditional Use Permits and to Variances.

B. Concurrent Applications.

Applications for Variances may be submitted concurrently with applications for Conditional Use Permits. However, decisions shall be rendered separately for any Variance and the Conditional Use Permit.

C. Conditional Use Permits.

1. Conditional Uses within Districts are considered to be Uses which are appropriate in a particular District, but because of their potential for incompatibility with Adjacent Uses, require individual review.
2. The Board of Zoning Appeals shall hear and decide, in accordance with the provisions of this Ordinance, requests for Conditional Use Permits.

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3. The procedures and requirements for Conditional Uses are applicable when a Use is indicated within the applicable District as a Conditional Use in **Tables 4.3.9.A-1 (Building, Lot, & Building Site Principal Uses), 4.3.9.A-2 (Building, Lot, & Building Site Accessory Uses), and 4.3.9.A-3 (Building, Lot, & Building Site Temporary Uses)** and are not applicable to Use when a Use is indicated within the applicable District as a Use Permitted Subject to Limited Use Standards in such Tables.

D. Variances.

1. The Board of Zoning Appeals shall hear and decide, in accordance with the provisions of this Ordinance, requests for Variances.
2. The Board of Zoning Appeals may authorize, upon appeal relating to a piece of property, a Variance from the strict application of certain standards, conditions, and requirements of this Ordinance; subject however to the requirements of this Section.
3. Notwithstanding anything to the contrary contained or implied in Section 8.5.16.D.2, no Variance may be granted with respect to any of the following types of standards, conditions, or requirements of this Ordinance:
 - a. Use
 - b. Floor Area or Floor Area Ratio
 - c. Lot or Building Site Width or Area
 - d. Impervious Surface Coverage
 - e. Parking
 - f. Signs
 - g. Extension of Nonconforming Use
 - h. Maximum dimensions of vehicular lanes
4. In addition to Variances that may be granted pursuant to Section 8.5.16.D.2, the Board of Zoning Appeals may grant Variances for the reconstruction, rehabilitation, or restoration of Structures within Historic Districts.

E. Pre-Application Conference.

All applicants for a Conditional Use Permit or a Variance shall schedule a pre-application conference in accordance with Section 8.5.4.B.

F. Application Requirements.

An application for a Conditional Permit or a Variance shall be filed in writing with the Board of Zoning Appeals in accordance with Section 8.5.4.C. Application Requirements and shall contain the information and exhibits required under Section 8.5.6.H as if it were an application for Site Development Plan review.

G. Public Hearing

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1. Any request for a Conditional Use Permit or a Variance shall require a public hearing before the Board of Zoning Appeals.
2. Not more than 60 days after filing such application, a hearing shall be held on the application, unless otherwise withdrawn or postponed upon written request by the applicant.
3. All notices shall specify the current zoning and notification that applicant is seeking a Conditional Use Permit or Variance.
4. All notices shall include a brief summary indicating the nature of the action and the standard that is requested to be modified (if applicable).
5. All notices shall be made at least 10 days prior to the scheduled Board of Zoning Appeals meeting.
6. The notice shall be published in accordance with Section 8.5.4.D.2. The notice shall be mailed in accordance with Section 8.5.4.D.8.

H. Zoning Administrator Action.

1. The Zoning Administrator shall transmit one copy of the application and all supporting information to the City Engineer for technical assistance in evaluating the proposed project in relation to flood heights and velocities, threatened erosion, the adequacy of the plans for flood and erosion protection, the adequacy of drainage facilities, and other technical matters.
2. If the proposed use is located within or on a Historic District, the Zoning Administrator shall transmit one copy of the application and all supporting information to the Historic Zoning Commission.
3. The Zoning Administrator shall prepare a report that reviews the application in light of any requirements of this Ordinance and technical input from the City Engineer or other review bodies. A copy of the report shall be provided to the Board of Zoning Appeals and to the applicant.

I. Historic Zoning Commission Action.

1. If the proposed Use is located within a Historic District and a Certificate of Appropriateness is required, the applicant shall obtain the certificate according to the procedure in Section 8.5.13, prior to proceeding.
2. If no Certificate of Appropriateness is required but the proposed use is within a Historic District, the Zoning Administrator shall include comments and recommendations in the report prepared by the Zoning Administrator.

J. Board of Zoning Appeals Action.

1. The Board of Zoning Board of Appeals shall conduct a public hearing pursuant to Section 8.5.16.G.
2. After conducting the public hearing, and considering the recommendations of the Zoning Administrator and the requirements listed in Sections 8.5.16K and 8.5.16.L, the Board of Zoning Appeals shall:
 - a. Approve the request;

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- b. Approve the request with conditions;
 - c. Deny the request; or
 - d. Continue the hearing.
3. In acting on an application for a Variance, the Board of Zoning Appeals shall limit its review and action to the specific standard, condition, or requirement from which relief is requested.

K. Conditional Use Permit Specific Requirements.

1. A Conditional Use Permit may be granted provided the Board of Zoning Appeals finds that the request conforms to the following requirements:
 - a. The proposed Use is listed as a Conditional Use for the applicable District.
 - b. The proposed Use conforms to all applicable standards listed in Section 4.3.9.D, for the proposed Use;
 - c. The proposed Use is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected;
 - d. The proposed Use will not adversely affect other property in the area in which it is located;
 - e. The proposed Use conforms to all applicable provisions of this Ordinance for the District in which it is to be located.
2. The Board of Zoning Appeals may impose such other conditions and restrictions upon the premises benefited by a Conditional Use Permit as may be necessary to reduce or minimize the injurious effect of such Conditional Use upon and ensure compatibility with surrounding properties. The Board of Zoning Appeals may establish dates for the expiration of any Conditional Use Permit as a condition of approval.
3. The provisions of Sections 8.5.16.K.3.a-c following shall apply to all applications for approval of any Conditional Use located within any Floodplain District as indicated on the Floodplain Map available from the Development Services Department during normal business hours:
 - a. Prior to the approval of a Conditional Use Permit application, an approved Floodplain Development Permit shall be required.
 - b. The Board of Zoning Appeals shall determine the specific flood or erosion hazard at the site and shall evaluate the suitability of the proposed use in relation to the flood hazard. Upon consideration of the factors listed herein and the purposes of this Ordinance, the Board of Zoning Appeals may attach such conditions to the granting of the Conditional Use Permit as it deems necessary to further the purposes of this Ordinance.
 - c. In passing upon such applications, the Board of Zoning Appeals shall consider the technical evaluation of the City Engineer, all relevant factors, and standards specified in other sections of this Ordinance, and:
 - (1) The danger that materials may be swept onto the other lands to the injury of others;
 - (2) The danger to life and property due to flooding or erosion damage;

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- (3) The proposed water supply and sanitation systems and the ability of these systems to prevent disease, contamination, and unsanitary conditions;
- (4) The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
- (5) The importance of the services provided by the proposed facility to the community;
- (6) The necessity to the facility of a waterfront location, where applicable;
- (7) The availability of alternative locations, not subject to flooding or erosion damage;
- (8) The compatibility of the proposed use with existing Development anticipated in the foreseeable future;
- (9) The relationship of the proposed use to the Comprehensive Plan and floodplain management program for that area;
- (10) The safety of access to and from the property in times of flood for ordinary and emergency vehicles;
- (11) The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters expected at the site; and
- (12) The costs of providing governmental services during and after flood conditions including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, and streets and bridges.

L. Variance Requirements.

- 1. The Board of Zoning Appeals shall not grant a Variance unless it makes the following findings based upon evidence presented to it:
 - a. That by reason of exceptional narrowness, shallowness, or shape of a particular piece of property at the time of enactment of this Ordinance, or by reason of exceptional topographic conditions or other exceptional and extraordinary situation or condition of such piece of property, the strict application of any regulation contained within this Ordinance would result in peculiar and exceptional practical difficulties to or exceptional or undue hardship upon the owner of such property.
 - b. That the Variance is the minimum Variance necessary so as to relieve such difficulties or hardship and thereby make possible the reasonable use of the land, Building, or Structure.
 - c. That the Variance will not authorize uses or activities in the applicable District other than those permitted by this Ordinance.
 - d. That financial returns alone shall not be considered as a basis for granting a Variance.
 - e. That the granting of the Variance will not be substantially detrimental to the public good or substantially injurious to other property or improvements in the area in which the subject property is located, and

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will not substantially impair the intent and purpose of the general provisions of the City's zone plan and this Ordinance.

- f. That the proposed Variance will not impair an adequate supply of light and air to the adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety.
 - g. That the alleged difficulty or hardship has not been caused or created by the act or omission of the applicant or any person having an interest in the property.
- 2. Notwithstanding anything to the contrary contained or implied in Section 8.5.16.L.1, none of the following shall be deemed or considered to be, or be considered in making a determination whether strict compliance with this Ordinance presents, a peculiar and exceptional practical difficulty to or exceptional or undue hardship upon the owner of property:
 - a. Pecuniary considerations
 - b. Aesthetic considerations
 - c. Historic Preservation
 - d. Public good
 - e. Over-compliance with other provisions of this Ordinance
 - f. Personal Situations
 - g. Proximity to inconsistent or incompatible Uses or Development
 - h. Other Variances that have been granted
 - i. Nonconformities
 - j. District boundaries
 - k. Conditional Uses or Uses Permitted Subject to Limited Use Standards; or
 - L. Deterioration of surrounding area
- 3. Neither any Nonconforming Use of neighboring lands, Structures, or Buildings in the same District, nor any non-permitted or Nonconforming Use of lands, Structures, or Building in other Districts shall be considered grounds for the issuance of a Variance.
- 4. Under no circumstances shall the Board of Zoning Appeals grant a Variance to allow a Use that is not permissible under this Ordinance in the applicable District, or any Use which is expressly or by implication prohibited by the terms of this Ordinance in said District.
- 5. The Board of Zoning Appeals may impose such conditions and restrictions upon the premises benefited by a Variance as may be necessary to comply with the provisions set out in Sections 8.5.16.L.1 above to reduce or minimize the injurious effect to such Variance upon surrounding property and better carry out the general

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intent of this Ordinance. The Board of Zoning Appeals may establish expiration dates as a condition or as a part of any Variances.

6. The additional requirements of Sections 8.5.16.L.6.a -.c following shall apply to all applications for approval of any Variance from the provisions of Section 6.12:
 - a. Each application for a Variance shall reflect the type of Structure(s) for which the Variance is sought, the size of such Structures, the approximate location upon the parcel and the intended use thereof.
 - b. Due to the extreme hazardous conditions within the floodway and the effect of obstructions to upstream Structures, no Variance shall be issued within the designated Floodway District which would result in any increase in flood levels during the regulatory flood discharge.
 - c. Any applicant to whom a Variance is granted shall be given notice that the proposed Structure will be located in the flood prone area, but the Structure will be permitted to be built with a lowest flood elevation of the number of feet approved by the Variance below the regulatory flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced first floor elevation, and all subsequent purchasers shall be notified in writing, and same shall be set out in any deed or other writing issued to subsequent purchasers, lessees, mortgagors or vendees.
7. Any person, including without limitation any agency of the City, who is aggrieved by a decision of the Board of Zoning Appeals on a Variance, may appeal by certiorari to a court of competent jurisdiction. The judgment and findings of the Board of Zoning Appeals on all questions of fact that may be involved in any appeal, cause, hearing or proceeding under this Ordinance shall be final and subject to review only for illegality or want of jurisdiction.

8.5.17 Appeal of Administrative Decision

A. Applicability.

An appeal may be made by the aggrieved party in the case of refusal by the Zoning Administrator to issue a Building Permit, Certificate of Compliance, or other administrative decision.

B. Application Requirements.

1. An application for an appeal of an administrative decision shall be filed in accordance with Section 8.5.4.C.
2. A notice of appeal of an administrative decision shall be considered filed when a complete application is delivered to the Zoning Administrator, or designee. The date and time of filing shall be entered on the notice.
3. An application for appeal of an administrative decision shall be filed with the Board of Zoning Appeals within 30 days of receipt of the decision by the Zoning Administrator.

C. Notice & Public Hearing.

1. Any appeal of an administrative decision shall require a public hearing before the Board of Zoning Appeals.
2. Each application for appeal of an administrative decision shall be numbered serially and filed in proper form with the required date, and shall be placed upon the calendar of the Board of Zoning Appeals by the Zoning

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Administrator. The calendar numbers shall begin anew on January 1, each year, shall be hyphenated with the year in which the appeal is filed.

3. Appeals will be assigned for hearing by the Zoning Administrator in the order in which they appear on the calendar thereof, except that appeals may be advanced for hearing by order by the Board of Zoning Appeals, upon good cause being shown. The Zoning Administrator of Adjustment shall give published public notice as forth in Section 8.5.4.D.2.
4. All notices shall specify the current zoning and notification that the applicant is seeking an appeal of administrative decision.
5. All notices shall be made at least 10 days prior to the scheduled Board of Zoning Appeals meeting.
6. The notice shall be published in accordance with 8.5.4.D.2.

D. Action by Board of Zoning Appeals.

1. At the public hearing of the case before the Board of Zoning Appeals, the appellant shall appear on appellant's own behalf or be represented by counsel or agent. The appellant's case shall be heard first and those in objection shall follow. To maintain orderly procedure, each side shall proceed without interruption from the other.
2. Every person before the rostrum shall abide by the order and direction of the chair. Discourteous, disorderly, or contemptuous conduct shall be regarded as a breach of the privileges of the Board of Zoning Appeals and shall be dealt with as the chair deems proper.
3. The Board of Zoning Appeals may reverse or affirm (wholly or partly) or may modify the order, requirement, decision, or determination appealed from and shall make any order, requirement, decision or determination that in its opinion ought to be made in the case before it. To this end, the Board of Zoning Appeals shall have all the powers of the officer from whom the appeal is taken.
4. A motion to reverse, affirm, or modify the order, requirement, decision, or determination appealed from shall include, insofar as practicable, a statement of the specific reasons or findings of fact that support the motion.
5. The concurring vote of a majority of the entire membership of the Board of Zoning Appeals shall be necessary to reverse any order, requirement, decision, or determination of the Zoning Administrator, or to decide in favor of the applicant on any matter upon which it is required to pass under this Ordinance, or to effect any Administrative Adjustment in the application of this Ordinance.
6. Any motion to overturn an administrative decision shall state the reasons or findings of fact that support the motion.

E. Effect of Appeal.

1. An appeal shall stay all proceedings in furtherance of the action appealed, unless the administrative official from whom the appeal is taken certifies to the Board of Zoning Appeals that, because of facts stated in the certificate, a stay would, in their opinion, cause imminent peril to life or property or that because the violation

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is transitory in nature a stay would seriously interfere with the effective enforcement of this Ordinance. In that case, proceedings shall not be stayed except by order of the Board of Zoning Appeals or a court, issued on application of the party seeking the stay, for due cause shown, after notice to the administrative official.

2. An appeal shall not stop action lawfully approved (including construction activities authorized by a Building Permit); only actions presumed in violation of this Ordinance are stayed.

F. Further Appeal.

Any person, including without limitation, any agency of the City, who is aggrieved by a decision of the Board of Zoning Appeals on appeal of an administrative decision may appeal by certiorari to a court of competent jurisdiction. The judgment and findings of the Board of Zoning Appeals on all questions of fact that may be involved in any appeal, cause, hearing or proceeding under this Ordinance shall be final and subject to review only for illegality or want of jurisdiction.

8.5.18 Zoning Ordinance Text Amendment

A. Applicability.

This Section 8.5.18 is applicable to requests for amendment of the text or other content of this Ordinance. Such an amendment is sometimes referred to as a Zoning Ordinance Amendment or a “zoning text amendment”. Requests for changing the Zoning Map as applied to a particular piece of property (i.e., a Rezoning or Zoning Map Amendment] are governed by Section 8.5.19.

B. General.

The City Council may, from time to time, amend this Ordinance by changing any provisions whenever it is alleged that there was an error in the Zoning Ordinance or whenever the public necessity, convenience, and general welfare require such amendment.

C. Consistency with Plans.

1. All petitions for Zoning Ordinance Amendment must be consistent with the Comprehensive Plan and applicable local plans. A petition for Zoning Ordinance Amendment shall not be approved by the City Council when there is a conflict with the Comprehensive Plan or applicable local plans, as determined by the Planning Commission (see Section 8.3.3.B.4.
2. When required, an application for an amendment to the Comprehensive Plan or local plan may be submitted concurrently with an application for Zoning Ordinance Amendment. The decisions, however, shall be rendered with separate motions.

D. Initiation of Amendment.

A Zoning Ordinance Amendment may be initiated by the City Council, the Planning Commission, or by the Zoning Administrator..

E. Application for Amendment.

1. An application for Zoning Ordinance amendment shall be filed with the Zoning Administrator.

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2. An application for Zoning Ordinance Amendment shall be submitted in accordance with Section 8.5.4.C.
3. An application for Zoning Ordinance Amendment shall be accompanied by a conceptual Plot Plan or Zoning Permit.
4. The Zoning Administrator on receiving such an application, shall transmit a copy thereof to the Planning Commission prior to any consideration of the proposed amendment by the City Council.

F. Planning Commission Hearing Schedule.

The petition for Zoning Ordinance Amendment shall be placed on the agenda of the next available Planning Commission meeting.

G. Planning Commission Action.

1. The Planning Commission shall make a recommendation within 30 days of its initial meeting on the application. The time period for a recommendation may be altered, as in the case of significant modifications, in which case one additional 30-day period shall be granted before the case shall go to the City Council.
2. When a recommendation is not rendered within the time periods established in this section, the City Council may process the request without a Planning Commission recommendation.
3. The Planning Commission in its review and recommendation shall make specific findings with regard to the following grounds for a Zoning Ordinance Amendment and shall note the same in the official record as follows:
 - a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
 - b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
 - c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
 - d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

H. City Council Hearing Schedule.

The petition for Zoning Ordinance Amendment shall be placed on the agenda of the next available City Council meeting following a Planning Commission recommendation or failure of the Planning Commission to make a recommendation under Section 8.5.18.G above.

I. Notice of Public Hearing.

1. Any request for Zoning Ordinance Amendment shall require a public hearing before the City Council.
2. Notice of the proposed Zoning Ordinance Amendment shall be published in accordance with Section 8.5.4.D.2.

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3. This notice shall also include:
 - a. A summary description of the proposed amendment;
 - b. A statement that interested parties may appear at the City Council meeting; and
 - c. A statement that substantial changes to the proposed action may be made following the meeting.

J. City Council Action.

1. A public hearing shall be held.
2. In rendering its decision, the City Council shall consider any recommendations by the Planning Commission.
3. The City Council may approve the proposed Zoning Ordinance Amendment, approve the amendment with modifications, deny the amendment, or send the amendment back to the Planning Commission for additional consideration.
4. The City Council in its deliberation and decision shall make specific findings with regard to the following grounds for an Zoning Ordinance Amendment and shall note the same in the official record as follows:
 - a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
 - b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
 - c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
 - d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

K. Effect of Denial of Application.

Whenever an application for a Zoning Ordinance Amendment is denied, the application for such amendment shall not be eligible for reconsideration for one year following such denial, except in the following cases:

1. Upon initiation by the City Council or Planning Commission.
2. When the previous application was denied for the reason that the proposed Zoning Ordinance Amendment would not conform to the Comprehensive Plan or local plans, and the Comprehensive Plan has subsequently been amended in a manner which will allow the proposed Zoning Ordinance Amendment.

L. Entry of Zoning Ordinance Amendment.

Upon enactment of a Zoning Ordinance Amendment, the Zoning Administrator shall cause such amendment to be entered into the Ordinance, and if it affects the Zoning Map, cause such amendment to be entered on the Official Zoning Map, in each case noting thereon the ordinance number and effective date of such amendatory ordinance.

M. No Unauthorized Changes.

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No changes of any nature shall be made to the Zoning Ordinance except in conformity with the procedures set forth in this Ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Ordinance and punishable as provided under Section 8.6.

8.5.19 Rezoning

A. Applicability

This Section 8.15.9 is applicable to requests for a change in the District boundaries of property, including without limitation the District assignment of a particular piece of property, as depicted on the Official Zoning Map. Such a change is sometimes referred to as a Rezoning or a Zoning Map Amendment. Requests for amendment of the text or other content of this Ordinance (i.e., a Zoning Ordinance Amendment or a “zoning text amendment”) are governed by Section 8.5.18.

B. General.

1. The City Council may, from time to time, amend the Official Zoning Map by changing the boundaries of districts whenever it is alleged that there was an error in the Official Zoning Map or whenever the public necessity, convenience, and general welfare require such amendment.
2. For additional requirements applicable to Rezonings to a Planned Unit Development, see Section 8.5.21.

C. Consistency & Coordination with Plans.

1. All petitions for Rezoning shall be consistent with the Comprehensive Plan and any applicable local plans. A petition for Rezoning shall not be approved by the City Council unless the Rezoning is consistent with and not in conflict with the Comprehensive Plan or applicable local plans, as determined by the Planning Commission (see Section 8.5.20). The Planning Commission is not obligated to recommend approval of requests which would bring existing zoning into conformity with the Comprehensive Plan prior to the time such change is warranted by the findings of 8.5.19.H.4.e and f.
2. When required, an application for a Comprehensive Plan Amendment or other Land Use Plan Amendment may be submitted concurrently with an application for Rezoning. The decisions, however, shall be rendered with separate motions.

D. Initiation of Rezoning.

Rezonings may be initiated by the City Council, the Planning Commission, the Zoning Administrator, or by application by the owner of the property or an authorized agent of the owner.

E. Application for Rezoning.

1. An application for Rezoning shall be filed with the Zoning Administrator.
2. The Zoning Administrator, on receiving such application, shall transmit a copy thereof to the Planning Commission prior to any consideration of the proposed amendment by the City Council.

F. Application Requirements.

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1. Rezoning must correspond with the boundary lines of existing platted Lots, Building Sites, or tracts, or if the boundaries of a Rezoning request stop short of an exterior property line, that portion of the property outside the proposed Rezoning boundary shall be capable of being subdivided in accordance with the Subdivision Regulations and Developed in accordance with the requirements of this Ordinance.
2. All requirements of this Ordinance shall be met within the boundaries of the area being Rezoned. If all of the requirements cannot be met on the property proposed to be Rezoned, the Rezoning shall be expanded to include necessary property being used to meet such requirements.
3. As applicable, a concept plan meeting the minimum requirements established by the Zoning Administrator or a Master PUD Development Plan meeting the requirements of Section 8.5.21 shall be provided as part of a Rezoning application that proposes assignment of land to any of the available types of PUD District. Without limitation to the foregoing, no proposal for Rezoning shall be approved unless and until a concept plan or a Master PUD Development Plan, as applicable, shall have been reviewed pursuant to Section 8.3.7 and Section 8.5.4 or as applicable, Section 8.5.21.

G. Hearing Schedule.

The petition for Rezoning shall be placed on the agenda of the next available Planning Commission meeting.

H. Planning Commission Action.

1. Notice requirements shall be met as described in Section 8.5.4.D.
2. The Planning Commission shall make its recommendation within 30 days of its initial public hearing. The time period for a recommendation may be altered, as in the case of significant modifications, in which case one additional 30-day period shall be granted before the case shall go to the City Council.
3. When a recommendation is not rendered within the time periods established in this section, the City Council may process the request without a Planning Commission recommendation.
4. The Planning Commission in its review and recommendation, shall make specific findings with regard to the following grounds for an amendment and shall note the same in the official record as follows:
 - a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area, provided the Planning Commission is not obligated to recommend approval of requests which would bring existing zoning into conformity with the Comprehensive Plan prior to the time such change is warranted by the findings of 8.5.19.H.4.e and f;
 - b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5;
 - c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;
 - d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;

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- e. It has been determined that conditions affecting the area have changed to a sufficient degree to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake.
- f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available.

I. Notice of Public Hearing.

Prior to approval, any request for Rezoning shall require a public hearing before the City Council, which shall be placed on the agenda of the next available City Council meeting. Notification of a public hearing shall be performed as follows:

1. Notice of the Rezoning shall be published in accordance with Section 8.5.4.D.2.
2. This notice shall specify the property by the best means possible and proposed zoning classification of the property under consideration.
3. Except in cases of a newly annexed property receiving initial zoning, the City shall post signs on the property indicating the action requested in accordance with Section 8.5.4.D.3.
4. Initial zoning of properties newly annexed into the City shall not require the posting of a sign.
5. Notice of the Rezoning shall be mailed in accordance with Section 8.5.4.D.3.
6. This notice shall specify the street address, current and proposed zoning classification, and it shall contain a graphic illustration of the area.

J. Initial Consideration by City Council.

The City Council shall hold an initial consideration of the petition for Rezoning after conducting a public hearing. The request must receive an affirmative vote upon first consideration in order to proceed to second consideration.

K. City Council Action.

1. Notice requirements shall be met.
2. The City Council shall consider any recommendations by the Planning Commission in rendering its decision.
3. The City Council may approve the request, deny the request, or send the request back to the Planning Commission for additional consideration.
4. The City Council may approve the request at a less intensive classification than requested with consent of the applicant.
5. Including the initial consideration before City Council mentioned above, affirmative votes on two considerations before the City Council shall be required for the petition to be approved. If the Planning Commission recommended denial of the request, the petition must receive a favorable vote of a majority of the entire membership of the City Council to be approved.
6. The City Council in its deliberation and decision shall make specific findings with regard to the following grounds for a Rezoning and shall note the same in the official record as follows:

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- a. The Rezoning is consistent with the Comprehensive Plan and any applicable local area plans;
- b. It has been determined that the legal purposes for which zoning exists are not contravened; and
- c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare.

L. Effect of Denial of Application.

Whenever an application for a Rezoning of any property is denied, no application for Rezoning of all or any part of such property may be made or considered for one year following such denial, except in the following cases:

1. Upon initiation by the City Council or Planning Commission.
2. If the new application, although involving all or a portion of the same property, is for a different District than that for which the denied application was made.
3. If the previous application was denied for the reason that the proposed Rezoning would not conform to the Comprehensive Plan, and the Comprehensive Plan was subsequently amended in a manner which would allow the proposed zoning.

M. Reflection on Zoning Map.

1. Upon approval of a Zoning Map Amendment, the Zoning Administrator shall cause such amendment to be placed upon the Official Zoning Map, noting thereon the ordinance number and effective date of such amendatory ordinance.
2. No amendment to this Ordinance that involves any matter portrayed on the Official Zoning Map shall become effective until after such change and entry have been made on said map.

N. No Unauthorized Changes.

No changes of any nature shall be made in the Official Zoning Map or matter shown thereon except in conformity with the procedures set forth in this Ordinance. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Ordinance and punishable as provided under Section 8.6.

8.5.20 Plan Amendment / Adoption

A. Applicability.

1. This Section 8.5.20 is applicable to the adoption of, or amendments to, the Comprehensive Plan, Future Land Use Map, or other City land use plans and maps (hereinafter referred to collectively as "Land Use Plans).
2. The City Council shall consider adoption of, or amendments to, Land Use Plans as may be required from time to time.
3. The process for adoption of a Land Use Plan shall be the same as that for a Land Use Plan Amendment, as set forth herein.

B. Coordination with Rezoning Application.

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An application for a Land Use Plan Amendment may be submitted and reviewed concurrently with a Rezoning application. The public hearings on both the proposed Land Use Plan Amendment and the proposed Rezoning may be heard at the same meeting; however, decisions shall be rendered with separate motions.

C. Pre-Application Conference.

All applicants applying for a Land Use Plan Amendment shall schedule a pre-application conference with the Zoning Administrator in accordance with Section 8.5.4.B.

D. Application Requirements.

An application for a Land Use Plan Amendment shall be submitted in accordance with Section 8.5.4.C, Application Requirements. The Zoning Administrator shall review the application and make any recommendations to the Planning Commission.

E. Action by Planning Commission.

1. Before making any recommendation on a Land Use Plan Amendment, the Planning Commission shall consider any recommendations from the Zoning Administrator, and shall conduct a public hearing.
2. Notice and public hearing requirements shall be in accordance with Section 8.5.4.D.
3. It is expected that the applicant or a representative of the applicant will appear at the meetings to explain why the Land Use Plan should be changed.
4. Following the public hearing, the Planning Commission shall make a recommendation on the application to the City Council.
5. The Planning Commission shall make its recommendation within 30 days of its initial public hearing. The time period for a recommendation may be altered, as in the case of significant modifications, in which case one additional 30-day period shall be granted before the case shall go to the City Council.
6. If a recommendation is not rendered within the time periods established in this section, the City Council may process the request without a Planning Commission recommendation.

F. Criteria for Planning Commission Recommendations.

The recommendations of the Planning Commission to the City Council shall show that the Planning Commission has studied and considered the proposed Land Use Plan Amendment in relation to the following, where applicable:

1. Whether the proposed change would be consistent with the intent, goals, objectives, policies, guiding principles and programs of all other applicable adopted Land Use Plans;
2. Whether the proposed change would be compatible with the existing land use pattern and designated future land uses;
3. Whether the proposed change would create substantial adverse impacts in the Adjacent area or the City in general;

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4. Whether conditions affecting the area have changed to a sufficient extent to warrant the proposed change; and
5. Whether the subject parcel is of adequate shape and size to accommodate the proposed change.

G. Action by City Council

1. Before taking action on a Land Use Plan Amendment, the City Council shall consider the recommendations of the Planning Commission and any recommendations of Zoning Administrator, and shall conduct a public hearing.
2. Notice and public hearing requirements shall be in accordance with Section 8.5.4.D.
3. It is expected that the applicant or a representative of the applicant will appear at the meetings to explain why the Land Use Plan should be changed.
4. Following the public hearing, the City Council may approve the amendment, deny the amendment, or send the amendment back to the Planning Commission for additional consideration.
5. An approval shall be by written resolution. The approval may be subject to any conditions specified by the City Council. The effective date may be immediate or may be a date otherwise specified in the approval.

H. Official Copies of Land Use Plans.

Official, current copies of all land use plans adopted by the City shall be maintained in the office of the Zoning Administrator and shall be available for review during normal business hours.

8.5.21 Planned Unit Development (PUD)

A. Applicability.

This Section 8.5.21 is applicable to the establishment of Planned Unit Developments (each, sometimes referred to as a "PUD") and to the regulation and continued administration of such Planned Unit Developments.

B. Rezoning, Zoning Ordinance Amendment & Master PUD Development Plan Approval Necessary.

1. Establishment of a PUD is subject to Rezoning of the subject land as one of the available PUD Districts by a Zoning Map Amendment, a Zoning Ordinance Amendment to set out the standards and requirements applicable to the specific PUD District, and approval of a Preliminary Master PUD Development Plan and a Final Master PUD Development Plan. Accordingly, in addition to the requirements of this Section 8.5.21, all requirements of Section 8.5.18 and Section 8.5.19 must be complied with to establish a PUD.
2. No application for Rezoning of property to a PUD District, application for Zoning Text Amendment application related to a PUD, or application for approval of a Preliminary Master PUD Development Plan or a Final Master PUD Development Plan, and no approval of any of the foregoing, shall be proposed or used to avoid, or have the effect of avoiding, compliance with the standards and requirements of this Ordinance or of the other zoning Districts, and instead shall be used sparingly and only in exceptional situations where:

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- a. such rezoning, the related Preliminary Master PUD Development Plan or a Final Master PUD Development Plan, and the proposed Development are necessary to implement the Comprehensive Plan and any adopted special area Plan and are consistent with the Comprehensive Plan and any adopted special area Plan,
 - b. due to unique site conditions or the necessary and intrinsic Uses, size, or form of the Development, such Development cannot under any other plan, design, or circumstances conform to one of more of the Character Districts or standards therefor specified in this Ordinance,
 - c. the rezoning, the related Master PUD Development Plan, and the proposed Development provide an innovative plan, design, and Development that are harmonious with and respect the land use, character, and natural or man-made features of the subject property and Adjacent property, and promote quality design and environmentally sensitive development by taking advantage of special site characteristics, locations and land uses, and
 - d. there are sufficient existing infrastructure, services, and utilities available to the site prior to Development.
3. Without limitation to Section 8.5.21.B.2 above, approval of Rezoning of property to a PUD District, Zoning Text Amendment application related to a PUD, or a Master PUD Development Plan are subject to the Planning Commission's and the City Council's first making formal, written findings regarding each of the items listed in Section 8.5.21.B.2 and that the proposed Development, such applications, and approvals:
 - a. conform to all applicable standards and requirements of this Ordinance,
 - b. would be compatible with other Development permitted under all applicable provisions of this Ordinance;
 - c. will not significantly interfere with the use and enjoyment of other land in the vicinity;
 - d. adequately conserve woodland and the protect water courses from erosion and siltation;
 - e. maximize safety, convenience, and amenities for the residents and visitors of the Development; and
 - f. adequately address all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.
4. Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.

C. Adopted Special Area Plans Mandatory.

1. In the event that any adopted special area plan for an area in which any PUD is proposed so recommends, the City Council shall require that all petitions for reclassifications of land within the area be formulated and administered in accordance with this Article, including any amendments thereto.
2. As appropriate for their respective areas, any adopted special area plans shall also contain recommendations which may differ from or supplement the provisions of this Ordinance respecting new or modified PUD Districts; design standards for signage, Setbacks or Yards, Parking, and other matters, to be made applicable

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either area – wide or within particular PUD Districts, or both; density credit or bonus systems linked to Development elements; or any other matter affecting public health, safety, or welfare. The City Council shall not entertain proposals for the reclassification of land within such areas until it has formally acted upon these recommendations.

D. Relationship of PUD & Other Regulations.

1. The PUD regulations in this Ordinance shall apply generally to the establishment, initiation and regulation of all PUD Districts. Where there are conflicts between the PUD-specific regulations herein and other zoning, subdivision, or other regulations or requirements, the PUD-specific regulations shall apply in PUD Districts.
 2. Where actions, designs, or solutions proposed by the applicant do not conform to applicable PUD or other regulations, but the City Council makes a finding in the particular case that public purposes are satisfied to an equivalent or greater degree, the City Council may make specific modification of the regulations applicable to the particular PUD, provided that specific standards and requirements applicable to each type of PUD District established by this Ordinance shall not be subject to modification.
2. Except as indicated above, notwithstanding procedures and requirements generally in effect, procedures and requirements set forth herein and in guidelines and standards officially adopted as part of regulations for the applicable type of PUD District shall apply to all such PUD Districts, to any amendments creating such Districts, and to issuance of all required permits therein.

E. Combination of Types of PUD Districts.

The Planning Commission and the City Council may consider different types of PUDs (PUD-R and PUD-MU) within a consolidated Master PUD Development Plan and application as a single administrative procedure, provided the total tract is under the Unified Control of a Landholder and the land area is sufficient to comply with separate area requirements combined. This provision in no way alters any requirements of this Ordinance.

F. Phasing of Development.

The Planning Commission may permit the phasing of Development within a PUD, in which case, the following provisions shall apply:

1. In PUD-R, the ratio of gross Floor Area of Commercial Use- to - Residential Use in the Master PUD Development Plan as initially approved or amended shall not be exceeded at any given phase of construction.
2. Each phase shall be so planned and so related to existing surroundings and available facilities and services that failure to proceed with subsequent phases will not have an adverse impact on the PUD or its surroundings.
3. The commencement of Actual Construction of any phase of the PUD shall be governed by the provisions of Section 8.5.21.W.
4. In the instance of a combined PUD involving Residential Uses as well as Commercial or Mixed Uses, the Planning Commission may permit the Commercial and Mixed Uses to be constructed first, but only if it finds and records its findings on the final Master PUD Development Plan that the non-Residential Uses are consistent with the Comprehensive Plan even if no Residential construction takes place.

G. Developmental Controls & Division of Land.

1. No tract of land may receive final approval as a PUD unless such tract is under the Unified Control of a Landholder. Unless otherwise provided as a condition of approval of a PUD, the landholder of an approved PUD may divide and transfer parts of the PUD. The transferee shall complete each such part, and shall use, Develop, construct, and maintain it in strict conformance with the adopted final PUD Development Plan.
2. A report identifying all property owners within the area of the proposed PUD and giving evidence of unified control of its entire area shall be submitted with any application for approval of a preliminary PUD Development Plan. The report shall state agreement of all present property owners and/or their successors in title:
 - a. To proceed with the proposed PUD according to the regulations in effect when the map amendment creating the PUD District becomes effective, with such modifications as are set by City Council in the course of such action;
 - b. To provide bonds, dedication, guarantees, agreements, contracts, and deed restrictions acceptable to the City Council for completion of such PUD according to approved plans; and for continuing operation and maintenance of such areas, facilities, and services as are not to be provided, operated, or maintained at general public expense; and such dedications, contributions, or guarantees as are required for provision of needed public facilities and services; and
 - c. To bind further successors in title to any commitments listed above.

H. Consistency with PUD Standards.

All PUD Developments shall be subject to all applicable standards and requirements of this Ordinance, including without limitation, those of Article 4 (Building, Lot, and Building Site Standards), Article 5 (Development Parcel Standards), Article 6 (Supplemental Standards), Article 7 (Sign Standards), and this Section 8.5.21.

I. Application Requirements.

1. A request for approval of a Master PUD Development Plan or an amendment to an existing Master PUD Development Plan shall be made by filing an application for such approval in connection with an application for Rezoning to a PUD District and an application for a Zoning Ordinance Amendment.
2. An application for approval of a Master PUD Development Plan or an amendment to an existing Master PUD Development Plan shall be filed by the owner of the property or an authorized agent of the owner with the Zoning Administrator in accordance with guidelines and procedures established under Section 8.2.1.E.

J. Preliminary Master PUD Development Plan.

1. An application for approval of a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan shall meet the requirements of guidelines and procedures established under Section 8.2.1.E and sufficient information to disclose:

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- a. A tabulation of the land area and each Building to be devoted to various Uses categories and activities, and the overall number of Dwelling Units and square footage of each non-Residential Use category within the PUD, each part of the PUD, and each Building .
 - b. Reservations for public uses including schools, parks, and other open spaces.
 - c. The general means of the disposition of sanitary waste.
 - d. The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.
 - e. The substance of covenants, grants of Easements or other restrictions to be imposed upon the land, Buildings and Structures including proposed Easements.
 - f. If applicable, phase Development schedule, setting forth when the landholder intends to commence construction and a completion period for each phase.
 - g. If it is proposed that the final Master PUD Development Plan or amendment to an existing Master PUD Development Plan will be submitted in stages, a schedule of submission thereof.
2. Each application for approval of a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, and the submitted Preliminary Master PUD Development Plan or amendment to an existing Preliminary Master PUD Development Plan shall be reviewed for completeness pursuant to Section 8.5.4.
 3. The Zoning Administrator shall review the Preliminary Master PUD Development Plan for compliance with Article 4 (Building, Lot, & Building Site Standards), Article 5 (Development Parcel Standards), Article 6 (Supplemental Standards), and Article 7 (Sign Standards) and forward the proposal to the Development Review Committee.
 4. The Development Review Committee shall review the preliminary Master PUD Development Plan or amendment to an existing Master PUD Development Plan. If the Zoning Administrator determines that the preliminary Master PUD Development Plan or amendment to an existing Master PUD Development Plan complies with such Articles, as applicable, the Zoning Administrator shall forward the request to the Planning Commission.
 5. No Master PUD Development Plan or amendment to an existing Master PUD Development Plan shall be presented for Planning Commission action until the Zoning Administrator determines that the application is complete and responsive to all technical comments.

K. Planning Commission Action on Preliminary Master PUD Development Plan.

1. Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning Commission shall consider the Certificate of Compliance and all recommendations from the Zoning Administrator, the City Engineer, and other the Development Review Committee, and shall conduct a public hearing.
2. Notice and public hearing requirements shall be in accordance with Section 8.5.4.

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3. The applicant or a representative of the applicant shall appear at the meetings to explain the proposed Development and answer questions.
4. The Planning Commission may render any one of the following recommendations:
 - a. Unconditional approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan;
 - b. Conditional approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, in which the Planning Commission expressly denotes conditions and modifications that must be made to the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan; or
 - c. Disapproval.
5. If the Planning Commission recommends conditional approval, the Zoning Administrator shall transmit the Planning Commission's conditions in writing to the applicant detailing the conditions or modifications which must be complied with in order for the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan to be recommended for unconditional approval.
6. The Planning Commission shall make its recommendation to the City Council within 45 days of the Planning Commission's initial public hearing. The Planning Commission shall prepare a report detailing the Planning Commission's action on the application, including any conditions or modifications that it may have imposed for its recommendation of approval. The time period for a recommendation may be changed, as in the case of significant conditions or modifications, in which case one additional 45-day period shall be granted before the case shall go to the City Council.
7. After review and recommendation by the Planning Commission, the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan shall be forwarded to the City Council with the recommendation.
8. When a recommendation is not rendered or deemed to have been rendered within the time periods established in this Section, the City Council may process the request without a Planning Commission recommendation.

L. City Council Action on Preliminary Master PUD Development Plan.

1. Upon receipt of the Planning Commission's report and recommendations, the City Council shall consider such report and recommendations and otherwise proceed in the manner established in Section 8.5.18 and Section 8.5.19, as applicable.
2. The City Council may render one of the following decisions with respect to the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan:
 - a. Approve;
 - b. Disapprove; or

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- c. In an instance where the Planning Commission has recommended approval subject to conditions or recommendations for alterations to the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the City Council may establish, eliminate, or modify such conditions in its action.
3. In any instance where the City Council acts to eliminate or modify conditions imposed by the Planning Commission to recommend approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the City Council shall provide specific guidance as to:
 - a. Overall design of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan;
 - b. Any conditions or modifications required; and
 - c. Any additional information which may be required by the Planning Commission to determine substantial compliance of the Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan with the approved Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan.
4. Upon City Council approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the applicant may prepare and submit to Zoning Administrator for forwarding to the Planning Commission a final Master PUD Development Plan or amendment to an existing Master PUD Development Plan.

Only upon approval of a Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan shall the approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan become final. In any instance where a Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan is to be presented in portions or stages, any associated Rezoning shall only become effective at the time of final approval of each individual stage or segment Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan.

M. Final Master PUD Development Plan - Requirements.

1. City Council approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan must be obtained prior to submission of the Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan.
2. An application for approval of a Master PUD Development Plan or an amendment to an existing Master PUD Development Plan shall be filed by the owner of the property or an authorized agent of the owner with the Zoning Administrator in accordance with Section 8.5.4.C.
3. The proposed Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan must meet all requirements for a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan and shall additionally include the following:

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- a. Sufficiently detailed information to indicate the ultimate operation and appearance of the Development, or applicable portion thereof.
- b. Drawings at a scale no smaller than one inch = 200 feet, indicating:
 - (1) A circulation plan indicating the proposed movement of vehicles, goods and pedestrians within the PUD and to and from existing Thoroughfares and Internal Drives, which shall specifically include the width of proposed Thoroughfares and Internal Drives;
 - (2) a plan showing sidewalks and other pedestrian ways; and any special engineering features and traffic regulation devices needed to facilitate or insure the safety of the circulation pattern;
 - (3) A plot plan for each Lot, Building Site, common open area, Civic Space, and other public or semi – public open space uses, showing the approximate location of all Structures and Improvements and indicating the open spaces around Structures;
 - (4) A utilities plan, including sewers, both sanitary and storm, gas lines, water lines, fire hydrants, and electric lines showing proposed connections to existing utility systems;
- c. a plan which indicates the location, function, and ownership of all Civic Spaces and open spaces, excepting those open spaces included in fee simple Lots;
- d. final drafts of all proposed covenants and grants of Easement.
- e. copies of legal documents required by the Planning Commission for dedication or reservation of group or common open space and/or for the creation of a nonprofit association; and
- f. if applicable, a development phasing schedule.

N. Final Master PUD Development Plan - Completeness & Compliance Reviews.

1. The Zoning Administrator shall review the submitted Final Master PUD Development Plan or amendment to Final Master PUD Development Plan for completeness pursuant to Section 8.5.4.C. If determined to be complete, the Zoning Administrator shall forward the application to the Development Review Committee.

If, following review by the Development Review Committee, the Zoning Administrator determines that the resubmission of a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan is complete and responsive to all technical comments, the Zoning Administrator shall forward the request to the Planning Commission. complete by,. No Final Master PUD Development Plan or amendment to Final Master PUD Development Plan shall be formally presented to the Planning Commission until the Zoning Administrator determines the application is complete and ready for review.

2. The Zoning Administrator shall review the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan for compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan.

O. Final Master PUD Development Plan - Phased Approval.

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Submission of and the request for approval of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan and the approval thereof by the Planning Commission may be limited to each phase of Development.

P. Expiration or Revocation of Preliminary Master PUD Development Plan Approval.

1. In the event the applicant fails to submit the for approval within two years from the date of the approval of the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by the City Council or in the event the Planning Commission finds that conditions in support of the granting of approval of the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan have so changed as to raise reasonable question regarding the landholder's ability to pursue the Development pursuant to the plan, the Planning Commission may recommend revocation of the approval of the Preliminary Master PUD Development Plan or amendment to existing Preliminary Master PUD Development Plan.
2. Should the Planning Commission recommend revocation of the approval of the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan, a report of this action shall be sent immediately to the City Council along with a recommendation that action be taken to remove revert the site to its previous District designation.

Q. Final Master PUD Development Plan - General.

1. In reviewing a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, the function of the reviewing agencies is twofold:
 - a. First, the plan or amendment must be found to be in substantial compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan.
 - b. Second, all new or revised information that was not in the previously approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan must be reviewed to determine its quality and compliance with all applicable requirements of this Ordinance.
2. The Final Master PUD Development Plan or amendment to Final Master PUD Development Plan shall be deemed in substantial compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan provided any modifications by the applicant do not involve changes which in aggregate would:
 - a. Violate any provisions of this Ordinance;
 - b. Change the Lot or Building Site Area requirement as submitted in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by more than 10%;
 - c. Involve any increase in the number of Dwelling Units approved for the site in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan;

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- d. Involve a reduction of more than 3% of the area shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan as reserved for Common Open Space;
- e. Increase the Floor Area shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan for non-Residential Uses by more than 5%; or
- f. Alter the mix of Building Types or Uses shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by more than 3% in any category or Uses or any one or more Building Types from that proposed in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan.

R. Planning Commission Action.

1. The Planning Commission may approve, approve with conditions or modifications, or disapprove the final Master PUD Development Plan or Amendment to existing Master PUD Development Plan.
2. The Planning Commission may approve the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan if it finds:
 - a. That the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan meets the provisions for substantial compliance with the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan ; and
 - b. The Final Master PUD Development Plan or amendment to Final Master PUD Development Plan complies with all other standards for review which were not considered when the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan was approved.
3. The Planning Commission may approve the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan with conditions or modifications.
4. Upon formal action by the Planning Commission approving a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, or in the instance of conditional or modified approval of a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, upon acceptance of the conditions or modifications as set forth in Section 8.5.21.M.4.B, said f Final Master PUD Development Plan or amendment to Final Master PUD Development Plan and all maps, covenants, and other portions thereof, shall be filed with:
 - (1) The City Council;
 - (2) The City Recorder; and
 - (3) The Zoning Administrator.
5. If the Planning Commission finds that the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan does not meet the test for substantial compliance or does not comply with other standards of review, it shall disapprove the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

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6. In the event of disapproval, the Zoning Administrator shall prepare a written report on behalf of the Planning Commission and sent to the City Council and the applicant. This report shall detail the grounds on which the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan was denied.

S. City Council Action.

1. In the event that the Planning Commission disapproves any Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, such action shall be reviewed by the City Council.
2. The Council shall consider the report submitted by City Planning Commission and such other information as it may require in order to determine whether such Final Master PUD Development Plan or amendment to Final Master PUD Development Plan in its view meets the test of substantial compliance and complies with other standards of review herein established.
3. Should the City Council uphold the Planning Commission's disapproval of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, it shall notify the landholder that the action approving the reclassification of such property as contained in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan shall be disapproved.
4. Should the City Council determine that the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan does meet the test of substantial compliance and other requirements for approval, it shall notify both the landholder and the Planning Commission of its decision, and the action of the City Council approving the zoning shall thereby become final.

T. Failure to Begin PUD.

If no Actual Construction has begun in the PUD within three (3) years from the date of approval of the final shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan, said approval shall be lapse and be of no further effect and the related Zoning Ordinance Amendment and Rezoning shall lapse, be of no further effect and be repealed. The Planning Commission may, upon showing of good cause by the landholder, extend the time for commencement of Actual Construction for periods of 12 months. However, at least annually the Planning Commission shall review the status of any PUD on which construction has not begun in order to determine that the project has not been abandoned.

U. Enforcement of Development Schedule.

1. Unless specifically approved as part of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, the construction and provision of all Civic Spaces, Common Open Spaces, and public and recreational facilities which are shown on the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan must proceed at no slower rate than the construction of Dwelling Units and non-Residential Improvements.
2. From time to time, the Zoning Administrator shall compare the actual Development and construction accomplished with the approved Development schedule. If the Zoning Administrator finds that the rate of Development and construction of Dwelling Units or non-Residential Improvements is substantially greater than the rate at which Civic Spaces, Common Open Spaces, and public and recreational facilities have been

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Developed and constructed and provided, then the Zoning Administrator may take either or both of the following actions:

- a. Cease to approve any additional final site plans or plats;
 - b. Instruct the Building Official to discontinue issuance of Building Permits.
3. In any instance where either of the above actions is taken, the Planning Commission must be provided satisfactory assurance from the applicant and its successors in interest that the relationship between the Development and construction of Dwelling Units and Commercial or Industrial Structures and the provision of common open spaces and public and recreational facilities is brought into balance acceptable to the Planning Commission prior to the continuance of Development or construction.

V. Building Permits & Certificates of Occupancy

Building Permits and Certificates of Occupancy may be issued for Development, Uses, Buildings and other Structures in a PUD in accordance with this Section.

1. The City may issue a Building Permit for Development, Structures, Buildings, activities, or uses as a part of a finally approved PUD only in strict compliance with the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan for the particular PUD, including the conditions of approval and only after the administrative procedure outlined in this section has been strictly followed. No Building Permit shall be issued for the area included in a Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan until the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan has been finally approved.
2. A Certificate of Occupancy shall be issued when the Zoning Administrator determines that a Structure, Building, activity, or Use within a PUD conforms with the applicable adopted Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, including the any conditions or modifications required for approval.

W. Modification of Approved Final Master PUD Development Plan or Amendment to Existing Development Plan During Initial Construction Period.

1. During the period of actual Development or Construction of or within any PUD, or of or within any portion of a PUD when Developed in phases, the provisions of this Section 8.5.21.W shall apply to any proposed modifications to an approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.
2. Any such proposed modification that is not permitted under this section may be approved only as an amendment to the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, provided the Decision Making Authority may authorize the Zoning Administrator approve specific changes as part of the Final Master Plan approval.
3. The Planning Commission may approve:

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- a. minor modifications in the location, siting, and height of Buildings and Structures if required by engineering or other circumstances not foreseen at the time the f Final Master PUD Development Plan or amendment to Final Master PUD Development Plan was approved so long as no such modification violates the basic policy and concept, standards and requirements of this Ordinance applicable to the PUD, or other standards and requirements applicable to the PUD pursuant to the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan. Collectively, all such modifications approved by the Planning Commission shall not in the aggregate result in:
 - (1) Any increase in the number of Dwelling Units from that approved in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan; or
 - (2) An increase of more than 3% in the floor area for Commercial Uses from that approved in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan; and
 - b. minor modifications in the location of streets and underground utilities shown on the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.
4. For any modification to an approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan other than minor modifications authorized by Section 8.5.21W, such modification shall be subject to satisfactory proof by the applicant and written findings by the Planning Commission and City Council as follows and approval as an amendment to the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.
- a. The modification shall be limited to the minimum necessary;
 - b. Strict application of the provisions of the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan would result in practical difficulties or unnecessary hardship;
 - c. There are exceptional or extraordinary circumstances or conditions applying to the land, Buildings, Structures or Uses referred to in the request for modification, which circumstances or conditions do not apply generally to other land, Buildings, Structures or uses in the same type of PUD District.
 - d. The requested modification will not be detrimental to the public welfare or injurious to property or improvements in the neighborhood of the premises.
 - e. Under the circumstances of the particular case, the requested modification will not adversely affect the health or safety of persons working or residing in the neighborhood of the premises.
 - f. The requested modification is consistent the intent and purpose of this Ordinance, the Comprehensive Plan, and the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan and will not adversely affect the community objectives of the Comprehensive Plan.
 - g. The requested modification will not result in any reduction of required Buffer areas or other specific open spaces required by this Ordinance and will not vary any District or Development standard applicable to the PUD under this Ordinance.

X. PUD Control After Completion.

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1. After the PUD has been substantially completed, the use of land and the construction, modification, or Alteration of any Buildings or Structures within the PUD will be governed by the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan and the applicable provisions of this Ordinance.
2. No changes may be made in the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan except upon application to the appropriate agency under the procedures below:
 - a. Any minor extensions, Alterations, or modifications of existing Buildings or Structures may be authorized by the Zoning Administrator if the extensions, Alterations, or modifications are consistent with the purposes and intent of the recorded approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, this Ordinance, and the Comprehensive Plan.
 - b. Any Uses not authorized by the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, but allowable in the applicable type of PUD District as a Permitted Use, Permitted Subject to Limited Use Standards, or as a permitted Conditional Use, may be added to the recorded approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan under the procedures provided by for the approval of Conditional Uses.
 - c. A Building or Structure that is completely or substantially destroyed may be reconstructed only in compliance with the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan unless an amendment to the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan is approved as set forth below.
3. All other changes in the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan may be approved only by the City Council under the procedures authorized by this Ordinance for Rezoning, Zoning Ordinance Amendment, and Master PUD Development Plan approval.
4. Notwithstanding any other provision of this Section 8.5.21.AA, no changes may be made to the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan unless such changes are required for the continued successful functioning of the PUD or are required by changes in conditions that have occurred since the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan was approved or by changes in the development policy of the community.
5. No changes in the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan that are approved under this Section are to be considered as a waiver of the covenants limiting the use of land, Buildings, Structures and Improvements within the area of the PUD and all rights to enforce these covenants against any changes permitted by this Section are expressly reserved.

Y. Re-Subdivision of PUD After Completion.

A completed PUD may be subdivided and re-subdivided for purpose of sale or lease subject to the following:

1. If the subdivision or re-subdivision of a PUD will create a new plot line, the applicant shall make application to the Planning Commission for the approval of a subdivision or re-subdivision. The Planning Commission may approve the subdivision or re-subdivision if each section of the subdivided or re-subdivided PUD meets the provisions of this Ordinance governing density, common open space, and dimensional requirements.

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2. The owner and lessees of a subdivided or re-subdivided PUD may jointly make application for a Conditional Use or for an amendment to an approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

8.5.22 Heavy Manufacturing Permit

A. Applicability.

All proposed Uses requiring a Heavy Manufacturing Permit shall be required to obtain a Heavy Manufacturing Permit prior to establishment or expansion.

B. Pre-Application Conference

All applicants shall schedule a pre-application conference in accordance with Section 8.5.4.B.

C. Application Requirements

An application shall be filed in writing with the City Council in accordance with Section 8.5.4.C, which shall contain information and exhibits as may be required under Section 8.5.6. In the case of Buildings or other Structures or Uses to be located within Floodplain Districts, all information as may be required by Section 6.6 and 8.5.7. Additionally the applicant shall provide the following information in sufficient detail to reveal the intended function and ultimate operation of such Use:

1. The nature of the operations and/or processes proposed, including storage, processing, and handling methods, proposed;
2. The materials; and
3. The nature and potential level of atmospheric emissions associated with the intended operation.

D. Meetings.

The City Council may conduct meetings as may be required in order to establish the findings necessary to proceed with such application. However, prior to final consideration of any information that has been provided to the City Council, such information shall be made available for public view and comment.

E. Notice & Public Hearing.

1. Any request shall require a public hearing before the City Council.
2. Not more than 60 days after filing such application, a hearing shall be held on the application, unless otherwise withdrawn or postponed upon written request by the applicant.
3. All notices shall specify the current zoning and notification that applicant is seeking a Heavy Manufacturing Permit.
4. All notices shall include a brief summary indicating the nature of the action.
5. All notices shall be made at least 10 days prior to the scheduled City Council meeting.

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6. The notice shall be published in accordance with Section 8.5.4.D.2.
7. The notice shall be posted in accordance with Section 8.5.4.D.3.
8. The notice shall be mailed in accordance with Section 8.5.4.D.8.

F. Zoning Administrator Action

1. The Zoning Administrator shall transmit one copy of the application and all supporting information to the City Engineer for technical assistance in evaluating the proposed project.
2. The Zoning Administrator shall prepare a report that reviews the application in light of any requirements of this Ordinance and technical input from the City Engineer or other review bodies. A copy shall be provided to the City Council and the applicant.

G. City Council Action

1. The City Council shall conduct a public hearing.
2. After the public hearing, and considering the recommendations of the Zoning Administrator, the City Council shall:
 - a. Approve the request;
 - b. Approve the request with conditions.
 - c. Deny the request; or
 - d. Continue the hearing.

H. Requirements for Permit

A Heavy Manufacturing Permit may be granted only if the City Council finds that the request conforms to the following requirements:

1. The proposed Use is:
2. Listed as a Permitted Use within the applicable District;
3. Conforms to any additional standards listed in Section 4.3.9.D for the proposed Use;
4. Is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected;
5. Will not adversely affect other property in the area in which it is located; and
6. Conforms to all applicable provisions of this Ordinance for the applicable District.
7. Any proposed use Adjacent to a Residential District or Use (whether or not such property is actively used as a residence), shall be required to provide a Yard of a minimum depth of 150 feet between the proposed Use

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and the Adjacent Residential District or Use. This Yard shall not be used for any activity or Use other than permitted in Section 4.3.10.

8. A proposed Use Adjacent to any non-Residential District or Use shall be required to provide a Yard of a minimum depth of 100 feet between the proposed Use and the Adjacent District or Use. The City Council may impose such other conditions and restrictions as may be necessary to reduce or minimize the injurious effect of such Heavy Manufacturing Use upon and ensure compatibility with surrounding properties. The City Council may establish dates for the expiration of any Heavy Manufacturing Use Permit as a condition of approval.

8.5.23 Sign Permits.

A. Sign Permit Required

No Sign other than an Exempt Sign may exist or be erected, installed, altered, modified, or restored in the City unless it is the subject of a valid Sign Permit issued by the Chief Building Official in accordance with this Section 8.5.23.

B. Applications

Sign Permit applications shall be made with the Chief Building Official.

C. Application Requirements

Each application for a Sign Permit shall be accompanied by a fully dimensioned Sign Plan that reflects that such Sign, the method and means of its installation, its type, and its location on the applicable Building or Lot comply with all applicable standards and requirements of this Ordinance, together with such other information as may be necessary to determine and provide for the enforcement of Article 7 (Sign Standards).

D. Review by Zoning Administrator; Certificate of Compliance

Upon receipt of an application for a Sign Permit, the Chief Building Official shall forward to the Zoning Administrator a copy thereof and copies of all accompanying materials, including without limitation the Sign Plan.

The Zoning Administrator shall review such application, Sign Plan, and other materials to determine whether the proposed Sign complies with Article 7 (Sign Standards).

If the Zoning Administrator determines that the application, Sign Plan, and other materials, comply with Article 7 (Sign Standards), he or she shall issue a Certificate of Compliance, certifying compliance Article 7 (Sign Standards), and shall forward a copy of the same to the Chief Building Official.

E. Issuance of Sign Permit

A Sign Permit shall be issued by the Chief Building Official if and only if:

1. the applicant pays the application fee in accordance with a fee schedule adopted by the Commission,

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2. the Chief Building Official determines that the application, proposed Sign, and the Sign Plan and other materials accompanying the application conform to the applicable requirements of the Building Code and all applicable electrical codes, and
3. the Chief Building Official has received a copy of the Zoning Administrator's Certificate of Compliance, certifying compliance with Article 7 (Sign Standards).

8.5.24 Subdivision Plats.

Subdivision Plats must meet the standards and requirements of this Ordinance and the City Subdivision Regulations as the same are in effect from time to time, and must be prepared, submitted, reviewed and acted upon in accordance with such City Subdivision Regulations.

SECTION 8.6 ENFORCEMENT.

8.6.1 Enforcement; Violations; Penalties; & Remedies - General.

A. Enforcement.

This Ordinance and the provisions of any Development approval, permit, or Plan certified, approved, or issued under this Ordinance shall be enforced by the Zoning Administrator, the Chief Building Official, the applicable Decision-Making Authority, the City Code Enforcement Officer, and other City code enforcement personnel as provided herein.

B. Complaints / Notice of Violation.

1. Whenever a violation of this Ordinance occurs, or is alleged to have occurred, any person may file a written complaint. Such complaint shall state fully the causes and basis thereof and shall be filed with the Zoning Administrator. The Zoning Administrator shall record properly such complaint, immediately investigate, and take action thereon as provided by this Ordinance.
2. If, after such investigation or at his own initiation, the Zoning Administrator determines that a violation of this Ordinance exists, the Zoning Administrator, Chief Building Official, or a law enforcement officer of the City, shall serve a notice of violation on the owner, agent or contractor of the Structure or Lot, Building Site, or other land where such violation has been committed or shall exist, and on any lessee or tenant of the part of, or of the entire Structure or the Lot, Building Site or other land where such violation has been committed or shall exist and/or on the agent, architect, contractor, or any other Person who takes part or assists in such violation or who maintains any Structure or the Lot, Building Site or other land with respect to which any such violation has been committed or shall exist.
3. If the violation is one of those for which the premises may or must be vacated, such fact shall be stated in the notice, and a notice to that effect shall be affixed to the front of the premises giving notice thereof.
4. Irrespective whether notice is otherwise required, notice of violation shall be served by certified mail, return receipt requested, or by personal service.

C. Correction of Violation.

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1. If notice of violation is given by certified mail, the violation must be corrected not later than five (5) days after the time of mailing.
2. If notice of violation is given by personal service, the violation must be corrected within two (2) days after such service.

D. Service of Appearance Ticket.

In addition, if those Persons notified shall fail to correct any violation within the required period, the Zoning Administrator, Chief Building Official, or any police officer may serve an appearance ticket by personal service on any Person so notified, charging a violation of this Ordinance before the appropriate court of law.

E. Remedies

1. In case any Structure is proposed to be erected, constructed, reconstructed, Altered, extended, or converted, or any Structure or land is or is proposed to be used in violation of this Ordinance, the Zoning Administrator or other appropriate authority of the City or any Adjacent or neighboring property owner who would be especially damaged by such violation may, in addition to other remedies, institute injunction, mandamus or other appropriate action or proceeding to prevent such unlawful erection, construction, reconstruction, Alteration, extension, conversion or use, to correct or abate the violation, or to prevent the occupancy of such Structure or land.
2. Where a violation of this Ordinance exists, the Zoning Administrator may, in addition to other remedies, notify all public utilities and municipal service departments of such violation and request that initial or re – establishment of service be withheld until such time as the Structure or premises are no longer in violation of this Ordinance.

F. Certain Remedies for Specific Violations.

1. If the violation is one of the following, and if those Persons notified shall fail to correct such violation within the allotted time period, the Zoning Administrator, the City Code Enforcement Officer, the Chief Building Official and/or any law enforcement officer of the City shall charge them with such violation of this Ordinance before the appropriate court of law:
 - a. No Building Permit and/or no Certificate of Occupancy.
 - b. Building Permit and/or Certificate of Occupancy has been revoked.
 - c. The Structure, in the opinion of the Chief Building Official, constitutes an immediate danger to health or a fire hazard. An immediate danger to health shall consist of:
 - (1) No heat or heat below 50° F in the months of December, January, February or March.
 - (2) Inoperable plumbing facilities.
 - (3) Structural instability.
 - (4) No water service to the Building or applicable part thereof.

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- (5) Heating units, systems, or venting not in conformity with the requirements of the Building Code and Fire Code.
2. Such charge may be made by an appearance ticket, which the Zoning Administrator, the City Code Enforcement Officer, the Chief Building Official, and/or police officer is authorized to issue.
3. Other provisions of this Ordinance notwithstanding, no notice shall be required by the Zoning Administrator, the City Code Enforcement Officer, the Chief Building Official, or a City law enforcement officer prior to the issuance of an appearance ticket for violations of Sections 1.9.4, 4.3.12.F.9, or 8.5.11.A.

G. Request for Reconsideration Review.

If any Person shall feel aggrieved by the determination of the Zoning Administrator or Chief Building Official to close a Structure, said Person may file a written request for reconsideration review, together with the applicable fee, within the time provided to correct the defect, and the right to remove shall be stayed until one (1) day after notice of the decision on reconsideration is provided by personal service or three (3) days after notice of the decision on reconsideration is provided certified mailing or, if the Zoning Administrator or Chief Building Official shall grant an extension of the time allowed to correct the violation, until the end of that extension.

H. Each Violation Separate.

Each violation of this Ordinance shall constitute a separate and distinct violation and each day a violation of this Ordinance continues after expiration of the allotted time for its cure, if any, shall constitute a separate and distinct violation.

I. Penalties for Violation

1. Any violation of the provisions of this Ordinance or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with grants of Variance or Conditional Uses) shall constitute a misdemeanor and shall be punished as provided for by law.
2. Each day such violation exists shall be deemed a separate offense.
3. The owner or tenant of any Structure, premises, or part thereof, and any architect, builder, contractor, agent, or other person, who commits, participates in, assists in, or maintains such violation may each be found guilty of a separate offense and suffer the penalties herein provided.

J. Other Remedies for Violation.

In addition to all other remedies provided by this Ordinance or other applicable law, rule or regulation, if there exists or occurs with respect to any Lot, Building Site or other land or any Structure, Development, Use, permit, license, approval, or certificate issued or granted pursuant to this Ordinance any violation or failure to comply with any requirement, standard, or condition of this Ordinance or any such permit, license approval, or certificate, any or all of the following actions or proceedings may be taken on behalf of the City, whether by legal process or otherwise:

1. Revocation or suspension of any or all approvals, permits, certificate or licenses related to such Lot, Building Site or other land or any Structure, Development, or Use;

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2. Denial of any or all applications, approvals, permits, certificates or licenses related to such Lot, Building Site, or other land or any Structure, Development, or Use;
3. Issuance of one or more stop work or cease and desist orders;
4. Taking or instituting any other action or proceeding, whether by legal process or otherwise, to require compliance with the requirements, standards, and conditions of this Ordinance, and all permits, license, certificate, or approvals granted or issued pursuant to this Ordinance; and
5. Taking or instituting any other action or proceeding to prevent the unlawful erection, construction, reconstruction, Alteration, repair, conversion, moving, maintenance, Use, Development, Improvement, or Structure, to restrain, correct or abate such violation, to prevent the occupancy of such Structure or Lot, or to prevent any illegal act, conduct, Business or use in or about such premises.

8.6.2 Procedure to Revoke Certificate of Occupancy or Building Permit.

A. Notice of Non-Compliance

Without limitation to any of the other penalties, remedies, and rights of enforcement provided for under this Ordinance, if the Zoning Administrator or the Chief Building Official determines that a violation exists under this Ordinance or any permit, license, or certificate approval granted or issued pursuant to this Ordinance, or certificate that one or more of the terms of any Building Permit or Certificate of Occupancy are not being complied with, the Zoning Administrator shall give notice of noncompliance to the owner, as shown on the latest tax assessment roll, by certified mail addressed to the address shown thereon, requiring that the specified violations be corrected within five (5) days of the mailing of the notice and that, in the event that the violations are not corrected within that time, the Chief Building Official shall revoke any such Certificate of Occupancy and/or Building Permit.

A return receipt or refusal of certified mail shall create a presumption of compliance with the mailing requirements hereof.

B. Reinspection

On or after said fifth (5th) day of certified mail notice, the Zoning Administrator and Chief Building Official shall reinspect the site, and, if any of such violations still exist, the Chief Building Official shall revoke the Building Permit and/or Certificate of Occupancy, post a notice of revocation on the property or Structure and mail a notice, by certified mail, to the owner thereof as shown on the latest tax assessment roll.

C. Appeal

In the event that any Person shall feel aggrieved by the revocation, such Person shall have ten (10) days from the mailing of the notice of revocation to file an appeal with the Board of Zoning Appeals, specifying the objections, which shall review the same and give a decision, by certified mail, to the applicant at the address shown on the application. The revocation shall be stayed by the appeal from the date of filing until three (3) days after any notice of denial shall be sent by the Board of Zoning Appeals.

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§ 8.1 **Purpose & Intent** (p. 392)

It is the purpose and intent of this Article to provide for the proper and efficient administration of this Ordinance, for procedures for the implementation of this Ordinance, and for enforcement of this Ordinance.

§ 8.2 Zoning Administrator (p. 392)

A. Authorization.

1. There is hereby created the Office of the Zoning Administrator. The Zoning Administrator shall be executive head of such office. This Ordinance shall be administered by the Zoning Administrator.
2. The Zoning Administrator shall have all authority, take all actions, and discharge all duties and responsibilities under this Ordinance, as specified herein, under applicable law, or as directed by the Director of Development Services, the Planning Commission, the Board of Zoning Appeals, or the City Council.
3. The City Planner is hereby designated and appointed as the Zoning Administrator. The Zoning Administrator serves at the direction of the Director of Development Services. In the absence of a City Planner, the Zoning Administrator shall be such person as may be designated by the Director of Development Services, or in the absence of both the City Planner and the Director of Development Services, the City Manager.

B. Method of Acting.

The Zoning Administrator, may act directly or through any one or more ~~of its~~ designees. The Zoning Administrator may designate any staff member to represent the Zoning Administrator in exercising or discharging any of the actions, duties, or responsibilities under this Ordinance, which are

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within Zoning Administrator's authority. The Zoning Administrator shall remain responsible for any final action.

C. Powers & Duties.

In order to assure compliance with the provisions of this Ordinance, and in addition to the general authority of the Zoning Administrator pursuant to this Section ~~8.2.1.A above~~, the Zoning Administrator shall have the following specific powers and responsibilities:

1. Reviewing, making recommendations regarding, and certifying completeness and compliance of the following:
 - a. Applications for Development Plans and Master PUD Development Plans
 - b. Applications for Certificates of Appropriateness;
 - c. Amendments to adopted Land Use Plans;
 - d. Amendments to the text of this Ordinance;
 - e. Applications for Rezoning;
 - f. Applications for Historic District designation; and
 - g. Vested rights determinations.
2. Making final administrative decisions on the following:
 - a. Interpretations of this Ordinance;
 - b. Issuing of all Zoning Permits, and the creating and maintaining all pertinent records;
 - c. Applications for ~~Sketch Development~~Plot Plans;
 - d. Applications for certain Site Development Plans;
 - e. Applications for Floodplain Development Permits;
 - f. Administrative Adjustments;
 - g. Applications for Temporary Use Permits;
 - h. Applications for Home Occupation Permits;

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- i. Applications for Sign Permits.
 - j. Applications for Certificates of Occupancy, in consultation with the Chief Building Official;
 - k. Applications for Determination of Economic Hardship; and
 - l. Applications for removal of Heritage Trees within a required Buffer area or credit for preservation of existing vegetation, including Heritage Trees.
3. Administering the provisions of any ~~certified~~ Development Plan or Master PUD Development Plan and any approved Conditional Use or approved site plan, except where administration is otherwise expressly provided in this Ordinance to be the responsibility of other City personnel;
 4. Reviewing and certifying whether plans and applications submitted pursuant to this Ordinance are complete and in compliance with all standards and requirements hereof;
 5. Together with Decision-Making Authorities and other City code enforcement personnel as provided herein, enforcing this Ordinance and the provisions of any Development approval, permit, or plan certified, approved, or issued under this Ordinance;
 6. Taking all actions and discharging all duties and responsibilities as directed by the City Manager, Director of Development Services, Planning Commission, Board of Zoning Appeals, or City Council; and
 7. Taking all other actions as Zoning Administrator specified in this Ordinance.

D. Additional Responsibilities.

The Zoning Administrator shall have the following additional responsibilities:

1. Provide information to the public on all matters relating to this Ordinance;

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2. Receive, file, and forward to all necessary agencies all applications for Conditional Uses and for amendments to this Ordinance;
3. Undertake a study of the provisions of this Ordinance, and make reports of his/her recommendations to the Planning Commission as necessary.
4. Receive, file and forward to the Board of Zoning Appeals all applications for matters ~~on~~ which the Board of Zoning Appeals is required to review under the provisions of this Ordinance;
5. Maintain permanent and current records of this Ordinance, including, but not limited to, all maps, amendments, Conditional Uses, Variances, appeals, and applications therefor;
6. Prepare an annual report summarizing annexation requests and subsequent action on such requests, and submit the same annually to the City Council;
7. Not make changes in the provisions of this Ordinance, excepting as provided in Section 8, and
8. Not refuse to issue a permit when conditions imposed by this Ordinance are complied with by the applicant, despite the violation of contracts such as deed covenants or private agreements which may occur upon the granting of said permit.

E. Procedures & Guidelines.

The Zoning Administrator shall develop, approve, and implement administrative procedures and guidelines to execute the provisions of this Ordinance. The Zoning Administrator shall develop deadlines, application forms, instructional sheets, checklists and processes for the efficient administration of development review. The Zoning Administrator may update and revise such form time to time as necessary to maintain efficiency.

Clarifies the responsibility of staff to establish a process of review

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No changes are proposed to sections 8.3.1 through 8.3.6 (p. 393- 400)

§ 8.3.7 Development Review Committee (p. 400)

There shall be a Development Review Committee. Such Committee shall consist of the Zoning Administrator or designee and other staff that the Zoning Administrator deems necessary to review an application. The Zoning Administrator shall chair the Committee.

Clarifies the scope of the DRC

The Committee chair shall prepare and retain a report on each meeting of the Committee. The Committee is authorized to review and provide input on any project proposal forwarded to the Committee by the Zoning Administrator. Additionally, the Committee is authorized to review and provide input on each Rezoning, Site Development Plan, Subdivision Plat, and Master PUD Development Plan or amendment to Master PUD Development Plan in accordance with ~~Section 8.5.6.1.3~~ processes and procedures developed by the Zoning Administrator. No application for review shall be forwarded to the Planning Commission until it is deemed completed and responsive to all comments provided by the Development Review Committee.

§ 8.5.2 Interpretation of Ordinance. (p. 401)

A. Zoning Administrator Authorized.

When uncertainty exists, the Zoning Administrator shall be authorized to make all interpretations concerning the provisions of this Ordinance with the exception of the interpretations listed in Section 8.5.2.B.

B. Certain Exceptions.

1. All interpretations of matters relating to the City Building Code shall be made by the Building Official or designee.
2. The Zoning Administrator may refer interpretations of other provisions outside this document to the appropriate City and/or County officials.

C. Initiation / Request for Interpretation.

1. The Zoning Administrator may ~~make an~~ initiate an interpretation concerning the provisions of this Ordinance on his own initiative, at the request of the Planning

Revised to gender neutral language

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Commission, City Council, Historic Zoning Commission, or Board of Zoning Appeals may also direct the Zoning Administrator to produce an interpretation concerning the provisions of this Ordinance.

2. In addition to requests pursuant to Section 8.5.2.C.1, a request for interpretation may be made by persons having legal authority to take action in accordance a ~~Zoning Permit~~Zoning Permit. Such persons shall include without limitation owners or lessees of property, or their agents, and persons who have contracted to purchase property contingent upon their ability to acquire the necessary permits under this Ordinance, or the agents of such persons. The Zoning Administrator may require an a requesting person or agent to submit evidence of his or her authority to submit the request for interpretation.

D. Action by Zoning Administrator.

1. Upon receipt of a request pursuant to Section 8.5.2.C, the Zoning Administrator shall:
 - a. Review and evaluate the request in light of the text of this Ordinance, the Official Zoning Map, the Comprehensive Plan and any other relevant information;
 - b. Consult ~~with the Building Official~~ and coordinate with other staff, ~~including the City Attorney~~, as necessary; and
 - c. Render an opinion.
2. The interpretation shall be provided in writing to the requesting party.

E. Official Record.

The Zoning Administrator shall maintain an official record of all interpretations. The record of interpretations shall be available for public inspection during normal business hours.

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F. Appeal.

Final action on an interpretation of this Ordinance by the Zoning Administrator or designee pursuant to Section 8.5.2.C.2 may be appealed in accordance with Section 8.5.17, Appeal of Administrative Decision.

§ 8.5.3 Summary of Review Authority/Table 8.5.3 (p. 402-403)

Replace current table with changes to formatting and updates consistent with previous zoning text amendments (see Attachment 8.A)

§ 8.5.4 Common Review Procedures (p. 401)

A. Applicability.

The review procedures described in this Section 8.5.4 apply as may be listed by the individual relevant Sections found in this Article.

B. Pre-Application Conference.

1. The Zoning Administrator may require applicants to Before submitting an application for any Development or Plat approval, it is recommended that each applicant schedule a pre-application conference with the Zoning Administrator, City Engineer, utility providers, and other appropriate staff to discuss the procedures, standards and regulations required ~~in accordance with~~ of ~~by~~ this Ordinance.

~~2. A pre-application conference is not required for Developments of 2 or fewer one or two family Dwellings.~~

~~3. A pre-application conference with the Zoning Administrator shall be required but not limited to the following types of Development review:~~

~~a. Application for Development Plan or Plat, of 3 or more one or two family Dwellings;~~

~~b. Application for Conditional Use Permit;~~

In practice, formal pre-application meetings are mandated for all reviews which require Planning Commission or City Council approval. Staff rejects applications for review if there has not been a pre-app.. Scheduling a pre-app, providing a "napkin-sketch" and paying the associated fee guarantees a meeting with the City Planner, City Engineer, and Fire Marshal (or designees) and usually includes the Director of Development Services, wastewater engineer, and a representative from CPWS. Others are encouraged to schedule pre-apps, but they are not required in order to submit an application.

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- 208 ~~c. Application for a Variance or Administrative~~
209 ~~Adjustment;~~
210 ~~d. Application for Rezoning or Zoning Ordinance~~
211 ~~Amendment, including Rezoning to a PUD; and~~
212 ~~e. Application for Heavy Manufacturing Permit.~~
213 f.a. Application for Certificate of Appropriateness

C. Application Requirements.

- 215 1. Applications required under this Ordinance shall be submitted
216 on forms and in such numbers as required by the ~~appropriate~~
217 ~~department~~Zoning Administrator. All forms shall include, at a
218 minimum, the following information:
- 219 a. Contact information for the individual or firm
220 submitting the application.
- 221 b. Contact information for the individual or firm on
222 whose behalf the application is being submitted.
- 223 c. If applicable, identification of the property affected
224 by the application, such as a legal description,
225 address, or PIN as may be appropriate; and
- 226 d. Any other information required by the Zoning
227 Administrator, other appropriate department, or the
228 provisions of this Ordinance.
- 229 2. All applications and associated fees shall be filed with the
230 appropriate department.
- 231 3. Filing fees shall be established from time to time to defray the
232 actual cost of processing the application.
- 233 4. All applications must be complete before the appropriate
234 department is required to review the application.
- 235 5. A determination of whether a Development application is
236 complete shall be made by the Zoning Administrator no more
237 than five days after submittal of the application.

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- 238 6. ~~An~~ The Zoning Administrator shall determine whether an
239 application ~~that~~ contains all required information ~~shall be~~
240 ~~deemed complete, and shall only initiate the review and~~
241 ~~processing of applications determined to be complete.~~
- 242 7. If the application is determined not to be complete, the Zoning
243 Administrator shall notify the applicant. The notification shall
244 list ~~all~~ missing or incomplete items and provide a specific period
245 of time for the applicant to resubmit the material for the next
246 ~~scheduled meeting~~ application deadline. ~~The applicant may~~
247 ~~request an additional meeting for explanation of the missing or~~
248 ~~incomplete items. If the application is not resubmitted within~~
249 ~~the period specified by the Administrator, the application shall~~
250 ~~be deemed rejected and shall not be accepted for filing.~~ After
251 an application has been rejected, a new application and fee
252 shall be required.
- 253 8. A determination of completeness does not preclude any
254 negative final action and does not include any implied
255 determination that the application successfully meets any
256 review criteria.
- 257 9. If an incomplete application is erroneously deemed complete
258 and later determined to be incomplete, Section 8.5.4.C.7 shall
259 apply. ~~The applicant may rely on the recommendations of the~~
260 ~~appropriate department as to whether more or less~~
261 ~~information should be submitted.~~
- 262 10. The Zoning Administrator may require an applicant to present
263 evidence of authority to submit the application.
- 264 11. ~~Applications sufficient for processing shall be submitted to the~~
265 ~~Zoning Administrator in accordance with the published~~
266 ~~calendar schedule.~~ Schedules indicating submittal dates shall
267 be developed each year and made available to the public.
268 Applications sufficient for processing shall be submitted to the
269 Zoning Administrator in accordance with the published
270 calendar schedule.

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12. Applications for Development approvals may be filed and reviewed simultaneously, at the option of the applicant. Any application that also requires a Variance or Administrative Adjustment shall not be eligible for final approval unless and until such relief has been granted.

13. Applications submitted simultaneously are subject to approval of all other related applications; denial or disapproval of any concurrently submitted application shall stop consideration of any related applications until the denied or disapproved application is resolved.

D. Notice & Public Hearing.

1. Notice shall be required for applications for Development approval as shown in **Table 8.5.4.D-1 (Summary of Notice Requirements)**.

2. For published notice, in addition to other requirements that may be required for the specific procedure, the following shall be required:

*Item #2 missing in 2022 text;
renumbered here*

a. a distinctive notice shall be placed by the Development Services Department in a newspaper of general circulation within the City at least ten days but not more than 30 days prior to the Planning Commission or Board of Zoning Appeals meeting, as applicable;

b. the notice shall include, at a minimum:

(1) The time, date, and location of the proposed meeting or hearing; and

(2) A summary description of the proposed action.

4. For posted notice (sign), in addition to other requirements that may be required for a specific procedure, the following shall be required:

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- a. The sign shall specify the phone number for the City Development Services Department.
- b. The sign shall be constructed of a rigid waterproof material, such as plastic board or metal. Letters shall be at least 2" tall.
- c. The sign shall have a minimum dimension of 18" tall by 24" wide and legs of sufficient length to raise the top of the sign 36" above the adjacent grade.

- 5. For an application to be considered complete, at least ten days prior to the meeting, the applicant and/or the Development Services Department shall post any required signs. The signs shall remain in place and in readable condition until one of the following occurs:

- a. The request has received final action by the Decision-Making Authority; or
- b. The applicant withdraws the request.

- 6. If the signs are removed during the decision process, the signs shall be replaced ~~and re-certified~~ by the Development Services Department.

- ~~6. Signs for all requests shall be removed following final action by the Decision Making Authority or when the applicant withdraws the request.~~

Removes language redundant with #5 above

- 7. Posted notices shall be installed by the City in conformance with the following:

- a. At least One sign shall be placed ~~on or to the closest extent~~ as close as possible ~~along to~~ the property line fronting on a public street at the point of clearest visibility.

Allows staff to determine the most visible location for posted notice

- ~~b. Properties fronting on more than one public street must have one single sign on the property line fronting along each public street.~~

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332 ~~c. Signs shall be placed at mid — point on the street~~
333 ~~frontage from which the site is addressed. If signs~~
334 ~~are not clearly visible at such midpoints, then they~~
335 ~~shall be placed at the clearest point of visibility as~~
336 ~~determined by the Zoning Administrator.~~

337 ~~d. On properties where existing Structures encroach~~
338 ~~into the minimum sign setback area, the sign shall be~~
339 ~~located on such Structures so that the top of the sign~~
340 ~~is located seven to ten feet above grade.~~

341 e.b. In situations where site conditions prevent the
342 placement of signs in conformance with the
343 requirements in Sections 8.5.4.D.7.a ~~through~~
344 ~~8.5.4.D.7.d~~ above, shall be placed at the clearest
345 point of visibility as determined~~alternative~~
346 ~~placement may be approved~~ by the Zoning
347 Administrator.

348 8. For mailed notice, in addition to other requirements that may
349 be required for the specific procedure, the following shall be
350 required:

- 351 a. All letters shall be sent by the City using certified U.S.
352 Mail.
- 353 b. The letter shall specify the street address and phone
354 number for the City Development Services
355 Department.
- 356 c. If the letter shall contain a notice of an upcoming
357 meeting or hearing, the letter shall include the date,
358 time, location of the meeting and the body before
359 which the meeting or hearing shall take place.
- 360
- 361

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*Not all properties have
street addresses*

- d. The letter shall contain the proposed action and street address, or parcel identification, for the property in question.
- e. All letters shall be mailed at least ten days prior to the scheduled meeting, hearing, or other action.
- f. Letters shall be mailed to all owners of property that is Adjacent to the property in question.
9. Minor defects in notice shall not impair the notice or invalidate proceedings pursuant to the notice if a bona fide attempt has been made to comply with applicable notice requirements.
10. A public hearing shall be held for the following procedures before the City Council, Planning Commission, Board of Zoning Appeals, or Historic Zoning Commission, as indicated:

§ 8.5.5 Zoning Permit (p. 407)

A. Required.

1. A Zoning Permit shall be required to commence the excavation for or the construction of any Structure, to commence the moving, Alteration, or repair of any Structure, to use any Structure or to change the use of any Structure. Such permit may be independent in form or combined with other department permit processes.
2. The Zoning Permit shall contain a statement that the plans, specifications and intended use of such Structure in all respects conform to the provisions of this Ordinance.

B. Application.

1. Applications for Zoning Permits may be made by persons having legal authority to take action in accordance with the permit, including without limitation the owners or lessees of property, or their agents, or persons who have contracted to purchase property contingent upon their ability to acquire the necessary permits under this Ordinance, or the agents of such

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persons (who may make application in the name of such owners, lessees or contract vendees).

2. The Zoning Administrator may require an applicant to submit evidence of his or her authority to submit the application for a Zoning Permit.
3. An application for a Building Permit shall be submitted in accordance with Section 8.5.4. All applications for Zoning Permits must be complete before the Zoning Administrator may consider the application.
4. Unless specifically exempted, Development Plan or Master PUD Development review and approval shall be required prior to the issuance of a Zoning Permit.
5. For any application where loading and/or five or more parking spaces are to be provided, the application shall be accompanied by a fully dimensioned site plan drawn to a scale of no less than 1"=200'. Such site plan shall show the location of all Structures on the Lot and the location and layout of the proposed parking and loading, including any required vehicular area landscaping.

C. Development of Forms.

The Zoning Administrator shall make every effort to develop application forms, instructional sheets, checklists, or other techniques or devices to assist applicants in understanding the Zoning Permit application requirements and the form and type of information that must be submitted. In classes of cases where a minimal amount of information is necessary to enable the Zoning Administrator to determine compliance with this Section, such applications for Zoning Permits to construct single – family or two – family Dwellings, or applications for Sign Permits, the Zoning Administrator shall develop standard forms that will expedite the submission of the necessary Plans and other required information.

D. Zoning Administrator Action.

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1. Upon receipt of a complete application for Zoning Permit and any other required materials, the Zoning Administrator shall ~~have up to 60 days to initiate review of the application. Application review not initiated within 60 days shall be deemed to have automatic approval~~ initiate the review according to the procedures established under Section 8.2.1.E.
2. Upon hearing recommendations from all appropriate departments and review bodies, the Zoning Administrator shall proceed as follows:
 - a. In cases where no additional permits are required and all Ordinance requirements have been met, the Zoning Administrator shall issue a Zoning Permit.
 - b. In cases where an additional permit(s) is required, the Zoning Administrator shall notify the applicant of the additional permit(s).
3. In no case shall a Zoning Permit be issued until all other permits required by this Ordinance have been obtained. Additional permits may include any or all of the following:
 - a. Temporary Use Permit
 - b. Home Occupation Permit
 - c. Sign Permit
 - d. Certificate of Appropriateness
 - ~~e. Certificate of Economic Hardship~~
 - ~~f. Demolition by Neglect~~
 - g-e. Conditional Use Permit
4. In cases where an amendment to the text of this Ordinance and/or a Rezoning may be required prior to the issuance of a Zoning Permit, the Zoning Administrator shall notify the applicant of the text amendment procedure in Section 8.5.18, and/or the Rezoning procedure in Section 8.5.19.

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5. In cases where a Variance or Administrative Waiver may be required prior to the issuance of a Zoning Permit, the Zoning Administrator shall notify the applicant of the Variance procedure in Section 8.5.16 or the Administrative Adjustment procedure in Section 8.5.8.
 6. Any Zoning Permit issued by the Zoning Administrator shall become null and void twelve months after the date of its issuance unless Actual Construction has begun and been continued in a diligent manner.
 7. Final action on a Zoning Permit may be appealed in accordance with Section 8.5.17, Appeal of Administrative Decision.

§ 8.5.6 Development Plan Review (p. 408 - 422)

A. Applicability

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1. Except as exempted under Section 8.5.6.B below, no Building Permit or Certificate of Occupancy may be issued unless and until a Development Plan has been approved therefor and unless the application for the same includes a Development Plan, which has been certified by the Zoning Administrator as being in compliance with Section 4.3. and this Section 8.5.6.
 2. Except as exempted by this Ordinance~~under Section 8.5.6.B below~~, no Building shall be constructed, re-constructed, or modified, and no Lot or other land shall be Developed, Improved, subdivided, or re-subdivided, and none of the same shall be used, except in compliance with ~~this Ordinance, the Zoning Map, and~~ a Development Plan that has been prepared, submitted, reviewed and certified in accordance with this Article and all standards and requirements applicable thereto.
 3. All requirements imposed by a Development Plan shall run with the land and shall apply against any owner, subsequent owner, or occupant.

B. Exemptions.

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The following Development, activities, or Uses shall be exempt from Development Plan review, although they may be subject to other review procedures where noted in other Sections of this Ordinance:

1. Ordinary Maintenance and Repair of a Structure (unless review is required under Certificate of Appropriateness).
2. The use or intended use of land for the purpose of agriculture, raising of crops, or forestry, to the degree established by state law.
3. Home Occupations.
4. Accessory Uses incidental to a one- or two-family Residential Use, provided that an Accessory Building or Accessory Structure is not exempt.
5. Any proposal for which an application for Master PUD Development Plan approval has been approved pursuant to Section 8.5.21.

C. Types of Development Plans.

There shall be ~~two~~three types of Development Plans, each applicable to certain types of Development and each having a different level of approval required. The criteria for establishing which type of Development Plan and the corresponding level of approval for each are indicated below:

1. ~~Sketch Development Plot~~ Plan, which is a Development Plan the approval of which is necessary for:
 - a. A one – or two – family detached Dwelling located on a single Lot or Building Site;
 - b. A one – or two-family attached Dwelling located on two abutting Lots or Building Sites;
 - c. A Manufactured Home located on an individual Lot or Building Site; or
 - d. A request for issuance of a Sign Permit; and

Matches terminology of daily practice for zoning compliance review

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for which no Conditional Use Permit, Variance, or Rezoning is necessary;

2. Major Site Development Plan, which is a Development Plan ~~the approval of which is necessary for a project~~ that does not meet the criteria listed in Section 8.5.6.C.1 above, for which the Planning Commission is identified as the Decision Making Authority in Section 8.5.6.D below. See Illustration 8.5.6 (Development Plan Review Process); and -

Distinguishes site plans by decision-making authority

~~2.3.~~ Minor Site Development Plan, which is a Development Plan that does not meet the criteria listed in Section 8.5.6.C.1 above, for which the Zoning Administrator is identified as the Decision Making Authority in Section 8.5.6.D below

[Delete Illustration 8.5.6 Development Plan Review Process]

D. Decision-Making Authorities.

Move flow illustration of process into administrative guidelines and procedures document

1. The Zoning Administrator shall be the Decision-Making Authority for ~~Sketch Development Plot~~ Plans. However, the Zoning Administrator shall have the discretion to refer ~~Sketch Development Plot~~ Plans to the Planning Commission for approval.

2. Except as provided in Section 8.5.6.D.3, the Zoning Administrator shall be the Decision-Making Authority for Site Development Plans. However, the Zoning Administrator shall have the discretion to refer Site Development Plans to the Planning Commission for approval.

3. The Planning Commission shall be the Decision-Making Authority for Site Development Plans that include one or more Development Parcels, any Request for Alternative Performance, Food Truck Courts, Large Multi-Family Buildings, or Manufactured Home Parks, ~~one or more Development Parcels,~~ or an application referred by the Zoning Administrator.

Addition of Food Truck Park adopted in June 2023; Alternative Performance

E. Review by other Departments.

The Zoning Administrator shall ensure that all appropriate ~~review~~ entities have reviewed the ~~proposed project~~application and had

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546 opportunity to comment. ~~These review entities may include, but are not~~
547 ~~limited to: Department of Public Works, Inspections Department, City~~
548 ~~Engineer, and others. It is encouraged that the applicant addresses all~~
549 ~~concerns raised by these entities.~~

550 F. Development Plan Requirements - General.

- 551 1. The following requirements are applicable to all Development
552 Plans and applications:

553 a. All Development Plans shall be submitted in accordance
554 with Section 8.5.4 and all procedures and guidelines
555 established under Section 8.2.1.E.-

556 b. ~~In addition,~~ State or Federal regulations may require that
557 additional information be supplied as a part of a submittal.

558 c. Each Development Plan required under this Article shall be
559 prepared, signed, and submitted by or on behalf of the
560 Owner of the applicable property or authorized agent. The
561 Zoning Administrator may establish minimum evidence
562 sufficient to demonstrate owner authorization.-If such
563 Plan is prepared, signed, or submitted on behalf of such
564 Owner, a written durable irrevocable power of attorney
565 authorizing such actions to be taken on behalf of the
566 Owner shall accompany the Plan.

567 d. Other information concerning the Lot, Building Site,
568 Development Parcel, or other land or Adjacent Lot,
569 Building Site, Development Parcel, or other land as may
570 be deemed essential by the Zoning Administrator, City
571 Engineer or other reviewers to determine whether the
572 provisions of this Ordinance and other applicable
573 regulation are met.

574 d.e. Any other information or items deemed necessary by the
575 Planning Commission to determine the conformity of the
576 Site Development Plan with the spirit and intent of this
577 Ordinance, which information or items as specifically
578 identified to the applicant in writing.

*Establishes minimum information for
review*

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- ~~e. Each Development Plan shall be prepared in accordance with this Section 8.5.6.F and must conform to all applicable requirements of this Ordinance.~~
- ~~f. Each Development Plan must include all items described in Section 8.5.6.G.~~
- ~~g. Each Development Plan must be submitted for review and action in accordance with this Section 8.5.6.F~~
- ~~h. Each Development Plan shall include:~~
- ~~(1) The name and address of the Applicant and the owner of record, if different from the Applicant.~~
 - ~~(2) The name, address, signature, and seal of the professional preparing the Plan.~~
 - ~~(3) The title of the Development, date prepared, and date of revisions, if any.~~
 - ~~(4) Legal description of the property and tax parcel identification.~~
 - ~~(5) A location map drawn to a scale of no smaller than one inch (1") equals 200 feet, with a North arrow, and written and graphic scale legend.~~
 - ~~(6) Existing zoning of the property and all Adjoining properties.~~
 - ~~(7) The identification of all Adjacent properties, including owners' names.~~
 - ~~(8) Description of all existing and proposed restrictions or covenants applicable to the site.~~
 - ~~(9) Location, width and purpose of all existing and proposed Easements, Setbacks, Yards, reservations and areas, dedicated to public use, both within and Adjacent to the property.~~
 - ~~(10) Certified survey of existing conditions of the application property, prepared and sealed by a~~

Much of the following text is repetitious and overly specific for inclusion in the Ordinance; these requirements are found in checklists, applications, and guidelines published by the Zoning Administrator, the Building Official, and the City Engineer

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~~licensed Tennessee surveyor, and showing at a minimum:~~

~~(a) Property lines and measurements,~~

~~(b) Tax lot designation,~~

~~(c) Utility lines and connections,~~

~~(d) Curb cuts,~~

~~(e) Street designations, and~~

~~(f) North arrow.~~

~~(11) Detailed Plan prepared, signed, and sealed by an architect, landscape architect, engineer, or land surveyor licensed to practice by the State of Tennessee, and signed by the applicant, which shall include the following, fully dimensioned and presented at a scale no smaller than 1" = 50' unless a different scale is otherwise approved in writing by the Zoning Administrator showing the location, height, and materials associated with the following:~~

~~(a) Screens~~

~~(b) Streetscreens;~~

~~(c) Walls and Fences;~~

~~(d) Landscaping, including proposed plant species and size at time of planting; and~~

~~(e) Exterior lighting.~~

~~i. In addition to all items required by Section 8.5.6.F, each Development Plan shall show and include all items described in Section 8.5.6.G (Sketch Development Plan Requirements) or Section 8.5.6.H (Site Development Plan Requirements), as applicable.~~

~~j. Each Development Plan must comply with the standards and requirements of the Zoning Map, any other applicable approved Plan, and this Ordinance, including without~~

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642 ~~limitation those applicable to the District in which the land~~
643 ~~covered by such Development Plan is situated; provided~~
644 ~~however, that a conceptual Development Plan submitted~~
645 ~~as part of an application for Zoning Text Amendment or~~
646 ~~Rezoning need only provide information to describe the~~
647 ~~intended Development; and provided further that solely~~
648 ~~with respect to a Development Plan submitted for~~
649 ~~approval of a Development Plan modification, such Plan~~
650 ~~shall be required to include only those elements being~~
651 ~~changed.~~

652 ~~2. Development Plan applications that cover property located,~~
653 ~~either wholly or in part, within a Floodplain District shall:~~

654 ~~a. Be submitted in conformance with this Section 8.5.6;~~

655 ~~b. Indicate the location of area(s) subject to flooding.~~

656 ~~c. Require the issuance of a Floodplain Development Permit~~
657 ~~prior to final approval (see Section 6.12)~~

658 ~~**G. Sketch Development Plan Requirements.**~~

659 ~~At minimum, in addition to meeting all requirements under Section~~
660 ~~8.5.6.F above, each Sketch Development Plan shall be fully dimensioned~~
661 ~~and at a scale no smaller than 1" = 200' except as otherwise specifically~~
662 ~~provided in this Ordinance, and shall be in compliance with the~~
663 ~~standards and requirements of the Zoning Map, any other applicable~~
664 ~~approved Plan, and this Ordinance and shall:~~

665 ~~1. Show the actual shape, location and dimensions of the overall~~
666 ~~project site and each Lot or Building Site;~~

667 ~~2. Show the shape, size, and location of all Buildings or other~~
668 ~~Structures to be constructed, erected, Altered or moved, and~~
669 ~~of any Building or other Structure already on project site and~~
670 ~~each Lot or Building Site;~~

671 ~~3. Include the existing and intended use of each Lot, Building Site,~~
672 ~~and other land and of all Buildings or other Structures upon it,~~
673 ~~including the number of Dwelling Units or other measure of~~

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~~Density each Lot, Building Site, and Building is intended to accommodate;~~

~~4. Show and include the following, in compliance with the standards and requirements of the Zoning Map, any applicable approved Plan, and this Ordinance, including without limitation those applicable to the District in which the applicable land is situated:~~

~~a. Lot or Building Site Width and Area~~

~~b. Lot or Building Site Layers~~

~~c. Percentage of Building and Wall at Frontage Line to Lot or Building Site Width (Frontage Buildout)~~

~~d. Principal Building~~

~~e. Accessory Building and other Accessory Structure~~

~~f. Setbacks or Yards~~

~~g. Encroachments~~

~~h. Building Type~~

~~i. Proposed Impervious Surface Coverage of each Lot or Building Site and the overall Development site~~

~~j. Proposed Floor Area, Dimensions, Floor Elevations, Floor-to-Ceiling Heights, and Height of each Building~~

~~k. Private Frontage and Façade Elements~~

~~l. Building Roof Type & Pitch~~

~~m. Building and Lot Principal Uses, Accessory Uses, and Temporary Uses~~

~~n. Vehicular Parking Accommodations, including Parking spaces and their dimensions within the Lot or Building Site, layout, design and if applicable, landscaping of Parking Lots, Parking Areas and Parking Structures, Parking and if applicable Loading Area Locations, Location of any Garage, Driveways to Off Street Parking, Passenger Dropoff~~

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Location, Driveway/Vehicular Entrance Width, any Parking Screen, and points of vehicular ingress and egress to and from each Lot or Building Site, including cross-access Easements

~~o. Driveway~~

~~p. Exterior lighting plan including photometric plan, location, pole height, luminaire/head type, pole/standard type, shielding, manufacturer's specifications and hours of operation for all exterior light fixtures;~~

~~q. Refuse Receptacle, Utility Box and Service Meter Accommodations and Locations~~

~~r. Any other personal property or fixtures not affixed to a Building~~

~~s. Private Landscaping, Walls, and Fencing~~

~~t. All Screens & Streetscreens, including vegetative, Fence, and Wall Screens & Streetscreens and their dimensions~~

~~u. Sign Plan, including locations, types, and detailed dimensioned drawings~~

~~v. Ground Floor Elevation above grade for each Building~~

~~w. Any applicable Special Requirements~~

~~x. Any Public Frontage improvement or replacement elements required under Section 6.10~~

~~y. The existing and any proposed zoning classification for the property~~

~~z. Recorded Plat consistent with the Sketch Development Plan.~~

~~5. Demonstrate that all other requirements of this Ordinance are met.~~

~~6. Include such other information concerning the Lot, Building Site, or other land and all Adjacent Lots, Building Sites, or other land as may be deemed necessary by the Zoning Administrator,~~

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Director of Public Works, or City Engineer for determining whether the provisions of this Ordinance and other applicable provisions of the City Codes are being met.

~~H.~~ Site Development Plan Requirements.

At minimum, in addition to meeting all requirements under Sections 8.5.6.F and 8.5.6.G, each Site Development Plan shall be fully dimensioned and at a scale no smaller than 1" = 200' except as otherwise specifically provided in this Ordinance, shall be in compliance with the standards and requirements of the Zoning Map, any other applicable approved Plan, and this Ordinance and shall:

- ~~1. Be prepared and, as applicable, stamped by an individual licensed and/or certified by the State of Tennessee to perform such design services.~~
- ~~2. Include any more detailed and/or separate plans may be required by the Zoning Administrator.~~
- ~~3. Comply with any applicable approved Plan, the Official Zoning Map, and all standards and requirements of this Ordinance, including without limitation those applicable to the District in which the applicable land is situated, and show and include the following:~~
 - ~~a. The actual shape, location, and dimensions of the overall Development site and each Lot or Building Site.~~
 - ~~b. The shape, size, and location of all Buildings or other Structures to be erected, Altered or moved, and of any other Building or other Structure already on the Lot, Building Site, and overall Development site.~~
 - ~~c. Each existing and intended Use of the Lot, Building Site, and Development site and of all Structures upon it, including, for Residential activities, the number of Dwelling Units each Building is intended to accommodate and for all Non-Residential Uses, the number of square feet of each such Use.~~

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- d. ~~If regulated in the applicable District, the Density and Floor Area Ratio of each Building and Lot or Building Site.~~
- e. ~~Location of all groupings of trees and how they will be incorporated into the proposed Development.~~
- f. ~~Location, trunk diameter, and species of all Heritage Trees within any required Buffer or landscaped area. All Heritage Trees proposed for removal shall also be shown.~~
- g. ~~Position, materials, and dimensions of fences and walls.~~
- h. ~~Location and dimensions of all required Buffers, which shall be provided on a separate Buffer plan if required by the Zoning Administrator.~~
- i. ~~Location, type, and size of proposed Signs.~~
- j. ~~Proposed means of surface drainage.~~
- k. ~~Overall Development site dimensions.~~
- l. ~~Bicycle Parking Accommodations, including without limitation number of spaces~~
- m. ~~Loading Space calculations and location, and Storage, Drive Through, Refuse Receptacle, Utility Box, and Service Meter Accommodations and Locations~~
- n. ~~Total area, materials, and design of the following proposed or to remain:~~
- (1) ~~Structures;~~
- (2) ~~Parking Lots, Parking Areas, and Parking Structures, keyed to the Parking Plan provided pursuant to Section 8.5.6.H.3.t(12)(o);~~
- (3) ~~Driveways and their respective distances from the nearest street corner if fewer than 200 feet;~~
- (4) ~~All impervious surfaces; and~~

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- (5) ~~Outdoor storage and refuse areas, if any, and trash receptacles, including enclosures and Screening measures;~~
- o. ~~Fire hydrants, keyed to a detailed Fire Equipment Access Plan;~~
- p. ~~Location, dimensions, design, pavement specifications, profiles, finished grade, slope as a percent of grade, and curbing and striping of proposed public and private sidewalks and other pedestrian accommodations, bicycle, ride-sharing, and pedestrian loading accommodations, Thoroughfares, Internal Drives, Alleys, and Driveways (from the Adjacent roadway through each curb cut to the Building(s), pedestrian accommodations, Parking Area, Parking Lot, Parking Structure, or Garage);~~
- q. ~~Recorded Plat consistent with the Site Development Plan.~~
- r. ~~Proposed hours of operation.~~
- s. ~~Description of all existing and proposed restrictions or covenants applicable to the Development site.~~
- t. ~~Certified ALTA survey of existing conditions of the applicable property, prepared and sealed by a licensed surveyor, and showing at a minimum:~~
- (1) ~~Property lines and measurements,~~
- (2) ~~Legal description and street address,~~
- (3) ~~Tax parcel designation,~~
- (4) ~~Utility lines and connections, ———~~
- (5) ~~Curb cuts,~~
- (6) ~~Thoroughfares, Internal Drives, and Alleys, showing dimensions of each element and types,~~
- (7) ~~North arrow,~~
- (8) ~~Scale Legend,~~

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- ~~(9) Title block, including:~~
- ~~(a) The address and legal description of the site; and~~
 - ~~(b) Names, addresses and telephone numbers for the Applicant(s) and owner(s);~~
 - ~~(c) Current zoning classification and use of the property and Adjacent properties;~~
- ~~(10) Locations of all of the following existing on or within fifty feet (50') of the overall Development site:~~
- ~~(a) Property boundaries;~~
 - ~~(b) Buildings and other Structures, keyed to the project description and project illustrative plan provided pursuant to Section 8.5.6.H.3.u(3) and the architectural renderings and preliminary plans provided pursuant to Section 8.5.6.H.3.u(2); and~~
 - ~~(c) Sidewalks, walkways, handicap ramps, and curb cuts;~~
- ~~u. The following additional plans and information:~~
- ~~(1) Site Access and Circulation Plan, indicating access and circulation routes for all vehicular and pedestrian movement;~~
 - ~~(2) Full color architectural renderings and preliminary architectural plans, showing all Facades and Elevations of each other exterior Wall and all exterior materials to be used, keyed to the project description and project illustrative plan provided pursuant to Section 8.5.6.H.3.u(3);~~
 - ~~(3) Project Description and Illustrative Plan showing each Development and Building element regulated by this Ordinance;~~

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- (4) ~~If applicable, public address system plan, including type, location, design, manufacturer's specifications and hours of operation;~~
- (5) ~~Erosion and sedimentation control measures for the Development;~~
- (6) ~~Topographic, excavation and grading plans shown at contour intervals of two feet (2'), and indicating both existing and proposed contours, extended at least ten feet (10') into Adjoining properties, and delineating areas of steep slopes as applicable;~~
- (7) ~~Existing vegetation plan, including the location of Heritage Trees, existing wooded areas, other significant individual trees with a diameter at breast height of eight inches (8") or more, trees to be removed and trees to be preserved;~~
- (8) ~~Map showing the extent of flood prone areas or storm water overflows, including Special Flood Hazard Areas as established by the Federal Emergency Management Agency;~~
- (9) ~~Detailed landscape plan drawn to scale including:~~
- ~~(a) Common and botanical plant names~~
 - ~~(b) Plant and planting specifications, including size at time of planting~~
 - ~~(c) Total number of trees provided~~
 - ~~(d) Total square footage of landscaped area on site and internal to each Parking Area and Parking Lot~~
 - ~~(e) Identification of area used to calculate Parking Lot or Parking Area landscaping~~
 - ~~(f) Fence detail drawing~~

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- ~~(10) Refuse collection enclosure detail drawing~~
- ~~(11) Detailed Sign Plan, showing types, design, materials, dimensions and locations of each Sign, keyed to the Sign portion of the plan provided pursuant to Section 8.5.6.H.3.i;~~
- ~~(12) Stormwater pollution prevention plan that meets all applicable City, County, State and federal standards;~~
- ~~(13) Detailed utilities plan, showing the locations, design, and specifications of all proposed sanitary sewage and water supply systems, electric, telecommunications, cable television, gas, and other utility facilities, together with "Capacity and Will Serve" letters from each applicable utility provider;~~
- ~~(14) Storm water drainage facilities with details of detention/ retention basins, catch basins, swales, dry wells and other related stormwater facilities, and if required by the Planning Commission or Zoning Administrator, as applicable, accompanying calculations supporting the design of the proposed drainage system and indication of runoff rates, runoff patterns and storm drain loads;~~
- ~~(15) Detailed Parking Plan, showing layout, dimensions, grades and pavement section for all Parking stalls, drive aisles, turning radii, etc, keyed to the Parking location plan provided pursuant to Section 8.5.6.H.3.p;~~
- ~~(16) Demonstration to the satisfaction of the Decision-Making Authority that the Site Development Plan complies with the following:~~
- ~~(a) The Comprehensive Plan,~~
- ~~(b) City Development standards for Site Grading, Site Drainage, Sewage, Utilities, Traffic Circulation,~~

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and Facilities for Persons with Disabilities, as set forth in the City Subdivision Regulations,

~~(c) The Supplemental Development Standards of Section 6.2 (Preservation of Natural Features),~~

~~(d) The Supplemental Development Standards of Section 6.3 (Streetscape Repairs and Improvements),~~

~~(e) The Site Development Plan application is complete, as evidenced by the Zoning Administrator's Certificate of Completeness,~~

~~(f) Compliance with all applicable standards and requirements of Article 4 (Lots, Building Sites & Building Standards) and Article 5 (Development Parcel Standards), as evidenced by the Zoning Administrator's Certificates of Compliance, and~~

~~(g) All other applicable provisions of the City Ordinances, City Code, City Subdivision Regulations and other applicable City rules and regulations, and all applicable state and federal statutes and regulations.~~

~~(17) If required by the Planning Commission or Zoning Administrator, as applicable, a traffic impact analysis;~~

~~(18) If required by the Planning Commission or Zoning Administrator, as applicable, a Parking study; and~~

~~(19) If required by the Planning Commission or Zoning Administrator, as applicable, an environmental impact analysis;~~

~~(20) Development schedule indicating, to the best of the Applicant's knowledge, the approximate date on which Development of the project can be expected to begin, the phases of Development, if any, the anticipated rate of Development and the completion~~

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date, which schedule shall be pursued with diligence
until completion by the owner of the property and its
successors in interest;

(21) If the proposed project will require other approvals,
such as Rezoning, Variances, Administrative
Adjustments, or Conditional Use approvals, the
Applicant must identify all such other required
approvals;

(22) All information deemed necessary by the Zoning
Administrator, the Director of Public Works or the City
Engineer to determine compliance with this
Ordinance and all other applicable codes and
ordinances;

(23) Any other items required by this Ordinance with
respect to any Site Development Plan or required for
any other applicable Development application; and

(24) Any other studies, information, or items deemed
necessary by the Planning Commission or Zoning
Administrator, as applicable, to determine the
conformity of the Site Development Plan with the
requirements of this Ordinance, which information or
items as specifically identified to the Applicant in
writing.

(25) If the proposal includes a Development Parcel and
includes or requires Construction of any Structure or
exterior Alteration to an existing Structure,
Development, re-Development, Improvement,
subdivision, or re-subdivision of any Lot, Building Site,
or other land, use of any land or Structure, or filing,
issuing, applying for, approving, or certifying any
subdivision application or plat, Building Permit,
Conditional Use, site plan, Zoning Map or Zoning Map
Amendment, or other Development approval with
respect to such Development Parcel, the Sketch

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Development, the items listed in Sections 8.5.6.H.3.a(18)(a) ~~8.5.6.H.3.a(18)(j)~~ below, including without limitation those applicable to the District in which the applicable land is situated:

(a) ~~Thoroughfare and Internal Drive Network, laid out according to Section 5.2, including existing and any required or proposed new Thoroughfares and Internal Drives, or extensions or changes to any existing Thoroughfare(s) or Internal Drive(s);~~

(b) ~~Thoroughfare and Internal Drive Types and Standards;~~

(c) ~~Thoroughfare Internal Drive cross-sections;~~

(d) ~~One or several proposed or existing Standard or Linear Pedestrian Sheds, as applicable, on which the Site Development Plan shall be based, each having a Common Destination near its center and located according to existing conditions, such as traffic intersections, Adjacent Development, and natural features. See Illustration 5.1.4.B-1 (Standard Pedestrian Shed) and Illustration 5.1.4.B-2 (Linear Pedestrian Shed);~~

(e) ~~Existing and any required or proposed Civic Spaces, open spaces, Civic Buildings, and Civic Districts and calculation of percentage of Civic Space area to Net Site Area, Open Spaces, Civic Buildings, and Civic Districts assigned pursuant to Sections 5.3.1, 5.3.3, 5.3.4, and 5.3.5 and Section 2.4.2;~~

(f) ~~Existing and any proposed Character Districts, assigned according to and as required Section 2.4.1;~~

(g) ~~Existing and proposed Special Districts, if any, assigned according to Section 2.4.3;~~

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~~(h) Existing and proposed Special Requirements, if any;~~

~~(i) The proposed Block Structure for the site in compliance with applicable Block Perimeter Standards; and~~

~~(j) Public Landscaping Plan.~~

~~(26) Where subsurface sewage disposal is anticipated, certification from the Tennessee Department of Health and Environment approving the Lot, Building Site, Development Parcel, or other land, as applicable, for each Use.~~

~~(27) The following additional information and items:~~

~~(a) Photographs of the property and surrounding areas~~

~~(b) The location and dimensions (length, width, floor elevations and height in feet and Stories) of all existing and proposed Structures and Structures to remain.~~

~~(c) Floor plans that indicate the types of Use proposed for each level of floor space.~~

~~(d) Location, width and finished grade of proposed public and private streets, roads and sidewalks, including pavement type and profiles.~~

~~(e) Location, design, pavement specifications, finished grade, curbing and striping of proposed parking, pedestrian, bicycle, ride-sharing, and loading accommodations.~~

~~(f) Driveway designs and profiles from the Adjacent roadway through the curb cut to the Parking Area, Parking Lot, Parking Structure, or Garage, with slopes indicated by percent of grade.~~

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~~(g) The location and design of all proposed sanitary sewage and water supply systems and other utility facilities.~~

~~(h) Proposed hours of operation.~~

~~(i) All information deemed necessary by the Division of Public Works and Division of Public Safety to determine compliance with all applicable City codes and ordinances.~~

~~(j) Any other items required by this Ordinance with respect to any applicable Site Plan.~~

~~(28) Any other information or items deemed necessary by the Planning Commission to determine the conformity of the Site Development Plan with the spirit and intent of this Ordinance, which information or items as specifically identified to the applicant in writing.~~

~~(29) All other requirements of this Ordinance shall be met.~~

~~(30) Such other information concerning the Lot, Building Site, Development Parcel, or other land or Adjacent Lot, Building Site, Development Parcel, or other land as may be deemed essential by the Zoning Administrator, Director of Public Works, or City Engineer for determining whether the provisions of this Ordinance are being met.~~

~~I. Development Plan Procedures – Pre-Application Conference & Review.~~

~~1. Prior to formal submission of a Development Plan application, an applicant shall schedule a pre-application conference with the Zoning Administrator.~~

~~2. The pre-application conference is intended to define potential issues with the project proposal and to identify any required Variances, Administrative Adjustments, Conditional Uses, or other necessary certifications, approvals or permits.~~

The pre-application requirement is stated above in 8.5.4

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1079 Additionally, the pre-submission conference serves to educate
1080 the applicant on the Development approval process and the
1081 information required to submit a complete Development Plan
1082 application.

1083 ~~3. After the pre-application conference, the applicant may~~
1084 ~~provide one complete draft copy of a proposed Development~~
1085 ~~Plan application to the Zoning Administrator for pre-application~~
1086 ~~review and feedback.~~

1087 4.2. No pre-submission discussion, statement, advice, feedback or
1088 review must be binding on the City.

1089 ~~J. Development Plan Procedures - Coordination with other~~ 1090 ~~Approvals.~~

1091 When a Development Plan requires other approvals the applicant shall
1092 identify in the Development Plan application all such other approvals
1093 that such applicant is seeking and refer a draft Development Plan to the
1094 Planning Commission to obtain such Planning Commission's
1095 recommendation prior to making application for any other such
1096 approval.

*This language is contradicted by the
Concurrent Applications provisions
(8.5.6.O of the July 2022 version of
the Ordinance)*

1097 K.G. Development Plan Procedures - Submission of 1098 Application.

- 1099 1. No later than six (6) months after feedback a required pre-
1100 application meeting on the draft Development Plan application
1101 is provided to the applicant, and no fewer than twenty (20)
1102 days prior to the meeting of the Decision-Making Authority at
1103 which the application is to be considered, the applicant shall
1104 submit complete Development Plan application, including all
1105 supporting documentation, accompanied by the appropriate
1106 submission fee to the Zoning Administrator, adhering to any
1107 published deadlines, guidelines, and procedures—printed
1108 copies and one (1) digital PDF copy of the complete
1109 Development Plan application, including all supporting
1110 documentation, accompanied by the appropriate submission
1111 fee.

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2. The ~~digital copy of the application must be clearly identified with the name of the applicant, project address, submission date, and case number, if assigned.~~ application must adhere to the format established under Section 8.2.1.E.

L.H. Development Plan Procedures - ~~Completeness~~ Staff Review.

1. ~~Within fifteen (15) days of submission of a Development Plan application, t~~he Zoning Administrator shall review and determine whether the application is complete.

2. If the Zoning Administrator determines that the Development Plan application is complete, the Zoning Administrator shall initiate the review according to the procedures established under Section 8.2.1.E, and in the case of a Site Development Plan that is subject to review by the Planning Commission, forward such Development Plan application to the Development Review Committee;

- ~~2.3.~~ 3. If, upon resubmittal following review and comment by the Development Review Committee, the Zoning Administrator determines that the application is complete and responsive to all technical comments, the Zoning Administrator shall refer the request to the Planning Commission for review and action, ~~and shall notify the applicant that the application has been certified as complete and, if applicable, forwarded to the Planning Commission for consideration.~~

4. If the Zoning Administrator determines that a Development Plan application ~~is~~ remains incomplete, ~~he~~ the Zoning Administrator shall notify the applicant of such determination with a written explanation regarding which items are incomplete, ~~and shall return the application to the applicant.~~

- ~~3.5.~~ 3.5. Applications which remain incomplete following two resubmittal deadlines may be deemed unresponsive and regarded as withdrawn by the applicant.

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~~M.~~ **Development Plan Procedures – Compliance Review, Notice & Hearing.**

- ~~1. Upon review for a Site Development Plan application for which the Zoning Administrator is the Decision-Making Authority, upon receipt of payment by the Applicant of all fees and reimbursable costs due to the City, the Zoning Administrator shall review the application and take action pursuant to Section 8.5.6.O.1.~~
- ~~2. Upon review for a Site Development Plan application for which the Planning Commission is the Decision-Making Authority, the Zoning Administrator shall review the application for compliance with the conditions, standards, and requirements of Articles 1-5 and Article 7 of this Ordinance and if the application complies with such Articles, he shall issue a Certificate of Compliance, certifying such compliance, and shall forward the same with the Certificate of Completeness and the Site Development Plan application, to the Planning Commission.~~
- ~~3. Upon receipt of the items described in Section 8.5.6.M.2, the Planning Commission shall promptly schedule a public hearing on the matter, which shall provide public notice of such hearing in compliance with the public notice requirements set forth in Section 8.~~

N.I. Review Criteria.

1. The criteria to be applied by the Zoning Administrator in reviewing a Development Plan and application shall be whether such Plan and application comply with the applicable conditions, standards, and requirements of this Ordinance, all applicable previously approved Plans, such as earlier Development Plans, the Comprehensive Plan and all other any applicable ~~Land Use Plans~~special area plans.
2. With respect to a Development Plan the Planning Commission shall rely on all conditions, standards, and requirements of Articles 1-5 and Article 7 of this Ordinance and the Planning

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Commission shall review the Plan and application for compliance with all other conditions, standards, and requirements of this Ordinance, including without limitation those of Article 6 (Supplemental Standards) , and compliance with all applicable previously approved Plans, such as earlier Development Plans, the Comprehensive Plan and all other applicable Land Use Plans. ~~Additionally, in the case of Development in a Special District, t~~The Planning Commission shall determine:

a. Whether the Development Plan conforms to all applicable requirements of the Zoning Ordinance, including any methods of Alternative Performance which are included in the request.

a.b. Whether the Development design and Development intensity are appropriate for and tailored to the unique characteristics of the site, such as significant wooded areas, specimen trees, wetlands, steep slopes, floodplains, and zoning of or existing Development on Adjacent property;

b.c. Whether the proposed access and circulation are adequate with respect to traffic patterns, traffic control measures, and street pavement areas, with provisions for maintaining traffic flows and reducing any negative effects of traffic on nearby properties;

c.d. Compliance with site construction requirements;

d.e. Adequacy of stormwater facilities, water supply, sanitary sewer service, fire protection, street signs, and street lighting as evidenced by conformance with City standards, specifications and guidelines; and

e.f. Compliance with requirements for Easements or dedications.

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J. Alternative Performance

1. Alternative Performance review allows innovative, high-quality development that would not otherwise conform to certain Lot & Building Site Standards of Article 4, Development Standards of Article 5, and Sign Standards of Article 7 but utilizes other methods of accomplishing the public purpose of those standards. All methods of Alternative Performance must contribute to the character of the applicable district, and implement Connect Columbia.
2. Alternative Performance provides equivalent methods of conforming to the purpose of Articles 4, 5 and 7; it is not a means of alleviating hardship, amending the Zoning Ordinance, or avoiding compliance with the Zoning Ordinance.
 - a. Alternative Performance is not a Variance. See section 8.5.16.L regarding the process for Variances which provide for the use of property where exceptional circumstances such as unusual narrowness, shallowness, or shape of a parcel renders strict conformity with the Ordinance impossible.
 - b. Alternative Performance does not establish a new standard, alter the Official Zoning Map, or revise the text of the Zoning Ordinance. Approved methods of Alternative Performance are limited to particular Site Development Plan approvals. All subsequent use the subject property shall conform to all standards of the Zoning Ordinance. See section 8.5.21 regarding the process for establishing a Planned Unit Development.
 - c. Under no circumstances shall Alternative Performance be used to avoid conformity with the Zoning Ordinance.
 - d. Under no circumstances shall Alternative Performance be used to avoid compliance with other applicable regulations including the Subdivision Regulations, the Engineering Standards & Specifications, the Access Management

Creates a process for Planning Commission to approve Alternative Performance equivalent to the default prescriptive standards of the Ordinance

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Ordinance, the International Fire Code, or the
International Building Code.

3. Authority and Applicability

a. The Planning Commission is the Decision-Making Authority
for all requests for Alternative Development Compliance.

b. Requests for Alternative Compliance approval shall be
included as part of a Site Development Plan.

c. When Alternative Compliance is proposed as part of a Site
Development Plan for which the Zoning Administrator is
the Decision-Making Authority, the Zoning Administrator
shall refer to the Site Development Plan review to the
Planning Commission.

d. Requests for Alternative Performance approval which
propose alternatives to dimensional and quantitative
criteria may not exceed a deviation of thirty-five percent
(35%) from the prescribed standard.

4. Review Process

a. Zoning Administrator Action

(1) The Zoning Administrator shall establish
procedures and guidelines for requesting
Alternative Performance as provided by section
8.1.1.E.

(2) The Zoning Administrator shall evaluate the
request and prepare an analysis as part of the Site
Development Plan review. The Zoning
Administrator shall provide the Planning
Commission an evaluation of the proposal and
shall, at the request of the Planning Commission,
make a recommendation for approval or denial.

b. Planning Commission Action

(1) The Planning Commission shall evaluate the
request for Alternative Performance based on the
criteria listed at 8.5.6.O.4.b(2) below, and render

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a decision to approve, approve subject to
conditions, or deny.

(2) The Planning Commission shall determine that:

(a) The proposed Alternative Performance
Standard advances the purposes of zoning
listed at section 1.5 of the Ordinance;

(b) The proposed Alternative Performance
standard implements Connect Columbia and
the description of the applicable character
district in Article 3 and 4;

(c) The proposed alternative will provide a high-
quality built environment which meets or
exceeds the public benefits of the prescribed
standards;

(d) The proposed alternative will result in
specific enhanced site design features
including, but not limited to: increased
landscape treatment, tree preservation,
public art, public or shared parking, public
amenities, innovative Civic Space design, or
other enhanced site features which would be
impractical through conformity to the
prescribed standards;

(e) The proposal does not produce a site plan or
street circulation system that would be
impractical or detract from the appearance
of the development plan or the surrounding
area;

(f) The proposal does not adversely affect
adjoining properties; and

(g) The Site Development Plan otherwise
conforms to the Ordinance and other

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applicable regulations adopted by the City of
Columbia.

(3) If the Planning Commission declines to approve a
proposed method of Alternative Compliance, the
Site Development Plan must conform to strict
application of the prescribed standards of the
Zoning Ordinance.

O.K. Development Plan Procedures -Decision-Making Authority's Action.

1. ~~Within 62 days for a Development Plan and application for
which the Zoning Administrator is the Decision Making
Authority, or within 62 days after the hearing on a
Development Plan and application for which the Planning
Commission is the Decision Making Authority, t~~The Site
Development Plan ~~and application~~ shall be approved or
disapproved by the Decision-Making Authority in accordance
with the review criteria of Section 8.5.6.~~N-I~~, 8.5.6.J and Sections
8.5.6.~~KQ~~.2-.5 below:
2. A Development Plan and application shall be approved by the
Decision-Making Authority, upon a finding that the Site
Development Plan and application are in compliance with the
review criteria set forth in Section 8.5.6.~~I-N~~.
3. If a Development Plan and Application are approved, the
Development Plan as approved shall become part of the record
of approval, and subsequent actions relating to the authorized
Development must be consistent with approved ~~items~~plan.
4. A Development Plan and application shall be disapproved if the
Decision-Making Authority determines that the Plan and
application do not comply with any one or more of the review
criteria set forth in Section 8.5.6.~~I-N~~.

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P.L. Comment Compilation.

Pursuant to Section 8.5.6.E, ~~the applicable Decision-Making Authority~~
~~the Zoning Administrator~~ shall compile all staff comments on behalf of
the applicable Decision-Making Authority for a Site Development Plan
~~and application~~ in light of the applicable requirements of this Ordinance.
A copy of these comments shall be provided to the Applicant.

Q.M. Concurrent Applications.

Development Plan applications for projects that also require Design
Review, a Variance, a Conditional Use Permit, a Certificate of
Appropriateness, a Floodplain Development Permit, or Rezoning may
proceed concurrently with such additional application. However, final
approval of the Development Plan may not be granted prior to receiving
the additional required permit or approval.

R.N. Time Limits on Approvals.

Any Development Plan approved under the provisions of this
Ordinance shall become null and void one year after the date of its
approval unless a Building Permit for the entire project or applicable
phase thereof has been obtained, in which case the provisions of Section
8.5.5, shall apply.

*This time limit remains in place
although it is superseded by
Section 1.24 and the Tennessee
Vested Rights Act*

S.O. Inspection of Required Improvements.

Inspections during the installation of site Improvements shall be made
by the entity responsible for such Improvements that is required to
certify compliance with approved Development Plans. Without
limitation to the foregoing, no Improvements shall be accepted for
maintenance by the City unless and until the requirements regarding
public improvements have been met.

T.P. Fees

The applicant shall pay to the City the fees established in Fee Schedule
Document available from the Development Services Department in
order to cover a portion of the costs associated with the administration
of this Ordinance.

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U.Q. Appeal.

1. Final action by the Zoning Administrator on a ~~Development Plot~~
Plan ~~and application~~ may be appealed in accordance with
Section 8.5.17.

1.2. Final action by the Zoning Administrator on a Minor Site
Development Plan may be referred to the Planning
Commission.

2.3. Final action by the Planning Commission on a Development
Plan may be appealed may appeal by certiorari to a court of
competent jurisdiction.

V.R. Construction & Use Pursuant to Approved Application, Plans, & Permits

Permits, including without limitation, Conditional Use Permits,
issued on the basis of approved Development Plans and
applications, authorize only the Use, arrangement, and construction
set forth in such approved Plans and applications, and none other.
Use, arrangement, or construction that does not comply with such
approved Plans and applications shall constitute a violation of this
Ordinance, enjoined or punishable as provided by Section 8.6.

Numbering removed from
single item heading

No changes are proposed to

Sections 8.5.7 through 8.5.20 (p. 422- 451)

§ 8.5.19.M Districts as Applied to Territory
Added to Jurisdiction of City (p. 449)

~~M. Districts as Applied to Territory Added to Jurisdiction of City.~~
~~Whenever new territory is added to the zoning jurisdiction of the City by~~
~~any means, the Planning Commission shall recommend to the City~~
~~Council appropriate zoning districting within 30 days following the final~~
~~approval of the annexation action. Prior to the final enactment by the~~
~~City Council of an Zoning Map Amendment establishing zoning~~
~~districting for said territory, the area shall be temporarily unclassified~~
~~and no Building Permits shall be issued.~~

Deletion of language which
contradicts Section 2.5 and
typical process of
annexation

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8.5.21 Planned Unit Development (PUD)

(p. 451 – 467)

A. Applicability.

This Section 8.5.21 is applicable to the establishment of Planned Unit Developments (each, sometimes referred to as a “PUD”) and to the regulation and continued administration of such Planned Unit Developments.

B. Rezoning, Zoning Ordinance Amendment & Master PUD Development Plan Approval Necessary.

1. Establishment of a PUD is subject to Rezoning of the subject land as one of the available PUD Districts by a Zoning Map Amendment, a Zoning Ordinance Amendment to set out the standards and requirements applicable to the specific PUD District, and approval of a Preliminary Master PUD Development Plan and a Final Master PUD Development Plan. Accordingly, in addition to the requirements of this Section 8.5.21, all requirements of Section 8.5.18 and Section 8.5.19 must be complied with to establish a PUD.
2. No application for Rezoning of property to a PUD District, application for Zoning Text Amendment application related to a PUD, or application for approval of a Preliminary Master PUD Development Plan or a Final Master PUD Development Plan., and no approval of any of the foregoing, shall be proposed or used to avoid, or have the effect of avoiding, compliance with the standards and requirements of this Ordinance or of the other zoning Districts, and instead shall be used sparingly and only in exceptional situations where:
 - a. such rezoning, the related Preliminary Master PUD Development Plan or a Final Master PUD Development Plan, and the proposed Development are necessary to implement the Comprehensive Plan and any adopted special area Plan and are consistent with the Comprehensive Plan and any adopted special area Plan,

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- 1428 b. due to unique site conditions or the necessary and intrinsic
1429 Uses, size, or form of the Development, such Development
1430 cannot under any other plan, design, or circumstances
1431 conform to one of more of the Character Districts or
1432 standards therefor specified in this Ordinance,
- 1433 c. the rezoning, the related Master PUD Development Plan,
1434 and the proposed Development provide an innovative
1435 plan, design, and Development that are harmonious with
1436 and respect the land use, character, and natural or man-
1437 made features of the subject property and Adjacent
1438 property, and promote quality design and environmentally
1439 sensitive development by taking advantage of special site
1440 characteristics, locations and land uses, and
- 1441 d. there are sufficient existing infrastructure, services, and
1442 utilities available to the site prior to Development.
- 1443 3. Without limitation to Section 8.5.21.B.2 above, approval of
1444 Rezoning of property to a PUD District, Zoning Text
1445 Amendment application related to a PUD, or a Master PUD
1446 Development Plan are subject to the Planning Commission's
1447 and the City Council's first making formal, written findings
1448 regarding each of the items listed in Section 8.5.21.B.2 and that
1449 the proposed Development, such applications, and approvals:
- 1450 a. conform to all applicable standards and requirements of
1451 this Ordinance,
- 1452 b. would be compatible with other Development permitted
1453 under all applicable provisions of this Ordinance;
- 1454 c. will not significantly interfere with the use and enjoyment
1455 of other land in the vicinity;
- 1456 d. adequately conserve woodland and the protect water
1457 courses from erosion and siltation;
- 1458 e. maximize safety, convenience, and amenities for the
1459 residents and visitors of the Development; and

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f. adequately address all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.

4. Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.

C. Adopted Special Area Plans Mandatory.

1. In the event that any adopted special area plan for an area in which any PUD is proposed so recommends, the City Council shall require that all petitions for reclassifications of land within the area be formulated and administered in accordance with this Article, including any amendments thereto.
2. As appropriate for their respective areas, any adopted special area plans shall also contain recommendations which may differ from or supplement the provisions of this Ordinance respecting new or modified PUD Districts; design standards for signage, Setbacks or Yards, Parking, and other matters, to be made applicable either area – wide or within particular PUD Districts, or both; density credit or bonus systems linked to Development elements; or any other matter affecting public health, safety, or welfare. The City Council shall not entertain proposals for the reclassification of land within such areas until it has formally acted upon these recommendations.

D. Relationship of PUD & Other Regulations.

1. The PUD regulations in this Ordinance shall apply generally to the establishment, initiation and regulation of all PUD Districts. Where there are conflicts between the PUD-specific regulations herein and other zoning, subdivision, or other regulations or requirements, the PUD-specific regulations shall apply in PUD Districts.
2. Where actions, designs, or solutions proposed by the applicant do not conform to applicable PUD or other regulations, but the City Council makes a finding in the particular case that public

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purposes are satisfied to an equivalent or greater degree, the City Council may make specific modification of the regulations applicable to the particular PUD, provided that specific standards and requirements applicable to each type of PUD District established by this Ordinance shall not be subject to modification.

3. Except as indicated above, notwithstanding procedures and requirements generally in effect, procedures and requirements set forth herein and in guidelines and standards officially adopted as part of regulations for the applicable type of PUD District shall apply to all such PUD Districts, to any amendments creating such Districts, and to issuance of all required permits therein.

E. Combination of Types of PUD Districts.

The Planning Commission and the City Council may consider different types of PUDs (PUD-R and PUD-~~COMUM~~FMU) within a consolidated Master PUD Development Plan and application as a single administrative procedure, provided the total tract is under the Unified Control of a Landholder and the land area is sufficient to comply with separate area requirements combined. This provision in no way alters any requirements of this Ordinance.

*Corrects reference to Mixed Use
PUD abbreviation*

F. Phasing of Development.

The Planning Commission may permit the phasing of Development within a PUD, in which case, the following provisions shall apply:

1. In PUD-R, the ratio of gross Floor Area of Commercial Use- to - Residential Use in the Master PUD Development Plan as initially approved or amended shall not be exceeded at any given phase of construction.
2. Each phase shall be so planned and so related to existing surroundings and available facilities and services that failure to proceed with subsequent phases will not have an adverse impact on the PUD or its surroundings.

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3. The commencement of Actual Construction of any phase of the PUD shall be governed by the provisions of Section 8.5.21.W.

4. In the instance of a combined PUD involving Residential Uses as well as Commercial or Mixed Uses, the Planning Commission may permit the Commercial and Mixed Uses to be constructed first, but only if it finds and records its findings on the final Master PUD Development Plan that the non-Residential Uses are consistent with the Comprehensive Plan even if no Residential construction takes place.

G. Developmental Controls & Division of Land.

1. No tract of land may receive final approval as a PUD unless such tract is under the Unified Control of a Landholder. Unless otherwise provided as a condition of approval of a PUD, the landholder of an approved PUD may divide and transfer parts of the PUD. The transferee shall complete each such part, and shall use, Develop, construct, and maintain it in strict conformance with the adopted final PUD Development Plan.

2. A report identifying all property owners within the area of the proposed PUD and giving evidence of unified control of its entire area shall be submitted with any application for approval of a preliminary PUD Development Plan. The report shall state agreement of all present property owners and/or their successors in title:

a. To proceed with the proposed PUD according to the regulations in effect when the map amendment creating the PUD District becomes effective, with such modifications as are set by City Council in the course of such action;

b. To provide bonds, dedication, guarantees, agreements, contracts, and deed restrictions acceptable to the City Council for completion of such PUD according to approved plans; and for continuing operation and maintenance of such areas, facilities, and services as are not to be provided, operated, or maintained at general public expense; and such dedications, contributions, or

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guarantees as are required for provision of needed public facilities and services; and

- c. To bind further successors in title to any commitments listed above.

H. Consistency with PUD Standards.

All PUD Developments shall be subject to all applicable standards and requirements of this Ordinance, including without limitation, those of Article 4 (Building, Lot, and Building Site Standards), Article 5 (Development Parcel Standards), Article 6 (Supplemental Standards), Article 7 (Sign Standards), and this Section 8.5.21.

[Delete Illustration 8.5.21 Summary of Master PUD Development Plan]

Move flow illustration of PUD process into administrative guidelines and procedures document

~~I. Initial Meeting & Pre-Application Conference.~~

~~1. Prior to filing an application for approval of a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan and prior to the pre-application conference pursuant to Section 8.15.21.I.2, the applicant shall meet with the Zoning Administrator to determine whether the applicant is proceeding under the proper section of this Ordinance, to consider the desirability or necessity of approving a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, to clarify the issues, and to discuss any other matter as may aid in the disposition of the proposal.~~

~~2. In addition to such initial meeting, an applicant applying for approval of a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan shall schedule a pre-application conference with the Zoning Administrator in accordance with Section 8.5.4.B.~~

~~3. Approval of a Master PUD Development Plan or an amendment to an existing Master PUD Development Plan requires both an application for approval of a Preliminary Master PUD~~

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~~Development Plan under Section 8.5.21.J and submission of a
Final Master PUD Development Plan under Section 8.5.21.O.~~

I.I. Application Requirements—General.

1. A request for approval of a Master PUD Development Plan or an amendment to an existing Master PUD Development Plan shall be made by filing an application for such approval in connection with an application for Rezoning to a PUD District and an application for a Zoning Ordinance Amendment.
2. An application for approval of a Master PUD Development Plan or an amendment to an existing Master PUD Development Plan shall be filed by the owner of the property or an authorized agent of the owner with the Zoning Administrator in accordance with Section 8.5.4.C and Section 8.5.21.K.

K.J. Preliminary Master PUD Development Plan.

1. An application for approval of a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan shall meet the requirements of ~~Section 8.5.6.G~~guidelines and procedures established under Section 8.2.1.E and sufficient information to disclose:
 - a. A tabulation of the land area and each Building to be devoted to various Uses categories and activities, and the overall number of Dwelling Units and square footage of each non-Residential Use category within the PUD, each part of the PUD, and each Building .
 - b. Reservations for public uses including schools, parks, and other open spaces.
 - c. The general means of the disposition of sanitary waste.
 - d. The nature of the landholder's interest in the land proposed to be developed and a written statement of concurrence from all parties having a beneficial interest in the affected property.

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- e. The substance of covenants, grants of Easements or other restrictions to be imposed upon the land, Buildings and Structures including proposed Easements.
- f. If applicable, phase Development schedule, setting forth when the landholder intends to commence construction and a completion period for each phase.
- g. If it is proposed that the final Master PUD Development Plan or amendment to an existing Master PUD Development Plan will be submitted in stages, a schedule of submission thereof.

2. Each application for approval of a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, and the submitted Preliminary Master PUD Development Plan or amendment to an existing Preliminary Master PUD Development Plan shall be reviewed for completeness pursuant to Section 8.5.4.C. ~~If is deemed incomplete by the Zoning Administrator, a written request for further information shall be made within ten days after the original submittal. In such case, the application shall be held in abeyance until the Zoning Administrator issues a Certificate of Completeness pursuant to Section 8.5.4.C.~~

3. If the Zoning Administrator shall review ~~determines that~~ the Preliminary Master PUD Development Plan is complete, the Zoning Administrator ~~he shall review~~ it for compliance with Article 4 (Building, Lot, & Building Site Standards), Article 5 (Development Parcel Standards), Article 6 (Supplemental Standards), and Article 7 (Sign Standards) and forward the proposal to the Development Review Committee. ~~If the Zoning Administrator determines that the preliminary Master PUD Development Plan or amendment to an existing Master PUD Development Plan complies with such Articles, as applicable, he shall issue his Certificate of Compliance with respect thereto.~~

4. The Development Review Committee shall review the preliminary Master PUD Development Plan or amendment to

Clarifies DRC process for PUDs

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an existing Master PUD Development Plan. If the Zoning Administrator determines that the preliminary Master PUD Development Plan or amendment to an existing Master PUD Development Plan complies with such Articles, as applicable, the Zoning Administrator shall forward the request to the Planning Commission.

3.5. No Master PUD Development Plan or amendment to an existing Master PUD Development Plan shall be presented for Planning Commission action until the Zoning Administrator determines that the application is complete and responsive to all technical comments~~such Certificate of Completeness and Certificate of Compliance~~ have been issued.

~~4. The Development Review Committee shall the preliminary Master PUD Development Plan or amendment to an existing Master PUD Development Plan.~~

~~**L. Architectural Design Review Team Review of Preliminary Master PUD Development Plan.**~~

~~Each Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan for which a Certificate of Completeness and Certificate of Compliance have been issued shall be reviewed by the Architectural Design Review Team as provided in Section 8.5.15.~~

M.K. Planning Commission Action on Preliminary Master PUD Development Plan.

1. Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning Commission shall consider the Certificate of Compliance and all recommendations from the Zoning Administrator, the City Engineer, and other ~~City departments~~the Development Review Committee, and shall conduct a public hearing.

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2. Notice and public hearing requirements shall be in accordance with Section 8.5.4.~~D.~~
3. The applicant or a representative of the applicant shall appear at the meetings to explain the proposed Development and answer questions.
4. The Planning Commission may render any one of the following recommendations:
 - a. Unconditional approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan;
 - ~~b.~~ Conditional approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, in which the Planning Commission expressly denotes conditions and modifications that must be made to the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan. If the Planning Commission recommends conditional approval~~;~~
 - ~~c.~~b. the Zoning Administrator Planning Commission shall transmit Planning Commission's conditions in writing to the applicant ~~and to the Zoning Administrator the~~detailing the conditions or modifications which must be complied with in order for the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan to be recommended for unconditional approval;
 - (1) ~~Applicant shall have 60 days following the transmittal of the required conditions or modifications to demonstrate compliance with the required conditions or modifications and provide its written commitment to comply with said requirements. The application shall receive Planning Commission recommendation for unconditional approval upon satisfactory review of the revised Preliminary Master PUD Development~~

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~~Plan or an amendment to an existing approved Preliminary Master PUD Development Plan and/or written commitment(s); and~~

~~(2) If the applicant makes a negative reply within 60 days of the date of conditional approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, or does not reply to the Planning Commission, the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan shall be deemed to have received a disapproval recommendation from the Planning Commission, unless such time limit is extended by a specific action of the Planning Commission upon a written request by the applicant; or~~

Removes language pertaining to back-and-forth negotiation related to CMPC-imposed conditions

~~d.c.~~ Disapproval.

5. The Planning Commission shall make its recommendation to the City Council within 45 days of the Planning Commission's initial public hearing. The Planning Commission shall prepare a report detailing the Planning Commission's action on the application, including any conditions or modifications that it may have imposed for its recommendation of approval. The time period for a recommendation may be changed, as in the case of significant conditions or modifications, in which case one additional 45-day period shall be granted before the case shall go to the City Council.
6. After review and recommendation by the Planning Commission, the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan shall be forwarded to the City Council with the recommendation.
7. When a recommendation is not rendered or deemed to have been rendered within the time periods established in this

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Section, the City Council may process the request without a Planning Commission recommendation.

N.L. City Council Action on Preliminary Master PUD Development Plan.

1. Upon receipt of the Planning Commission's report and recommendations, the City Council shall consider such report and recommendations and otherwise proceed in the manner established in Section 8.5.18 and Section 8.5.19, as applicable.
2. The City Council may render one of the following decisions with respect to the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan:
 - a. Approve;
 - b. Disapprove; or
 - c. In an instance where the Planning Commission has recommended approval subject to conditions or recommendations for alterations to the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the City Council may establish, eliminate, or modify such conditions in its action.
3. In any instance where the City Council acts to eliminate or modify conditions imposed by the Planning Commission to recommend approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the City Council shall provide specific guidance as to:
 - a. Overall design of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan;
 - b. Any conditions or modifications required; and

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c. Any additional information which may be required by the Planning Commission to determine substantial compliance of the Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan with the approved Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan.

4. Upon City Council approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the applicant may prepare and submit to Zoning Administrator for forwarding to the Planning Commission a final Master PUD Development Plan or amendment to an existing Master PUD Development Plan.

Only upon approval of a Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan shall the approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan become final. In any instance where a Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan is to be presented in portions or stages, any associated Rezoning shall only become effective at the time of final approval of each individual stage or segment Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan.

E.M. Final Master PUD Development Plan - Requirements.

1. City Council approval of the Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan must be obtained prior to submission of the Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan.

2. An application for approval of a Master PUD Development Plan or an amendment to an existing Master PUD Development Plan shall be filed by the owner of the property or an authorized

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agent of the owner with the Zoning Administrator in
accordance with Section 8.5.4.~~C and Section 8.5.21.K.~~

3. The proposed Final Master PUD Development Plan or amendment to an existing Final Master PUD Development Plan must meet all requirements for a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan and shall additionally include the following:
 - a. Sufficiently detailed information to indicate the ultimate operation and appearance of the Development, or applicable portion thereof.
 - b. Drawings at a scale no smaller than one inch = 200 feet, indicating:
 - (1) A circulation plan indicating the proposed movement of vehicles, goods and pedestrians within the PUD and to and from existing Thoroughfares and Internal Drives, which shall specifically include the width of proposed Thoroughfares and Internal Drives;
 - (2) a plan showing sidewalks and other pedestrian ways; and any special engineering features and traffic regulation devices needed to facilitate or insure the safety of the circulation pattern;
 - (3) A plot plan for each Lot, Building Site, common open area, Civic Space, and other public or semi – public open space uses, showing the approximate location of all Structures and Improvements and indicating the open spaces around Structures;
 - (4) A utilities plan, including sewers, both sanitary and storm, gas lines, water lines, fire hydrants, and electric lines showing proposed connections to existing utility systems;

The 2022 text includes a blank hanging paragraph 2; it is removed and subsequent sections renumbered

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- c. a plan which indicates the location, function, and ownership of all Civic Spaces and open spaces, excepting those open spaces included in fee simple Lots;
- d. final drafts of all proposed covenants and grants of Easement.
- e. copies of legal documents required by the Planning Commission for dedication or reservation of group or common open space and/or for the creation of a nonprofit association; and
- f. if applicable, a Development phasing schedule.

P.N. Final Master PUD Development Plan - Completeness & Compliance Reviews.

1. The Zoning Administrator shall review the submitted Final Master PUD Development Plan or amendment to Final Master PUD Development Plan for completeness pursuant to Section 8.5.4.C. If determined to be complete, the Zoning Administrator shall ~~issue his Certificate of Completeness~~forward the application to the Development Review Committee.

If, following review by the Development Review Committee, the Zoning Administrator determines that the resubmission of a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan is complete and responsive to all technical comments, the Zoning Administrator shall forward the request to the Planning Commission.~~is deemed in~~complete by ~~the Zoning Administrator, a written request for further information shall be made within ten days after the original submission of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan. In such case, the further processing of the PUD application and review of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan shall be held in abeyance until the Certificate of Completeness has been issued.~~ No Final Master PUD Development Plan or amendment to Final Master

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PUD Development Plan shall be formally presented to the Planning Commission until ~~such plan is certified by~~ the Zoning Administrator determines the application as being complete ~~is complete~~ and ready for review.

2. ~~Upon Issuance of a Certificate of Completion, t~~The Zoning Administrator shall review the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan for compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan. ~~It determined to comply, the Zoning Administrator shall issue his Certificate of Compliance.~~

Q.O. Final Master PUD Development Plan - Phased Approval.

Submission of and the request for approval of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan and the approval thereof by the Planning Commission may be limited to each phase of Development ~~in compliance with the Section 8.5.21.6.~~

R.P. Expiration or Revocation of Preliminary Master PUD Development Plan Approval.

1. In the event the applicant fails to submit the for approval within two years from the date of the approval of the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by the City Council or in the event the Planning Commission finds that conditions in support of the granting of approval of the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan have so changed as to raise reasonable question regarding the landholder's ability to pursue the Development pursuant to the plan, the Planning Commission may recommend revocation of the approval of the Preliminary Master PUD Development Plan or amendment to existing Preliminary Master PUD Development Plan.
2. Should the Planning Commission recommend revocation of the approval of the Preliminary Master PUD Development Plan or

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amendment to Preliminary Master PUD Development Plan, a report of this action shall be sent immediately to the City Council along with a recommendation that action be taken to remove revert the site to its previous District designation.

S-Q. Final Master PUD Development Plan - General.

1. In reviewing a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, the function of the reviewing agencies is twofold:
 - a. First, the plan or amendment must be found to be in substantial compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan.
 - b. Second, all new or revised information that was not in the previously approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan must be reviewed to determine its quality and compliance with all applicable requirements of this Ordinance.
2. The Final Master PUD Development Plan or amendment to Final Master PUD Development Plan shall be deemed in substantial compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan provided any modifications by the applicant do not involve changes which in aggregate would:
 - a. Violate any provisions of this Ordinance;
 - b. Change the Lot or Building Site Area requirement as submitted in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by more than 10%;
 - c. Involve any increase in the number of Dwelling Units approved for the site in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan;

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- d. Involve a reduction of more than 3% of the area shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan as reserved for Common Open Space;
- e. Increase the Floor Area shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan for non-Residential Uses by more than 5%; or
- f. Alter the mix of Building Types or Uses shown on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan by more than 3% in any category or Uses or any one or more Building Types from that proposed in the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan.

~~T. Review Procedure – Planning Commission.~~

- ~~1. Upon issuance of the Zoning Administrator's Certificate of Completeness and Certificate of Compliance, the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan shall be submitted to the Planning Commission for review.~~
- ~~2. The Final Master PUD Development Plan or amendment to Final Master PUD Development Plan must be submitted 15 days prior to the meeting of the Planning Commission at which the plan is to be presented. Twenty copies of the plan and related documents will be required.~~
- ~~3. Within 30 days subsequent to the formal presentation of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan to the Planning Commission, the Zoning Administrator shall present to the Planning Commission data and findings of the various City departments and agencies concerning the f Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.~~

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~~4. In the course of its consideration and prior to any approval of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, the Planning Commission shall give notice and provide each of the following an opportunity to be heard:~~

~~a. Any person who is on record as having appeared at the formal public hearing on the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan, or~~

~~b. Any other person who has indicated to the Planning Commission in writing that he wished to be notified.~~

U.R. Planning Commission Action.

1. The Planning Commission may approve, approve with conditions or modifications, or disapprove the final Master PUD Development Plan or Amendment to existing Master PUD Development Plan.

2. The Planning Commission may approve the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan if it finds:

a. That the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan meets the provisions for substantial compliance with the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan ; and

b. The Final Master PUD Development Plan or amendment to Final Master PUD Development Plan complies with all other standards for review which were not considered when the Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan was approved.

~~a. The Planning Commission may approve the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan with conditions or modifications subject to the following:~~

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b. ~~Should the Planning Commission require any condition or modification in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan or any portion thereof including covenants, etc., in order to approve such plan or amendment, such conditions or modifications must be agreed to by the applicant in writing prior to formal action and filing of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.~~

c. ~~All such conditions or requirements for modification as may be required hereinunder shall be expressly for the purpose of:~~

(1) ~~Causing the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan to meet the test of substantial compliance with the approved Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan, or~~

(2) ~~Meeting some specific requirement of this Ordinance.~~

d. ~~The Planning Commission shall transmit in writing the conditions or modifications which must be complied with for the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan to be approved.~~

e. ~~Within 60 days of the transmittal of the required modifications, the landholder may make a written response concurring with the required modifications, in which case the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan is deemed to have Planning Commission approval at the date of the receipt by the Planning Commission of said written concurrence.~~

f. ~~Where the landholder makes a negative reply or no response is received within 60 days of the date of conditional final approval, the Final Master PUD Development Plan or amendment to Final Master PUD~~

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~~Development Plan shall be deemed disapproved, unless such time limit is extended by specific action of the Planning Commission.~~

3. Upon formal action by the Planning Commission approving a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, or in the instance of conditional or modified approval of a Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, upon acceptance of the conditions or modifications ~~as set forth in Section 8.5.21.M.4.B, said f, the~~ Final Master PUD Development Plan or amendment to Final Master PUD Development Plan and all maps, covenants, and other portions thereof, shall be filed with:

- (1) The City Council;
- (2) The City Recorder; and
- (3) The Zoning Administrator.

4. If the Planning Commission finds that the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan does not meet the test for substantial compliance ~~set forth in Section 8.5.21.S.2~~ or does not comply with other standards of review, it shall disapprove the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

5. In the event of disapproval, the Zoning Administraor shall prepare a written report ~~shall be prepared by on behalf of~~ the Planning Commission and ~~sent~~ it to the City Council and the applicant. This report shall detail the grounds on which the ~~f~~ Final Master PUD Development Plan or amendment to Final Master PUD Development Plan was denied, ~~including specifically the ways in which the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan violated the substantial compliance provisions or other standards of review.~~

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2096 **V.S. City Council Action.**

2097 1. In the event that the Planning Commission disapproves any
2098 Final Master PUD Development Plan or amendment to Final
2099 Master PUD Development Plan, such action shall be reviewed
2100 by the City Council.

2101 2. The Council shall consider the report submitted by City
2102 Planning Commission and such other information as it may
2103 require in order to determine whether such Final Master PUD
2104 Development Plan or amendment to Final Master PUD
2105 Development Plan in its view meets the test of substantial
2106 compliance and complies with other standards of review herein
2107 established.

2108 3. Should the City Council uphold the Planning Commission's
2109 disapproval of the Final Master PUD Development Plan or
2110 amendment to Final Master PUD Development Plan, it shall
2111 notify the landholder that the action approving the
2112 reclassification of such property as contained in the Final
2113 Master PUD Development Plan or amendment to Final Master
2114 PUD Development Plan shall be disapproved.

2115 4. Should the City Council determine that the ~~f~~ Final Master PUD
2116 Development Plan or amendment to Final Master PUD
2117 Development Plan does meet the test of substantial
2118 compliance and other requirements for approval, it shall notify
2119 both the landholder and the Planning Commission of its
2120 decision, and the action of the City Council approving the
2121 zoning shall thereby become final.

2122 **W.T. Failure to Begin PUD.**

2123 If no Actual Construction has begun in the PUD within three (3) years
2124 from the date of approval of the final shown on the Preliminary Master
2125 PUD Development Plan or amendment to Preliminary Master PUD
2126 Development Plan , said approval shall be lapse and be of no further
2127 effect and the related Zoning Ordinance Amendment and Rezoning shall
2128 lapse, be of no further effect and be repealed. The Planning Commission
2129 may, upon showing of good cause by the landholder, extend the time for

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commencement of Actual Construction for periods of 12 months. However, at least annually the Planning Commission shall review the status of any PUD on which construction has not begun in order to determine that the project has not been abandoned.

X-U. Enforcement of Development Schedule.

1. Unless specifically approved as part of the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, the construction and provision of all Civic Spaces, Common Open Spaces, and public and recreational facilities which are shown on the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan must proceed at no slower rate than the construction of Dwelling Units and non-Residential Improvements.
2. From time to time, the Zoning Administrator shall compare the actual Development and construction accomplished with the approved Development schedule. If the Zoning Administrator finds that the rate of Development and construction of Dwelling Units or non-Residential Improvements is substantially greater than the rate at which Civic Spaces, Common Open Spaces, and public and recreational facilities have been Developed and constructed and provided, then the Zoning Administrator may take either or both of the following actions:
 - a. Cease to approve any additional final site plans or plats;
 - b. Instruct the Building Official to discontinue issuance of Building Permits.
3. In any instance where either of the above actions is taken, the Planning Commission must be provided satisfactory assurance from the applicant and its successors in interest that the relationship between the Development and construction of Dwelling Units and Commercial or Industrial Structures and the provision of common open spaces and public and recreational facilities is brought into balance acceptable to the Planning

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Commission prior to the continuance of Development or construction.

8.5.21.V. Building Permits & Certificates of Occupancy

Building Permits and Certificates of Occupancy may be issued for Development, Uses, Buildings and other Structures in a PUD in accordance with this Section.

1. The City ~~Engineer~~ may issue a Building Permit for Development, Structures, Buildings, activities, or uses as a part of a finally approved PUD only in strict compliance with the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan for the particular PUD, including the conditions of approval and only after the administrative procedure outlined in this section has been strictly followed. No Building Permit shall be issued for the area included in a Preliminary Master PUD Development Plan or amendment to Preliminary Master PUD Development Plan until the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan has been finally approved.
2. A Certificate of Occupancy shall be issued when the Zoning Administrator determines that a Structure, Building, activity, or Use within a PUD conforms with the applicable adopted ~~f~~Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, including the any conditions or modifications required for approval under the provisions of Section 8.5.21.~~ZW~~.

8.5.21.W. Modification of Approved Final Master PUD Development Plan or Amendment to Existing Development Plan During Initial Construction Period.

1. During the period of actual Development or Construction of or within any PUD, or of or within any portion of a PUD when Developed in phases, the provisions of this Section 8.5.21.Z shall apply to any proposed modifications to an approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.

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2. Any such proposed modification that is not permitted under Sections 8.5.21.~~2.3-4~~W may be approved only as an amendment to the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan, provided the Decision Making Authority may authorize the Zoning Administrator approve specific changes as part of the Final Master Plan approval.
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3. The Planning Commission may approve:
- a. minor modifications in the location, siting, and height of Buildings and Structures if required by engineering or other circumstances not foreseen at the time the f Final Master PUD Development Plan or amendment to Final Master PUD Development Plan was approved so long as no such modification violates the basic policy and concept, standards and requirements of this Ordinance applicable to the PUD, or other standards and requirements applicable to the PUD pursuant to the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan. Collectively, all such modifications approved by the Planning Commission shall not in the aggregate result in:
- (1) Any increase in the number of Dwelling Units from that approved in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan; or
- (2) An increase of more than 3% in the floor area for Commercial Uses from that approved in the Final Master PUD Development Plan or amendment to Final Master PUD Development Plan; and
- b. minor modifications in the location of streets and underground utilities shown on the approved Final Master PUD Development Plan or amendment to Final Master PUD Development Plan.
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4. For any modification to an approved Final Master PUD Development Plan or amendment to Final Master PUD

Allows the CMPC to direct staff to approve minor changes to a Final PUD

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- 2233 Development Plan other than minor modifications authorized
2234 by Section 8.5.21. WZ.3, such modification shall be subject to
2235 satisfactory proof by the applicant and written findings by the
2236 Planning Commission and City Council as follows and approval
2237 as an amendment to the approved Final Master PUD
2238 Development Plan or amendment to Final Master PUD
2239 Development Plan.
- 2240 a. The modification shall be limited to the minimum
2241 necessary;
- 2242 b. Strict application of the provisions of the approved Final
2243 Master PUD Development Plan or amendment to Final
2244 Master PUD Development Plan would result in practical
2245 difficulties or unnecessary hardship;
- 2246 c. There are exceptional or extraordinary circumstances or
2247 conditions applying to the land, Buildings, Structures or
2248 Uses referred to in the request for modification, which
2249 circumstances or conditions do not apply generally to
2250 other land, Buildings, Structures or uses in the same type
2251 of PUD District.
- 2252 d. The requested modification will not be detrimental to the
2253 public welfare or injurious to property or improvements in
2254 the neighborhood of the premises.
- 2255 e. Under the circumstances of the particular case, the
2256 requested modification will not adversely affect the health
2257 or safety of persons working or residing in the
2258 neighborhood of the premises.
- 2259 f. The requested modification is consistent the intent and
2260 purpose of this Ordinance, the Comprehensive Plan, and
2261 the approved Final Master PUD Development Plan or
2262 amendment to Final Master PUD Development Plan and
2263 will not adversely affect the community objectives of the
2264 Comprehensive Plan.
- 2265 g. The requested modification will not result in any reduction
2266 of required Buffer areas or other specific open spaces
2267 required by this Ordinance and will not vary any District or

Article 8

Administration, Procedure, & Enforcement

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

2268 Development standard applicable to the PUD under this
2269 Ordinance.

2270 **AA.X. PUD Control After Completion.**

2271 ~~1. Upon completion of a PUD or of any phase of a PUD, the Zoning~~
2272 ~~Administrator shall issue a Certificate of Completion certifying~~
2273 ~~this fact, and shall note the issuance of the Certificate on the~~
2274 ~~recorded Final Master PUD Development Plan or amendment~~
2275 ~~to Final Master PUD Development Plan.~~

2276 **2.1.** After the ~~Certificate of Completion has been issued~~PUD has
2277 been substantially completed, the use of land and the
2278 construction, modification, or Alteration of any Buildings or
2279 Structures within the PUD will be governed by the approved
2280 Final Master PUD Development Plan or amendment to Final
2281 Master PUD Development Plan and the applicable provisions of
2282 this Ordinance.

2283 **3.2.** No changes may be made in the approved Final Master PUD
2284 Development Plan or amendment to Final Master PUD
2285 Development Plan except upon application to the appropriate
2286 agency under the procedures below:

2287 a. Any minor extensions, Alterations, or modifications of
2288 existing Buildings or Structures may be authorized by the
2289 Zoning Administrator if the extensions, Alterations, or
2290 modifications are consistent with the purposes and intent
2291 of the recorded approved Final Master PUD Development
2292 Plan or amendment to Final Master PUD Development
2293 Plan, this Ordinance, and the Comprehensive Plan.

2294 b. Any Uses not authorized by the approved Final Master
2295 PUD Development Plan or amendment to Final Master
2296 PUD Development Plan, but allowable in the applicable
2297 type of PUD District as a Permitted Use, Permitted Subject
2298 to Limited Use Standards, or as a permitted Conditional
2299 Use, may be added to the recorded approved Final Master
2300 PUD Development Plan or amendment to Final Master
2301 PUD Development Plan under the procedures provided by
2302 for the approval of Conditional Uses.

Article 8

Administration, Procedure, & Enforcement

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

- 2303 c. A Building or Structure that is completely or substantially
2304 destroyed may be reconstructed only in compliance with
2305 the approved Final Master PUD Development Plan or
2306 amendment to Final Master PUD Development Plan unless
2307 an amendment to the approved Final Master PUD
2308 Development Plan or amendment to Final Master PUD
2309 Development Plan is approved as set forth below.

2310 4.3. All other changes in the approved Final Master PUD
2311 Development Plan or amendment to Final Master PUD
2312 Development Plan may be approved only by the City Council
2313 under the procedures authorized by this Ordinance for
2314 Rezoning, Zoning Ordinance Amendment, and Master PUD
2315 Development Plan approval.

2316 5.4. Notwithstanding any other provision of this Section 8.5.21.AA,
2317 no changes may be made to the approved Final Master PUD
2318 Development Plan or amendment to Final Master PUD
2319 Development Plan unless such changes are required for the
2320 continued successful functioning of the PUD or are required by
2321 changes in conditions that have occurred since the Final
2322 Master PUD Development Plan or amendment to Final Master
2323 PUD Development Plan was approved or by changes in the
2324 development policy of the community.

2325 6.5. No changes in the approved Final Master PUD Development
2326 Plan or amendment to Final Master PUD Development Plan
2327 that are approved under this Section are to be considered as a
2328 waiver of the covenants limiting the use of land, Buildings,
2329 Structures and Improvements within the area of the PUD and
2330 all rights to enforce these covenants against any changes
2331 permitted by this Section are expressly reserved.

AB. Re-Subdivision of PUD After Completion.

2332
2333 A completed PUD may be subdivided and re-subdivided for purpose of
2334 sale or lease ~~after the Certificate of Completion has been issued under~~
2335 ~~the procedures set forth below;~~subject to the following:

Article 8

Administration, Procedure, & Enforcement

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

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- 2345
- 2346
1. If the subdivision or re-subdivision of a PUD will create a new plot line, the applicant shall make application to the Planning Commission for the approval of a subdivision or re-subdivision. The Planning Commission may approve the subdivision or re-subdivision if each section of the subdivided or re-subdivided PUD meets the provisions of this Ordinance governing density, common open space, and dimensional requirements.
 2. The owner and lessees of a subdivided or re-subdivided PUD may jointly make application for a Conditional Use or for an amendment to an approved ~~Final Master PUD Development Plan~~ or amendment to Final Master PUD Development Plan.

Further Modifications Throughout

- 2347
- 2348
- 2349
- 2350
- 2351
- 2352
- Delete text at p. 469, 470, 471, 472, and 473, “Building Inspector” and replace with “Chief Building Official.”**
- Delete text throughout Article 8 and other sections of the Ordinance, “Sketch Development Plan” and replace with “Plot Plan or Zoning Permit” except where another term is provided above.**

Q1 and Q2 – 2023 Zoning Text Amendment

Project #:	24-0223, 0221, 0053, 0043	Location:	N/A
Applicant:	Kevin C. McCarthy, AICP	Case Type(s):	Text Amendment
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	N/A

SUMMARY

The applicant, the Zoning Administrator, requests to amend the text of Ordinance 4400, the zoning ordinance for the City of Columbia. This is the second and third of five rounds of zoning text amendments staff will present to the Planning Commission between December 2023 and December 2024. These changes will implement Connect Columbia, better align zoning regulations with community preferences, and calibrate the standards based on “lessons learned” during the first two years administering the Ordinance. This round of proposed amendments is detailed in the attached list of topics and track changes documents.

- The Planning Commission is a **recommending body** for zoning text amendments. The City Council is the decision-making authority.
- The staff comments section details the proposed changes, which are provided in the agenda packet in ~~striketrough~~ and underlines.
- Planning Commission may recommend adoption of the proposed text, modify the proposal, or decline the request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

CONSISTENCY WITH CONNECT COLUMBIA

The ongoing current process of reviewing and updating the Zoning Ordinance, Subdivision Regulations, Engineering Standards & Specifications, and other regulating documents is part of the implementation of Connect Columbia, the City's comprehensive plan.

REVIEW PROCESS

Section **8.5.16** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the text of the Ordinance. The Planning Commission is the recommending body for text amendments under **§ 8.3.3.B.2** of the Zoning Ordinance.

Section **8.5.18.C** of the Zoning Ordinance requires that Planning Commission determine that the proposed changes are consistent with the comprehensive plan.

8.5.18.G of the Zoning Ordinance establishes the review criteria for approval of all changes to the text of the Ordinance:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

The criteria for City Council action on a Zoning Ordinance Amendment at § 8.5.18.J.4 are identical to the criteria for Planning Commission review at 8.5.18.G.3.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The City Council adopted the current ordinance on July 14, 2022. The Zoning Ordinance implements the City's comprehensive plan, Connect Columbia. On November 8, 2023, the Planning Commission recommended adoption of a five-year update of the framework, land use, and transportation elements of Connect Columbia. The framework element of the plan directs planning staff to initiate revisions to the ordinance in order to bring it into consistency with changes to the future land use plan. It further directs staff to engage residents and property owners to solicit suggestions for further changes to the ordinance. As mentioned above, this is

the second and third of five rounds of zoning text amendments staff plans to present to the Planning Commission between December 2023 and December 2024.

Planning staff will present detailed commentary at the June 5, 2024 meeting of the Planning Commission.

The Planning Commission may recommend approval of the proposed text amendments, direct staff to prepare an alternative text amendment, or decline to act on the proposed changes.

SAMPLE MOTIONS

Approve:

Move to find, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed text amendments **[may be subject to modificaitons proposed by the Planning Commission]**.

Deny:

Move to recommend denial of the requested text amendment having found, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance are not satisfied *[list specific reasons for denial and provide direction to staff]*.

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and direct staff to provide: *[list additional information]* for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 4516 AS AMENDED -AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING BUILDING, LOT AND BUILDING SITE STANDARDS IN ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 4 WITH A NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE STANDARDS

RECOMMENDATION: Approve Ordinance 4516 as amended on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 4: Building, Lot, and Building Site Standards, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

The City Council evaluates zoning text amendments as directed by section 8.5.18.J.4 of the Zoning Ordinance. The proposed changes to the zoning ordinance are consistent with the remainder of the Ordinance (8.5.18.J.4.a), represent a revision necessitated by changing circumstances over time (8.5.18.J.4.b), and correct errors in the text of the Ordinance (8.5.18.J.4.c).

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance 4516, Exhibit A, Exhibit B, Marked Changes "A", Marked Changes "B", DS Staff Report.

**AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING
THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE
REGARDING BUILDING, LOT AND BUILDING SITE STANDARDS IN
ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING SUCH
ARTICLE 4 WITH A NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE
STANDARDS**

WHEREAS, Section §13-7-201 of the Tennessee Code Annotated empowers the city to enact a zoning ordinance and to provide for its administration, enforcement, and amendment; and

WHEREAS, the City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 5th day of June 2024, the Planning Commission reviewed and recommended specific changes in accordance to Section 8.5.18, to the Zoning Ordinance regarding Building, Lot and Building Site Standards in Article 4. As a result, Article 4 is being repealed in its entirety and replaced with a new Article 4 which is attached hereto as Exhibit "A" and Exhibit "B" incorporated herein by reference. Said recommendations are being considered after a public hearing held on the 8th day of August, 2024, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA as follows:

Section 1: That Ordinance Number 4400, the same being the Zoning Ordinance of the City of Columbia, Tennessee is hereby amended by repealing Article 4 in its entirety and replacing such Article with a new Article 4, Building, Lot, and Building Site

Standards which is attached hereto as Exhibit "A" and Exhibit "B" incorporated herein by reference;

Section 2: That the City Council satisfies the requirements of Section 8.5.18.J.4, by making specific findings as to the following:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

Section 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
COLUMBIA, TENNESSEE, this the 12th day of September, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY -- CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

ARTICLE 4:
BUILDING, LOT & BUILDING SITE STANDARDS

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SECTION 4.2 PLAN REQUIRED. 2

SECTION 4.3 BUILDING, LOT & BUILDING SITE STANDARDS 2

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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SECTION 4.1 GENERAL

This Article applies to all Buildings, Lots, and Building Sites located or proposed within the City, except as otherwise provided in Section 1.22 with respect to Nonconformities.

SECTION 4.2 PLAN REQUIRED.

No Building shall be constructed, re-constructed, Altered, modified, raised, moved, extended, reduced, or enlarged, and no Lot or Building Site or other land shall be Developed, re-Developed, Improved, subdivided, or re-subdivided, and none of the same shall be used, except in compliance with this Article 4, the Official Zoning Map, and pursuant to a Development Plan or Master PUD Development Plan that conforms with and has been prepared, submitted, reviewed and approved in accordance with Article 8 (Administration, Procedures & Enforcement), this Article 4, and all other standards and requirements applicable thereto.

SECTION 4.3 BUILDING, LOT & BUILDING SITE STANDARDS

4.3.1 DISTRICT BUILDINGS, LOTS & BUILDING SITES

The standards for Buildings, Lots, and Building Sites within Districts are set forth in this Section 4.3 and elsewhere in this Ordinance.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2

TABLE 4.3.1-A DISTRICT STANDARDS **RURAL CHARACTER DISTRICT**



General Description

The CD-2 Rural Character District consists of large-lot semi-rural estates, open spaces, and legacy agricultural operations in low density single-family detached Residential areas. CD-2 is an appropriate District for the Rural Transition and Hillside & Natural Spaces future land use Character Areas described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
1 Density Unit per acre max	

BLOCK SIZE*	<i>*Applicable only to Development Parcels</i>
Block Perimeter	NR

Private Frontage Types

Common Yard	P	Stepfront	P
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	NP

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT

Principal Frontage

Principal Frontage

Lot Occupation

Lot/ Building Site Width	125 ft. min.
Frontage Buildout	NR
Lot/ Building Site Area	12,500 sp. ft. min.
Impervious Surface Coverage	NR
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	30 ft. min	A	Front Setback / Yard, Princi- pal Frontage	20 ft. min + Principal Building Front Set- back / Yard	E
Front Setback / Yard, Secondary Frontage	30 ft. min	B	Front Setback / Yard, Sec- ondary Front- age	30 ft. min	F
Side Setback / Yard, each side	20 ft. min	C	Side Setback / Yard, each side	20 ft. min	G
Rear Setback	30 ft. min; or 15 ft. min from center line of Rear Alley	D	Rear Setback	5 ft. min	H

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building	3 Stories max
--------------------	---------------

Accessory Building	2 Stories max
--------------------	---------------

*Stories and height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from the stipulations made by the Fire Department in accordance with the above cited codes shall be required.

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
----------------------	---

Finished Floor Level	NR
----------------------	----

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of the total Façade width for the Principal Frontage from the First Layer
---------------	---

Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
-----------------	--

Façade & Façade Element Design Proportions	NR
--	----

Blank Walls	NP at Frontage
-------------	----------------

Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
-----------------	---

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Building Standards (continued)

Roof Type & Pitch

Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed rood anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except rood pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl siding	P
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.

Building Colors

Foundation Cladding	Required ; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required ; brick, natural stone, with material matching primary material of Façade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Building Types			
House	P	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd Layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd Layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd Layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP
All other vehicles	NP	P in 3 rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	P Prepared surface of gravel, asphalt, concrete, or other hard surface
Garage Location	In 2 nd or 3 rd Layer only; Min interior dimensions 10 ft. x 20 ft. per vehicle Parking space
Garage Design	If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10' – 20' in 1 st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	N/A
Drive- Through Locations	N/A

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT

Non-Building Components			
	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	NP	P
Solar Panels	P if coplanar to and integrated into roof design	P if coplanar to and integrated into roof design	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP		P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP		P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2		TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT	
Private Landscaping and Fencing			
Landscaping			
In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage			
Walls & Fencing (not including Screens)			
Height	4 ft. max at Frontage; otherwise, 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line.		
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody		
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.		
Materials			
Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP
Additional Standards			
Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required		
Locations of Retaining Walls	P within required Yards, per Section 4.3.10		

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen/ Street-screen Adjacent to or across Thoroughfare from Non-Multi-Family Residential	N/A (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/ Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property.	R ; except as Driveways. Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen, Screening must be by Building wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antenna Screening	NR
HVAC, Mechanical and other Equipment Screening	R ; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse	N/A (not permitted in District)
Streetscreen Location	2 nd Layer
Parcel Buffer	Sections 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L

TABLE 4.3.1-B DISTRICT STANDARDS NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT



General Description

The CD-3L Neighborhood Large Lot Character District consist of primarily a low density single-family detached Residential area in which House is the predominant Building type. It has large Lotor Building Sites, medium deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street tress, and form medium to large blocks. CD-3L is an appropriate District for the Suburban Neighborhoods future land use Character Area described in the Comprehensive plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
2 Density Unit per acre max	

BLOCK SIZE*	<i>*Applicable only to Development Parcels</i>
Block Perimeter	3600 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	NP
Fence	P	Gallery	NP
Terrace/Lightwell	NP	Arcade	NP
Forecourt	NP	Officefront	NP
Stoop	NP		
See Table 4.3.7.A (Private Frontage Types)	NP		

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

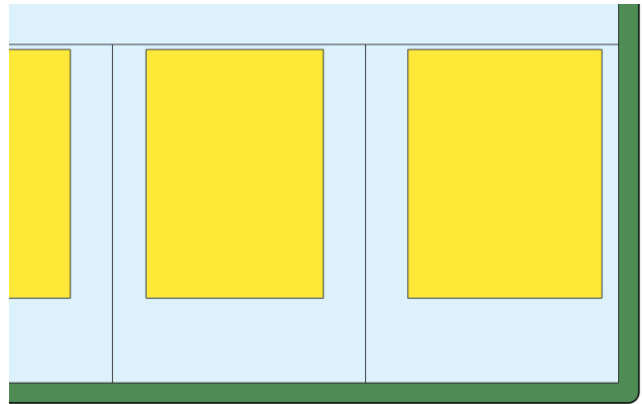
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width	100 ft. min.
Frontage Buildout	NR
Lot/ Building Site Area	NR
Impervious Surface Coverage	NR
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	30 ft. min	A	Front Setback / Yard, Principal Frontage	20 ft. min behind Principal Building Frontage	E
Front Setback / Yard, Secondary Frontage	30 ft. min	B	Front Setback / Yard, Secondary Frontage	30 ft. min	F
Side Setback / Yard	12 ft. min	C	Side Setback / Yard	10 ft. min	G
Rear Setback / Yard	30 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	5 ft. min; or 15 ft. min from center line of rear Alley.	H

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L **TABLE 4.3.1-B DISTRICT STANDARDS:**
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building 3 Stories Max

Accessory Building 2 Stories Max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle, & Cap

Finished Floor Level NR

Façade

Main Entrance Main Entrance must be in Façade of Principal Frontages, located no further than 50% of total Façade width for the Principal Frontage from the First Layer

Façade Position Parallel to straight Frontage Line or to tangent of curved Frontage Line

Blank Walls **NP** at Frontage

Façade Articulation **NR**

Porch Frontages Min. 6 ft. clear depth, excluding rails, pillars, columns or other features

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch

Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl siding	P
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.		
Building Colors	NR		
Foundation Cladding	Required ; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.		
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.		
Chimney Cladding	Required ; brick, natural stone, with material matching primary material of Façade		

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Types			
House	P	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements			
Parking Location			
	On-Street Parking	Off-Street Parking	
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway	
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway	
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway	
Tractor Trailers (including trailers for Storage)	NP on Street, except for delivery and Temporary Use of Trailers	NP	
All Other Vehicles	NP	P in 3 rd layer only, and in Driveway	

Additional Parking Requirements	
Off-Street Parking Surface	P Prepared surface of, asphalt, concrete, or another hard surface for 30 feet from Thoroughfare or Internal Drive, gravel permitted for any remaining depth of driveway.
Garage Location	P In 2 nd or 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage + Façade width
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 – 20 ft. in 1 st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L **TABLE 4.3.1-B DISTRICT STANDARDS:**
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	N/A
Drive- Through Locations	N/A

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	NP	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	P	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	P	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L **TABLE 4.3.1-B DISTRICT STANDARDS:**
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage and continuous shrubs around foundation at Frontage

Walls & Fencing (not including Screens)

Height	4 ft. max at Frontage; otherwise, 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line
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Construction	Finished side must face Adjacent property, Thoroughfare or Internal Drive, Path, Passage or Waterbody.
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Maintenance	Must be well-maintained, in up-right condition and free of missing or broken parts and graffiti.
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Materials

Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
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Location of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line.
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space or Adjacent to Civic Space	Not at Frontage
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen / Street- screen Adjacent to or across Throughfare from Non-Multi-Fam- ily Residential	N/A (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Front- age and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Front- age or Building, Wall, hedge or fence not at Frontages or Adja- cent to Civic Space.
Rooftop Antenna Screening	NR
HVAC, Mechanical and other Equipment Screening	R ; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Streetscreen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS NEIGHBORHOOD CHARACTER DISTRICT



General Description

The CD-3 Neighborhood Large Lot Character District consist of primarily medium density single-family detached Residential area in which House is the predominant Building type. It has medium to deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street tress, and form medium to large blocks. CD-3 is an appropriate District for the Suburban Neighborhoods Future Land use Character Area described in the Comprehensive plan; it is also appropriate for City Center Urban Village Future Land Use Character Area where the Planning Commission determines that is compatible with the established land use pattern in the surrounding area.



ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
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4 Density Unit per acre max

BLOCK SIZE*	*Applicable only to Development Parcels
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Block Perimeter	2800 ft. max
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Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	NP
Fence	P	Gallery	NP
Terrace/Lightwell	NP	Arcade	NP
Forecourt	NP	Officefront	NP
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

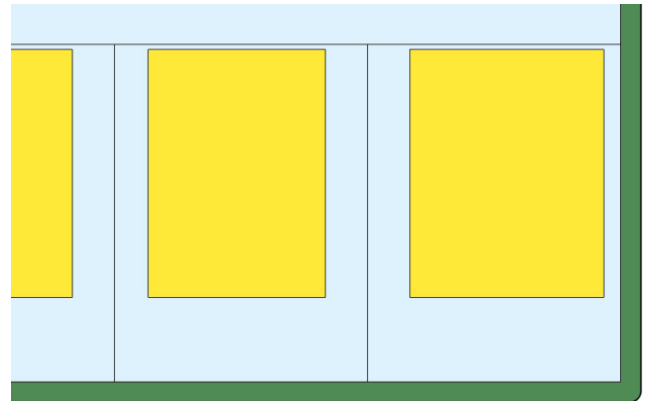
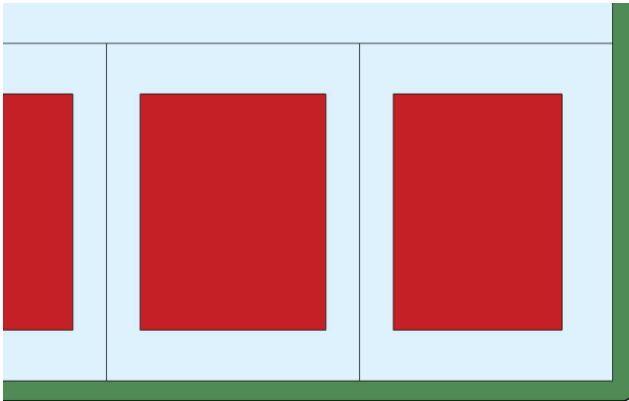
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 **TABLE 4.3.1-C DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width

House: 40 ft. min if Alley loaded Garage at rear, otherwise 65 ft. min
Duplex: 50 ft. min for each unit of Duplex
Civic: 50 ft. min

Frontage Buildout

NR

Lot/ Building Site Area

NR

Impervious Surface Coverage

50% max

Lot/ Building Site Enfrontment

Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O.

Lot/ Building Site Access

All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building

Setbacks / Yards – Accessory Building

Front Setback /
Yard, Principal
Frontage

30 ft. min

A

Front Setback /
Yard, Principal
Frontage

20 ft. min behind
Principal Building
Frontage

E

Front Setback /
Yard, Secondary
Frontage

30 ft. min

B

Front Setback /
Yard, Secondary
Frontage

20 ft. min

F

Side Setback / Yard

12 ft. min

C

Side Setback / Yard

10 ft. min

G

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Rear Setback / Yard	30 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	5 ft. min; or 15 ft. min from center line of rear Alley.	H
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CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building 3 Stories max

Accessory Building 2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle, & Cap

Finished Floor Level **NR**

Façade

Main Entrance Main Entrance must be in Façade of Principal Frontages, located no further than 50% of total Façade width for the Principal Frontage from the First Layer

Façade Position Parallel to straight Frontage Line or to tangent of curved Frontage Line

Façade & Façade Element Design Proportions **NR**

Blank Walls **NP** at Frontage

Façade Articulation **NR** at Frontage

Façade Openings **NR**

Façade Glazing **NR**

Window Shape **NR**

Window Alignment **NR**

Window Types **NR**

Window Glazing Material **NR**

Window Trim in 1st Layer **NR**

Shutters **NR**

Façade Window Sill Height **NR**

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	NR
	NR
Façade Variety	

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

Building Standards (continued)	
Roof Type & Pitch	
Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design
Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials				
Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl siding	P for Residential Use
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		
Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.			
Building Colors	NR			
Foundation Cladding	Required; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.			

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Porch Pier Cladding	Required; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required; brick, natural stone, with material matching primary material of Façade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 **TABLE 4.3.1-C DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT

Building Types			
House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor Trailers (including trailers for storage)	NP on Street, except for delivery and Temporary Use of Trailers	NP
All other Vehicles	NP	P in 3 rd layer only, and in Driveway

Additional Parking Requirements	
Off-Street Parking Surface	P Prepared surface of, asphalt, concrete, or another hard surface for 100 feet from Thoroughfare or Internal Drive, gravel permitted for any remaining depth of driveway.
Garage Location	P In 2 nd or 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage + Façade width

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	20 ft. max in 1 st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	N/A
Drive- Through Locations	N/A

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P	P
Solar Panels	P if coplanar to and integrated into roof design	P if coplanar to and integrated into roof design	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	P	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	P	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

Private Landscaping and Fencing Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage and continuous shrubs around foundation at Frontage

Walls & Fencing (not including Screens)

Height	4 ft. max at Frontage; otherwise, 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare or Internal Drive, Path, Passage or Waterbody.
Maintenance	Must be well-maintained, in up-right condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 **TABLE 4.3.1-C DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen / Street-screen Adjacent to or across Throughfare from Non-Multi-Family Residential	N/A (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antenna Screening	NR
HVAC, Mechanical and other Equipment Screening	R ; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Streetscreen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS GENERAL URBAN CHARACTER DISTRICT



General Description

The CD-4 General Urban Character District consist of a medium density area that has a mix of Building Types and primarily Residential, Retail/ Personal Service/ Artisan, Office, Lodging and Civic Uses. There are medium, shallow or no front Setbacks and narrow to medium side Setbacks. It has variable private landscaping. Has Thoroughfares and Internal Drives with curbs, Sidewalks and tress that define medium-sized blocks. CD-4 is an appropriate District for the City Center Urban Village Future Land Use Character described in the Comprehensive Plan.



ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
12 Density Units per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2400 ft. max

Private Frontage Types

Common Yard	P	Stepfront	P
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	NP
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	P	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

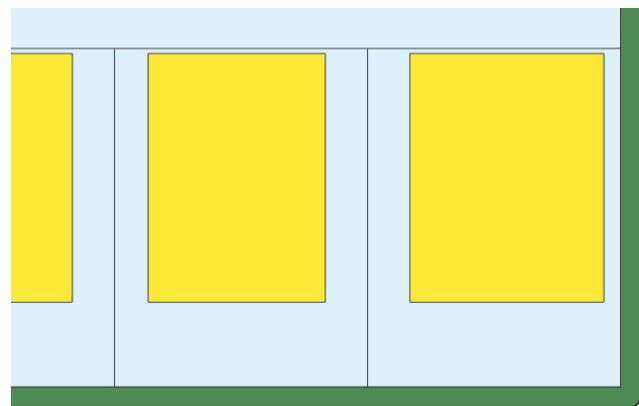
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT



Lot Occupation	
Lot/ Building Site Width	House: 38 ft. min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit X 8max. attached Townhouse units All other Building Types: 18 ft. max All Building Types: 120 ft max
Frontage Buildout	60% min
Lot/ Building Site Area	NR
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Townhouse: Must enfront a vehicular Thoroughfare, Internal Drive, or Courtyard, except ≤ 20% of the Lots or Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. All others; Must enfront a vehicular Thoroughfare or Internal Drive, except ≤20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Setbacks / Yards					
Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	6 ft. min, 20 ft. max	A	Front Setback / Yard, Principal Frontage	20 ft. min behind Principal Building Frontage	E
Front Setback / Yard, Secondary Frontage	6 ft. min, 20 ft. max	B	Front Setback / Yard, Secondary Frontage	6 ft. min	F
Side Setback / Yard	0 ft. min. between individual Town- house Units & Du- plex Units; other- wise, 6 ft. min.	C	Side Setback / Yard	0 ft. min	G
Rear Setback / Yard	3 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	3 ft. min; or 15 ft. min from center line of rear Alley.	H

Building Standards	
Building Height*	
Principal Building	3 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height
May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Shopfront Facade, which may not exceed 25ft.

Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	If Residential: 18 ft., 48 in. max above average grade at façade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	20% - 60% of total ground floor Façade area
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except for transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and roll-lock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	Within a Development Parcel no Façade may exist more than once in a Block Face
Building Standards (continued)	
Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	If pitched, 6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12
Roof Design	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl or Aluminum siding	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		
Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.			
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim			
Foundation Cladding	Required ; brick or stone, except foundation cladding, or absence of cladding, may match current material on renovations and minor expansions of existing structures.			
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except pier cladding, or absence of cladding, may match current material on renovations and minor expansions of existing structures.			
Chimney Cladding	Required ; brick, stone, or material matching primary material of Façade			

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor Trailers (including trailers for storage)	NP on Street, except for delivery and Temporary Use of Trailers	NP
All other Vehicles	NP	P in 3 rd layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1 st Layer if Residential; 36 ft. max in 1 st layer if non-Residential; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

* Only applicable to Development

Parcels

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

**CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT**

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Private Landscaping and Fencing Landscaping

Required continuous shrubs around foundation at Frontage if 1st Layer $\geq$ 3ft. deep, plus if 1st Layer is $\geq$ 15ft. deep, 1 tree planted in 1st Layer every 50' ft of Frontage. Drive aisles within 1st Layer, continuous shrubs Landscaping must comply with Section 4.3.16

Walls & Fencing (not including Screens)

Height	4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P only Picket type allowed at Frontage; other types allowed on sides and rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Screens, Street-Screens & Buffers		
Height		
	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation
Materials		
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry	
Fence Screen or Street-Screen	Natural Wood, painted or unpainted	
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity	
Additional Standards		
Non-Residential & Multi-Family Residential Screen / Street- screen Adjacent to or across Throughfare from Non-Multi-Fam- ily Residential	N/R	
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways: Parking Lots and Parking Areas must be Screened from Front- age and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Front- age or Building, Wall, hedge or fence not at Frontages or Adja- cent to Civic Space.	
HVAC, Mechanical and other Equipment Screening	R; must be Screened from Frontage and Civic Space by Building parapet or other Building Element	
Self-Storage Warehouse Screening	N/A (not permitted in District)	
Streetscreen Location	2 nd Layer	
Parcel Buffer	Section 4.3.11.H	
Project Buffer	Section 5.8	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS GENERAL URBAN CORRIDOR CHARACTER DISTRICT



General Description

The CD-4C General Urban – Corridor Character District consists of a medium density area along a corridor. It provides for a balanced automobile and pedestrian-oriented built environment and a mix of Building Types and primarily Residential, Retail/ Personal Service/ Artisan, Office, Lodging and Civic Uses; there are medium, narrow or no front Setbacks and narrow to medium side Setbacks. It has variable private landscaping and it has Thoroughfares and Internal Drives with curbs, Sidewalks and trees that define medium-sized blocks. CD-4C is an appropriate District for parcels identified as Facilitate or Active on the Areas of Change map of the Comprehensive Plan, which have access onto a public right-of-way classified as principal arterial or minor arterial in the Transportation element of the Plan and are located in Suburban Neighborhoods and City Center Urban Village Future Land Use Character Areas described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS



CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
24 Density Units per acre max	

BLOCK SIZE*	<i>*Applicable only to Development Parcels</i>
Block Perimeter	2400 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	NP
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area	NP	Playground	P
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

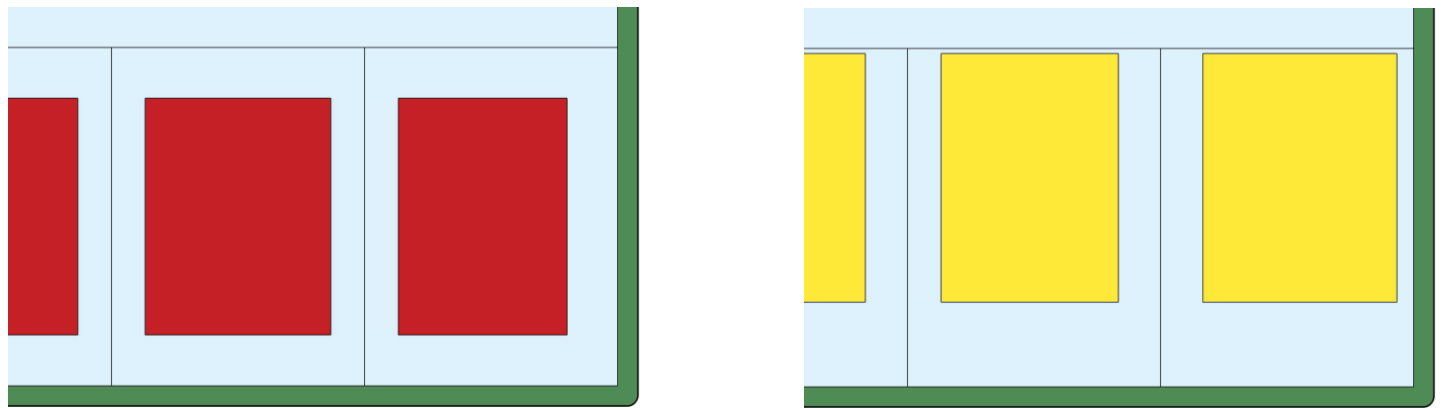
Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C

TABLE 4.3.1-E DISTRICT STANDARDS:
GENERAL URBAN CORRIDOR CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width	House: 38’ min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x6max. attached Townhouse units Large Scale Commercial: 600 ft max All other Building Types: 18 ft. min – 200 ft. max
Frontage Buildout	60% min except commercial 40% min
Lot/ Building Site Area	NR
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C

TABLE 4.3.1-E DISTRICT STANDARDS:
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Setbacks / Yards					
Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	6 ft. min, 40 ft. max; except where the Lot or Building Site enfronts a thoroughfare with a functional classification of Arterial and parking is located in the First Layer, max 85 ft.	A	Front Setback / Yard, Principal Frontage	20 ft. min behind Principal Building Frontage	E
Front Setback / Yard, Secondary Frontage	6 ft. min, 40 ft. max; except where the Lot or Building Site enfronts a thoroughfare with a functional classification of Arterial and parking is located in the First Layer, max 85 ft.	B	Front Setback / Yard, Secondary Frontage	5 ft. min	F
Side Setback / Yard, each side	0 ft. min. per side	C	Side Setback / Yard, each side	5 ft. min	G
Rear Setback / Yard	3 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	3 ft. min; or 5 ft. min if Garage faces rear Alley.	H

Building Standards	
Building Height*	
Principal Building	4 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height	
May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Shopfront Facade, which may not exceed 25 ft.	
Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	Except for House Building Types, A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	Non-Shopfront: 20% - 60% of total ground floor Façade area for Shopfront: min. 50% of total ground floor Façade area, min. 20% of total Façade area on upper floors and secondary elevations
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except for transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	Within a Development Parcel no Façade may exist more than once in a Block Face

Building Standards (continued)

Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

CD-4C TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	Required ; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required ; brick, natural stone, with material matching primary material of Façade

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor Trailers (including trailers for storage)	NP	P in 3 rd layer only, and in Driveway
All other vehicles	NP	P in 3 rd layer only, and in Driveway; except where

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1 st Layer if Residential; 36 ft. max in 1 st layer if non-Residential; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation at Frontage if 1st Layer $\geq$ 3ft. deep, plus if 1st Layer is $\geq$ 15ft. deep, 1 tree planted in 1st Layer every 50' ft of Frontage. Drive aisles within 1st Layer, continuous shrubs Landscaping must comply with Section 4.3.16

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti

Materials

Natural Wood	P only Picket type allowed at Frontage; other types allowed on sides and rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen / Streetscreen Adjacent to or across Throughfare from Non-Multi-Family Residential	N/R
Screening of Parking, Loading Areas, Service Areas, Out- door Storage, Drive-Throughs, Trash Receptacles/Dump- sters, HVAC and other equipment screened from Front- age, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
HVAC, Mechanical and other Equipment Screening	R ; must be Screened from Frontage and Civic Space by Building para- pet or other Building Element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Streetscreen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT



General Description

The CD-5 Urban Center Character District consists of medium to high density Mixed Use areas. It has a tight network of Thoroughfares and Internal Drives with Sidewalks, streetlights, and regular tree spacing, defining medium sized blocks. Buildings are set close to the Sidewalks. CD-5 is an appropriate District for the City Center Urban Village Future Land Use Character Area described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Density / Floor Area Ratio (FAR) **Applicable only to Development Parcels*

NR

BLOCK SIZE* **Applicable only to Development Parcels*

Block Perimeter 2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard	NP	Stepfront	P
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types* **Applicable only to Development Parcels.*

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

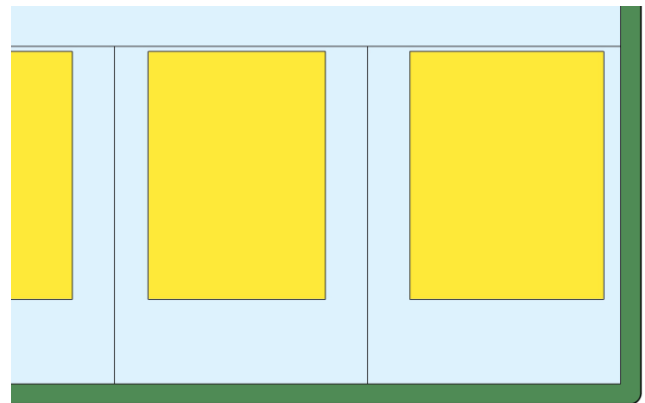
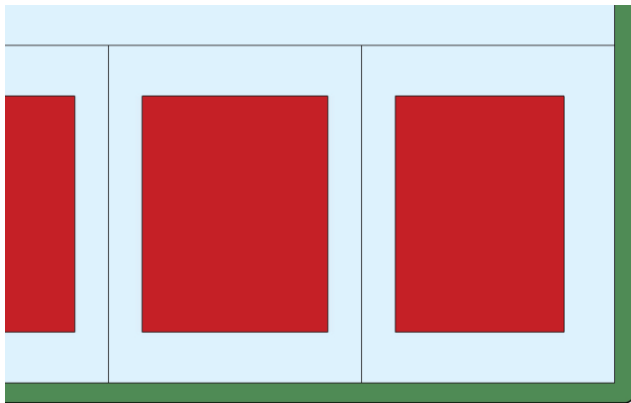
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 **TABLE 4.3.1-F DISTRICT STANDARDS**
URBAN CENTER CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width

House: 38 ft min if Alley loaded Garage at rear, otherwise 50 ft. min
Duplex: 30 ft. min for each unit of Duplex
Townhouse:

For Townhouses with each unit on its own Lot or Building Site: 18-36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x6max. attached Townhouse units

All other Building Types: 18 ft. min – 120 ft. max

Frontage Buildout

80% min except House and Duplex 60% min

Lot/ Building Site Area

NR

Impervious Surface Coverage

100% max

Lot/ Building Site Enfrontment

Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Lot/ Building Site Access

All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building

Front Setback / Yard, Principal Frontage 0 ft. at corners; 0 ft. min; 15 ft. max. elsewhere

A

Front Setback / Yard, Secondary Frontage 0 ft. at corners; 0 ft. min; 15 ft. max. elsewhere

B

Side Setback / Yard, each side 0 ft. min; 24 ft. max per side

C

Rear Setback / Yard **NR**

D

Setbacks / Yards – Accessory Building

Front Setback / Yard, Principal Frontage 40 ft. max from rear property line; except

E

Side Setback / Yard 3 ft. max

F

Rear Setback / Yard 5 ft. min

G

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building	2 Story min; 5 Stories max. adjacent to CD-5; all other areas 3 stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	If Residential: 18 in. min., 48 in. max. above average grade at Façade

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	Non-Shopfront 20% - 60% of total ground level Façade area; for Shopfront: min 50% of total ground level Façade area, min. 20% of total Façade area on upper floors and secondary elevations
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Façade

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Building Standards (continued)	
Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design
Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials			
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry P
	Natural stone	P	Exposed concrete NP
	Wood	P	Vinyl or Aluminum siding NP
	Cementitious siding	P	Corrugated and/or sheet metal NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim

Building Types			
House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 **TABLE 4.3.1-F DISTRICT STANDARDS**
URBAN CENTER CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP	P in 3 rd layer only, and in Driveway
All Other Vehicles	NP	P in 3 rd layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1 st Layer; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design	P if coplanar to and integrated into roof design	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

NA if paved or $\leq$ 3ft front Setback/ Yard; Otherwise, shrubs continuous around foundation at Façade. Landscaping must comply with Section 4.3.16

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti

Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	P within required Yards, per Sections 4.3.10 If supporting grade 8 ft. or higher that grade at property line, must be set back 10 ft. from property line

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 **TABLE 4.3.1-F DISTRICT STANDARDS**
URBAN CENTER CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

At Frontage or Adjacent to Civic Space
age or Adjacent to Civic Space

Not at Front-

Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT



General Description

The CD-5C Urban Center Corridor Character District consists of medium to higher density Mixed Use areas. It provides for a balanced automobile and pedestrian oriented built environment, a mix of Building Types and primarily has a tight network of Thoroughfares and Internal Drives with Sidewalks, street lights, and regular tree spacing defining medium-sized blocks. Buildings are set close to Sidewalks. CD-5C is limited to parcels identified as Active on the Areas of Change map of the Comprehensive Plan which have access to a Principal Arterial identified in the Transportation Plan located in the City Center Urban Village Character Area described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Density / Floor Area Ratio (FAR) **Applicable only to Development Parcels*

NR

BLOCK SIZE* **Applicable only to Development Parcels*

Block Perimeter 2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard	NP	Stepfront	NP
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types* **Applicable only to Development Parcels.*

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

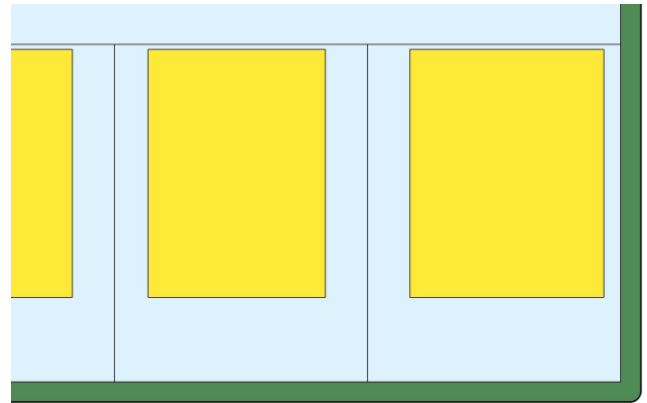
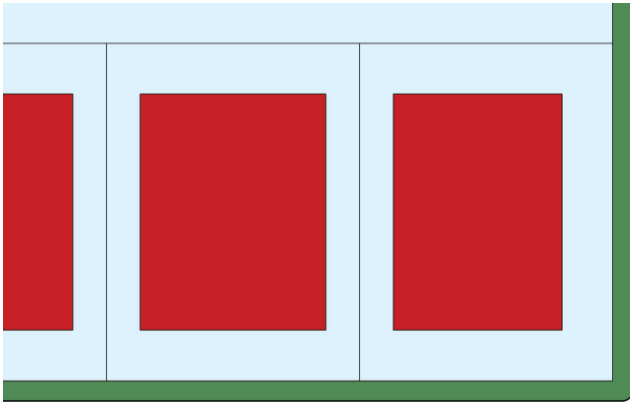
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width

Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x8 max. attached Townhouse units
All other Building Types: 18 ft. min
All Building Types: 120 ft. max

Frontage Buildout

80% min.

Lot/ Building Site Area

NR

Impervious Surface Coverage

100% max

Lot/ Building Site Enfrontment

Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Lot/ Building Site Access

All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building

Front Setback /
Yard, Principal
Frontage

0 ft. at corners; 0
ft. min; 15 ft. max
elsewhere

A

Front Setback /
Yard, Secondary
Frontage

0 ft. at corners; 0
ft. min; 15 ft. max
elsewhere

B

Side Setback /
Yard, each side

0 ft. min; 24 ft.
max. per side

C

Rear Setback

NR

D

Setbacks / Yards – Accessory Building

Front Setback /
Yard, Principal
Frontage

40 ft. max. from
rear property line

E

Side Setback / Yard

3 ft. max.

F

Rear Setback /
Yard

3 ft. min. or 5 ft.
min. if Garage door
faces Rear Alley

G

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building	2 Story min; 4 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	If Residential: 18 in. min., 48 in. max. above average grade at Façade

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	Except for House Building Types, a Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	20% - 60% of total Façade area for non-Shopfront; 70% of total Façade area, min. for Shopfront
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.
Window Glazing Material	Clear glass is Required for all Elevations

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Façade

CD-5C

TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Façades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	Required; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	Required; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required; brick, natural stone, with material matching primary material of Façade

Building Types

House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery	P in 3 rd layer only, and in Driveway and Temporary Use of trailers
All Other Vehicles	NP	P in 3 rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1 st Layer; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

NA if paved or $\leq$ 3ft front Setback/ Yard; Otherwise, shrubs continuous around foundation at Façade. Landscaping must comply with Section 4.3.16

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line		
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody		
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.		
Materials			
Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP
Additional Standards			
Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required		
Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line		

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP	TABLE 4.3.1-H DISTRICT STANDARDS MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT
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General Description
This District is designed to provide suitable areas for Manufactured Home Parks where sufficient urban facilities are available prior to Development. Manufactured Homes and Buildings necessary to support the Residential occupancy of Manufactured Homes are permitted. This District is intended also to permit community facilities and public utility installations that are necessary to service specifically the residents of this District, or which are benefited by and compatible with a Residential environment. SD-MHP is appropriate for the Suburban Neighborhoods Future Land Use Character Area described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP

TABLE 4.3.1-H DISTRICT STANDARDS

MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Density / Floor Area Ratio (FAR)

*Applicable only to Development Parcels

6 Density Units per acre max

BLOCK SIZE*

*Applicable only to Development Parcels

Block Perimeter

2,400 ft. max

Private Frontage Types

Common Yard

NP

Stepfront

P

Porch

NP

Shopfront

P

Fence

NP

Gallery

P

Terrace/Lightwell

P

Arcade

P

Forecourt

P

Officefront

P

Stoop

P

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area

P

Playground

P

Green

P

Sport Field

P

Square

NP

Community Garden

P

Plaza

NP

Pocket Park

P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings Per Lot or Building Site

Principal Building

1 max. per Manufactured Home Site or Building Site

Accessory Buildings

1 max. per Manufactured Home Site or Building Site

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Manufactured Home Site / Building Site / Manufactured Home Park Occupation	
Manufactured Home / Building Site Width	Residential: ⁽¹⁾ Non-Residential Use: 60 ft. min.
Manufactures Home Park Minimum Street / Highway Frontage	50 ft. min.
Frontage Buildout	if non-mobile: 40% min, otherwise NR
Manufactured Home Site / Building Site Depth	NR
Manufactured Home Site / Building Site Area	Residential Use: 6,000 sf. Min. Non-Residential Use: 10,000 sf. min.
Manufactured Home Stand Impervious Surface Coverage	max. 25% of Manufactured Home Site 35% max
Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Manufactured Home Site if a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or waterbody if such Manufactured Home Sites have legal and Physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. All Manufactured Home Sites must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Setbacks / Yards					
Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Street Yard-Arterial	Residential: ⁽¹⁾	A	Side Yard-Per side	Residential: ⁽¹⁾	B
	Non-Residential: 50 ft. min.			Non-Residential: 2 Stories or less 15 ft. min 3 or more Stories 25 ft. min	
Street Yard-Collector	Residential: ⁽¹⁾	A	Side Yard-Total	Residential: ⁽¹⁾	B
	Non-Residential: 50 ft. min.			Non-Residential: NR	
Street Yard-Minor	Residential: ⁽¹⁾	A	Rear Yard	Residential: ⁽¹⁾	?
	Non-Residential: 50 ft. min.			Non-Residential: 20 ft. min	

⁽¹⁾ Within a manufactured Home Park, dimensional standards shall be required for the park. All other Residential uses of a Manufactured Home (including a Manufactured Home not in a park) shall conform to the standards of the CD-3 Character District.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Building Standards

Building Height*

Principal Building	2 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition	NR
Finished Floor Level	NR
Support piers, plumbing, HVAC, hitch and Wheels	Required to be concealed by apron between floor level and ground on all sides, including beneath Porch or Stoop

Façade

Main Entrance	If non-mobile: Required prominently located on Façade at Principal Frontage; otherwise, NR
Façade Position	If non-mobile: Parallel to straight Frontage Line or tangent of curved Frontage Line; otherwise, NR
Blank Walls	NP at Frontage
Façade Glazing	20% - 60% of total Façade area

Roof Type & Pitch

NR

Building Materials

NR except **Required** clear glass for windows at Frontage

Building Types

Manufactured Homes & Associated Buildings	P
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Vehicular Parking Requirements

Parking Location	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery	P in 3 rd layer only, and in Driveway
All Other Vehicles	NP	P in 3 rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In Rear Yard only
Garage Design	NR
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max. single lane; 20 ft. max. width double lane
Parking Structure	N/A
Parking Structure Pedestrian Exit Location	N/A

Bicycle Parking

NR

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Trash Receptacle Locations – Manufactured Home Sites	P in 3 rd Layer only, except when moved to 1 st or 2 nd Layer for pickup
Community Trash Receptacle or Dumpster Locations	P in 3 rd Layer only, must be screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	N/A

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	NP	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NR		

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Private Landscaping and Fencing

Landscaping

Required Street Yard and any required Side Yard of a corner Manufactured Home Site must be landscaped in compliance with Section 4.3.16., including 1 tree per Manufactured Home Site and continuous shrub plantings around foundation facing Frontage.

Walls & Fencing

Height	4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P	Chain Link	NP
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	NP	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections
through to Adjacent Neighbor-
hoods or Uses

Required

Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	N/A (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (Uses not permitted in District)
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT	TABLE 4.3.1-I DISTRICT STANDARDS INTERSTATE SERVICE SPECIAL DISTRICT
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General Description

This District is designed to provide space along I-65 to serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments to primarily characterize this District. Appropriate locations for this District are along I-65 in an environment of general Commercial and Mixed Use activity. Due to the high traffic volumes and general incompatibility between some of the Uses permitted within this District and those in CD-3L and CD-3 areas, this District shall not be located in or Adjacent to a CD-3L or CD-3 District. The SD-INT District is an appropriate District for the Technology Employment Center Future Land Use Character Area described in the Comprehensive Plan. SD-INT is limited to Parcels within 3,690 feet of an Interstate, Freeway, or other limited access highway identified in the Transportation element of the Plan,

SD-INT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
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Parcel Size

Parcel Size	Min. 1 gross acre
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Block Size* **Applicable only to Development Parcels*

Block Perimeter	NR
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Private Frontage Types

NR

Civic Space Types* *Applicable only to Development Parcels.

Civic Space Types* *Applicable only to Development Parcels.

NR

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings Per Lot or Building Site	
1	1
2	2
3	3
4	4
5	5
6	6
7	7
8	8
9	9
10	10
11	11
12	12
13	13
14	14
15	15
16	16
17	17
18	18
19	19
20	20
21	21
22	22
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81	81
82	82
83	83
84	84
85	85
86	86
87	87
88	88
89	89
90	90
91	91
92	92
93	93
94	94
95	95
96	96
97	97
98	98
99	99
100	100

Principal Building	1 max. per Lot or Building Site
Accessory Buildings	1 max.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Lot Occupation		
Lot/ Building Width	100 ft. min	
Lot Frontage on Street / Highway	100 ft. min	
Lot Depth	NR	
Frontage Buildout	NR	
Lot/ Building Site Area	20,000 SF min.	
Impervious Surface Coverage	NR	
Usable Open Space	Min. 7% of gross site area	
Lot/ Building Site Enfrontment	NR	
Lot/ Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thoroughfare vis Driveway or Easement	
Setback / Yards		
Setback / Yards – Principal Building		
	As applicable:	
	1. For sites Adjacent to a District which a Residential use is allowed:	
	a) An Addition to an existing Building with a Façade of variable distance from the Street may be extended to the plane of the existing Façade closest to the Street.	
Street Yard – Min	b) Except for an addition to an existing Building described in 1.a above, the lesser of	A
	i) The Average depth of Street Yards of existing Buildings within 100 ft. on each side of a Lot or Building Site or	
	ii) 60 ft.	
	2. Otherwise, 30 ft.	
Side Yard – Per side	0 ft. min along Lot Lines or Building Site Lines Adjacent to a Lot or Building Site on which no Mixed Use or Residential Use is located, or is being constructed;	B
	Otherwise, 10 ft. min ⁽¹⁾⁽²⁾⁽³⁾	
Rear Yard	0 ft. min along Lot Lines or Building Site Lines Adjacent to a Lot or Building Site on which no Mixed Use or Residential Use is located, or is being constructed;	C
	Otherwise, 10 ft. min ⁽¹⁾⁽²⁾⁽³⁾	

Notes: *See Article 9 (definitions) for FAR measurement information

- (1) Additional Side Yard or Rear Yard depth may be necessary to accommodate Buffers and landscaping required in Sections 4.3.11, 4.3.16, and 5.8
- (2) The Required Rear Yard Depth shall be reduced as provided below if the Lot does not abut a different District and is owned separately and individually from all other tracts of land, both on the Effective date of this Ordinance and on the date of application for a Zoning Permit. Such reduction shall be as follows:
 - a. For all interior Lots between 80 ft. and 100 ft. deep, the required Rear Yard shall be reduced by an amount equal to the lesser of (1) 100 ft. minus the depth of the Lot or (2) 10ft.
 - b. For Interior Lots < 80 ft. deep within Non-Residential Districts, the required Rear Yard depth shall be 0 ft., but if any Rear Yard is provided, it must be at least 10 ft. deep.
- (3) Buffering requirements are not applicable to Side Yards or Rear Yards with zero depth.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Building Standards

Building Height*

	Initial Stepback = depth of required Front Setback / Street Yard, within which no Structure is allowed
Principal Building	Max, height within 1 st 30 ft. beyond initial Stepback ("Secondary Stepback"): 45 ft. + 1.5 ft. (Y) for every additional 1 ft. (X) Building is Stepped back from Initial Stepback (slope of Sky Exposure Plane (x:y) = 1:1.5). From and beyond 40 ft. from back of sidewalk ("Total Stepback"), greater of 75 ft. max or height permitted by Conditional Use Permit, if total Impervious Surface Coverage is 40% or less.
Accessory Building	45 ft. max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11 ft. with a maximum if 25 ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	NR

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line.
Façade & Façade Element Design Proportions	Must be vertically proportioned.
Blank Walls	NP at Frontage
Façade Articulation	A façade greater than 100 ft. in width must be differentiated so that it appears to be compromised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice detail; (d) a change of wall material or wall color; a change in trim courses and other horizontal element (e) a change in dormer or balcony design, if any; and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed of a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows and/or doors spaced $\leq$ 20 ft. apart. In Stories above first, Façade openings must be $\leq$ 50% of total Façade area.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Façade Glazing	20% - 60% of total Façade Area for non-Shopfront; 70% of total Façade Area, min. for Shopfront.
Window Shape	Square or vertical in proportion, except transoms.
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Window Types	Except in Shopfront or Gallery Frontage, and except for transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be ≤ 50% of total Façade area.
Window Glazing Material	Clear glass Required for windows at Frontage.
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window, solider course above lintel and rollock course below sill if brick or stone surrounds window.
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs.
Façade Window Sill Height	If Residential: 5 ft. min. above average grade at Frontage.
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features.
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage.
Façade Variety	No Façade may exist more than once on a Block Face or within view of the same Façade.

Roof Type & Pitch

NR

Roof Design

NR

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	NR
Building Colors	NR
Foundation Cladding	NR
Porch Pier Cladding	NR
Chimney Cladding	NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Building Types			
House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	NP	Flex	P
Small Multifamily	NP	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements

Parking Location		
	On-Street Parking	Off-Street Parking
All Vehicles	NR	P behind first 10 ft. from Frontage Lot Line if site not abutting Residential District; Otherwise, P only in Side Yard or Rear Yard

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or other hard surface
Garage Location	P In Rear Yard only
Garage Design	NR
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max. in 1 st Layer if Residential; 36 ft. max. in 1 st Layer if non-Residential, regardless if shared or not
Parking Structure	P , if screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Trash Receptacle Locations – Manufactured Home Sites	P in 3 rd Layer only, except when moved to 1 st or 2 nd Layer for pickup
Community Trash Receptacle or Dumpster Locations	P in 3 rd Layer only, must be screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	N/A

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation facing Frontage if 1st Layer is $\geq$ 3 ft. deep, plus if 1st Layer is $\geq$ 15 ft. deep, 1 tree planted in 1st Layer. Landscaping must comply with Section 4.3.16.

Walls & Fencing

Height	3.5- 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	NR
Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Min. 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft; Min. 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI	TABLE 4.3.1-J DISTRICT STANDARDS LIGHT INDUSTRIAL SPECIAL DISTRICT
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General Description
This District is intended to provide space for a wide range of wholesale trade, warehousing of a wide variety of products or materials, manufacturing processes, and industrial and related uses that conform to a high level of performance criteria and have few objectionable characteristics. All operations must be carried on within completely enclosed Buildings, thus providing a standard of Development that removes most adverse characteristics that affect neighboring properties. This District may provide a buffer between other Districts and other industrial activities that have more objectionable influences. This District may require types of Structures and have Uses and other characteristics that cannot be facilitated in other Districts. New Residential Development, Commercial establishments, Retail establishments, personal service Uses, and community facilities and utilities, are permitted, as well as additional Uses that provide needed complementary services or are necessary for the general community welfare. SD-LI is an appropriate District for Technology Employment Center Future Land Use Character Area described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI		TABLE 4.3.1-J DISTRICT STANDARDS	
		LIGHT INDUSTRIAL SPECIAL DISTRICT	
Density / Floor Area Ratio (FAR)		*Applicable only to Development Parcels	
NR			
Parcel Size			
Parcel Size	Min. 1 acre		
Block Size*	*Applicable only to Development Parcels		
Block Perimeter	2,000 ft. max. or 3,000 ft. max. if a Parking Structure provided within Block		
Private Frontage Types			
NR			
Civic Space Types*		*Applicable only to Development Parcels.	
NR			
Permitted Uses			
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).			
Number of Buildings Per Lot or Building Site			
Principal Building			
Accessory Buildings			

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

Lot Occupation		
Lot/ Building Width	100 ft. min	
Lot Depth	NR	
Frontage Buildout	NR	
Lot/ Building Site Area	40,000 SF min.	
Impervious Surface Coverage	70% max	
Usable Open Space	Min. 7% of gross site area	
Lot/ Building Site Enfrontment	NR	
Lot/ Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thoroughfare vis Driveway or Easement	
Setback / Yards		
Setback / Yards – Principal Building		
	As applicable:	
	1. For sites Adjacent to a District which a Residential use is allowed:	
	a. An Addition to an existing Building with a Façade of variable distance from the Street may be extended to the plane of the existing Façade closest to the Street.	
Street Yard – Min	b. Except for an addition to an existing Building described in 1.a above, the lesser of	
	I. The Average depth of Street Yards of existing Buildings within 100 ft. on each side of a Lot or Building Site or	
	II. 40 ft. ⁽¹⁾	
	As applicable:	
Side Yard – Per side	1. For sites abutting a Residential District, 50 ft. along the common boundary;	B
	2. Otherwise, 10 ft. min ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾	
	As applicable:	
Rear Yard	1. For sites abutting a Residential District, 50 ft. along the common boundary;	C

Notes:

- (1) Additional Side Yard or Rear Yard depth may be necessary to accommodate Buffers and landscaping required in Sections 4.3.11, 4.3.16, and 5.8
- (2) The Required Rear Yard Depth shall be reduced as provided below if the Lot does not abut a different District and is owned separately and individually from all other tracts of land, both on the Effective date of this Ordinance and on the date of application for a Zoning Permit. Such reduction shall be as follows:
 - a. For all interior Lots between 80 ft. and 100 ft. deep, the required Rear Yard shall be reduced by an amount equal to the lesser of (1) 100 ft. minus the depth of the Lot or (2) 10ft.
 - b. For Interior Lots < 80 ft. deep within Non-Residential Districts, the required Rear Yard depth shall be 0 ft., but if any Rear Yard is provided, it must be at least 10 ft. deep.
- (3) In Industrial Districts, the required Side Yard and Rear Yard depth for Lots along Lot Lines abutting other Industrial Districts or along a railroad Right-Of-Way is 0 ft.
- (4) In Industrial Districts, Buffering requirements are not applicable to Side Yards with zero depth.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

2. Otherwise, 20 ft. min ^{(1)(2)(3) (4)}

SD-LI TABLE 4.3.1-J DISTRICT STANDARDS LIGHT INDUSTRIAL SPECIAL DISTRICT

Building Standards

Building Height*

Principal Building 45 ft. max

Accessory Building 45 ft. max

Any Building exceeding 35 feet in height must obtain approval from the Fire Department prior to the issuance of a Building Permit.

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle, & Cap

Finished Floor Level NR

Façade

Main Entrance Main Entrance must be in Façade of Principal Frontages.

Façade Position Parallel to straight Frontage Line or to tangent of curved Frontage Line

Façade & Façade NR Flex Building with Industrial Category Use

Element Design Other – Must be vertically proportioned

Proportions

Blank Walls NP at Frontage

NR Flex Building with Industrial Category Use

Façade Articulation Others- Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material, or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any; and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (see **Illustration 4.3.5.A-3**)

NR Flex Building with Industrial Category Use

Façade Openings Others – Windows and/or doors spaced < 20 ft. apart; in Stories above first, Façade openings must be < 50% of total Façade area.

NR Flex Building with Industrial Category Use

Others – 20% - 60% of total Façade area.

NR Flex Building with Industrial Category Use

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

	Others - Square or vertical in proportion, except transoms
Window Align- ment	NR Flex Building with Industrial Category Use Others - Upper floor windows and other features must be aligned with those of first floor
Window Types	NR Flex Building with Industrial Category Use Others - Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types.
Window Glazing Material	Flex Building with Industrial Category Use - Clear glass is Required for windows at Frontage Others - Clear glass is Required for all Elevations
Window Trim in 1 st Layer	NR Flex Building with Industrial Category Use Others - Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	NR Flex Building with Industrial Category Use Others - If provided must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade Others – NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

Porch Frontages	NR Flex Building with Industrial Category Use Others – If provided, min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shop Frontages	NR Flex Building with Industrial Category Use For Shopfront Private Frontage – 12 in. – 24 in. knee wall required at Frontage
Façade Variety	NR Flex Building with Industrial Category Use Others – No façade may exist more than once on a Block Face or within view of the same Façade.
Roof Type & Pitch	
Flat	NR Flex Building with Industrial Category Use Others P
Shed	NR Flex Building with Industrial Category Use P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have shed roof anywhere on the Building
Hip	NR Flex Building with Industrial Category Use Others P
Gable	NR Flex Building with Industrial Category Use Others P
Pitch	If pitched, 6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12
Roof Design	
Eaves shall extend no less than nine inches beyond the supporting walls.	
Gable end rakes shall overhang at least six inches.	
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.	
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).	
Building Materials	

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	P Flex Buildings with Industrial Category Use NP Others
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	P Flex Buildings with Industrial Category Use NP Others
Changes in Building Materials		NR		
Building Colors		NR		
Foundation Cladding		NR		
Porch Pier Cladding		NR		
Chimney Cladding		NR		

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Building Types			
House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	NP	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements			
Parking Location			
	On-Street Parking	Off-Street Parking	
Domestic Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.	
Recreational Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.	
Heavy Equipment	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.	
Tractor Trailers (including trailers for storage)	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.	
All other Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.	

*Driveways are not permitted within required Project Buffers & may penetrate required Lot/Building Site/ Parcel Buffers to minimum amount necessary to comply with this Ordinance.

Additional Parking Requirements	
Off-Street Parking Surface	Asphalt or concrete
Garage Location	P In 3 rd Layer only Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space
Garage Design	If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft max. in 1 st Layer and 2 nd Layer if Residential; 24 ft. max in 1 st Layer if non-Residential, regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

LIGHT INDUSTRIAL SPECIAL DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Utility Box & Service Meter* Locations (*Not including water meters)	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

SD-LI TABLE 4.3.1-J DISTRICT STANDARDS LIGHT INDUSTRIAL SPECIAL DISTRICT

Private Landscaping and Fencing Landscaping

Required continuous shrubs around foundation at Façade if 1st Layer id > 3 ft. deep, plus if 1st Layer is > 15 ft. deep, 1 tree per 50 ft. of Frontage width, planted in 1st Layer. Landscaping must comply with Section 4.3.16

Walls & Fencing (not including Screens)

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line		
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody		
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti		
Materials			
Natural Wood	P only picket type allowed at Frontage; other types allowed at sides and at rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	P at sides and rear only & only if not Adjacent to Residential Use
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	P within required Yards, per Sections 4.3.10 If supporting grade 8 ft. or higher that grade at property line, must be set back 10 ft. from property line

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation
Materials		
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry	
Fence Screen or Street-Screen	Natural Wood, painted or unpainted	
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity	
Additional Standards		
Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR	
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.	
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required; must be Screened from Frontage and Civic Space by Building Parapet or other Building element	
Self-Storage Warehouse Screening	Required; except at Driveways; Screening must be by Build- ing, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent tom Civic Space.	
Street-Screen Location	2 nd Layer	
Parcel Buffer	Section 4.3.11.H	
Project Buffer	Section 5.8	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI	TABLE 4.3.1-K DISTRICT STANDARDS HEAVY INDUSTRIAL SPECIAL DISTRICT
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General Description
This District is intended to provide suitable areas for intense or potentially noxious Industrial operations, including open land operations. It is specifically intended that all newly created Districts be so located and Buffered as to prevent possible negative impact upon Adjacent land and Uses. SD-HI is an appropriate District for Technology Employment Center future land Use Character Area described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI		TABLE 4.3.1-K DISTRICT STANDARDS	
		HEAVY INDUSTRIAL SPECIAL DISTRICT	
Density / Floor Area Ratio (FAR)		*Applicable only to Development Parcels	
NR			
Parcel Size			
Parcel Size		NR	
Block Size*		*Applicable only to Development Parcels	
Block Perimeter		Not Regulated	
Private Frontage Types			
NR			
Civic Space Types*		*Applicable only to Development Parcels.	
NR			
Permitted Uses			
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).			
Number of Buildings			
Principal Building			
Accessory Buildings			

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI **TABLE 4.3.1-K DISTRICT STANDARDS**
HEAVY INDUSTRIAL SPECIAL DISTRICT

Lot Occupation	
Lot/ Building Width	100 ft. min.
Lot/ Building Site/ Parcel Frontage on Street/ Highway	24 ft min.
Lot Depth	NR
Frontage Buildout	NR
Lot/ Building Site Area	As required to meet all other applicable requirements of this Ordinance
Impervious Surface Coverage	70% max
Usable Open Space	Min. 7% of gross site area
Lot/ Building Site Enfrontment	NR
Lot/ Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thoroughfare vis Driveway or Easement
Setback / Yards	
Setback / Yards – Principal Building	
Street Yard – Min	As applicable: - For sites Adjacent to a District which a Residential use is allowed: - An Addition to an existing Building with a Façade of variable distance from the Street may be extended to the plane of the existing Façade closest to the Street. - Except for an addition to an existing Building described in 1.a above, the lesser of - The Average depth of Street Yards of existing Buildings within 100 ft. on each side of a Lot or Building Site or III. 40 ft. ⁽¹⁾ - Otherwise, 20 ft.
Side Yard – Per side	As applicable: - For sites abutting a Residential District, 50 ft. along the common boundary; - Otherwise, 10 ft. min ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾
Rear Yard	As applicable: - For sites abutting a Residential District, 50 ft. along the common boundary; - Otherwise, 20 ft. min ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾

Notes:

- (1) Additional Side Yard or Rear Yard depth may be necessary to accommodate Buffers and landscaping required in Sections 4.3.11, 4.3.16, and 5.8
- (2) The Required Rear Yard Depth shall be reduced as provided below if the Lot does not abut a different District and is owned separately and individually from all other tracts of land, both on the Effective date of this Ordinance and on the date of application for a Zoning Permit. Such reduction shall be as follows:
 - For all interior Lots between 80 ft. and 100 ft. deep, the required Rear Yard shall be reduced by an amount equal to the lesser of (1) 100 ft. minus the depth of the Lot or (2) 10ft.
 - For Interior Lots < 80 ft. deep within Non-Residential Districts, the required Rear Yard depth shall be 0 ft., but if any Rear Yard is provided, it must be at least 10 ft. deep.
- (3) In Industrial Districts, the required Side Yard and Rear Yard depth for Lots along Lot Lines abutting other Industrial Districts or along a railroad Right-Of-Way is 0 ft.
- (4) In Industrial Districts, Buffering requirements are not applicable to Side Yards with zero depth.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI **TABLE 4.3.1-K DISTRICT STANDARDS**
HEAVY INDUSTRIAL SPECIAL DISTRICT

Building Standards

Building Height*

Principal Building	45 ft. max
Accessory Building	45 ft. max

Any Building exceeding 35 feet in height must obtain approval from the Fire Department prior to the issuance of a Building Permit.

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	NR

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	NR
Blank Walls	NP at Frontage
Façade Articulation	NR
Façade Openings	NR
Façade Glazing	NR
Window Shape	NR
Window Alignment	NR
Window Types	NR
Window Glazing Material	Clear glass is Required for windows at Frontage
Window Trim in 1 st Layer	NR
Shutters	NR
Façade Window Sill Height	NR
Porch Frontages	NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Shopfront	NR
Frontages	
Façade Variety	NR

Roof Type & Pitch
NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI **TABLE 4.3.1-K DISTRICT STANDARDS**
HEAVY INDUSTRIAL SPECIAL DISTRICT

Roof Design

NR

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	P

Changes in Building Materials NR

Building Colors NR

Foundation Cladding NR

Porch Pier Cladding NR

Chimney Cladding NR

Building Types

NR

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.

Additional Parking Requirements

Off-Street Parking Surface	Asphalt or concrete
Garage Location	P In 3 rd Layer only
Garage Design	NR
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft max. in 1 st Layer and 2 nd Layer if Residential; 36 ft. max in 1 st Layer if non-Residential, regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI TABLE 4.3.1-K DISTRICT STANDARDS HEAVY INDUSTRIAL SPECIAL DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Utility Box & Service Meter* Locations (*Not including water meters)	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

Private Landscaping and Fencing

Landscaping

Required if 1st Layer $\geq$ 10 ft, minimum of 30% of 1st Layer must be landscaped in compliance with Section 4.3.16, with continuous shrubs around foundation at Façade if 1st Layer is $\geq$ 3 ft. deep, plus if 1st Layer is $\geq$ 15 ft. deep, 1 tree per 50 ft. of Frontage width, planted in 1st Layer. Landscaping must comply with Section 4.3.16

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI **TABLE 4.3.1-K DISTRICT STANDARDS**
HEAVY INDUSTRIAL SPECIAL DISTRICT

Walls & Fencing (not including Screens)			
Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line		
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody		
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti		
Materials			
Natural Wood	P only picket type allowed at Frontage; other types allowed at sides and at rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	P at sides and rear only & only if not Adjacent to Residential Use
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP
Additional Standards			
Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR		
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.		
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element		
Self-Storage Warehouse Screening	Required ; except at Driveways; Screening must be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent tom Civic Space.		
Street-Screen Location	2 nd Layer		
Parcel Buffer	Section 4.3.11.H		
Project Buffer	Section 5.8		

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

General Description
This District permits utilization of the Planned Unit Development process under TCA Section 13-4-310, implementation of the Comprehensive Plan, and review and approval of a Master PUD Development Plan that complies with these standards and establishes them and other standards as entitlements for a property, including a customized combination of Permitted Uses, Building Types, Private Frontage Types, Setbacks and Yards, and Throughfares and Internal Drives. Specifically, this District is intended for predominately Residential areas on sites with sufficient existing infrastructure, services, and utilities available for a proposed Development. Development in this District (a) is walkable and provides a diverse mixture of housing choices and Building Types, (b) is necessary to implement and is consistent with the Comprehensive Plan, (c) cannot under any circumstances, plan, or design conform to on or more of the other Districts and standards therefore due to its necessary and intrinsic Uses or size or form, (d) provides ab innovative plan and design, (e) is harmonious with and respects the land use, character, and natural or man-made features of both the subject property and Adjacent property, (f) promotes quality and environmentally sensitive planning and design by taking advantage of special site characteristics, locations, and land uses, (g) provides Civic Space, (h) is the best use of the site consistent with the goals of protecting and enhancing the natural environment. There are specific Development standards provided for this District, which may be supplemented by additional standards approved in the applicable Final Master PUD Development Plan. The Planning Commission may determine that a specific PUD-R Master Plan is consistent with the future land map use of the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R

TABLE 4.3.1-L DISTRICT STANDARDS

PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Density / Floor Area Ratio (FAR)

*Applicable only to Development Parcels

12 Density Units per acre max

Parcel Size

Parcel Size

Min. more than 10 gross acres

BLOCK SIZE*

*Applicable only to Development Parcels

Block Perimeter

2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard

P

Stepfront

P

Porch

P

Shopfront

P

Fence

P

Gallery

NP

Terrace/Lightwell

P

Arcade

NP

Forecourt

P

Officefront

NP

Stoop

P

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area

P

Playground

P

Green

P

Sport Field

NP

Square

P

Community Garden

P

Plaza

P

Pocket Park

P

See Table 5.3.3.A (Civic Space Types - Summary)

Permitted Uses

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Number of Buildings Per Lot or Building Site

Principal Building	6 max per Lot / Building Site for attached Townhouse Buildings; otherwise, 1 max. per Lot / Building Site
Accessory Buildings	1 max per Building Site

Lot Occupation

	18 ft. min; 180 ft. max;
Lot/ Building Site Width	For Townhouses with each unit on its own Lot or Building Site: 18-36 ft. for single Townhouse unit attached to other Townhouse units x 8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site: 18-20 ft. per Townhouse unit x 8 max. attached Townhouse units.
Frontage Buildout	38 ft. min for House, 25 ft. min, for each Duplex unit or 50 ft. min for both units of Duplex, and 100 ft. max. for small Multifamily Building.
Lot/ Building Site Area	60% min.
Impervious Surface Coverage	NR
Lot/ Building Site Enfrontment	70% max; except 90% max. for each group of attached Townhouse units. Must enfront a vehicular Thoroughfare or Internal Drive, except ≤20% of the Lots / Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots / Building Sites have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	15 ft. – 35 ft.	A	Front Setback / Yard, Principal Frontage	40 ft. max. from Rear Lot / Building Site Line	E
Front Setback / Yard, Secondary Frontage	15 ft. – 35 ft.	B	Side Setback / Yard	0 ft. min.	F
Side Setback / Yard, each side	0 ft. min. on attached side(s) of attached Building Types; otherwise, 10 ft. min; 24 ft. max. per side	C	Rear Setback / Yard	3 ft. max	G

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Rear Setback	10 ft. min.	D
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Building Standards

Building Height*

Principal Building	1-2 Stories for House and Duplex Building Types; 2-3 Stories for Townhouse, Live/ Work and Small Multifamily Building Types; 2-4 Stories for Large Multifamily Building Type.
Accessory Building	2 Stories max; Allowed in 3 rd Layer only.

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
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Finished Floor Level	Min. 18 in. above average grade at Façade
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Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	Except for House Building Types, a Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Façade windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	20% - 60% of total Façade area for non-Shopfront; 70% of total Façade area, min. for Shopfront
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.
Window Glazing Material	Clear glass is Required for all Elevations

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential: 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Facade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Building Standards (continued)

Roof Type & Pitch

Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	Required; brick or stone.
Porch Pier Cladding	Required; brick or stone, with any space under Porch concealed by painted or stained latticework between piers.
Chimney Cladding	Required; brick, natural stone, with material matching primary material of Façade

Building Types

House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	P	Flex	NP
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Live/Work	P	Civic	P
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See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
All Vehicles	P	P in any Required Yard, unless specifically prohibited

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1 st Layer if Residential; 24 ft. max in 1 st Layer if non-Residential, regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS** **PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT**

All Development in PUD-R District must comply with all applicable standards of this Ordinance, including without limitation the following:

A. Design Criteria, General

1. In order to reduce curb cuts and provide unified corridor image, a secondary frontage road may be required along selected portions of the highway as determined by the Planning Commission. Access points to the highway will be predetermined based on topography, highway alignment vegetation, etc.
2. Points of access from individual sites onto the highway or frontage road shall be coordinated as to pair entrances whenever possible.
3. Roads and Parking areas shall follow the natural topography wherever possible to minimize cutting and filling.

B. Design Criteria, Detailed

1. All curb cuts and driveways shall have a minimum separation of 300 feet.
2. Driveways and entrance roads shall be designed according to the following criteria:
 - a. The surface shall be a permanent, all-weather pavement, such as asphalt or concrete.
 - b. The design speed shall be 15 mph.
 - c. Maximum slope shall be 5% in the first 200 feet of the drive. The slope may be increased by 7% if the applicant can show that a lesser slope would result in undue hardship.
 - d. All drives and roads shall intersect the highway at 90° angles.
 - e. Where the projected Average Daily Trips (ADT) for a driveway or road is greater than 500, islands extending 20 feet into the property shall be provided for channelization of traffic.
 - f. Where feasible, curb cuts shall be aligned with existing median cuts.
 - g. Proposed median cuts must receive the approval of the Planning Commission before being submitted to the State Department of Transportation (DOT) for approval. State DOT approval shall be required for all curbs.
 - h. Where the projected ADT for a crossroad is greater than 1,000 acceleration and deceleration lanes are required. The length of those lanes shall be 450 feet and two 250 feet, respectively.
 - i. The need for signalization shall be explored with the Tennessee Department of Transportation under the following circumstances:
 - The ADT for the Highway is greater than 6,720 and the projected ADT exiting a crossroad is greater than 1,600 for one lane or 2,248 for two lanes;
 - The ADT for the highway is greater than 10,080, and the projected ADT exiting a crossroad is greater than 850 for one lane or 1,120 for two lanes; and
 - The Planning Commission determines that signalization may be warranted.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R TABLE 4.3.1-L DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Loading & Access

Off-Street Loading and Storage	Required for Large Multifamily Building per Table 4.3.14.b (Loading Requirements); P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	Required for Large Multifamily Building per Table 4.3.14.b (Loading Requirements); P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R TABLE 4.3.1-L DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Private Landscaping and Fencing Landscaping

Required if 1st Layer $\geq$ 3ft, 30% of 1st Layer must be landscaped, with continuous shrubs along foundation at Façade and additionally if 1st Layer $\geq$ 15 ft, sod, and 1 tree per 50 ft. of Frontage, width, planted in 1st Layer. Landscaping must comply with Section 4.3.16.

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Screens, Street-Screens & Buffers		
Height		
	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation
Materials		
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry	
Fence Screen or Street-Screen	Natural Wood, painted or unpainted	
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity	
Additional Standards		
Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR	
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages by Liner Buildings; Otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.	
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required; must be Screened from Frontage and Civic Space by Building Parapet or other Building element	
Self-Storage Warehouse Screening	N/A (not permitted in District)	
Street-Screen Location	2 nd Layer	
Parcel Buffer	Section 4.3.11.H	
Project Buffer	Section 5.8	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

General Description

This District allows utilization of the Planned Unit Development process under TCA Section 13-4-310, implementation of the Comprehensive Plan, and review and approval of a Master PUD Development Plan that complies with these standards and establishes them and other standards as entitlements for a property, including a customized combination of permitted Uses, Building Types, Private Frontage Types, Setbacks and Yards, and Thoroughfares and Internal Drives.

Specifically, this District is intended for Commercial, Office, Mixed Use, and Multifamily Uses on sites with sufficient existing infrastructure, services, and utilities available for a proposed Development. Development in this District (a) is walkable and provides a diverse mixture of housing choices and Building Types, (b) is necessary to implement and is consistent with the Comprehensive Plan, (c) cannot under any circumstances, plan, or design conform to one or more of the other Districts and standards therefore due to its necessary and intrinsic Use or size or form, (d) provides an innovative plan and design, (e) is harmonious with both the subject property and Adjacent property, (f) promotes quality and environmentally sensitive planning and design by taking advantage of special site characteristics, locations, and land uses, (g) provides Civic Space, (h) is the best use of the site consistent with the goals of protecting and enhancing the natural environment. There are specific Development standards provided for this District, which may be supplemented by additional standards approved in the applicable Final Master PUD Development Plan. The Planning Commission may determine that a specific PUD-MU Master Plan is consistent with the future land use map of this Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU TABLE 4.3.1-M DISTRICT STANDARDS **PLANNED UNIT DEVELOPMENT – MIXED USE**

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
12 Density Units per acre max	

Parcel Size

Parcel Size	Min. more than 10 gross acres
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BLOCK SIZE* **Applicable only to Development Parcels*

Block Perimeter	2000 ft. max or 3000 ft max if a parking structure provided within Block
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Private Frontage Types

Common Yard	NP	Stepfront	P
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary)

Permitted Uses

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

PUD-MU **TABLE 4.3.1-M DISTRICT STANDARDS** **PLANNED UNIT DEVELOPMENT – MIXED USE**

Number of Buildings Per Lot or Building Site

Principal Building	1 max
Accessory Buildings	1 max

Lot Occupation

Lot/ Building Site Width	18 ft. min; 180 ft. max; except for Townhouses, 18-24 ft. for single Townhouse unit attached to other Townhouse units or 18 -24 ft. per Townhouse unit X number of attached Townhouse units on single Lot or Building Site, with max of 6 units; 100 ft. max. for small Multifamily Building.
Frontage Buildout	90% min.
Lot/ Building Site Area	NR
Impervious Surface Coverage	100% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots / Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots / Building Sites have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	0 – 20 ft.	A	Front Setback / Yard, Principal Frontage	40 ft. max. from rear property line.	E
Front Setback / Yard, Secondary Frontage	0 – 20 ft.	B	Side Setback / Yard	0 ft. min.	F
Side Setback / Yard, each side	0 ft. min. for at- tached Buildings; Otherwise, 10-24 ft.	C	Rear Setback / Yard	3 ft. max	G
Rear Setback	NR	D			

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

If the District abuts property zoned for Residential Uses that is not included within the District, all Buildings shall be setback as follows:

- a. Where the property is zoned, but not currently utilized, for Residential purposes, a distance equal to the setback established for the Residential District.
- b. Where property is currently utilized for Residential purposes, a distance equal to the lesser of (i) the present average setback of properties located 200 feet from the nearest point on the subject property and (ii) twice the minimum setback established for the CD-4C District.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Building Standards

Building Height*

Principal Building	2 Stories min. – 4 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for first floor Commercial, Office, Retail/Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11 ft. with a maximum of 25 ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base Middle & Cap
Finished Floor Level	Residential: 18 in. – 48 in. above finished grade at Façade Non-Residential & Mixed Use: 48 in. max. above finished grade at Façade.

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Façade windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	20% - 60% of total Façade area for non-Shopfront; 70% of total Façade area, min. for Shopfront
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Façade Window Sill Height	If Residential: 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Facade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU **TABLE 4.3.1-M DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT – MIXED USE

Building Standards (continued)

Roof Type & Pitch

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.

Building Colors Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim

Foundation Cladding **Required;** brick or stone.

Porch Pier Cladding **Required;** brick or stone, with any space under Porch concealed by painted or stained latticework between piers.

Chimney Cladding **Required;** brick, natural stone, with material matching primary material of Façade

Building Types

House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	P	Flex	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
All Vehicles	P	P in 3 rd Layer only.

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max width, regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Loading & Access

Off-Street Loading and Storage	Required per Table 4.3.14.b (Loading Requirements); P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	Required per Table 4.3.14.b (Loading Requirements); P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Private Landscaping and Fencing Landscaping

Required if 1st Layer $\geq$ 3ft, 30% of 1st Layer must be landscaped, with continuous shrubs along foundation at Façade and additionally if 1st Layer $\geq$ 15 ft, sod, and 1 tree per 50 ft. of Frontage, width, planted in 1st Layer. Landscaping must comply with Section 4.3.16.

NA in front if $\leq$ 3 ft front setback.

Additionally, any Yard Adjacent to a Street must be landscaped and maintained for a distance of 10 ft. from Lot Line or Building Site Line Adjacent to the Street, except for portions that adjoin Lots or Building Sites in Residential Use, which shall be so landscaped and maintained for the full width or depth of the required Yards within 25 feet of adjoining Lot Lines or Building Site Lines.

Side Yards Adjacent to Lots or Building Sites in Residential Use shall be similarly landscaped and maintained for their full required minimum width. No such required landscaped area shall be used for Parking or loading.

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections
through to Adjacent Neighbor-
hoods or Uses **Required**

Locations of Retaining Walls **P** within required Yards, per Section 4.3.10

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

If supporting grade 8 ft. or higher than grade at interior edge of a required Buffer, must be set back 10 ft. from such interior edge.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU **TABLE 4.3.1-M DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT – MIXED USE

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages by Liner Buildings; Otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

Market Analysis

The Planning Commission may require a market analysis for any proposed PUD-MU Development. The market analysis will be utilized, among other things, to determine the impact of the proposed Development on the long-range Development of the commercial land use in the Columbia area, to determine the timing of any proposed Development, to limit the extent of the PUD-Mu; to ascertain the effect of a proposed Development upon other lands used or zoned for similar purposes; to form a basis for evaluating the estimated effects on traffic, and other purposes which assist in an understanding of the public interest pertinent in the evaluation of a proposed Development. The market analysis, if required, shall be provided by the landholder and the landowner shall provide any other economic data or analysis as may be reasonably requested by the Planning Commission or City Council.

TABLE 4.3.1-N

OTHER DISTRICTS FROM PREVIOUS ORDINANCES TO BE REGULATED BY THEIR PUD APPROVALS.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE



General Description

Civic District (CV) is assigned to areas designed for Civic purposes. These may be one or more Civic Space Types allowed within or Adjacent to any specific Character District or Special District, as well as sites dedicated to significant Buildings to be used for Civic purposes, such as City Halls, Post Offices, Libraries, Places of Assembly, Places of Worship, and community centers. This District is appropriate to all future land use Character Areas described in the Comprehensive Plan as determined by the Planning Commission.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Density / Floor Area Ratio (FAR)

**Applicable only to Development Parcels*

NR

BLOCK SIZE*

**Applicable only to Development Parcels*

Block Perimeter

NR

Private Frontage Types

NR

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area

P

Playground

P

Green

P

Sport Field

NP

Square

P

Community Garden

P

Plaza

P

Pocket Park

P

See Table 5.3.3.A (Civic Space Types - Summary)

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings Per Lot or Building Site

Principal Building 1 max

Accessory Buildings 1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Lot Occupation

Lot/ Building Site Width	NR
Frontage Buildout	NR
Lot/ Building Site Area	NR
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, Pedestrian Path, Passage, pedestrian walkway or water body.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building

Front Setback / Yard, Principal Frontage	0 ft. min., 50 ft. of Lot Depth max.	A
Front Setback / Yard, Secondary Frontage	0 ft. min	B
Side Setback / Yard	0 ft. min	
Rear Setback / Yard	0 ft. min	

Building Standards

Building Height*

Principal Building	20 ft. higher than maximum Height of any Adjacent Character District, max.
Accessory Building	Not to exceed Principal Building Height

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

14 ft. min. 1st floor; 10 ft. min. other floors.

Building Composition

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Vertical Composition	Each Principal Building must have an identifiable Base Middle & Cap
Finished Floor Level	NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV **TABLE 4.3.1-M DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT – MIXED USE

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	NR
Façade Openings	In Stories above first, Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	20% min. - 60% max.
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and roll-lock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	NR
Porch Frontages	NR
Shopfront Frontages	NR
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Façade

Building Standards (continued)

Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV **TABLE 4.3.1-M DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT – MIXED USE

Building Materials				
Primary Building Material on Facades	Brick	P	Authentic stucco over	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.			
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim			
Foundation Cladding	Required ; brick or stone.			
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers.			
Chimney Cladding	Required ; brick, natural stone, with material matching primary material of Façade			

Building Types			
House	NP	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 Building Types.

Vehicular Parking Requirements			
Parking Location			
	On-Street Parking	Off-Street Parking	
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway	
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway	
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway	
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers		NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

All Other Vehicles

NP

P in 3rd Layer only, and in Driveway

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of gravel, asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space. If Garage faces Street: max Garage door width 33% of total Garage + Façade width. Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1 st and 2 nd Layer
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Drive- Through Locations

P in 3rd Layer only

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Front-age	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	NP
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

Private Landscaping and Fencing Landscaping

NR

Walls & Fencing (not including Screens)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

**TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE**

Materials			
Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses **Required**

Locations of Retaining Walls **P** within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than grade at interior edge of a required Buffer, must be set back 10 ft. from such interior edge.

Screens, Street-Screens & Buffers

Height

**At Frontage or Adjacent to Civic Space
Not at Frontage or Adjacent to Civic Space**

Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity
Additional Standards	
Non-Residential & Multi-Family Residential Screen.	
Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NA
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages by Liner Buildings; Otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer

4.3.2 LOTS & BUILDING SITES

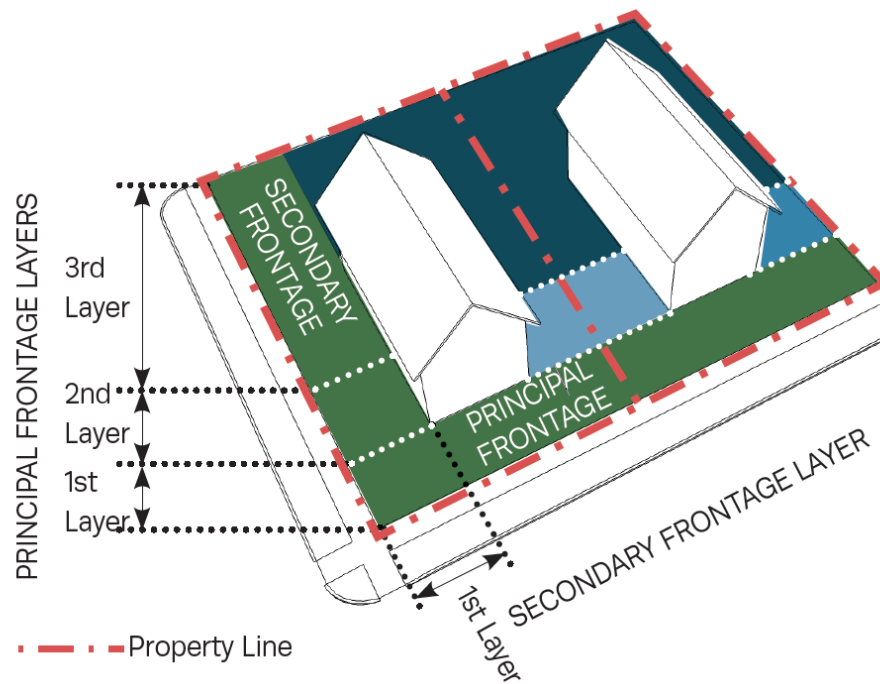
A. Layers

1. Lots and Building Sites are comprised of three Layers, the First Layer, the Second Layer, and the Third Layer, as related to the Frontage(s), as shown in Illustration 4.3.3.A (Layers) and as defined in Article 9 (Definitions).
2. Layers are used to regulate the placement of, Structures and Uses on a Lot or Building Site, as set forth in Tables 4.3.1-A - 4.3.1-U (District Standards).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

3. For Lots and Building Sites, which have both a Principal Frontage and Secondary Frontage(s), typically Corner Lots:
 - a. Standards and prescriptions for the First Layer apply to the First Layer as related to all Frontages, except for Through Lots and Building Sites where they are permitted by this Ordinance or exist as legal non-conforming lots of record and
 - b. Standards and prescriptions for the Second Layer pertain only to such Layers as related to the Principal Frontage.
4. Standards and prescriptions for the First Layer apply to a depth of (twenty) 20 feet as related to the secondary frontage of a Through Lot or Building Site which is parallel to the Principal Frontage.

ILLUSTRATION 4.3.3.A (LAYERS)



B. Dimensions

Lots and Building Sites within each District must be dimensioned according to Tables 4.3.1-A - 4.3.1-U (District Standards).

C. Enfrontment

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Within all Districts, each Lot or Building Site must have Frontage along a Thoroughfare or Internal Drive, except as provided in Tables 4.3.1-A - 4.3.1-U (District Standards).

D. Through Lots

1. Through Lots and Building Sites are prohibited, except
 - a. Blocks entirely comprised of Civic Spaces;
 - c. Lots and Building Sites enfronting a roadway with a functional classification of Principal Arterial; and
 - d. Lots and Building Sites within 3,000 feet of and Interstate interchange.
2. In any case in which a Nonconforming Lot is a Through Lot or Building Site, or a Through Lot or Building Site is permitted by this Ordinance the Frontage and Front Setback regulations shall apply to both Frontages.
3. The Façade of each Principal Building located on a Through Lot and Building Site, where they are permitted by this Ordinance or exist as legal non-conforming lots of record, shall face the same Principal Frontage as Buildings on any adjacent Lot or Building Site. Where adjacent Lots and Building Sites are vacant, or the appropriate Principal Frontage cannot be determined, the Zoning Administrator shall determine which Frontage is the Principal Frontage, typically the roadway with the lesser functional classification.

E. Required Spaces or Areas.

1. The Setback and Yard requirements in Tables 4.3.1-A - 4.3.1-U (District Standards) shall be applicable to each Lot, Building Site, or parcel of land.
2. All required Setbacks and Required Yards shall be maintained and have no obstructions or Encroachments except as allowed in Tables 4.3.1-A - 4.3.1-U (District Standards).
3. Existing interior Lots or Building Sites may be permitted a reduction in required Rear Yard depth by Administrative Adjustment, subject to meeting the following:
 - a. The Lot must be located in a single District and not about another District.
 - b. The Lot must be owned separately and individually from all other tracts of land, both on the Effective Date of this Ordinance and on the date of application for a Zoning Permit, if applicable.
 - c. For a Lot between 80 - 100 feet deep, the required Rear Yard may be reduced by the lesser of (i) 100 feet minus the depth of the Lot, or (ii) ten feet (10 ft.).

Example: if Lot is 95 ft. deep, the required Rear Yard may be reduced by five feet (5 ft.) [100 ft. – 95 ft. = 5 ft.], but if a Lot is 80 ft. deep, the required Rear Yard may only be reduced by ten feet (10 ft.).

- d. Within all Non-Residential Districts and for all Non-Residential Uses, interior Lots or Building Sites that are less than 80 ft. deep may be permitted a reduction in required Rear Yard depth

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

to reduce the required Rear Yard depth to zero; however, if any Rear Yard is provided, the minimum required depth shall be 10 ft.

4. No Lot shall be divided or reduced so as to result in its area or dimensions not complying with the standards required by this Section 4.3.3, nor shall any Setback required for a Principal Building be included as part of a Setback required under this Ordinance for any other Building.
5. A minimum required Lot or Yard size for one Structure shall not be used in whole or in part as any part of a required Lot or Yard for a second Structure.
6. The required Lot or Yard for an existing Structure shall not be diminished below the minimum requirements of this Ordinance.
7. Where a Structure has zero clearance from an Adjacent Lot or Building Site, as defined in the International Building Code, at all points of attachment along the shared Lot Line or Building Site Line, Buildings shall be separated from each other by fire-rated walls, as defined by the latest adopted version of the International Building Code and fire prevention codes, extending from footings to the underside of the roof deck without openings which would permit the spread of fire.
8. In addition to the requirements listed in paragraph 7 above, the following shall apply to common or Party Walls:
 - a. A firewall shall bisect the line dividing each portion of the Building, Lot, or Building Site so that 1/2 of the firewall is held by each of the abutting properties.
 - b. If a firewall is destroyed or damaged by fire or other casualty, any owner may restore said wall and if other owners thereafter make use of the wall, they shall contribute to the cost of the restoration thereof in proportion to such use without prejudice, however, to the right of any such owner to call for a larger contribution from the others under applicable law requiring liability for negligent or willful acts and omissions.
9. Each abutter who may share in the ownership of any firewall shall have an Easement on the property of other owner(s) for the purpose of reconstruction and protection of remaining property from the elements.

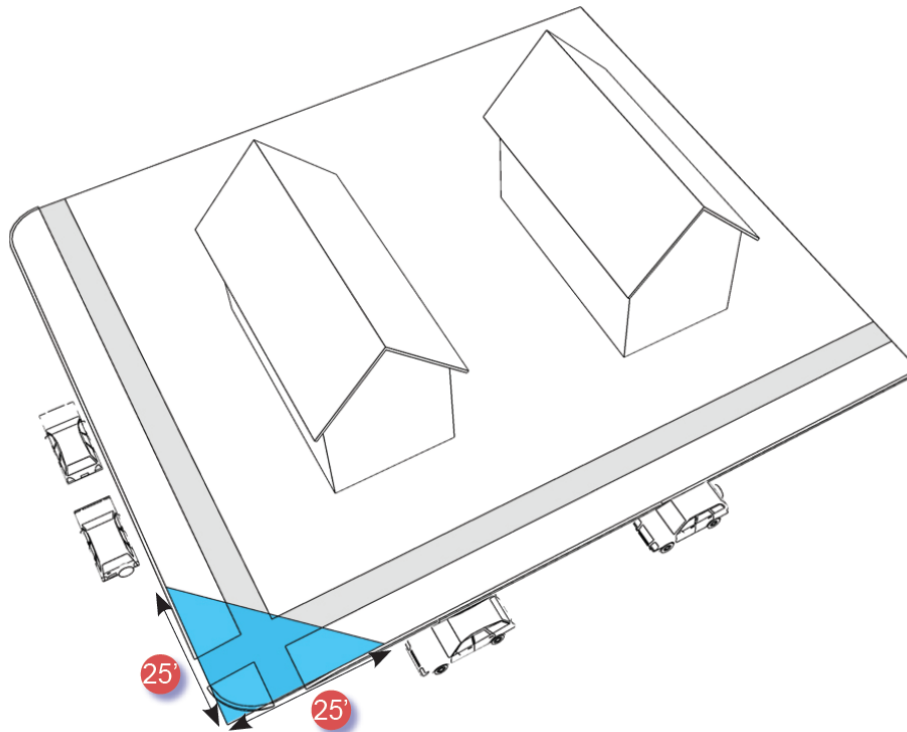
F. Lots in Two Districts.

Where a District boundary divides a Lot, Building Site, or parcel in a single ownership of record at the time when such line is adopted, regulations for the less restricted portion of such Lot, Building Site, or parcel may extend not more than 30 feet into the more restricted portion, provided that the Lot, Building Site, or parcel has Frontage on a Thoroughfare or Internal Drive in a less restricted District.

G. Visibility.

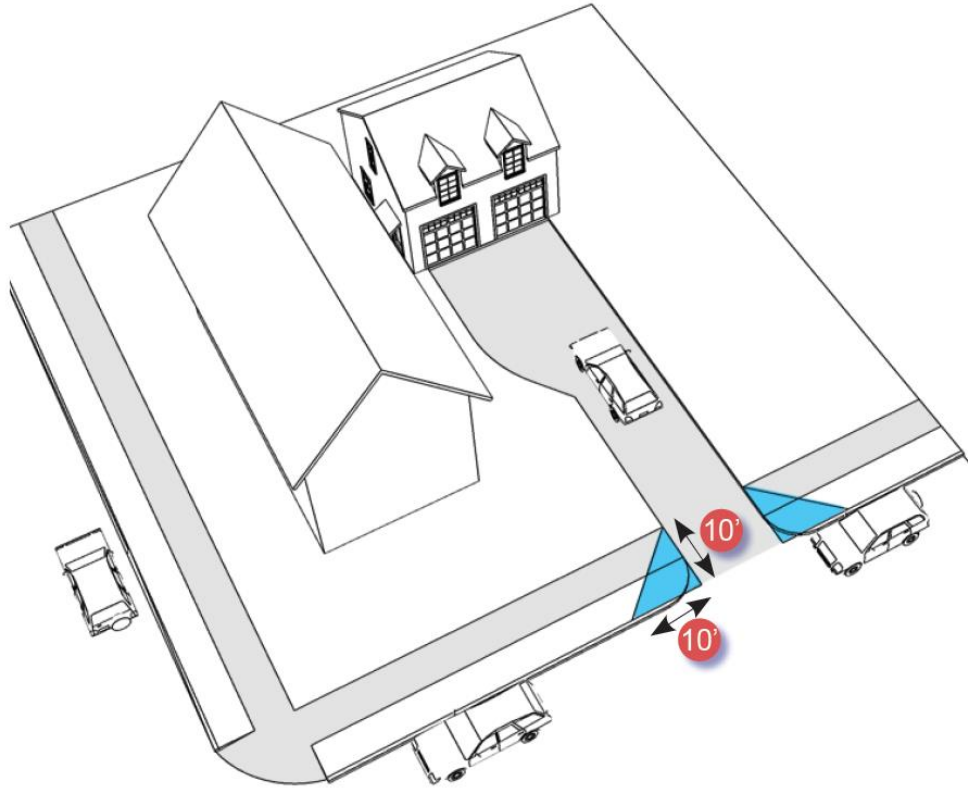
On a Corner Lot or Building Site, no Fence, Wall, hedge, Structure, or planting more than 3 feet in height, measured above the Curb level shall be erected, placed, or maintained within the triangular area formed by the intersecting lines of the curbs of the enfronting Thoroughfares or Internal Drives and a line drawn between points along such Thoroughfare or Internal Drive Lines that are 25 feet distant from their point of intersection.

ILLUSTRATION 4.3.3.G.1 (SIGHT TRIANGLE - CORNER)



1. For any Driveway, no Fence, Wall, hedge, Structure, or planting more than 3 feet in height, measured above the Curb level, shall be erected, placed, or maintained within the triangular area formed on each side of the Driveway by a line drawn between a point that is 10 feet from the back of the curb and extends 10 feet to its point of intersection with the Thoroughfare or Internal Drive.

ILLUSTRATION 4.3.3.G.2 (SIGHT TRIANGLE - DRIVEWAY)



H. Access Requirements.

1. No Building shall be erected on a Lot or Building Site that does not Abut an open public Thoroughfare, an approved private Thoroughfare or Internal Drive, or an approved private vehicular access Easement.
2. Where access is provided by an approved private street or Easement, an Easement for the same is required for each Lot, Building Site, or tract of land across which it traverses.
3. Additional access requirements may be found in Sections 4.3.12, 4.3.14, and 6.7, and elsewhere in this Ordinance, including City adopted Access Management Plan.

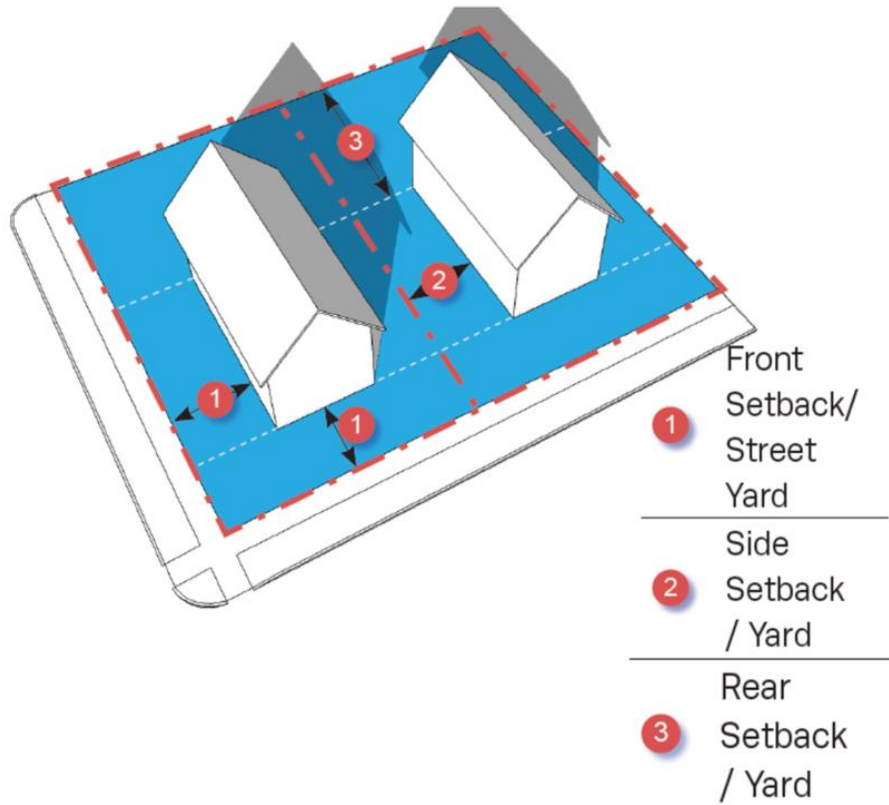
4.3.3 BUILDING PLACEMENT & NUMBER

A. Building Placement.

1. Every Building shall be located on a Lot or Building Site. Buildings shall be located in relation to the boundaries of their Lots or Building Sites and shall comply with the Setback or Yard standards within each District according to Tables 4.3.1-A - 4.3.1-U (District Standards).
2. To accommodate slopes over ten percent (10%), relief from front Setback or Yard requirements may be granted by Administrative Adjustment by the Zoning Administrator.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

ILLUSTRATION 4.3.4.A SETBACK /YARD DESIGNATIONS

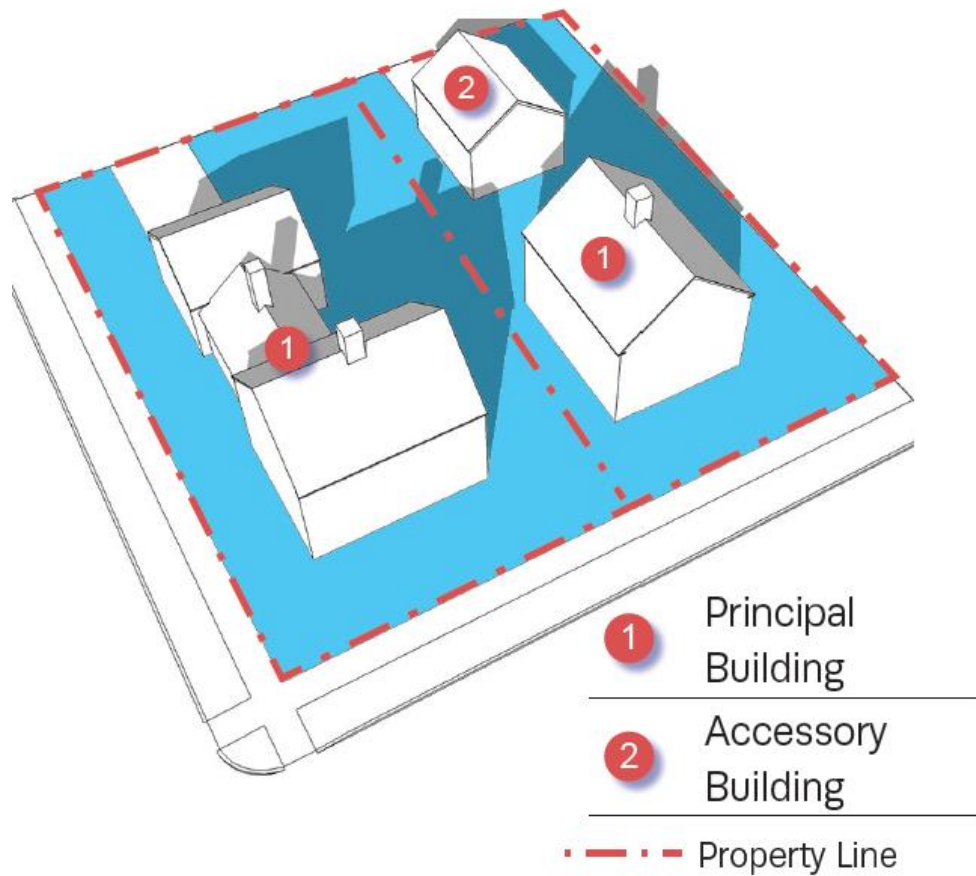


B. Principal Buildings

Within each District:

1. The number of Principal Buildings on each Lot or Building Site shall not exceed that indicated in Tables 4.3.1-A - 4.3.1-U (District Standards) and
2. Principal Buildings shall be oriented and situated as specified in Tables 4.3.1-A - 4.3.1-U (District Standards) and illustrated in Illustration 4.3.4.B (Principal Building / Accessory Building).

ILLUSTRATION 4.3.4.B PRINCIPAL BUILDING / ACCESSORY BUILDING



C. Accessory Buildings & Accessory Structures

1. Within each District:
 - a. The number of Accessory Buildings on each Lot or Building Site must not exceed that indicated in Tables 4.3.1-A - 4.3.1-U (District Standards); and
 - b. Any such Accessory Buildings must be located as specified in Tables 4.3.1-A - 4.3.1-U (District Standards) as applicable and illustrated generally in Illustration 4.3.4.B (Principal Building / Accessory Building).
2. Except within Civic Districts and Agricultural uses, Accessory Buildings or other Structures may not be erected on a Lot or Building Site on which there is no Principal Building.
3. Where Accessory Buildings and Structures are permitted:
 - a. Except within Civic Districts and CD-2, the footprint of a detached Accessory Building shall not exceed 60% of the building footprint of the Principal Building on the Lot;
 - b. Any Accessory Building shall be located in the Layer indicated in Tables 4.3.1-A - 4.3.1-U (District Standards);

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

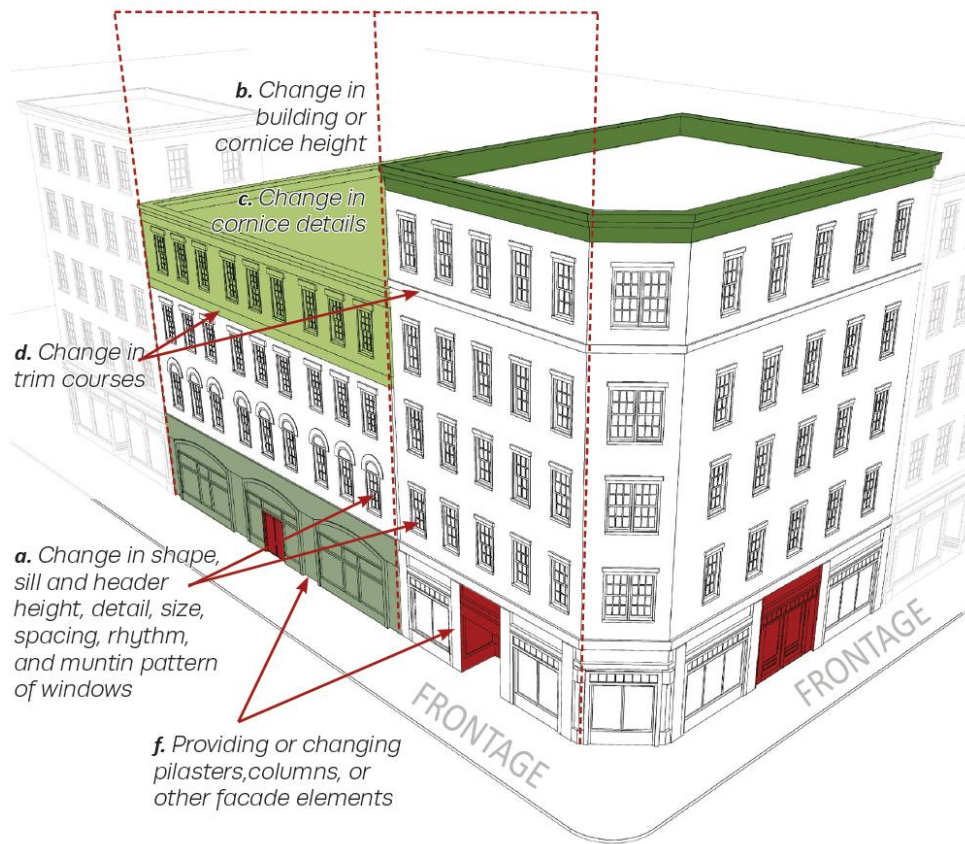
- c. Except for Communications Towers, transmitting and/or receiving towers or antennas and wind turbines shall not be located in the First Layer or Second Layer; and
 - d. Guy wires or any other structural supports shall not Encroach upon any right-of-way, Adjoining property, Easements, Setback, or Yard areas.
- 4. An Accessory Building or Accessory Structure may be detached from or constructed as a structural part of a Principal Building, including those attached by means of a breezeway or a roofed passageway with open or latticed sides. If constructed as a structural part of a Principal Building, its walls shall be regarded as walls of the Principal Building in applying the standards and requirements of this Ordinance.
 - 5. Where more than one Building exists or is proposed to be constructed on a single Lot or Building Site, all zoning requirements applicable to Principal Buildings or Accessory Buildings, respectively shall be applicable to each of such Buildings.

4.3.4 BUILDING STANDARDS

A. Facade.

- 1. Principal Building Facades shall conform to Tables 4.3.1-A - 4.3.1-U (District Standards).
- 2. The Façade of the Principal Building shall be built along the minimum percentage of the Front Lot Line or Building Site Line width at the Setback or back Street Yard line, specified as Frontage Buildout on Tables 4.3.1-A - 4.3.1-U (District Standards). A Streetscreen may be substituted for a Façade for up to twenty percent (20%) of the applicable Frontage Buildout requirement. Required driveways may be subtracted from the Front Lot Line or Building Site Line where Alley access or cross access with an adjacent property is not available.
- 3. Principal Building Facades shall be articulated as shown in (See Illustration 4.3.5.A-3).

ILLUSTRATION 4.3.5.A-3 (FACADE ARTICULATION)



B. Building Design & Materials.

The design and exterior materials of Buildings shall conform to Tables 4.3.1-A - 4.3.1-U (District Standards),

C. Building Height, Ceiling Height & Ground Floor Finish Elevation.

Building Height, ceiling height, and ground floor finish elevation must conform to Tables 4.3.1-A - 4.3.1-U (District Standards) .

D. Roof Type & Pitch

Building roof type and pitch must conform to Tables 4.3.1-A - 4.3.1-U (District Standards). See Illustration 4.3.5.D-1 (Roof Types) and Illustration 4.3.5.D-2 (Roof Pitch).

E. Vertical Composition

Vertical composition must conform to Tables 4.3.1-A - 4.3.1-U (District Standards) provided that:

1. The discernable Base of all new structures, where regulated, must be at least 8 (eight) inches high; and
2. The discernable Base of all new non-residential structures, where regulated, must be at least twelve (12) inches high.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

ILLUSTRATION 4.3.5.D-1 (ROOF TYPES)

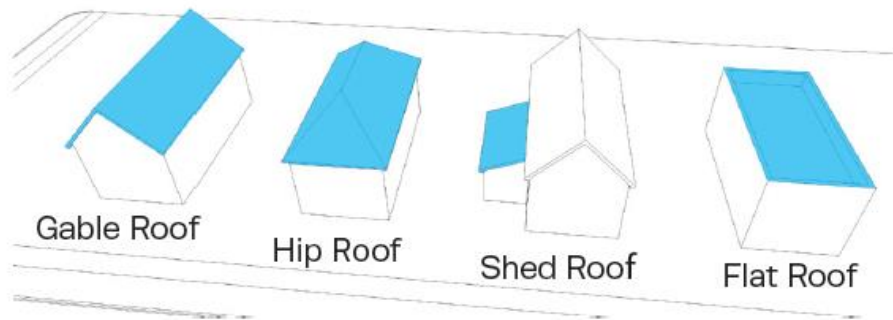
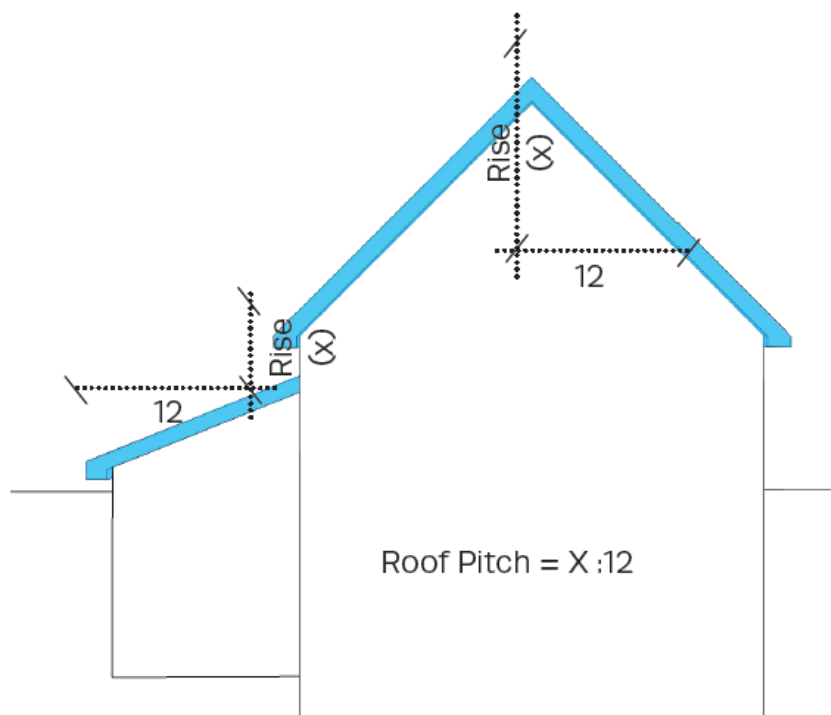


ILLUSTRATION 4.3.5.D-2 (ROOF PITCH)



4.3.5 FENCES & WALLS

A. Fences and non-Building Walls shall not:

1. Encroach a public right-of-way, including Alleys, or in areas reserved or dedicated for public right-of-way;
2. Obstruct sight distance visibility of intersections or driveways;
3. Block access within an access easement; or
4. Block access to fire hydrants, mechanical equipment, or utility equipment.

B. A finished side of all fences shall face off site

C. Within each District, Fences and non-Building Walls may be installed within Public Utility and Drainage Easements where permitted by the City Engineer, but shall not block or divert water flow onto or off of any other property. Fences erected within Public Utility and Drainage Easements may be removed by the City or utility providers at any time without notice.

D. Height

1. Within each District, Fences and non-Building Walls must comply with the height standards in Tables 4.3.1-A - 4.3.1-U (District Standards).
2. Fence and wall height shall be measured from the lowest adjacent grade to the top of the fence or wall. The use of a berm to increase a fence or wall height is prohibited, unless used in accordance with Section 8.1.2 Transition Areas Abutting Residential Lots.

E. Material

1. Within each District, Fences and non-Building Walls must comply with the material standards in Tables 4.3.1-A - 4.3.1-U (District Standards).
2. Where chain link is permitted, it shall be coated with dark green or black material; plastic or metal slats in chain link are prohibited.

F. Retaining Walls

1. Within required yards on individual single-family CD-2, CD-3L, and CD-3 Lots and Building Sites, retaining walls shall conform to the limitations at Table 4.3.10 Encroachments.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

2. In all other districts, and within CD-2, CD-3L, and CD-3 common areas and Civic Spaces, retaining walls shall conform to the following:
 - a. Retaining walls in CD-2, CD-3L, and CD-3 shall not exceed fifteen (15) feet in height.
 - (1) Where the overall grade change exceeds fifteen (15) feet, walls may be terraced with a minimum horizontal separation of ten (10) feet from face of wall to face of wall, provided no individual wall may exceed fifteen (15) feet in height.
 - (2) Where the overall grade change exceeds ten (10) feet, walls shall be terraced with a minimum horizontal separation of six (6) feet, provided no individual wall may exceed fifteen (15) feet in height.
 - b. Retaining walls in all other districts shall not exceed twenty (20) feet in height.
 - (1) Where the overall grade change exceeds twenty (20) feet, walls may be terraced with a minimum horizontal separation of ten (10) feet from face of wall to face of wall, provided no individual wall may exceed fifteen (20) feet in height.
 - (2) Where the overall grade change exceeds ten (10) feet, walls shall be terraced with a minimum horizontal separation of six (6) feet, provided no individual wall may exceed twenty (20) feet in height. The Zoning Administrator may approve a waiver to this requirement if the City Engineer has determined that no other practicable or feasible alternatives exist; and, the Zoning Administrator determines that there will be no harmful impact to adjacent property owners or the public
3. Each retaining wall shall be screened by a row of evergreen shrubs, planted every five feet on center, at the base of the wall. Shrubs shall be a minimum of 30 inches in height at the time of planting. The Zoning Administrator may permit alternative trees or groundcover which provide equivalent all-seasons screening.
4. Retaining walls shall be clad in brick, or stone. Where not visible from a Thoroughfare, Internal Drive, or Civic Space, stained or stamped concrete and split-face block are also permitted.

4.3.6 PRIVATE FRONTAGE, BUILDING FORM & BUILDING TYPE; FLOOR ELEVATION

A. Private Frontage – General.

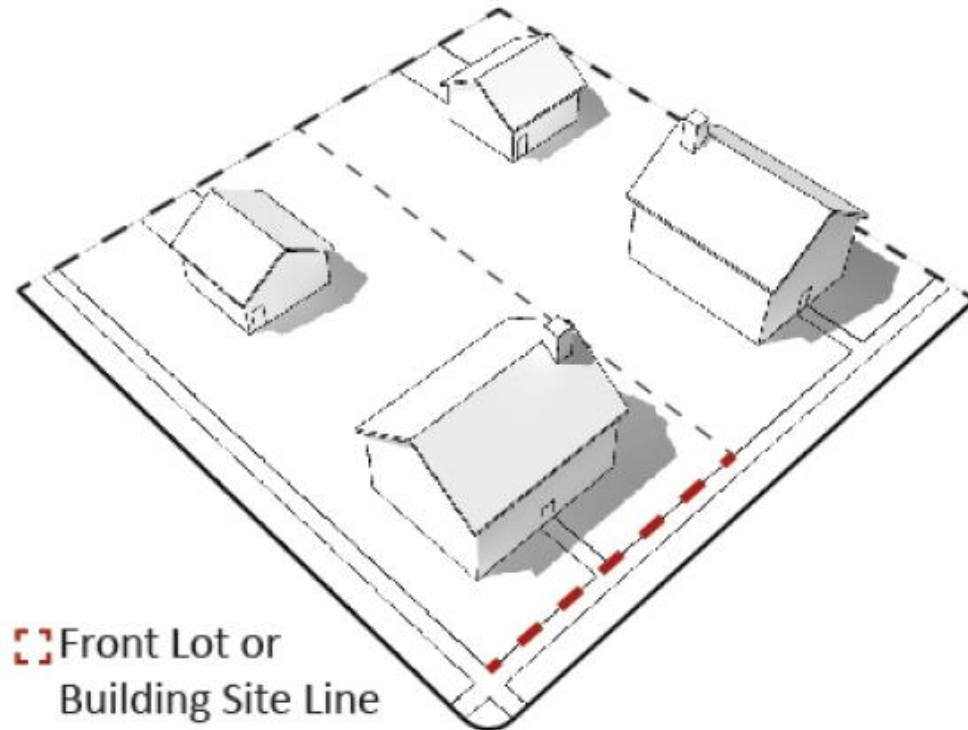
The Private Frontage of each Lot or Building Site must conform to and be allocated in accordance with Table 4.3.7.A (Private Frontage Types Summary) Table 4.3.7B (Private Frontage Types), and Tables 4.3.1-A - 4.3.1-U (District Standards).

B. Private Frontage – Corner Lots / Building Sites.

Principal Buildings on Corner Lots or Building sites shall have two Private Frontages:

1. a Principal Frontage and
2. a Secondary Frontage(s), as illustrated generally in Illustration 4.3.7.B-2 (Frontage & Lot / Building Site Lines).

ILLUSTRATION 4.3.7.B-2 (FRONTAGE & LOT / BUILDING SITE LINES)



ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

4.3.7 BUILDING TYPES

A. General.

Principal Buildings must be of one or more of the Principal Building Types specified for such District in Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types – Specific Standards). The mix of Building Types on each Development Parcel is further regulated under Section 5.1.10.

TABLE 4.3.8.A PRINCIPAL BUILDING TYPES - SUMMARY

PRINCIPAL BUILDING TYPE		PERMITTED DISTRICTS	
	Manufactured Home		
	A detached one family dwelling constructed as a single self-contained unit and mounted on a single chassis transportable after fabrication on its own wheels or detachable wheels, as further defined in Article 9 (Definitions).	SD-MHP	
	House		
	A medium-sized Building designed as a Single-Family Detached Dwelling, situated on a medium or large Lot or Building Site with an Edgeyard, often shared with an Accessory Building in the rear.	CD-2	CD-3L
		CD-3	CD-4
		CD-4C	PUD-R
	Duplex		
	A small- to medium- sized Principal Building, other than a manufactured housing unit, situated on a small-to-medium sized Lot or Building Site with an Edgeyard or Sideyard, which Building contains two Dwelling Units with separate entrances at least one of which faces the Thoroughfare or Internal Drive. Both Dwelling Units, whether side-by-side, front-to-back, or over-and-under, are contained within a single Building Massing.	CD-3	CD-4
		CD-4C	PUD-R
	Townhouse		
	A Principal Building in a collection of very narrow- to medium-sized attached Buildings on contiguous Lots or Building Sites with a Rearyard (or Sideyard if an end unit), which collection consists of side-by-side Dwelling Units with individual entries facing the Thoroughfare or Internal Drive. Each Building occupies the full Frontage Line of its Lot or Building Site and shares at least one Party Wall with another Building of the same type.	CD-4	CD-4C
		CD-5	CD-5C
		SD-LI	PUD-R
		PUD-MU	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

	Small Multi-Family Building	CD-4	CD-4C
	A Principal Building that incorporates between three (3) and six (6) side-by-side and/or horizontally stacked Dwelling Units, typically with one or more shared entries.	CD-5	CD-5C
		SD-LI	PUD-R
		PUD-MU	
	Large Multi-Family Building	CD-4	CD-4C
	A Principal Building that incorporates between seven (7) and twenty four (24) side-byside and/or horizontally stacked Dwelling Units, which may have one or more shared entries. CD	CD-5	CD-5C
		SD-LI	PUD-R
		PUD-MU	
	Live/Work Building	CD-4	CD-4C
	A small- to medium-sized attached or detached Principal Building, which includes a flexible space for Commercial Use and an internally connected Residential Dwelling Unit above and/or behind the flexible space.	CD-5	CD-5C
		SD-LI	PUD-R
		PUD-MU	SD-INT
	Commercial Building	CD-4	CD-4C
	A small- to medium-sized attached or detached non-Residential Building, typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan Uses and Office Uses.	CD-5	CD-5C
		SD-INT	PUD-MU
	Mixed-Use Building	CD-4	CD-4C
	A typically attached Principal Building, which provides a vertical and/or horizontal mix of Uses typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan, Lodging, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses.	CD-5	CD-5C
		PUD-MU	
	Flex Building	CD-4	CD-4C
	A large footprint Principal Building designed to accommodate either a single Use or a vertical or horizontal mix of Uses.	CD-5	CD-5C
		SD-LI	SD-HI
		PUD-MU	SD-INT
	Mid-Rise Building	CD-5	CD-5C
	An attached or detached Building that may provide a vertical and/or horizontal mix of Uses, typically designed to facilitate pedestrian-oriented Retail/Personal Service, Lodging, Business/Commercial, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses.	SD-LI	PUD-MU

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

	Large-Scale Commercial Building	A building of 50,000 square feet or more that is most commonly associated with a large-format retailer. It has in-line Retail or Liner Buildings along the front of the Building.	CD-4C SD-INT PUD-MU	CD-5C SD-LI
	Civic Building	A medium- to large-sized attached or detached Principal Building, which is operated by a not-for-profit organization or governmental entity dedicated to Civic activities, and is designed to stand apart from its surroundings due to the specialized nature of its Civic purpose. Examples include Libraries, Places of Worship, Places of Assembly, Courthouses, schools, centers of government, Performing Arts Venues, and Museums. Civic Buildings are often the	CD-2 CD-3 CD-4C CD-5C SD-HI PUD-R CV	CD-3L CD-4 CD-5 SD-LI SD-INT PUD-MU

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

HOUSE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C PUD-R

General Description

A medium-sized Building designed as a Single-Family Detached Dwelling having an Edgeward yard type that may be shared with an Accessory Building in the backyard. This Building type typically incorporates a single Residential unit.

Lot/Building Site

Width Per District Lot/Building Site Width

Number of Units

Units per Building 1 max.

Allowed Private Frontages

Common Yard	P
Fence	P
Porch	P
Stoop	P

Building Size & Massing

Height

2 Stories max

Width

Not Regulated

Pedestrian Access

Main Entrance Location Principal Frontage

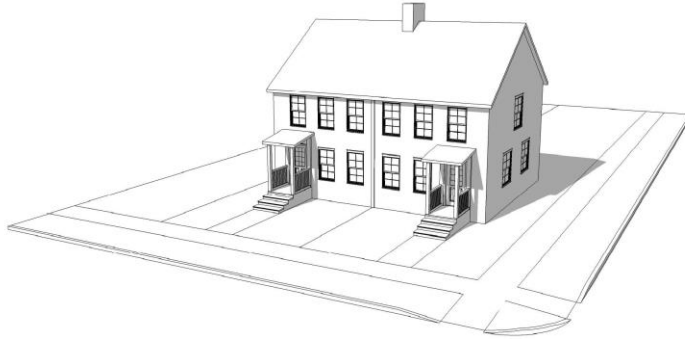
Vehicle Access & Parking

Parking may be accessed from an Alley, side Thoroughfare or Front Thoroughfare

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

DUPLEX

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-3 CD-4 CD-4C PUD-R

General Description

A small- to medium- sized Principal Building, other than a manufactured housing unit, situated on a small-to-medium sized Lot or Building Site with an Edgeyard or Sideyard, which Building contains two Dwelling Units with separate entrances at least one of which faces the Thoroughfare or Internal Drive. Both Dwelling Units, whether side-by-side, front-to-back, or over-and-under, are contained within a single Building Massing.

Lot/Building Site

Width	Per District lot/Building site width
-------	--------------------------------------

Number of Units

Units / Building	2
------------------	---

Allowed Private Frontages

Common Yard	P
Fence	P
Porch	P
Stoop	P

Building Size & Massing

Height

2 Stories max

Width

Per District standards

Pedestrian Access

Main Entrance Location	Principal Frontage
------------------------	--------------------

Vehicle Access & Parking

Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TOWNHOUSE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-LI PUD-R PU-MU

General Description

A Principal Building in a collection of very narrow- to medium-sized attached Buildings on contiguous Lots or Building Sites with a Rearyard (or Sideyard if an end unit), which collection consists of side-by-side Dwelling Units with individual entries facing the Thoroughfare or Internal Drive. Each Building occupies the full Frontage Line of its Lot or Building Site and shares at least one Party Wall with another Building of the same type.

Lot/Building Site

Width	Per District lot/building site width
-------	--------------------------------------

Number of Units

Units per townhouse	1 max
---------------------	-------

Building Size & Massing

Height

Per Character District Hight Standards

Width

18 ft. min per Townhouse

Pedestrian Access

Main Entrance Location	Principal Frontage
------------------------	--------------------

Vehicle Access & Parking

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Number of town-homes connected to another	3 min – 8 max
---	---------------

Allowed Private Frontages

Porch	P
Stoop	P
Terrace/Lightwell	P

Parking may be accessed from an Alley, side Thoroughfare, or front Thoroughfare

SMALL MULTIFAMILY

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-LI PUD-R
PU-MU

General Description

A Principal Building that incorporates three (3) to six (6) side-by-side, and/or, horizontally stacked Dwelling Units typically with one or more shared entries.

Lot/Building Site

Width	Per district lot/building site width
-------	--------------------------------------

Number of Units

Units per building	3 min
--------------------	-------

Building Size & Massing

Height

Per District height standards

Width

Per district lot/building site width and side setback/ yard standards

Pedestrian Access

Main Entrance Location	Principal Frontage
------------------------	--------------------

Vehicle Access & Parking

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Allowed Private Frontages

Porch	P
-------	---

Stoop	P
-------	---

Forecourt	P
-----------	---

Terrace/ Lightwell	P
--------------------	---

Parking may be accessed from an Alley, Thoroughfare or internal drive at frontage

LARGE MULTIFAMILY

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-INT SD-LI
PUD-R PU-MU

General Description

A Principal Building that incorporates seven (7) side-by-side, and/or horizontally stacked Dwelling Units typically with one or more shared entries.

Lot/Building Site

Building Size & Massing

Height

Per district height standards

Width

Per district lot/building site width and set-back/ yard standards

Pedestrian Access

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Width	Per district lot/building site width
-------	--------------------------------------

Number of Units

Units per building	7 min
--------------------	-------

Allowed Private Frontages

Porch	P
-------	---

Stoop	P
-------	---

Forecourt	P
-----------	---

Terrace/Lightwell	P
-------------------	---

Main Entrance Location	Principal Frontage
------------------------	--------------------

Vehicle Access & Parking

Parking may be accessed from an Alley, Thoroughfare or drive at frontage

LIVE/WORK		TABLE 4.3.8.B PRINCIPAL BUILDING TYPES	
		SPECIFIC STANDARDS	
			
Permitted Districts		CD-4 CD-4C CD-5 CD-5C PUD-R PU-MU	
General Description		A small to medium sized attached or detached Principal Building which includes a flexible space for commercial use and an internally connected residential Dwelling unit above, and/or behind the flexible space.	
Lot/Building Site		Building Size & Massing	
		Height	
		Per district height standards	
		Width	
		18 ft min – 36 ft max	
		Pedestrian Access	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Width	Per district lot/building site width
-------	--------------------------------------

Number of Units

Units per building	1 residential unit per 1 flexible space
--------------------	---

Allowed Private Frontages

Stoop	P
-------	---

Terrace/Lightwell	P
-------------------	---

Shopfront	P
-----------	---

Officefront	P
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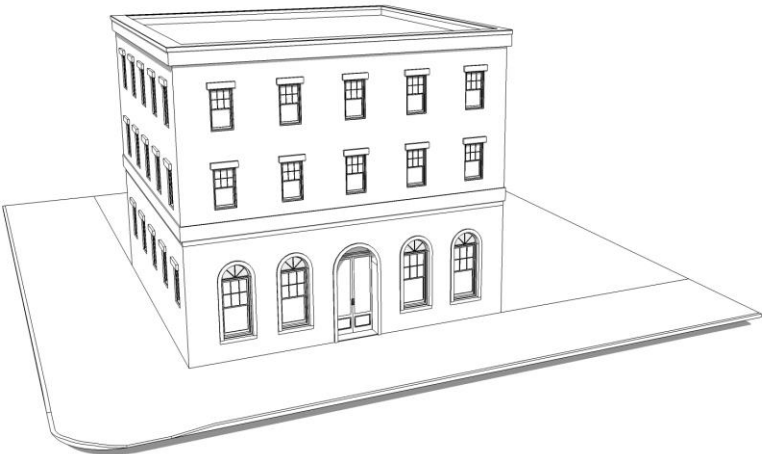
Main Entrance	Principal frontage
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Vehicle Access & Parking

Parking may be accessed from an Alley, Thoroughfare or internal drive at frontage

COMMERCIAL

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-INT
PUD-MU

General Description

A small to medium sized attached or detached non-residential building, typically designed to facilitate

Building Size & Massing

Height

Per district height standards

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

pedestrian-oriented Retail/Personal Service/ Repair/
Art/ Artisan Uses and Office Uses.

Lot/Building Site

Width	Per district lot/building site width
-------	---

Number of Units

Units per Building	Unrestricted, except as may be due to building code
--------------------	---

Allowed Private Frontages

Stoop	P
-------	---

Terrace/Lightwell	P
-------------------	---

Shopfront	P
-----------	---

Officefront	P
-------------	---

Width

Per district lot/building site width and side
setback/ yard standards

Pedestrian Access

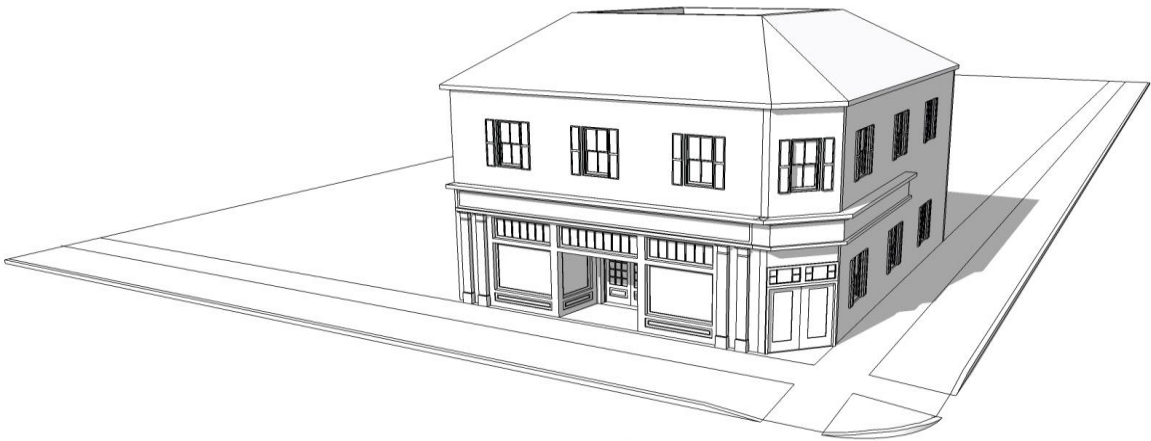
Main Entrance	Principal Frontage
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Vehicle Access & Parking

Parking may be accessed from an Alley, a Thor-
oughfare, or internal drive at frontage

MIXED-USE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C PUD-MU

General Description

A typically attached Principal Building which provides a vertical and/or horizontal mix of uses typically designed to facilitate pedestrian-oriented Retail/ Personal Service/ Repair/ Art/ Artisan, Accommodations/ Lodging, or Office uses on the ground floor, with upper floors typically designed for residential or office uses.

Building Size & Massing

Height

2 stories min, 3 stories max in CD-4, CD-5 per district height

Width

Per district lot/building width and yard/side setback standard

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Lot/Building Site

Width	Per district lot/building site width
-------	--------------------------------------

Number of Units

Units per Building	2 min., which must accommodate Principal Uses
--------------------	---

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Terrace/Lightwell	P	Gallery*	P
Shopfront	P	Arcade*	P

*Only used in conjunction with a shopfront or officefront type

Pedestrian Access

Ground floor	Principal Frontage
--------------	--------------------

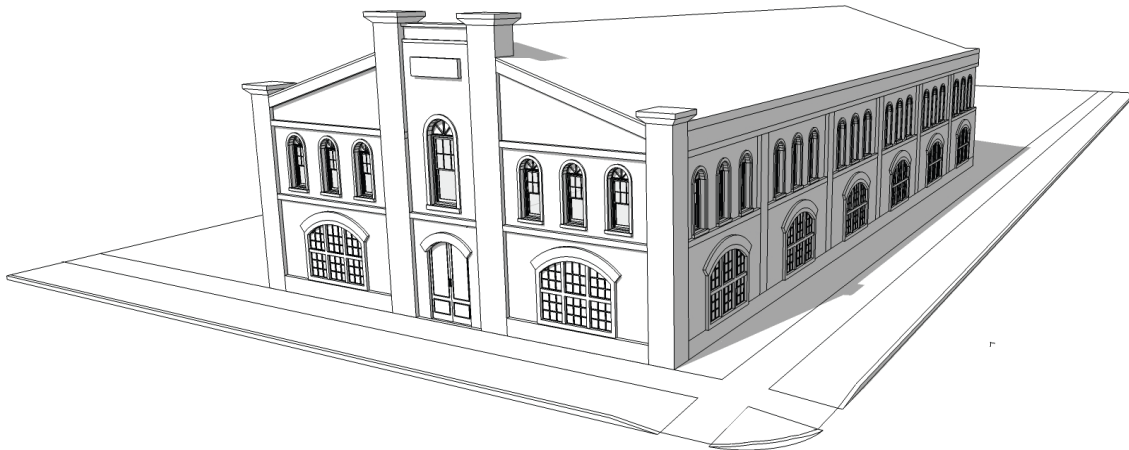
Upper floor	Principal or secondary
-------------	------------------------

Upper floors must be accessed by a common entry

Vehicle Access & Parking

Parking may be accessed from an Alley, Thoroughfare, or internal drive at frontage

FLEX	TABLE 4.3.8.B PRINCIPAL BUILDING TYPES SPECIFIC STANDARDS
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Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-INT SD-LI SD-HI PUD-MU

General Description

A typically attached Principal Building which provides a vertical and/or horizontal mix of uses typically designed to facilitate pedestrian-oriented Retail/ Personal Service/ Repair/ Art/ Artisan, Accommodations/ Lodging, or Office uses on the ground floor, with upper floors typically designed for residential or office uses.

Lot/Building Site

Width	Per District lot/building site width
-------	--------------------------------------

Building Size & Massing

Height

2 stories min, 3 stories max in
CD-4, CD-5 per district height

Width

Per district lot/building width
and yard/side setback standard

Pedestrian Access

Ground floor	Principal Frontage
--------------	--------------------

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Number of Units

Units per building 2 min, which must accommodate different principal uses

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Terrace/Lightwell	P	Gallery*	P
Shopfront	P	Arcade*	P

*Only used in conjunction with shopfront or officefront type

Upper floor Principal or secondary frontage

Upper floors must be accessed by a common entry

Vehicle Access & Parking

Parking may be accessed from an alley, thoroughfare, or internal drive at frontage

MID-RISE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-5 CD-5C SD-LI PUD-MU

General Description

An attached or detached building that may provide a vertical and/or horizontal mix of uses designed to facilitate a pedestrian-oriented Retail/ Personal Service/ Repair/ Art/ Artisan Accommodations/ Lodging, Commercial, or Office uses on the ground floor, with upper floors designed for Residential or Office use. The ground floor of a Mixed Use building must be occupied by a Retail / Personal Service /Repair/Art / Artisan, Accommodations / Lodging, or Office use along all Façades.

Lot/Building Site

Width	Per District lot/building Site Width
-------	--------------------------------------

Building Size & Massing

Height

4 stories min, 5 max per district table 4.3.1

Width

Per district lot/building site width and side yard/ setback standards

Pedestrian Access

Ground Floors	Principal Frontage
---------------	--------------------

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Number of Units

Units per Building 2 min, which may be residential or non-residential

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Terrace/Lightwell	P	Gallery*	P
Shopfront	P	Arcade*	P

*Only used in conjunction with Shopfront or Officefront type

Upper Floors Principal or secondary frontage

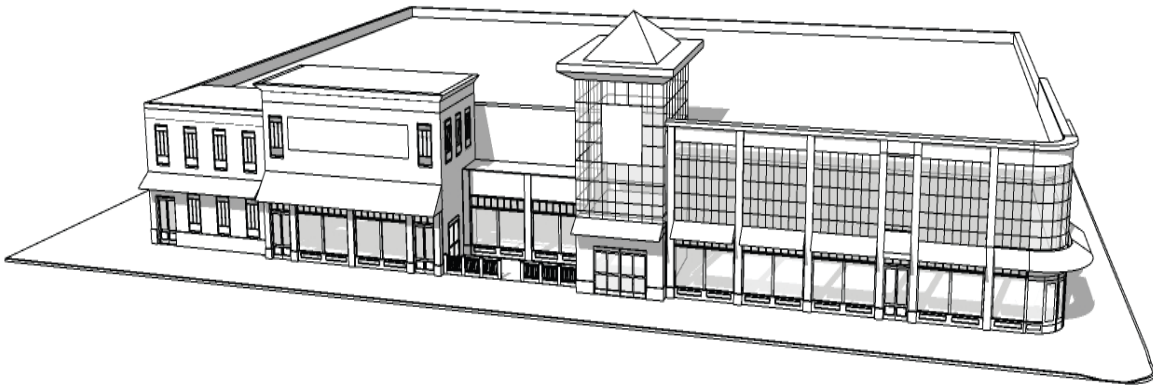
Upper floors must be accessed by common entry

Vehicle Access & Parking

Parking may be accessed from an alley, thoroughfare, or drive at frontage

LARGE SCALE COMMERCIAL

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4C CD-5C SD-INT SD-LI PUD-MU

General Description

A building of 50,000 square feet, or more, that is most commonly associated with a large-format retailer. It has in-line Retail or Liner Buildings along the front of the building.

Lot/Building Site

Width Per District lot/Building site width

Building Size & Massing

Height

Per district height standards

Width

Per district lot/building site width and side yard/ setback standards

Pedestrian Access

Ground floors Principal frontage

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Number of Units

Units per Building Not regulated

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Terrace/Lightwell	P	Gallery*	P
Shopfront	P	Arcade*	P

*Only used in conjunction with Shopfront or Officefront type

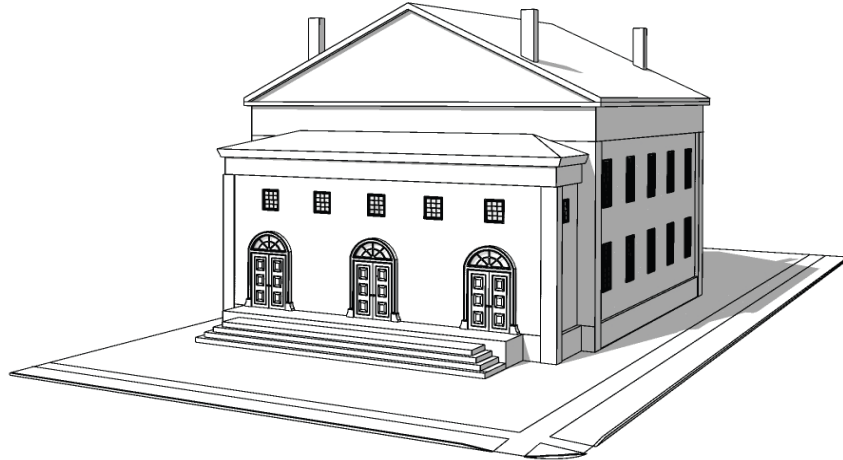
Upper floors	Principal or secondary frontage
--------------	---------------------------------

Vehicle Access & Parking

Parking may be accessed from an alley, thoroughfare, or internal drive at frontage

CIVIC

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C
SD-LI SD-HI SD-INT PUD-R PUD-MU CV

General Description

A medium to large-sized attached or detached Principal Building which is operated by a not-for-profit organization or governmental entity dedicated to Civic activities, and is designed to stand apart from its surroundings due to the specialized nature of its Civic purpose. Examples include Libraries, Places of Worship, Places of Assembly, Courthouses, City Halls, schools, centers of government, Performing Arts Venues, and Museums. Civic buildings are often the most prominently sited and architecturally significant Buildings in a community.

Lot/Building Site

Building Size & Massing

Height

The height of Civic Buildings should be limited to 20 additional feet above the maximum allowed height in any adjacent district.

Width

Not Regulated.

Pedestrian Access

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Width

N/A

Except as specifically provided in this chapter, Civic Buildings are not subject to Building lot/Building site or Private frontage requirements of this chapter.

Number of Units

N/A

Vehicle Access & Parking

Parking may be accessed from an Alley, Thoroughfare, or internal drive at frontage.

B. Manufactured Homes.

1. No Manufactured Home shall be placed on any Lot or Building Site within a Residential District, unless it is used actively for Residential purposes, except as provided in Section 4.3.8. A.2.
2. Non-Residential use of a Manufactured Home may be permitted as a Temporary Use as a construction office during construction, subject to issuance of an annual permit by the Zoning Administrator subject to limitations pursuant to Section 4.3.9.E and **Table 4.3.9.A-3 (Temporary Uses)**.
3. Pursuant to TCA. Section 13-24-201, the provisions of Section 4.3.8.A shall not apply to Double-Wide Manufactured Homes used as single-family residences, which shall instead be considered a single-family homes; provided that, pursuant to TCA. § 13-24-202, such Double-Wide Manufactured Homes must have the same general appearance as required for site-built homes and shall comply with all standards and requirements of this Ordinance.

4.3.8 USES

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

A. General.

1. Buildings, Lots, and Building Sites must comply with the Use standards and requirements of this Section 4.3.9. For Development Parcels, the mix of Principal Uses in each District is further regulated under Section 5.1.11.
2. Principal Uses, Accessory Uses, and Temporary Uses are Permitted by Right (“P”), Permitted Subject to Limited Use Standards (“PL”), as Conditional Uses (“CU”), or Not Permitted (“NP”) within each District, in each case as indicated in **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, and **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)**.
3. Principal Uses, Accessory Uses, or Temporary Uses, as applicable, of Buildings, Lots, and Building Sites, which are indicated in **Table 4.3.9.A-1 (Building & Lot Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)** as Permitted (“P”), Permitted Subject to Limited Conditions (“PL”), or as Conditional Use (“CU”), are permitted within each District, subject to compliance with all applicable standards, conditions and requirements thereof and obtaining all applicable approvals and permits therefor, including without limitation in the case of Uses Permitted Subject to Limited Use Standards (“PL”) and Conditional Uses (“CU”), compliance with the applicable Use standards of Section 4.3.11.D, and in the case of Conditional Uses (“CU”), Board of Zoning Appeals approval pursuant to Article 8 (Administrative, Procedural, and Enforcement).
4. Accessory Uses of Buildings, Lots, and Building Sites in each District must conform to the Accessory Uses specified on **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)** for such District and are subject to compliance with all other applicable standards and requirements of this Ordinance.
5. Temporary Uses of Buildings, Lots, and Building Sites in each District must conform to the Temporary Uses specified on **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)** for such District and are subject to compliance with all other applicable standards and requirements of this Ordinance.
6. Without limitation, Accessory Uses must be subordinate and customarily incidental to a permitted Principal Use on the Lot.
7. If multiple Principal Uses are allowed within a District, they may exist within a single Building, Lot, or Building Site, subject to compliance with all other applicable standards and requirements.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Farming	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Greenhouse	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Other Agricultural Uses Not Listed Under any Use Category	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Sand, Stone, and Gravel Quarrying	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Other Extractive Uses Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
House for Single-Family Dwelling	P	P	P	P	P	P	NP	NP	NP	NP	NP	P	NP	NP
Attached Dwelling - Duplex for 2-Family Dwelling	NP	NP	PL	PL	PL	PL	NP	NP	NP	NP	NP	NP	NP	NP
Attached Dwelling -Townhouses	NP	NP	NP	PL	PL	PL	PL	NP	PL	NP	NP	PL	PL	NP
Attached Dwelling -Small Multi-family Building	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	PL	PL	NP
Attached Dwelling -Large Multi-family Building	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	PL	PL	NP
Attached Dwelling -Residence Portion of a Live/Work, Mixed-Use, or Flex Building, if Building Type permitted in District	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	PL	PL	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Attached Dwelling -Assisted Living Apartment	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	PL	NP
Attached Dwelling -Independent Living Apartment	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	PL	NP
Retirement Community or other Congregate Living Facility with individual Dwelling Units	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	PL	PL	NP
Manufactured Home	PL	PL	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Manufactured Home- Class A	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Manufactured Home Park	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Other Household Living Uses Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	NP	NP
Adult Care Home	P	P	P	P	P	NP	NP	NP	NP	NP	NP	P	NP	NP
Boarding or Rooming House, not including Group Home for Persons with Disabilities	NP	NP	NP	NP	NP	P	P	NP	P	P	NP	NP	NP	NP
Dormitory not associated with Educational Institution	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP	NP
Fraternity or Sorority House	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP	NP
Group Home for Persons with Disabilities or other Group Living Home	P	P	P	P	P	NP	NP	NP	NP	NP	NP	P	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Monastery or Convent	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP	NP
Orphanage	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP	NP
Other Group Living Uses not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Civic Building	NP	P	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	P
Philanthropic Institution	NP	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	P	P
Recreation Facility (Civic)	NP	P	P	P	P	P	P	P	NP	P	NP	P	P	P
Other Community Service Use Not Listed Under any Use Category	NP	NP	NP	P	P	P	P	P	NP	P	NP	P	P	P
Adult Day Care Facility (Civic)	P	P	P	P	P	P	P	P	P	P	NP	P	P	P
Children Day Care Facility (Civic)	P	P	P	P	P	P	P	P	P	P	NP	P	P	P
Group Day Care or Family Day Care or Facility (Civic)	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	NP	PL	PL	PL
Other Day Care Facility Use (Civic) Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Correctional Facilities	NP	NP	NP	NP	NP	NP	NP	NP	CU	CU	CU	NP	NP	CU
Other Government Facility Use (Civic) Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Civic Space – Community Garden	P	P	P	P	P	P	NP	P	P	P	NP	P	P	P
Civic Space – Green	NP	P	P	P	P	P	NP	P	P	P	NP	P	P	P
Civic Space – Square or Plaza	NP	NP	NP	P	P	P	NP	NP	NP	NP	NP	NP	P	P
Civic Space – Park or Playground	P	P	P	P	P	P	NP	P	P	P	NP	P	P	P
Civic Space - Sports Field	NP	P	P	P	NP	NP	NP	P	NP	P	NP	P	NP	P
Other Civic Space Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Botanical Garden	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P
Nature Preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreational Trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Game Preserve	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Wildlife Management Area	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Refuge	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Wild Animal Sanctuary	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Water Conservation Area	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Reservoir	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Drainage Well	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Water Supply	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Water Well	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Zoo	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Other Open Space Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Place of Worship or other Religious Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemetery / Mausoleum / Columbarium / Memorial Garden	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Funeral Services	NP	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	P	P
Fire / EMS Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Police Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Adult Continuing Education	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Personal Improvement Education	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Business, trade, or vocational school, other than Truck Driving School	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Truck Driving School	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Pre-School or Nursery School	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P
Kindergarten	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P
Elementary School	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Middle School	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P
High School	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P
College or University	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Community College	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Graduate / Professional School	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Nursing or Medical Schools not accessory to a Hospital	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Seminary	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Other Educational Use Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Hospital	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	PL
Rehabilitation Facility or Center for Observation	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	PL
Other Health Care Institution Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Long Term Care Facility	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	PL	NP
Continuum of Care Facility	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	PL	NP
Bed & Breakfast	P	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	P	NP
Extended Stay Hotel	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Inn	P	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	P	NP
Hotel, not including Extended Stay Hotel	NP	NP	NP	PL	PL	PL	PL	NP	PL	NP	NP	NP	PL	NP
Motel	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Short-Term Rental Unit	NP	NP	NP	PL	PL	PL	PL	NP	NP	NP	NP	NP	NP	NP
Other Accommodation / Lodging Uses Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Adult Day Care Facility (non-Civic)	P	P	P	P	P	P	P	P	P	P	NP	P	P	NP
Child Care Facility (non-Civic), excluding Child Care in Home	P	P	P	P	P	P	P	P	P	P	NP	P	P	NP
Children's Day Camp (non-Civic)	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Group Day Care Facility, Family Day Care Facility or other Group Care Facility (non-Civic)	NP	NP	NP	CU	CU	CU	CU	NP	CU	CU	NP	CU	CU	NP
Hospice (non-Civic)	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Retirement Center or Life Care Community without individual Dwelling Units (non-Civic)	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Other Personal & Group Care Facilities Use Not Listed Under any Use Category (non-Civic)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Bowling Alley	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Game Arcade	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Gymnastics Facility	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Commercial Indoor Athletic Training Facility	NP	PL	PL	PL	P	P	P	NP	P	P	NP	NP	P	NP
Indoor firing range	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP
Indoor Sports Academy	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Membership Club or Lodge	P	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Movie or other Theater	NP	NP	NP	P	P	P	P	NP	P	NP	NP	NP	P	NP
Pool Hall	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Recreation Facility (non-Civic)	NP	P	P	P	P	P	P	NP	P	P	NP	P	P	NP
Skating rink	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Social Club, Lodge, or Organization (non-Civic)	NP	CU	CU	P	P	P	NP	NP	P	P	NP	NP	P	NP
Other Commercial Indoor Recreation Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Group Assembly (non-Civic)	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Other Commercial Group Assembly Use (non-Civic) Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Amphitheater	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Sports Field	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
BMX Bicycle Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Campground	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Drive-in Theater	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Firing Range such as Rifle Range, Archery Range, Handgun, or Skeet Shooting	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Golf Course, Country Club, Swim Club, and Tennis Club	PL	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Marina / Boating Facility	PL	PL	PL	PL	PL	PL	PL	PL	NP	NP	NP	PL	PL	NP
Recreational Vehicle (RV) Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Paintball Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Outdoor Entertainment Activity such as Batting Cage, Golf Driving Range, Amusement Park, Miniature Golf Facility	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Skateboard Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Stadium / Arena	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP
Summer Camp (overnight)	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Swimming Pool	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	NP	PL	PL	NP
Tennis Court	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	NP	PL	PL	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Water Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Other Commercial Outdoor Recreation Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Parking Lot	NP	NP	NP	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL
Parking Structure	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Restaurant or other Food Service Business without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Small-scale Catering Establishment without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Drive-in Restaurant and Any Restaurant with Drive-Through	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Bar, Tavern, or Nightclub	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Alcoholic Beverage Retail Sales	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Artisan Establishment, with or without Retail Sales, & without Drive-Through	NP	NP	NP	P	P	P	P	NP	NP	P	NP	NP	P	NP
Arts-Related Uses	NP	NP	NP	P	P	P	P	NP	NP	P	NP	NP	P	NP
Convenience Store with Gasoline Sales Facility without Drive-Through	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	PL	NP	PL	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Retail, Personal Service, Repair, Arts, or Artisan Establishment with Drive-Through	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Food Truck Court	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	NP	NP
Personal Services, other than Motor Vehicle Body Shop, and Motor Vehicle Maintenance, Repair, Fuel Sales, Service, or Cleaning, without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Repair Services, other than Motor Vehicle Body Shop, and Motor Vehicle Maintenance, Repair, Fuel	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Retail Membership Club	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Retail Food Sales, with or without on-premises preparation or processing, without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Retail Sales, Rental, or Leasing, other than Motor Vehicle - Related Uses, Retail Food Sales, Retail Membership Club, Restaurant, and Warehouse Retail	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Other Retail Sales, Rental, or Leasing Not Listed Above without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Veterinary Clinic, Animal Hospital, or Non-Agricultural Kennel	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Other Personal Service or Repair Uses Not Listed Under any Use Category	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Other Art or Artisan Uses Not Listed Under any Use Category without Drive-Through	NP	P	P	P	P	P	P	NP	P	P	NP	NP	P	NP
Self-Service Storage Facilities	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	PL	NP	NP	NP
Motor Vehicle Body Shop	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	NP	NP
Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning, other than Car Wash	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	PL	NP	NP	NP
Car Wash	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	PL	NP	PL	NP
Gasoline Sales Facility or Fuel Sales	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	PL	NP	PL	NP
Motor Vehicle Sales, Rental, or Leasing	NP	NP	NP	NP	PL	NP	PL	NP	PL	PL	NP	NP	NP	NP
Motor Vehicle Storage	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	NP	NP
Tire Sales	NP	NP	NP	NP	P	NP	P	NP	P	P	P	NP	NP	NP
Towing Service	NP	NP	NP	NP	NP	P	NP	P	P	P	NP	NP	NP	NP
Other Motor Vehicle -Related Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Manufactured Home Sales	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Sale of building and construction materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, store fixtures,	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP	NP
Other Wholesale Sales Uses Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP	NP
Business Office, Business Incubator or Professional Office	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Conference Center or Office with Conference Center (non-Civic)	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Co-Working Space	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Financial Institution or Financial Services	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Office with Drive-Through Facilities	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Non-Banking Financial Institution	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Radio / Television / Recording Studio or Station without Communications Tower	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Other Business / Government / Non-Profit Office Uses Not Listed Under any Use Category	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Dental Office / Dental Clinic, Medical Office / Medical Clinic / Outpatient Clinic, or Medical or Dental Lab	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Asphalt Plant or other Facilities for Manufacture and Storage of Chemicals, Petroleum Products, Explosives, and Allied Products	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Concrete Batch or Concrete Manufacturing Plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Hazardous & Low-Level Nuclear Disposal & Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Wrecking, Junk, & Salvage Yards, & Scrap Operations	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Tile or Brick Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Automobile, Truck, or Tire Man- ufacturing or Assembly	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Ammonia or Chlorine Manufac- turing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Metal Casting or Foundries	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Gas Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Metal or Metal Ore Production, Refining, Smelting, or Alloying	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Petroleum or Petroleum Product Storage or Refining	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Boat, Pool, or Spa Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NN	NP	NP
Keeping, Selling, or Slaughtering of Animals	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Glass Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Paper Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Manufacturing of Materials into Compost	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Rail Equipment Storage / Repair	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Railroad Freight Yard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Sawmill	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Wood or Lumber Processing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Animal processing, Rendering, Packing, Treating, and Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Livestock Slaughtering	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Processing of Food and Related Products	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Sale of Farm Equipment and Machinery and Earth Moving and Heavy Construction Equipment	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	CU	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Production of Chemical, Rubber, Leather, Clay, Bone, Plastic, Stone, or Glass Materials or Products	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Other Heavy Industrial Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Brewery, excluding Brewpubs	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Bottling Plants	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Building Systems / Construction Business	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Carpet cleaning plants or manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Catering Service or Catering Events Establishment	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Textile Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Commercial bakery	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Contractor Materials Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Crematorium	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Dairy Plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Distillery	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Distribution / Distribution Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD -5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Dry Cleaning Plants	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Equipment Rental	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Fabrication, work, or storage on-site by building, heating, plumbing, electrical, or general contractors, and	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Food Processing plants	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Horticulture and Landscaping Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Ice plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Institutional bakeries	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Laundry Plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Light Manufacturing Plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Machine Shop / Woodworking Shop, other than Artisan Establishment	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Maintenance yard or facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Manufacture or assembly of equipment, instruments (including musical instrument)	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Non-Hazardous Waste Treatment or Disposal	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Outdoor Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Printing, Publishing, and lithography	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Production of artwork	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Rail Equipment Storage / Repair	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Recycling Processing Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Repair of scientific or professional instruments, electric motors;	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Regional recycling center;	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Research Laboratory / Research & Development	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Sheet metal shop	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Soft drink bottling	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Solid Waste Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Warehouse / Warehousing	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Welding, machine, tool repair shop	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Winery	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Woodworking, including cabinet makers and furniture manufacturing, but excluding Artisan Establishments	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Other Light Industrial Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Bulk storage, including nonflammable liquids, feed and grain storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Bus barn	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Cold storage plants, frozen food lockers,	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Household moving and general freight storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Separate warehouse used by Retail store such as a furniture or appliance store	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Stockpiling of sand, gravel, or other aggregate materials	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP
Transfer and storage Business with no individual storage areas or where employees are the primary movers of the goods	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Other Warehouse & Freight Movement Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Animal waste processing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Septic Equipment Installation, Service, or Cleaning	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Landfill	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Incinerator	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Manufacture and production of goods from composting organic material	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Recyclable material storage, including construction material	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Recycling center	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP
Transfer station	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP
Recycling Station	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Other Waste-Related Service Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Utility Facilities	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL
Utility Transmission Line	PL	PL	NP	NP	NP	NP	NP	NP	PL	PL	PL	PL	PL	NP
Wireless Communication Facility	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Other Utilities Use Not Listed Under any other Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Adult - Oriented Establishment	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	NP

B. Uses Permitted by Right.

Principal Uses, Accessory Uses, or Temporary Uses, as applicable, of Buildings, Lots, and Building Sites, which are indicated for each District in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), or Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Permitted ("P") are allowed by right, subject to compliance with all other applicable provisions of this Ordinance.

C. Required Uses.

1. Commercial Corridors

Within the CD-4C Character District, Principal Buildings on any Lot or Building Site located within 400 feet of a Thoroughfare with a Functional Classification of Arterial must contain a Retail Sales or Service use, Restaurant use, Arts-Related Use, or Office use for the entire ground floor. Any permitted use may be established on second, third, and fourth stories of a Principal Building.

2. Downtown Pedestrian Streets

Buildings enfronting the following rights of way must contain a retail sales or service use, restaurant use, arts-related use, or office use at the sidewalk level through the depth of the second layer for at least 80 percent of the building frontage.

- a. Public Square;
- b. North Main Street between West 4th Street and Public Square;
- c. South Main Street between Public Square and West 9th Street, inclusive of all building sites with frontage at the corners of South Main and West 9th street;
- d. North Garden Street between West 6th Street and West 7th Street, inclusive of all building sites with frontage at the corners of North Garden Street and West 6th Street;
- e. North Garden Street between West 7th Street and West 9th Street, inclusive of all building sites with frontage at the corners of South Garden Street and West 9th Street;
- f. South High Street between West 7th Street and West 9th Street, inclusive of all building sites with frontage at the corners of South High Street and West 7th Street, all building sites with frontage at the corners of South High Street and West 8th Street, and all building sites with frontage at the corners of South High Street and West 9th Street;
- g. West 7th Street between Public Square and Frierson Street, inclusive of all building sites with frontage at the corners of Frierson Street and West 7th Street;
- h. East 7th Street between Public Square and North Water Street, inclusive of all building sites with frontage at the corners of South Glade Street and East 7th Street;

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- i. West 6th Street between North Main Street and Woodland Street, inclusive of all building sites with frontage at the corners of West 6th Street and Woodland Street;
- j. West 6th Street between North Main Street and North Garden Street; and
West 8th Street between South Garden and South Glade Street, inclusive of all building sites with frontage at the corners of West 8th Street and South Garden Street as well as all building sites with frontage at the corners of West 8th Street and South Glade Street.

D. Prohibited Uses.

1. Except as otherwise determined by the Zoning Administrator pursuant to Section 8.5.8 with respect to a Use that is not specifically listed as Permitted ("P"), Permitted Subject to Limited Conditions ("PL"), or as a Conditional Use ("CU") in **Table 4.3.9.A-1 (Building & Lot Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)**, as applicable, any Use that is not specifically listed as Permitted ("P"), Permitted Subject to Limited Conditions ("PL"), or as a Conditional Use ("CU"), and any Use that is specifically listed Not Permitted ("NP") in such applicable Table or is otherwise prohibited pursuant to any other provision of the City Code, is prohibited.
2. In the CD-4C Character District, all uses listed under the heading Residential Uses Category on **Table 4.3.9.A-1** are prohibited on the entire ground floor of any Building located within 400 feet of a Thoroughfare with a Functional Classification of Arterial. Any permitted use may be established on second, third, and fourth stories of a Principal Building.

E. Uses Permitted Subject to Limited Use Standards & Conditional Uses.

1. Any Principal Use, Accessory Use, or Temporary Use shown for the applicable District as Permitted Subject to Limited Use Standards ("PL") on **Table 4.3.9.A-1 (Building & Lot Principal Uses)**, **Table 4.3.9.A-2 (Building & Lot Accessory Uses)**, or **Table 4.3.9.A-3 (Building & Lot Temporary Uses)**, is allowed subject to compliance with all applicable conditions and requirements imposed by this Section 4.3.9.D and Section 4.3.9.4.h.
2. Any Principal Use, Accessory Use, or Temporary Use shown for the applicable District as Conditional Use ("CU") on **Table 4.3.9.A-1 (Building, Lot, & Building Site Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot, & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot, & Building Site Temporary Uses)**, is allowed subject to compliance with all applicable conditions and requirements imposed by this Section 4.3.9.E in addition to Conditional Use approval and issuance of a Conditional Use permit pursuant to Article 8 (Administration, Procedures & Enforcement).
3. The conditions, standards, and requirements of each Use Permitted Subject to Limited Use Standards or Conditional Use shall be applicable, irrespective of the Use being a Principal Use, an Accessory Use, or a Temporary Use.
4. The conditions and requirements applicable to any Use Permitted Subject to Limited Use Standards or Conditional Use shall be enforceable, and failure to comply with any condition or requirement of a Use Permitted Subject to Limited Use Standards or as a Conditional Use shall subject

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such Use Permitted Subject to Limited Use Standards or Conditional Use to revocation pursuant to Section 8.6.1.J.

5. No Use Permitted Subject to Limited Use Standards or Conditional Use shall commence or exist, or be conducted or engaged in, on any Lot or Building Site, or within any Building except in accordance with all applicable conditions and requirements for such Use, including without limitation in the case of a Conditional Use, review, approval, and issuance of a Conditional Use Permit by the Board of Zoning Appeals.
6. The following standards shall apply only to those Districts and Uses where the “PL” and / or “CU” is designated on the applicable **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)**, as applicable:
 - a. **Accessory Dwelling**
 - (1) Only one Accessory Dwelling is permitted on any Lot or Building Site.
 - (2) The Accessory Dwelling must be accessory to a House or Townhouse used for Household Living.
 - (3) If the Accessory Dwelling is not attached to the primary dwelling, it must be separated a minimum of ten (10) feet from the primary dwelling.
 - (4) In all districts except CD-2, an Accessory Dwelling may not exceed 600 square feet of habitable space; in a CD-2 Character District, an Accessory Dwelling may not exceed 1,000 square feet of habitable space.
 - (5) An Accessory Dwelling Unit may not be used for Transient accommodations or as a Short-Term Rental Unit.
 - (6) The Accessory Dwelling must share ownership and utility connections with the primary dwelling.
 - b. **Adult - Oriented Establishments** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) No Adult - Oriented Establishment shall be operated or maintained in the City within 1,000 feet, measured from property line to property line, of a school, religious facility, public recreation facility, or licensed day care facility.
 - (2) No Adult - Oriented Establishment shall be operated or maintained in the City within 1,000 feet, from property line to property line, of a boundary of a Residential District or a Residential Use.
 - (3) No Building or Structure associated with the Adult - Oriented Establishment shall be closer than 50 feet to a property line of an adjacent Non-Residential District or Use.
 - (4) No Adult - Oriented Establishment shall be operated or maintained in the City within 1,000 feet, measured from property line to property line, of another Adult - Oriented Establishment.

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- c. **Agricultural Activities**, except as certain enterprises that produce the majority of their income from agricultural activities may be exempted from certain zoning restrictions pursuant to TCA. Section 44-18-104(c)(4) shall be subject to the following:
- (1) Barns, feed Lot or Building Sites, pens, and stockyards may be permitted in accordance with the applicable Use Table, subject to the following:
 - a) Barns, feed Lot or Building Sites, pens and stockyards shall require a minimum separation of 200 feet from all property lines.
 - b) The location of such an activity shall be in an area sparsely developed during the length of time the Use as a stockyard or feed Lot or Building Site is anticipated;
 - c) The site area shall be a minimum of twice the minimum required for the applicable District. Sites containing outdoor animal pens shall require a minimum site area of four acres.
 - d) All proposals shall include a site plan which contains, at minimum, the following information:
 - Existing and proposed contours of the site and up to 100 feet beyond the site boundary. Contour intervals shall be at two foot intervals;
 - Location of the area in which the proposed keeping of animals is to be conducted;
 - Location of all proposed buildings, animal pens, roadways and other facilities proposed on the site;
 - Proposed method of drainage of the animal pens and any proposed waste lagoons;
 - Proposed fencing of the site; and
 - Location of all existing or platted residences on adjacent properties.
- d. **Asphalt Plants and Other Facilities for the Manufacture and Storage of Chemicals, Petroleum Products, Explosives, and Allied Products** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
 - (2) The boundary of the property shall be at least 1,500 feet from any Residential Use or District.
 - (3) The Use shall be totally enclosed by a security fence or wall at least 8 feet high or enclosed within a fire proof Building.
 - (4) All plans shall be reviewed by Fire and Emergency staff prior to approval in order to determine that existing services provide adequate protection for citizens.

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- (5) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.
- e. **Attached Dwellings**, which includes Apartments, the Residence portion of a Live/Work Building, Mixed Use Building, or Flex Building, Multifamily Dwellings, Two-Family Dwellings, Duplexes, Rowhouses, Large Multi-family Buildings and Small Multi-Family Buildings, shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) Within the CD-2, CD-3L, and CD-3 District no more than three (3) Duplex Buildings (each Duplex Building containing two Dwellings) may be located on any Block Face.
 - (2) Within the CD-3 District, Duplex Buildings shall have only one entrance along the frontage, with any additional exterior entrances located within the 3rd layer.
 - (3) Party walls, subject to the provisions of the Standard Building Code and National Fire Protection Association Fire Code, shall be provided along all points of attachment.
 - (4) Additional Use limitations may be applicable to specific types of Attached Dwellings.
 - (5) Within the CD-5 District buildings enfronting the rights of way identified in Section 4.3.9.C must contain a retail sales or service use, restaurant use, arts-related use, or office use at the sidewalk level through the depth of the second layer for at least 80 percent of the building frontage.
 - (6) In all districts, Townhouses shall be subject to the following limitations:
 - a) Garages, when they are provided, must be located at the rear of the Building facing an Alley or Driveway;
 - b) Individual unit parking and driveways must be located at the rear of the Building;
 - c) On-street parallel parking is permitted;
 - d) Parking Lots and Parking Areas are permitted in accordance with 4.3.9. E.6.ag and 4.3.12.
- f. **Bar, Tavern, or Nightclub** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) With the exception of nightclubs, taverns, or bars located within District CD-5, the applicant shall demonstrate that no pre-existing Place of Worship is located within 500 feet of the proposed nightclub or similar establishment. Measurements shall be made from the property line of the proposed night club or similar establishment and from the property line of any separate Parking Lots to be used by the nightclub or similar establishment.
 - (2) Except in District CD-5, no nightclub, tavern, or bar shall be located within 500 feet of a Residentially zoned or Residentially used property.
 - (3) No outside storage or activities shall be located on the site.

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- (4) Outdoor activities occupying no more than 400 square feet may be permitted by Administrative Adjustment.
- g. **Car Wash** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) No storage, repair, or sales of vehicles shall be allowed on the site.
 - (2) Provisions shall be made for an on-site drainage system to capture water used to wash vehicles. This water shall be discharged into a sanitary sewer system or another approved on-site system and shall not be discharged into the stormwater system.
 - (3) No wash bay shall face or be located in the 1st or 2nd Layer or the Frontage.
- h. **Civic Buildings** in all districts may utilize the lot occupation, building, and other standards of the Civic District listed at Table 4.3.1-U.
- i. **Concrete Batch Plants and Concrete Manufacturing Plants** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
 - (2) The facility shall be at least 1,500 feet from any Residential Use or Residential District.
 - (3) The property may not be adjacent to an existing Hospital, Day Care Facility, Educational facility, Religious Facility, Long Term Care Facility, Continuum of Care Facility, or Assisted Living Facility.
 - (4) The site shall be at least four acres in size and shall have access on a major or minor thoroughfare.
 - (5) Property boundaries facing public streets shall be fenced with a six foot high fence.
 - (6) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.
- j. **Correctional Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) In order to accommodate outdoor recreational facilities and to allow for potential building expansion, the site size for facilities located outside the CD-5 Character District shall be a minimum of one acre in size or the minimum of the District, whichever is larger; provided that County and City jail facilities have no minimum site size.
 - (2) The facility shall be at least 650 feet from the nearest property which is Residentially zoned or used.
 - (3) The facility shall not be established within 1,320 feet of a public or private school, day care, or Place of Worship.
 - (4) Site Development shall be in conformance with the landscaping and dimensional requirements of the applicable District.

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- (5) The Use requires a Conditional Use Permit, which may be denied when the Use would be detrimental to nearby properties or may add conditions or safeguards to the approval in order to protect the health and welfare of citizens.
- k. **Drive-Through Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) Where no street separates the Use and a Residentially zoned or Residentially used property, at least 40 feet of separation shall be maintained between such Residential property Line and the Drive-Through facility.
 - (2) Drive-through Facilities must be located in the 3rd Layer and the location of Drive-Through Facilities and associated facilities (for example: communications systems and access aisles) shall be identified on all submitted Plans.
 - (3) Any speaker systems associated with a Drive-Through Facility shall be designed and located so as not to be audible beyond the Lot or Building Site on which the Drive-Through Facility is located.
 - (4) Vehicular access to a Drive-Through Facility that is between a Thoroughfare or Internal Drive and a Building shall require a Parcel Buffer pursuant to Section 4.3.11 if such access is within 50 feet of, and visible from, the Thoroughfare or Internal Drive. Such Buffer shall be installed and maintained along the entire length of such vehicular access and the Adjacent Thoroughfare or Internal Drive
 - (5) Vehicle stacking areas shall be provided in accordance with Section 4.3.12.H.
 - (6) All other requirements for Drive-Throughs in this Code must be met.
- l. **Extractive Uses** may be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) The application for the Use shall include a plan for restoration procedures once the operation ceases.
 - (2) The location of such an activity shall be in an area sparsely developed during the length of time the mining or quarrying activity is anticipated;
 - (3) Any permit or approval issued or granted hereunder shall be based on a Development Plan or other documents submitted with an application which shall provide, together with all other requirements for such Development Plan, the following:
 - (a) Existing contours of the site and up to 100 feet beyond the site boundary. Contour intervals shall be at two foot intervals.
 - (b) Location of the area in which the proposed quarrying activity is to be conducted.
 - (c) Location of all proposed buildings, crusher and screening equipment, roadways, and other facilities proposed on the site.
 - (d) Proposed method of drainage of the quarry area.

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- (e) Proposed fencing of the quarry area. Fencing shall be provided around all open excavations.
 - (f) Methods proposed for blasting. Open blasting commonly referred to as “pop shots” shall be prohibited.
 - (g) Methods proposed to control noise, vibration and other particulate matter in order to meet the performance standards as set out in this Ordinance.
 - (h) Finished contours of the site after the quarrying operation has been terminated. The site shall be graded and / or filled so as to be in substantial conformity with the topography of the surrounding lands. All fill material shall be nontoxic, nonflammable, and noncombustible solids. All areas that are back – filled shall be left so that adequate drainage is provided.
- (4) Approval for mining and quarrying activity may also include accessory concrete batching plants, asphaltic cement mixing plants and/ or rock crushing activities on the same or Abutting Lots or Building Sites, which may have directly opposing Frontages on the same public street. If such accessory activities are included on the quarry site, the total site must meet all of the Conditional Use requirements for mining and quarrying activities; however, in conditions of multiple Lots or Building Sites, the outer perimeter of the site shall be considered the Lot Line or Building Site Line;
 - (5) Before issuing a Conditional Use permit, the Board of Zoning Appeals shall require the owner of the quarry facility to execute a bond not less than \$1,000 per acre or more than \$2,000 per acre of active quarry throughout a five year period to restore the lands in the manner prescribed herein, including the removal of all Structures and machinery;
 - (6) Any permit issued hereunder shall not be for a period exceeding five years. After the expiration date of such permit, the Board of Zoning Appeals may review and grant an extension of time in the manner and procedure as prescribed for an original application.
- m. Family Day Care Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) A maximum of 12 clients may be served at any one time.
 - (2) Overnight accommodation shall not be permitted.
 - (3) No outdoor public address systems shall be allowed.
 - (4) The facility shall contain twice the minimum Lot area for the underlying District.
 - (5) When the facility is located within a Non-Residential area, the Fire Marshall shall review the proposal prior to approval and make a recommendation.
 - (6) A client drop off area shall be provided. All required Parking shall be in the Rear Yard or Side Yards; however, required Parking may be located in the Street Yard if the Zoning Administrator finds that such Parking is safe, not detrimental to the neighborhood, accessible, and compatible with surrounding properties.

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(7) All other standards of the applicable District shall be met.

n. **Food Truck Courts** shall be permitted as a Principal Use on any Lot or Building Site in accordance with Table 4.3.9.A-1, subject to the following:

- (1) Approval of a Development Plan pursuant to Section 8.5.6. As part of the Development Plan application, the Zoning Administrator shall review the items listed below and may request review by other City of Columbia officials.
- (2) Each Food Truck operating within a Food Truck Court must hold a current Mobile Vending permit from the City of Columbia.
- (3) A designated manager must be responsible for the orderly organization of the site, the cleanliness of the site, and compliance with all City of Columbia regulations.
- (4) The Food Truck Court must be kept clear of litter and debris at all times.
- (5) Waste receptacles must be provided on site during all hours of operation.
- (6) At least 30 percent of the lot or building site area must be shared common area not utilized for Food Truck stalls or parking.
- (7) The common area shall be designed for customer use and must include designated seating for patrons.
- (8) Electrical service must be provided on-site.
- (9) Food Truck Courts on lots or building sites greater than or equal to 0.50 acres in area must provide on-site accessible restroom facilities available for both customers and employees within a permanent structure.
- (10) Food Truck Courts on lots or building sites less than 0.50 acres in area must either provide on-site accessible restroom facilities; or a written agreement granting use of restrooms within 300 feet of the Food Truck Court for customers and employees during hours of operation.
- (11) Temporary or portable toilet facilities are not permitted.
- (12) Each Food Truck shall occupy a designated Food Truck Stall.
- (13) Food Truck stalls shall conform to the dimensional standards of a parallel parking stall in Table 4.3.12.C-1 and to the off-street parking surface requirements of the applicable Character District or Special District.
- (14) There shall be at least ten feet of unobstructed clearance between each Food Truck.
- (15) Food, drink, and other merchandise must be sold directly from Food Trucks or other Mobile Vending Apparatuses.
- (16) Except in Character District CD-5, the sale of alcohol in a Food Truck Court is prohibited.

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(17) Food Truck Courts with more than five Food Truck stalls must utilize a single point of sale system associated with a business entity with a situs and current business license and in the City of Columbia.

(18) Required parking shall be provided as described at § 4.3.12.B.3; on another lot or building site within 1,320 feet of the Food Truck Court by parking agreement or easement, provided the principal use on the shared site shall maintain minimum required parking;

On street space within 1,320 feet of the Food Truck Court; or a combination of all above.

(19) The Food Truck Court operator shall provide a detailed operating plan which includes:

- a) The maximum number of Food Trucks that can operate on the site at one time;
- b) A copy of the rules of operation to which Food Trucks operating on the site must adhere;
- c) A plan for the appropriate disposal of fats, oils, and grease which prevents release into the city sanitary sewer;
- d) Hours of operation of the Food Truck Court;
- e) Contact information for the designated manager;
- f) An explanation of how required parking will be provided; and
- g) An explanation of how required restroom facilities will be provided.

(20) The Food Truck Court operator shall provide a plot or building site plan which depicts:

- a) The location of all seating areas, trash receptacles and other movable and permanent physical elements of the Food Truck Court; and
- b) All other information deemed necessary by the Zoning Administrator.

o. Fuel Sales and Gasoline Sales Facilities, including Convenience Store with Gasoline Sales Facility, shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Fuel pumps shall be located at least 15 feet from any property line.
- (2) No outdoor storage shall be allowed.
- (3) Storage of vehicles for more than 24 hours is prohibited.
- (4) A spill prevention and counter measures plan shall be provided prior to construction plan approval that includes, at a minimum:
 - (a) Clean up procedures for fuel (or other hazardous material) spills occurring inside and outside the Building;

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- (b) Counter measures for use in preventing fuel (or other hazardous material) spills from entering the stormwater collection system;
 - (c) Routine cleanup procedures for work area and Parking Areas; and
 - (d) Washdown water shall not be permitted to enter the stormwater collection system.
- (5) Pumps shall be located in the 3rd Layer.
- (6) Within Districts CD-4, CD-4C, CD-5C, and PUD-MU, the maximum number of fuel dispensing pumps shall be eight per Lot or Building Site. Within District CD-5, the maximum number of fuel-dispensing pumps shall be eight for the entire District.
- p. **Golf Course, Country Club, Swim Club, and Tennis Club** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) No maintenance Building or clubhouse shall be closer than 100 feet from any Residentially zoned or Residentially used land.
- q. **Group Assembly Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) The locations, size and design of such facilities shall be situated so that the proposed Development shall be compatible with the Development within the surrounding area thus reducing the impact upon the surrounding area;
 - (2) The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets; and
 - (3) When an application for a Group Assembly permit includes an amusement park, sports arena, fairground, racetrack, or similar recreational pursuits, the following requirements shall be observed:
 - (a) The minimum site area shall 25 acres;
 - (b) The minimum setback of all Structures from all public roads shall be 100 feet;
 - (c) Such facility shall be situated so that no Residentially zoned or Residentially used property is located closer than 500 feet from the Building entrance of such facility;
 - (4) Access to such facility shall be by a paved public major arterial or major collector thoroughfare. Traffic shall not be directed through Residentially zoned or Residentially used property, through areas that are Adjacent to Residentially zoned or Residentially used property, or on minor Residential streets traversing Residentially zoned or Residentially used property areas or areas that are Adjacent thereto;
 - (5) Any lighting provided at such facilities shall be designed so that no direct light falls on Adjacent Residential property; and

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- (6) Accessory Uses may be permitted in conjunction with the Principal Use of the property provided that such uses are physically designed as a part of or within the principal Structure. Such Uses may include food sales, beverage sales, gift or souvenir shops, and similar activities.
- r. **Group Living Uses** indicated on the applicable Use Table as Uses Permitted with Limited Conditions are permitted subject to following:
 - (1) The home shall be operated in a manner that is compatible with the neighborhood and shall not be detrimental to Adjacent properties as a result of traffic, noise, refuse, parking, or other activities.
 - (2) When located in a Residential neighborhood, the home shall maintain a residential appearance compatible with the neighborhood.
 - (3) The home shall meet all state requirements, and all applicable housing and building codes.
- s. **Hazardous and Low Level Nuclear Material Disposal and Storage Areas** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
 - (2) The facility shall comply with all applicable State and federal regulations.
 - (3) The facility shall be located at least 1,500 feet from any Residential property.
 - (4) Maps and engineering drawings shall be provided showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within ¼-mile of the property line.
 - (5) The site shall be enclosed by a fence or wall at least 6 feet high. Entrance and exit shall be through a gate which shall be locked during non-business hours.
 - (6) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.
- t. **Heavy Industrial Facilities, Not Otherwise Classified** may be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
 - (2) The facility shall comply with all applicable State and federal regulations.
 - (3) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.
- u. **Hospitals, Rehabilitation Facilities, and Centers for Observation** shall be permitted in accordance with the applicable Use Table, subject to the following:

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- (1) The minimum Side Yards and Rear Yards for Hospitals and Centers for Observation or Rehabilitation Facility shall be 50 feet for one or two Story Buildings, increased by five feet for each Story above two Stories.
 - (2) The location and operation of such facility shall be in keeping with the character of the surrounding area and shall not have an adverse effect on the properties in the surrounding area.
 - (3) All public utilities including a Central Sewage Collection and Treatment System shall be available to the site.
- v. **Hotels, Motels, and Extended Stay Hotels** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) The parcel shall be accessed from a Thoroughfare or Internal Drive.
 - (2) Where the property line of a Motel is Adjacent to Residentially zoned or Residentially used property, the minimum depth for the required Yard along such Adjacent property shall be 50 feet and no Structures or Parking shall be permitted in the required Yard.
 - (3) Any Accessory Uses such as restaurants and outdoor recreational activities shall not be located on the side of Adjacent to Residentially zoned or Residentially used property.
- w. **Long Term Care Facilities, Continuum of Care Facilities and Group Care Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) The purpose(s) of the facility must be clearly established by the agency responsible and the appropriate staff services must be provided to achieve the stated purpose(s).
 - (2) Group Care Facilities accommodating from seven to 12 individuals shall have 24-hour staff and professional services in the behavioral sciences available.
 - (3) Group Care Facilities accommodating more than 12 individuals shall have resident 24-hour staff, and shall provide professional services in the behavioral sciences.
 - (4) The Planning Commission must make a written finding to the Board of Zoning Appeals regarding the foregoing requirements based on advice from such agencies as the Tennessee Department of Human Services.
 - (5) An appropriate license must be secured for any activity regulated by any public agency, including the Tennessee Department of Human Services. Any activity lawfully regulated by any public agency may be permitted for only that time period for which a valid license is obtained. Where grades or classes of approvals are granted, only the most restrictive may be permitted.
 - (6) No more than one of either a Long Term Care Facility, Continuum of Care Facility, or Group Care Facility may be permitted on a single Block.
 - (7) A Family Care Facility may not accommodate more than one individual (excluding staff) per living room.

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- (8) The home shall be operated in a manner that is compatible with the neighborhood and shall not be detrimental to Adjacent properties as a result of traffic, noise, refuse, Parking or other activities.
 - (9) The home shall maintain a Residential appearance compatible with the neighborhood.
 - (10) The home shall meet all state requirements, and all applicable housing and building code requirements.
 - (11) A Group Care Facility must contain 1,500 square feet of net floor space for the first six residents, including resident staff, and 150 square feet of net floor space per person above six residents.
 - (12) Necessary utilities including a Central Sewage Collection and Treatment System shall be available to the site.
 - (13) Group Care Facilities accommodating from seven to 12 persons, and Family Care Facilities accommodating from one to six persons shall meet all bulk regulations for a Residence in the applicable District.
 - (14) Group Care Facilities accommodating from 13 to 50 persons shall have a minimum Lot/Building Site Area of five acres. When more than 50 persons are accommodated, there shall be one additional acre is required for each ten persons accommodated.
 - (15) The minimum Side Yards and Rear Yards for Group Care Facilities accommodating 13 or more persons shall be 50 feet for a one – or two – story building, increased by five feet for each story above two.
 - (16) The Development Plan shall be subject to approval by the Planning Commission, taking into account but not limited to the following considerations:
 - (a) Compatibility with the surrounding area;
 - (b) Any adverse impact of the proposed activity on the character of the area;
 - (c) Needed fencing and screening;
 - (d) Adequate open space and recreation space if appropriate; and
 - (e) All other requirements of this Section.
 - (17) Notwithstanding the factors listed above, the Board of Zoning Appeals shall be permitted to vary the Required Yards or Setbacks and the Screening for Parking when the application involves a change in activities in existing Structures. The Development Plan shall provide for compensating features to offset any potentially adverse conditions that might be brought about by said modification to the requirements.
- x. **Manufactured Homes** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) No person shall place a Manufactured Home on any Lot or Building Site within a Residential District, unless it is used actively for Residential purposes. Non-Residential Use of

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a Manufactured Home may be permitted as a Temporary Use subject to Section 4.3.8.B, Temporary Construction Offices.

y. **Manufactured Home Parks** shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Applications for a Multi-family Dwelling shall be subject to the Site Development Plan Review requirements of Section 8.5.6 and shall require Planning Commission approval.
- (2) Manufactured Home Parks must be designed and constructed to the same standards as a site-built subdivision to assure a safe, healthy Residential environment.
- (3) Where permitted, Manufactured Homes within a Manufactured Home Park shall be located to minimize hazards due to possible subsidence, flood or erosion, and insect or rodent infestation.
- (4) Landscaping and Buffering shall be provided in conformance with Section 4.3.11. A planting plan shall be submitted with the final Development Plan.
- (5) Publication "NCSBCS Standard for Manufactured Home Installations" (ANSI A 225.1 – 1982), including NFPA Standard for Fire safety Criteria for Manufactured Home Installations, Sites and Communities (NFPA 501A – 1982), shall be applicable to Manufactured Home Parks, and is hereby adopted by reference.
- (6) Each Manufactured Home Park shall be served by a public water supply of adequate quantity, quality and pressure.
- (7) Adequate fire protection, as determined by the Municipal Fire Department, shall be provided for each Manufactured Home located within a Manufactured Home Park.
- (8) Each Manufactured Home within a Manufactured Home Park shall be served by a Central Sewage Collection and Treatment System.
- (9) Solid waste collection stands shall be provided for waste facilities. Such stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them. Stands shall be screened in accordance with Section 4.3.11.
- (10) Service Buildings housing sanitation and laundry facilities shall be permanent Structures complying with all applicable Ordinances and statutes regulating buildings, electrical installations, and plumbing and sanitation systems.
- (11) All Manufactured Home Stands shall be located within reasonable proximity to a fire hydrant or similar fire protection facilities.
- (12) A safe, convenient, all-season pedestrian circulation system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have an adequate gradient and a minimum width of three feet.
- (13) Direct vehicular access to the Manufactured Home Park shall be provided by means of an abutting improved public street or way and access to each Manufactured Home site

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shall be by a permanently maintained private street or way which is protected by a permanent Easement. Sole vehicular access shall not be by an Alley.

- (14) All Vehicular Use Areas used for common access for two or more residents shall be suitably paved and maintained as a condition of approval of the Manufactured Home Park.
- (15) The limits of each Manufactured Home Site shall be marked on the ground by suitable means. Location of Manufactured Home Site limits on the ground shall be the same as shown on accepted plans.
- (16) Manufactured Homes shall have a minimum side-to-side clearance of 25 feet and a minimum end-to-end clearance of 15 feet.
- (17) There shall be a minimum distance of ten feet between the nearest edge of any Manufactured Home Stand and an Abutting Street or Internal Drive.
- (18) Each Manufactured Home Site shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area of such outdoor living and service area shall be at least 300 square feet, with a minimum dimension of 15 feet. This area shall not be counted towards required Civic Space.

z. Manufactured Home Sales shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) The boundary of the property shall be a minimum of 500 feet from any Residentially zoned or Residentially used property.
- (2) The display area shall be set back a minimum of 25 feet from the street right-of-way and shall be Screened from the Frontage in accordance with Section 4.3.11.
- (3) In addition to the landscaping requirements in Sections 4.3.11 and 4.3.16, the following landscaping shall be provided within any Front (Street) Yard:
 - a) An evergreen hedge which is at least 24 inches in height; or
 - b) Plantings which meet the requirements for plantings under Section 4.3.9.D.6.y(5).
 - c) Storage and repair activities shall be screened from off-site views.
- (4) A minimum separation of at least 10 feet shall be maintained between display homes. Display homes which are visible off-site shall be provided with some type of material and/or landscaping around the base which will prevent open views underneath the Manufactured Home.

aa. Mobile Vending shall be permitted in accordance with Table 4.3.9.A-3, subject to the following:

- (1) Issuance of a Temporary Use Permit pursuant to Section 8.5.9.
- (2) All Mobile Vending shall be subject to the following requirements and limitations:

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- a) Access, ingress, egress, and interior vehicular or pedestrian circulation at the vending location shall not be impeded.
 - b) Mobile vendors may not obstruct corner or driveway sight triangles depicted in Tables 4.3.3.G.1 and 4.3.3.G.2.
 - c) The primary use on site shall maintain an adequate parking supply.
 - d) upon request of the Zoning Administrator or the Columbia Police Department the Mobile Vendor shall provide a written and signed agreement from the property owner, or owner's authorized agent, granting permission for the temporary use of the property, which shall include a provision for the usage of on-site restroom facilities when tables and/or chairs are incorporated.
 - e) Trash receptacle of adequate size shall be provided by the vendor.
 - f) All signage shall be on located on the mobile vending apparatus.
 - g) With the exception of special events, vending shall only take place on a hard surface conforming to Section 4.3.12.C-7 or on properties with existing non-conforming parking areas with an approved driveway entrance.
 - h) With the exception of Food Trucks, mobile vendors shall not remain on a single site for more than four (4) consecutive days.
 - i) Food Trucks and shall remain movable at all times and may not be permanently secured to the site; upon request of the Zoning Administrator, each operator of a Food Truck must show current registration to operate the apparatus on public roads and demonstrate that the apparatus is movable.
 - j) Mobile vendors must dispose of fats, oils, and grease appropriately and may not connect to city sanitary sewer.
 - k) Any Mobile Vendor serving alcohol must by licensed by the Tennessee Alcoholic Beverage Commission and must comply with all regulations related to the sale of alcohol. Restroom facilities required for employees.
 - l) Mobile Vendors operating at a location for a duration of more than four hours must have a written agreement, available upon request by the Zoning Administrator or the City of Columbia Police Department, that permits employees to have access to a restroom no more than 300 feet from the vending location during all the hours of operation.
- (3) Within Character District CD-5, Food Trucks and Pushcarts may be permitted to set up for service or to conduct business in the public right of way under the following criteria:
- a) Mobile Vending locations shall be limited to street segments designated as appropriate for Mobile Vending by the Zoning Administrator; the Zoning Administrator shall create a map of street segments designated for mobile vending at least quarterly; Mobile Vendors who set up for service in the right of way must verify allowable vending locations;

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- b) Hours of operation shall be limited to 7:00 am to 10:00 pm;
 - c) Only one parking space shall be occupied;
 - d) Such Food Truck shall be removed from the parking space each day; no Food Truck may remain in the public rights of way for more than six (6) consecutive hours;
 - e) Mobile Vendors shall not reserve, obstruct, or otherwise limit the use of parking spaces while not actually occupying the space;
 - f) The Zoning Administrator, the Department of Public Works, or the City of Columbia Police Department may direct the Mobile Vendor to vacate the right of way at any time, the Mobile Vendor must immediately comply with directions to leave a parking space;
 - g) The mobile vendor shall clearly identify the mobile vending area with traffic cones or similar device.
- (4) Within CIVIC Districts, Food Trucks may be permitted to set up for service or to conduct business under the following criteria:
- a) The Mobile Vendor holds a current Mobile Vending Permit
 - b) The City of Columbia, or a person or organization that has entered into a use agreement with the City of Columbia, has invited the Mobile Vendor to cater a community event;
 - c) The serving window of the Food Truck must face away from any right of way; and
 - d) The mobile vendor shall clearly identify the mobile vending area with traffic cones or similar device.
- (5) Except as set forth in Section 4.3.9.D.6.x(3) with respect to Character District CD-5, in order to maintain the safe movement of vehicles and pedestrians on the City's roadways, Mobile Vendors, excluding Ice Cream Truck and Canteen Truck operations, shall not be permitted to set up for service or to conduct business on any public right-of-Way.
- (6) In addition to the circumstances under which Mobile Vendors may be permitted to set up for service or to conduct business in the public right of way of Character District CD-5 under Section 4.3.9.D.6.x(5), Mobile Vendors shall be permitted to set up for service or to conduct business in Character District CD-5 for a special event that includes full or partial street closures, or mass gathering permits sanctioned by the City.
- (7) A canteen truck with a current mobile food vending permit may operate on private property or from the right of way adjacent to a construction site with an active building permit in order to cater to on-site workers: between the hours of 6:00 a.m. and 6:00 p.m. on week days; a Canteen Truck may not remain on any one site for more than one (1) hour each day; the serving window of the Canteen Truck must face private property.

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- (8) An Ice Cream Truck with a current mobile food vending permit may operate on private property or from the right of way; an Ice Cream Truck may not remain at any one location for more than 15 minutes before relocating to another location not less than one-quarter mile from the previous location; the serving window of the Ice Cream Truck must face private property.
- (9) The Zoning Administrator may revoke the annual temporary use permit found to be in violation of any provision of this Ordinance.

bb. Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning, other than Car Wash shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Fuel and oil pumps, if present, shall be at least 15 feet from property lines.
- (2) Pump island canopies shall be so located that a vertical downward projection of the edge nearest the Front Lot Line or Building Line shall not be closer than 1/2 the required yard depth for the District in which the Use is located.
- (3) Any repair, servicing, maintenance or other work on vehicles shall be conducted within an enclosed Structure.
- (4) No outdoor storage shall be allowed.
- (5) Storage of vehicles for 15 days or more shall be prohibited.
- (6) A spill prevention and counter measures plan shall be provided prior to construction plan approval that includes, at a minimum:
 - a) Cleanup procedures for spills occurring inside and outside the Building;
 - b) Counter measures for use in preventing spills from entering the stormwater collection system;
 - c) Routine cleanup procedures for work areas and Parking areas; and
 - d) Wash-down water shall not be permitted to enter the stormwater collection system.

aa. Motor Vehicle Sales, Leasing, and Rentals shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) All Junk Vehicles or inoperable vehicles or equipment shall be within a completely enclosed Building.
- (2) Vehicle or equipment repairs made on-site shall be conducted within an enclosed Structure.
- (3) Adequate on-site area shall exist for the loading and unloading of vehicles from car carriers to ensure that no such loading or unloading occurs in any Right-of-Way.
- (4) No vehicles shall be displayed in required landscaping or in Rights-of-Way.

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(5) Vehicle sales, leasing, and rental facilities shall meet the following Parking Area landscaping standards rather than those of Section 4.3.12.C:

- a) Trees shall be planted at the rate of one tree per 50 linear feet, and shrubs at the rate of one shrub per five linear feet of display area.
- b) Plants may be grouped together, provided that at least 250 square feet of contiguous growing area, not encroached upon by impervious surfaces, surrounds each planted tree.

(6) The provisions of Section 4.3.9.D.6.a shall not apply.

ab. Non-Banking Financial Institution shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) A Non-Banking Financial Institution shall be located no less than 1,320 linear feet from the property line of another property upon which another Non-Banking Financial Institution is located.

ac. On-Street Vending shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Issuance of a Temporary Use Permit pursuant to Section 8.5.9.

ad. Outdoor Display shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Outdoor Display shall be permitted only through the Administrative Adjustment process in Section 8.5.8.
- (2) A binding site plan illustrating the extent of the permitted area for outdoor display shall be required.
- (3) Vehicles for sale, lease or rent as part of a properly permitted Use (including boats and manufactured housing) shall not be considered merchandise, material or equipment subject to the restrictions of this Section.
- (4) Plant material at a Plant Nursery or Plant Nursery with Landscape Supply shall not be considered merchandise, material or equipment subject to the restrictions of this Section.
- (5) Waste generated on-site and deposited in ordinary refuse containers shall not be subject to the restrictions of this Section.
- (6) Temporary uses permitted by these zoning regulations are not subject to the requirements of this Section.
- (7) The requirements of this Section do not supersede any previously issued Conditional Use or special exception for outdoor display or storage.
- (8) The outdoor location of soft drink or similar vending machines shall be considered outdoor display where the location is visible from Adjacent Residential Development.

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- (9) Outdoor acceptance of payment or other remittance (including cash registers or similar devices) shall not be permitted, except for activities permitted through a Temporary Use permit.
- ae. **Outdoor Recreation** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) The use shall have direct access from a major or minor thoroughfare.
 - (2) Food sales shall be provided for patrons of the recreational activity only.
 - (3) Passive recreational activities may use alternative Parking surfaces as approved by the City Engineer.
- af. **Outdoor Storage**, where permitted by this Ordinance, shall be located at least 15 feet from the public right-of-way and any Abutting Residential Use or Residential District. All areas utilized for outdoor storage should be screened from view from the public right-of-way.
- ag. **Parking Lots** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) No storage, repair, or sales of vehicles shall be allowed on the site.
 - (2) A wall or continuous evergreen hedgerow of at least 24 inches and fence no more than 48 inches in height shall be placed around the perimeter of the Parking area to prevent Encroachment of vehicles into the surrounding area. Openings for pedestrian and vehicular access are permitted.
 - (3) Compliance with all other applicable provisions of this Code related to Parking Lots.
- ah. **Self-Service Storage Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) Except when located within District SD-LI or SD-HI, there shall be a Parcel Buffer provided pursuant to Section 4.3.11.H, which shall include a perimeter fence no less than four feet and no more than eight feet in height. Such fence shall be Screened in accordance with Section 4.3.1.
 - (2) Barbed-wire, razor wire, or similar accoutrements may not be used on portions of the fence visible from a roadway. Acceptable materials include wrought iron, aluminum, stone, brick or other materials with similar appearance.
 - (3) One Loading Space shall be provided for each 10,000 square feet of enclosed storage area.
 - (4) When located within a PUD District, the Use shall maintain a minimum 300 foot Setback from any property line along arterial roadways.
- ai. **Short-Term Rental Units** shall be permitted in accordance with the applicable Use Table, subject to the following:

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- (1) the Short-Term Rental Unit must be in a Building originally used or designed to be used as an abode or home of a person, family, or household in either a portion of a single-family house, or an individual Dwelling Unit in a two-family Dwelling, or townhouse, which Short-Term Rental Unit is rented wholly or partially for a period of less than thirty (30) continuous days occupancy for a fee;
 - (2) the owner, defined as Single-Family Dwelling, of such Short-Term Rental Unit must reside on the premise;
 - (3) each Short-Term Rental Unit must be registered with and licensed by the City.
- aj. Townhouses or Rowhouses** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) Party walls, subject to the provisions of the Standard Building Code and National Fire Protection Association Fire Code, shall be provided along all points of attachment.
- ak. Transfer Stations and Recycling Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) The transfer station shall handle only waste that can be legally handled or disposed of in a solid waste landfill facility. This limitation shall not preclude use of the transfer station site for collection, processing, storage, and transfer of recyclable materials or for other waste reduction activities.
 - (2) Recycling facilities shall handle only recyclable materials for which a permit has been obtained through the appropriate regulatory agency.
 - (3) The entrance Driveway shall be located on a major thoroughfare located within 2,000 feet of an interstate highway interchange.
 - (4) There shall be at least 500 feet of separation between the facility [building and vehicular use areas adjacent to the building] and the nearest Residential Structure.
 - (5) The facility shall conform to all applicable State and federal regulations.
- al. Utility Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) Utility Facilities in Residential areas or adjoining Residential Uses shall maintain Residential area Setbacks or Required Yards, be fenced (unless totally enclosed with a Structure), and either be screened from view or designed to have a Residential appearance.
 - (2) Expansion of Utility Facilities originally approved through the issuance of a Conditional Use Permit pursuant to Section 8.5.16 of up to 20% or 1,000 square feet, whichever is greater, may be approved administratively by the Zoning Administrator.
- am. Waste Handling Facility, Not Otherwise Classified** may be permitted in accordance with the applicable Use Table, subject to the following:
- (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.

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- (2) The facility shall comply with all applicable State and federal regulations.
- (3) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

an. Wireless Communication Facilities other than Communications Towers shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) The requirements set forth in this Section 4.3.9.D.6.n. shall govern the location of Towers that exceed, and antennas that are installed at a height in excess of 70 feet. The height limitations applicable to Buildings and Structures shall not apply to Towers and Antennas.
- (2) Antennas or Towers located on property owned, leased, or otherwise controlled by the CITY shall be exempt from the requirements of this subsection, provided a license or lease authorizing such Antenna or Tower has been approved by City Council.
- (3) This Section shall not govern any Tower, or the installation of any Antenna, that is under 70 feet in height and is owned and operated by a federally – licensed amateur radio station operator or is used exclusively for receive – only Antennas.
- (4) The following requirements must be met:
 - a) Site and landscape plans drawn to scale and landscape plans drawn to scale;
 - b) A report including a description of the Tower with technical reasons for its design;
 - c) Documentation establishing the structural integrity for the Tower’s proposed uses, certified by a professional engineer licensed in the State of Tennessee competent in such design, the general capacity of the Tower and information necessary to assure that ANSI (American National Standard Institute) standards are met;
 - d) A statement of intent whether excess space on the Tower will be leased;
 - e) Proof of ownership of the site or a copy of the owner’s authorization to use the site;
 - f) Copies of any Easements necessary to gain access or limited Development areas;
 - g) An analysis of the site containing existing topographical contours;
 - h) A written opinion from an appropriate authority that the soils and underlying materials will support the intended Structure;
 - i) Evidence that the Tower facility meets technical emissions standards set by the FCC (Federal Communication Commission);
 - j) Evidence of “Determination of No Hazard” from the FAA (Federal Aviation Administration), as well as all required FCC permit information;

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- k) Alternatives to the Tower location and why this site was selected; and
 - l) Evidence that the site complies with requirements of the NEPA (National Environmental Policy Act) in regard to impact on wildlife, endangered species, historical sites, Native American religious sites, floodplains, wetlands, high intensity white lights in Residential neighborhoods ,and frequency emissions in excess of FCC guidelines.
- (5) Towers may be built on the same Lot or Building Site with another Principal Use. A separation a minimum of the Tower height between the Tower and any other Principal Use is required in order to provide for the health, safety and welfare of individuals and Structures occupying the same site. Joint use is prohibited on a Lot or Building Site where a proposed or existing Principal Use includes the storage, distribution or sale of volatile, flammable, explosive or hazardous wastes such as LP gas, propane, gasoline, natural gas and corrosive or dangerous chemicals.
- (6) Towers 80 feet or more in height shall be located on the Lot so that the distance from the base of the Tower to any adjoining property line or supporting Structure of another Tower is a minimum of 100% of the proposed Tower height. No Variance shall be granted from this minimum setback requirement.
- (7) Except as specifically required by the FAA (Federal Aviation Administration) or the FCC (Federal Communication Commission), transmission Structures shall:
 - a) use colors such as gray, blue or green which reduce their visual impacts; provided, wooden poles do not have to be painted; and
 - b) not be illuminated, except equipment shelters may use lighting for security reasons which is compatible with the surrounding neighborhood;
 - c) not use strobe lights unless specifically required by FAA.
- (8) Any proposed Tower shall be structurally designed so as to accommodate the minimum number of foreseeable shared users.
- (9) No advertising or display is permitted on any Communication Tower.
- (10) Any Accessory Buildings or Structures shall be located a minimum of 50 feet from any adjoining property line. Except for emergency purposes, the accessory facilities may not include offices, long-term vehicular storage, other outdoor storage, or broadcast studios, unless the Use is permitted in the District.
- (11) The Tower base and equipment area shall be enclosed with a fence no less than six feet in height. Access shall be locked at all times when the site is not occupied.
- (12) Where the Tower site abuts or is contiguous to any Residential District, there shall be provided a continuous, solid Screening and it shall be of such plant material as will provide an evergreen Screen. Screening as required herein shall be not less than four feet in height at the time of planting and shall be permanently maintained.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

(13) Location on any other Structure other than a Tower (i.e., water tank, utility poles, roof tops, etc.) is permitted subject to the provisions listed above relating to a Tower location.

(14) Co – location on Towers is encouraged. The Zoning Administrator has authority to approve a co – location on an existing Tower subject to:

- a) receipt of a letter from a licensed engineer stating that the Tower is structurally adequate to handle the additional load; and
- b) the FCC technical emissions standards not being exceeded.

(15) Any Antenna or Tower that is not operated for a continuous period of 12 months shall be considered abandoned and the owner of such antenna or tower, as well as any shared user(s) of the Tower or Antenna, shall remove same within 90 days of receipt of notice from the City notifying the owner and shared user(s) of such abandonment. If such Antenna or Tower is not removed within said 90 days, the City may remove or have the Structure removed at the owner's expense.

ao. Wrecking, junk, and salvage yards shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
- (2) The facility shall not be within 1,000 feet of Residentially zoned or Residentially used property; however, intervening highways, streets, railroads, and similar Rights-of-Ways shall be included in the 1,000-foot measurement.
- (3) The facilities shall be enclosed by a fence and shall be Screened from view. The fence shall be six-feet high, measured from the lowest point of grade. The fence shall be maintained in good condition. No stored materials shall be visible from ground level immediately outside the fence.
- (4) A spill prevention and countermeasures plan shall be provided prior to construction plan approval that includes, at a minimum:
 - a) Cleanup procedures for spills occurring inside and outside the Building;
 - b) Countermeasures to prevent spills from entering the stormwater collection system; and
 - c) Routine cleanup procedures for work areas and parking areas. Washdown water shall not be permitted to enter the stormwater collection system.
- (5) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

F. General Performance Standards for All Uses.

1. Any activity which releases smoke, particulate matter, gases or contaminants into the atmosphere shall comply with all applicable federal and State regulations.
2. All activities shall comply with the City Fire Codes.
3. All activities shall comply at a minimum with all applicable State and federal regulations as well as the appropriate County Health Department regulations and City and County fire department regulations for hazardous materials and wastes.
4. All activities shall control electromagnetic frequencies so that there is no interference in the operation of equipment off-site and no adverse effects to persons off-site.
5. Any activity which discharges material or liquids into sanitary sewers shall conform to all federal, state and local discharge and release regulations. City sanitation ordinances may also apply. The drainage of waste or stored materials onto adjacent properties or directly into creeks and watercourses or into the stormwater conveyance system is prohibited. Only uncontaminated stormwater runoff may be discharged into the stormwater conveyance system.
6. All activities shall comply with all federal and State regulations which apply to the handling, storage, and disposal of nuclear material.
7. All activities shall comply with all City regulations which pertain to the emanation of sound waves.

G. Accessory Uses.

1. Accessory Uses are Permitted by Right, Permitted Subject to Limited Use Standards, as Conditional Uses, or Not Permitted, as indicated in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses).
2. Those Uses shown in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses) as “P” (Permitted Accessory Use) are permitted in the applicable District, as indicated, if subordinate and customarily incidental to a permitted Principal Use existing on the Lot or Building Site.
3. Those Uses shown in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses) as “CU” (Conditional Use) are permitted in the applicable District, as indicated, if compliant with all applicable standards, requirements and conditions of Section 4.3.9.D, and subject to issuance of a Conditional Use Permit pursuant to Section 8.5.16.
4. Those Uses shown in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses) as “PL” (Permitted Subject to Limited Use Standards) are permitted in the applicable District, as indicated, if compliant with all applicable standards, requirements and conditions of Section 4.3.9.D.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-2 BUILDING, LOT & BUILDING SITE ACCESSORY USES

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Accessory Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Dwelling Unit	PL	PL	PL	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	PL
Accessory Garden Center	NP	NP	NP	NP	P	NP	P	NP	P	P	NP	NP	NP	NP
Parish House, Rectory, Parsonage, Monastery, or Convent on Site with Place of Worship	P	P	P	P	P	P	P	P	P	P	NP	P	NP	P
Dormitory on Site with Educational Institution	NP	NP	NP	P	P	P	P	P	P	P	NP	NP	NP	P
Hazardous Materials Storage	NP	NP	NP	NP	NP	NP	NP	NP	CU	CU	CU	NP	NP	NP
Home Occupations	P	P	P	P	P	P	P	P	P	P	NP	P	P	NP
Child Care for 4 or fewer In Home	P	P	P	P	P	P	P	P	NP	P	NP	P	P	NP
Outdoor Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP
Parking Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, refreshment and service uses of Structures in Civic Space incidental to the Civic Principal Use	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P
Retail Sales Accessory to Light Manufacturing or Warehouse	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP
Motor Vehicle Maintenance that is routine, periodic and incidental, if inside Garage or in 3rd	P	P	P	P	P	P	P	P	P	P	P	P	P	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Layer& vehicle is owned and registered occupant of Dwelling														
Outdoor Display	NP	NP	NP	PL	PL	PL	PL	PL	PL	PL	NP	NP	PL	PL
School on site with Place of Worship	P	P	P	P	P	P	P	P	P	P	NP	P	NP	P
Seminary on site with Place of Worship	P	P	P	P	P	P	P	P	P	P	NP	P	NP	P
Solar Panels	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sports Court, Swimming Pool, Hot Tub in 3rdLayer	P	P	P	P	P	P	P	P	P	P	NP	P	NP	NP
Tasting Room on site with Brewery, Distillery, Winery	NP	NP	NP	P	P	P	P	P	P	P	P	NP	NP	NP
Telecommunications Receiving Equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Telecommunications Facility	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU

H. Temporary Uses

1. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Permitted ("P") are allowed by right, subject to the issuance of a Temporary Use Permit by the Zoning Administrator.
2. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Permitted Subject to Limited Use Standards ("PL") are allowed by right provided that the applicable standards and requirements are met, subject to the issuance of a Temporary Use Permit by the Zoning Administrator.
3. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Conditional Use ("CU") are allowed by Conditional Use Permit, subject to compliance with the Conditional Use requirements of this Article and the issuance of a Temporary Use Permit by the Zoning Administrator.
4. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Not Permitted ("NP"), not allowed as Permitted ("P") or allowed as a Conditional Use ("CU"), or otherwise prohibited by this Ordinance are prohibited as Temporary Uses.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-3 BUILDING, LOT & BUILDING SITE TEMPORARY USES

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Trailers in Third Layer for Storage of Goods Associated with Commercial Principal Use, for up to 6 months with possible extension to 12 months	NP	NP	NP	CU	CU	CU	CU	CU	CU	CU	CU	NP	CU	NP
Seasonal Uses or Uses for Unusual Non- Recurrent Events, for no more than 30 days	P	P	P	P	P	P	P	P	P	P	P	P	P	P
New Subdivision Sales & Management Office, until development completion	P	P	P	P	P	P	P	P	NP	P	P	P	P	NP
Construction Office Trailer	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Mobile Vending	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

4.3.9 ENCROACHMENTS

Encroachments of Building Elements are allowed within each District and Civic District only as set forth in Table 4.3.10 Encroachments.

TABLE 4.3.10 ENCROACHMENTS

Encroachments - Required Setbacks & Yards*			
*Encroachments shall not requirements for a clear sight triangle.			
Encroachment Type	Front/Street	Side	Rear
Steps to Building Entrance	P	P	P
Open Porches, including Steps	P ≤ 25% Setback/Yard	P	P
Patios, in permitted applicable Layer	NP	P	P
Decks, in permitted applicable Layer	NP	P ≤ 25% Setback/Yard	P ≤ 25% Setback/Yard
Openwork Fire Escapes & Fire Balconies	NP	P ≤ 6 ft.	P ≤ 6 ft.
Chimney flues, sills, belt courses, cornices, buttresses eaves and other Architectural Features	P	P	P
Satellite dishes/ antennae	NP	NP	P
Mechanical equipment, including HVAC	NP	P	P
Underground utility lines, wires and associated Structures (e.g. poles)	P	P	P
Fences, hedges, walls, Shrubbery, and other landscape features	P	P	P
Parking Areas, Loading Areas and Driveways in 3rd Layer	NP	P	P
Bicycle Parking	P	P	P
Stoops	P	P	P
Balconies and Bay Windows	P	P	P
Driveways & Sidewalks	P	P	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Retaining walls	P ≤ 3 ft. in height	P ≤ 4 ft. in height	P ≤ 6 ft. in height
Awnings or canopies w/out support other than integral or wall support	P ≤ 6 ft.	P	P
Signs permitted by Article 7 (Signs)	P	P	P
Eaves, gutters, or Downspouts	P ≤ greater of 24" or 20% of Setback / Yard	P ≤ greater of 24" or 20% of setback / Yard	P ≤ greater of 24" or 20% of Setback /Yard
Flagpoles w/ < 1 structural ground member	P	P	P
Clothes poles or lines	NP	NP	P
Mailboxes	P	P	P
Sculptures or similar artistic Objects	P	P	P
Street furniture, such as benches, drinking fountains, trash receptacles, ash trays, & lighting standards	P	P	P

4.3.10 SCREENS, STREETSCREENS, & LOT/BUILDING SITE/PARCEL BUFFERS

A. Compliance with Standards.

Any Screen, Streetscreen, or Buffer required under this Ordinance shall comply with the applicable standards and requirements in **Tables 4.3.1-A - 4.3.1-U (District Standards)**, and this Section 4.3.11.

B. When Screening Required.

Screening of the items and conditions indicated shall be provided as required for each applicable District in **Tables 4.3.1-A - 4.3.1-U (District Standards)**, and this Section 4.3.11, except in each case, at any Driveway.

C. Location of Streetscreen.

Any Streetscreen must be located as set forth in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

D. Wall Screen / Streetscreen Material.

A Wall Screen or Streetscreen shall be constructed of the materials specified in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

E. Fence Screen / Streetscreen Material.

A Fence Screen or Streetscreen shall be constructed of the materials specified in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

F. Hedge Screen / Streetscreen Standards.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

A hedge Screen or Streetscreen shall consist of plants meeting the standards of **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

G. Openings in Streetscreens.

Streetscreens shall have openings no larger than necessary to allow vehicular and pedestrian access.

H. Lot/Building Site/Parcel Buffer Requirements.

1. For Project Buffers applicable to Development Parcels, see Section 5.8.
2. If a Project Buffer exists or is required pursuant to Section 5.7, a Lot/Building Site/ Parcel Buffer is not required under this Section 4.3.11.H.
3. Except as provided in paragraph 4.3.11.H.2 or as otherwise specifically provided in this Ordinance, a Lot/Building Site/ Parcel Buffer must be provided for any new Development or Structure within Districts CD-4C, CD-5C, PUD-R, PUD-MU, or any Special District, along the common Lot, Building Site, or parcel boundary of such Development or Structure and that of any Lot, Building Site, or parcel on which a single-family Dwelling or Two-Family Detached Residential Dwelling is located. Except as otherwise specifically provided in this Ordinance, all Lot/Building Site/ Parcel Buffers required under this Article 4 must meet the following requirements:

I. Modification

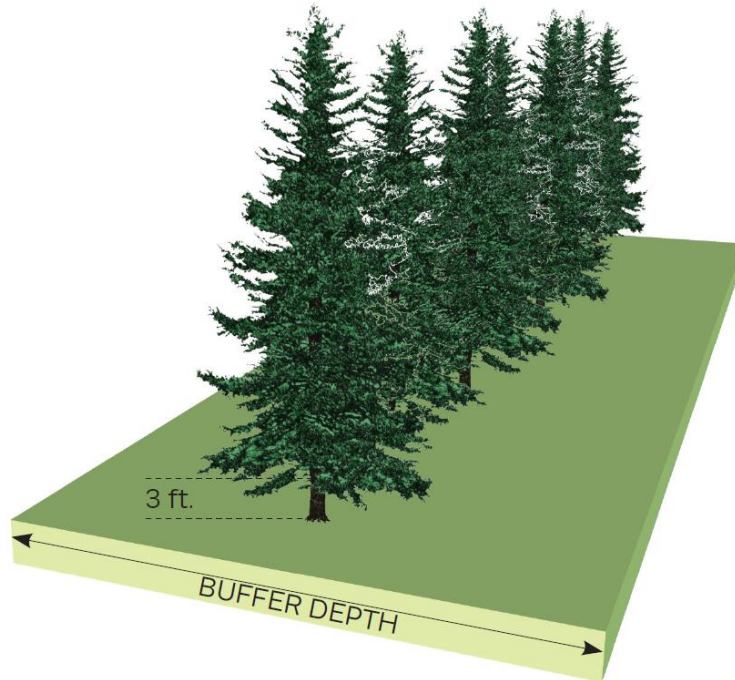
1. The Lot/Building Site/Parcel Buffer requirement at 4.3.11.H. may be modified by the Zoning Administrator upon a finding that:
 - a) a modification would be consistent with the purpose of protecting residential land uses from noise, odor, and unsightliness of adjacent higher intensity land uses;
 - b) the actual proposed use of the Lot or Building Site is not incompatible with the use of the abutting parcel;
 - c) a modified buffer, fence, or screening adequately mitigates any potential deleterious impact to abutting parcels; or
 - d) site conditions render the required buffer ineffective.
2. The applicant may appeal the Zoning Administrator's determination as described in 8.5.17.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.11.H.-1 LOT/BUILDING SITE/PARCEL BUFFER

District of New Dev/Structure	Buffer Depth	Buffer
CD-4	25 ft	Min. 90% opacity 3 ft. from ground and up; Evergreen plants ≥ 2.5 in, caliper measured 3 ft. from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted ≤ 10 ft. O.C
CD-4C	25 ft.	Same
CD-5C	25 ft.	Same
PUD-R or PUD-MU	75 ft.	Same
SD-MHP	50 ft.	Same
SD-INT, SD-LI, or SD-HI	100 ft.	Same

ILLUSTRATION 4.3.11.H-2 BUFFER



4.3.11 PARKING

A. General.

Within each District, all Parking Areas, Parking Structures, Parking Lots, Garages, and other Parking accommodations shall be provided, located, designed, accessed, constructed, maintained, operated, and otherwise meet the standards and requirements specified for the applicable District in **Tables 4.3.1-A– 4.3.1-U (District Standards)**, **Table 4.3.12.B (Vehicular Parking Requirements)** and **Table 4.3.12.C (Off-Street Vehicular Parking Space Dimensions)** or **Table 4.3.12.A-3 (Off-Street Compact Vehicular Parking Space Dimensions)**, except as they may be modified by the handicapped Parking regulations found in Section 4.3.12.B.9 and 4.3.12.B.10.

B. Parking Required.

- (1) Vehicular Parking shall be provided in accordance with this Section 4.3.12.B and **Table 4.3.12.B (Vehicular Parking Requirements)**, shall comply with and be located and in accordance with **Tables 4.3.1-A–4.3.1-U (District Standards)** and shall be designed in accordance with Section 4.3.12.C and **Table 4.3.12.C (Off-Street Vehicular Parking Space Dimensions)**.
- (2) Vehicular Parking required for each Lot or Building Site shall be determined based on the quantity of Principal Use(s) of the Lot or Building Site and the number of spaces available to the Lot or Building Site, as determined by Section 4.3.12.B, Section 4.3.12.4, and Table 4.3.12.B-1 (Vehicular Parking Requirements).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- (3) The number of spaces of Parking available to a Lot or Building Site is the sum of
- a) All spaces within the Lot or Building Site,
 - b) All spaces Adjacent to the Frontage Line on the same side of the Thoroughfare or Internal Drive as the Lot or Building Site, and
 - c) If elected by the Applicant, all spaces within the same or an Adjacent Block within a public Parking Lot or Parking Structure or by Parking agreement or Easement.
 - d) Any fractional spaces shall be rounded down to the nearest whole number.

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Minimum Number of Spaces of Parking Available PRINCIPAL USE to Lot Per Unit of Measurement	
AGRICULTURAL & EXTRACTIVE USES CATEGORY	
Agricultural	
Any Agricultural Use	Not Regulated

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Extractive	
Any Extractive Use	Not Regulated
RESIDENTIAL USES CATEGORY	
Household Living	
Attached Dwellings, except Two Family Dwelling	2 per Dwelling Unit in PUD-R & PUD-MU; 1.5 per Dwelling Unit in other Districts
Residence Portion of a Live/Work, Mixed-Use, or Flex Building	1.5 per Dwelling Unit
Single-Family Detached Dwelling	2 per Dwelling Unit, plus 1 per any rented room
Two Family Dwelling	2 per Dwelling Unit
Group Living	
Group Living Home	2 per Group Living Home + 1 per each Counselor
Other Residential Use Not Listed Under Any Use Category	1.5 per Dwelling Unit
CIVIC USES CATEGORY	
Community Service	
Auditorium (Civic)	1 per 200 square feet of total Usable Floor Area
Civic Building	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Civic Space- Community Garden, Green, Square, Plaza, Park, Playground, Sports Field	1 per 5,000 square feet of grass land area
Club or Lodge (Civic)	1 per 1,000 square feet of total Usable Floor Area
Conference/ Convention/ Exhibition Center	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Courthouse	1 per employee plus 1 per every 3 seats of seating available to the public in the courtrooms
Food Distribution Center (Civic)	1 per 1,000 square feet of total Useable Floor Area
Gallery/ Museum	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Library	1 per 100 square feet of seating area

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Parking Lot/ Parking Structure (Civic)	Not Regulated
Performing Arts Venue	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Place of Assembly	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Post Office	1 per 500 square feet of Usable Floor Area
Recreation Facility (Civic)	1 per 200 square feet of activity Usable Floor Area + 1 per 200 square feet of gross swimming water surface area + 2 spaces per tennis court + 5 spaces per basketball court + 15 spaced per athletic field
Sports Venue	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Transit Shelter	Not Regulated
Transit Station or Terminal	Transit vehicle storage space + 1 per 50 feet of waiting area + 1 per 2 employees
Day Care Facilities (Civic)	
All Day Care Facilities (Civic)	1 per employee + 1 per 10 clients accommodated
CIVIC USES CATEGORY CONTINUED	
Government Facilities	
Correctional Facilities	1 per employee and 1 per 20 inmates
Other Government Facility Use not listed under any Use Category	1 per employee + 1 per 500 square feet of public Usable Floor Area
Open space	
Any Open Space, excluding Civic Space	Not Regulated
Religious Facilities	
Any Place of Worship or other Religious Facility	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Other Civic Uses	
Other Civic Use not listed under any Use Category	Not Regulated

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS	
Minimum Number of Spaces of Parking Available PRINCIPAL USE to Lot Per Unit of Measurement	
CIVIL SUPPORT USES CATEGORY	
Cemetery/ Funeral Services	1 per full time employee + 1 per 40 square feet of public Usable Floor Area
Fire/ EMS Station or Police Station	Not Regulated
EDUCATIONAL USES CATEGORY	
Adult Education/ Personal Improvement/ Business, Trade & Vocational Schools	
Adult Continuing Education	1 per Teacher or other staff + .50 per Student seat
Business, Trade, or Vocational School other than truck driving	1 per Teacher or other staff + .50 per Student seat
Personal Improvement Education	0.50 per Student seat + 1 per Teacher or other staff
Truck Driving School	1 per Teacher or other staff + 1 per Student
Pre-school/ Primary/ Intermediate/ Secondary Schools	
Pre-school	1 per Teacher or other staff + 1 per 20 Students
Kindergarten	1 per Teacher or other staff + 1 per 20 Students
Elementary School	1 per Teacher or other staff + 1 per 20 Students
Middle School	1 per Teacher or other staff + 1 per 20 Students
High School	1 per Teacher or other staff + 0.50 per Student seat
Post-Secondary School	
College or University	1 per Teacher or other staff + 1 per Student
Community College	1 per Teacher or other staff + 1 per Student
Graduate or Professional School	1 per Teacher or other staff + 1 per Student

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Nursing Por Medical School not accessory to a Hospi- tal	1 per Teacher or other staff + 1 per Student
Seminary	1 per Teacher or other staff + 1 per Student
Other Educational Use	
Other Educational Use Not Listed in Any Other Cate- gory	1 per Teacher, Instructor, Care Giver or other staff + 1 per 20 Students or Children
INSTITUTIONAL USE CATEGORY	
Health Care	
Clinic	2 per patient rooms
Hospice, other than at-home care	.50 per bed
Hospital	.50 per bed
Rehabilitation Facility or Facility for Observation	.50 per bed
Long Term Care	
Long Term Care Facility or Continuum of Care Facility	1 per 3 beds
Other Institutional Use	
Other Institutional Uses Not Listed in any Use Category	1 per patient or Client room

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Minimum Number of Spaces of Parking Available PRINCIPAL USE to Lot Per Unit of Measurement	
COMMERCIAL USES CATEGORY	
Accommodations / Lodging	
Bed & Breakfast or Inn	1 per Dwelling Unit + 1 per guest bedroom + 1 per each 2 employees on the premises at one time
Boarding or Rooming House	1 per guest bedroom + 1 per each 2 employees on the premises at one time

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Hotel, Extended Stay Hotel, or Motel	1 per guest bedroom + 1 per each 2 employees on the premises at one time
Short-Term Rental Unit	1 per guest bedroom + 1 per each additional bed, cot, sofa or other sleeping accommodation
Other Accommodation/ Lodging/ Use Not Listed Under any Use Category	Not Regulated
Day Care/ Personal & Group Care (non-Civic)	
Adult Day Care (non-Civic)	1 per staff member + 1 per 3 seats or 1 per 200 square feet of activity Usable Floor Area, whichever is greater
Child Care Facility (non-Civic), excluding Child Care in Home	1 per staff member + .50 per child
Children's Day Camp	1 per staff member + .50 per child
Group Day Care or Facility or Family Day Care	1 per staff member + .50 per client
Other Day Care/ Personal & Group Care (non-Civic)	
Other Day Care/ Personal & Group Care (non-Civic)	Not Regulated
Indoor Recreation- Commercial	
Bowling Alley	1 per 500 square feet of total Usable Floor Area
Commercial Indoor Athletic Training Facility	1 per 1,00 square feet of total Usable Floor Area
Game Arcade	1 per 100 square feet of total Usable Floor Area
Gymnastics Facility	1 per 1,000 square feet of total Usable Floor Area
Indoor Firing Range	1 per 500 square feet of total Usable Floor Area
Indoor Sports Academy	1 per 1,000 square feet of total Usable Floor Area
Movie or other Theater (non-Civic)	1 per theater, bar, or dining seat or 1 per 100 square feet of total Usable Floor Area, whichever is greater
Pool Hall	1 per 300 square feet of total Usable Floor Area
Recreation Facility	1 per 200 square feet of activity Usable Floor Area + 1 per 200 square feet of gross swimming water surface area + 2 spaces per tennis court + 5 spaces per basketball court + 15 spaces per athletic field
Skating Rink	1 per 300 square feet of total Usable Floor Area

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Social (or Civic) Club, Lodge, or Organization	1 per 200 square feet of gathering or activity Usable Floor Area
Other Indoor Recreation- Commercial Use Not Listed Under any Use Category	1 per 500 square feet of total Usable Floor Area
Group Assembly (non-Civic)	
Any Group Assembly (non-Civic)	1 per 4 seats
Outdoor Recreation - Commercial	
Amphitheater	1 per 2 seats + 1 per 20 square feet of standing area
BMX Bicycle Park	1 per biker accommodated or 1 per 5,000 square feet, whichever is greater
Campground	1 per campsite
Drive-In Theater	1 per vehicle accommodation
Firing Range, such as a Rifle Range, Archery Range, Handgun Range, or Skeet Shooting	1 per customer firing squad
Golf Course, Swim club, Tennis Club, Country Club	Per Planning Commission Approval
Marina/ Boating Facility	1 per Boat Slip
Recreational Vehicle (RV) Park	1 per motorized RV space + 1 per non-motorized vehicle space
Paintball Park	Per Planning Commission Approval
Outdoor Entertainment Activity, such as Batting Cage, Golf Driving Range, Amusement Park, Miniature Golf Facility	Per Planning Commission Approval
COMMERCIAL USES CONTINUED	
Skateboard Park	Per Planning Commission Approval
Sports Field	Per Planning Commission Approval
Stadium / Arena	Per Planning Commission Approval
Summer Camp (overnight)	Per Planning Commission Approval
Swimming Pool	Per Planning Commission Approval
Tennis Club	Per Planning Commission Approval

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Water Park	Per Planning Commission Approval
Other Outdoor Recreational Use – Commercial not listed under any other Use Category	Per Planning Commission Approval
Parking – Commercial	
Parking Lot	Not Regulated
Parking Structure	Not Regulated
Restaurant	
Restaurant without Drive-Through Facility or Drive-In Facility	1 per 100 square feet of total Usable Floor Area
Restaurant with Drive-Through Facility or Drive-In Facility	1 per 100 square feet of total Usable Floor Area
Small-scale without Drive-Through Facility	1 per 300 square feet of total Usable Floor Area
Bars, Taverns, or Nightclub	
Bar, Tavern, or Nightclub	1 per 100 square feet of total Usable Floor Area
Retail/ Personal Service/ Repair/ Art/ Artisan	
Alcoholic Beverage Retail Sales	1 per 300 square feet of total Usable Floor Area
Artisan Establishment, with or without Retail Sales	1 per 500 square feet of total Usable Floor Area
Arts-Related Uses	1 per 500 square feet of total Usable Floor Area
Mail-Order or On-Line Retail Sales	1 per 1,000 square feet of total Usable Floor Area
Motor Vehicle Sales, Rental, leasing, or Motor Vehicle Maintenance/ Cleaning/ Repair/ Service	1 per 500 square feet of total Usable Floor Area
Retail Membership Club	1 per 500 square feet of total Usable Floor Area
Retail Food Sales, with or without on-premises preparation or processing	1 per 200 square feet of total Usable Floor Area
Recreation Facility (non-Civic)	1 per 1,000 square feet of total Usable Floor Area
Veterinarian Clinic, Animal Hospital, or non-Agricultural Kennel	1 per treatment, procedure, or surgical room + 100 square feet of total Usable Floor Area
Warehouse Retail	1 per 1,000 square feet of total Usable Floor Area

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Other Retail Sales, Rental, or Leasing uses not listed above	1 per 5000 square feet of total Usable Floor Area
Self Service Storage	
Self Service Storage	1 per 2,000 square feet of storage space
Boat-Related Uses	
All Boat-Related uses other than Marina/ Boating Facility	1 per 200 square feet of administrative space + 1 per Boat storage spaces + 2 per Boat ramp + 1 per Boat available for rental + 1 per employee work station + 2 per work day
Motor Vehicle-Related Uses	
All motor vehicle-related uses, other than Gasoline or motor vehicle sales, rental or leasing, motor vehicle maintenance/ cleaning/ repair/ service par sales and tire sales	1 per 500 square feet for Usable Floor Area + .25 per vehicle available for rental + 1 per employee work station + vehicle storage space + 1 per work bay
Tire Sales	2 per work station or service bay + 1 per 200 square feet of customer waiting area
Towing Service	1 per 500 square feet of Usable Floor Space + spaces for towed vehicles
Manufactured Home Sales	
Manufactured home Sales	1 per 500 square feet of Usable Floor Area + 1 per employee work station + inventory space + 1 work bay
Wholesale Sales	
All Wholesales not listed under any other category	1 per 10,00 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Minimum Number of Spaces of Parking Available PRINCIPAL USE to Lot Per Unit of Measurement	
OFFICE USES CATEGORY	
All Office Uses not listed under any other Category	1 per 200 square feet of total Usable Floor Area
INDUSTRIAL USES CATEGORY	
Heavy Industrial	
All heavy industrial uses	Not regulated
Light Industrial	
Brewery, excluding Brewpubs	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Bottling Plants	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Building Systems / Construction Business	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Carpet Cleaning Plants or Manufacturing	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Catering Service or Catering Event Establishment	1 per 400 square feet of food preparation area + 1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Clothing or Textile Manufacturing	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Commercial or Institutional Bakery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Contractor Material Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Crematorium	1 per employee on the premise at one time, but no fewer than 2 spaces
Dairy Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Distillery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Distribution Facility	1 per 10,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Dry Cleaning Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Equipment Rental	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Fabrication, work or storage on-site by building, heating, plumbing, electrical, or general contractors and others who perform services off-site	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Food Processing for Wholesale Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Horticulture & Landscaping Services	.50 space per employee on premises at one time, but no fewer than 2 spaces
INDUSTRIAL USES CONTINUED	
Ice Plant	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Information Services	.50 space per employee on premises at one time, but no fewer than 2 spaces

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Janitorial & Building Maintenance Services	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Laundry Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Light Manufacturing Plant with or without Retail Sales	1 space per 2,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Machine Shop/ Woodworking Shop, other than Artisan Establishment	1 space per 1,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Maintenance Yard or Facility	
Manufacture or assembly of equipment, instruments, appliances, precision items or electrical items, or toys	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Non-Hazardous Waste Treatment or Disposal	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Outdoor Storage	Not Regulated
Photo-Finishing or Photography Lab	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Printing, Publishing, and Lithography	1 space per 1,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Production of Artwork	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Rail Equipment Storage or Repair	1 per employee + 2 per acre
Recycling Collection	1 per collection container
Recycling Processing Facility	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Repair of scientific or professional instruments or electric motors	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Research Lab / Research Development	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Scrap or Salvage Yard	1 per employee + 2 per acre
Sheet Metal Shop	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Solid Waste Facility	Not Regulated
Towing Facility	Not Regulated
Welding, machine, tool repair shop	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Wholesale Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 1 per employee on premises at one time, but no fewer than 2 spaces
Winery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
INDUSTRIAL USES CONTINUED	
Woodworking, including cabinet makers and furniture manufacturing, but excluding Artisan Establishment	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Other Light Industrial Uses not listed in any other Use Category	1 per 2,000 square feet of Usable Floor Area, with a minimum of 1 per employee on premises at one time, but no fewer than 2 spaces
Warehouse & Freight Movement	
All Warehouse/ Warehousing & Freight Movement	1 per 10,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Waste-Handling	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

All Waste-Handling Services	Not Regulated
UTILITIES USES CATEGORY	
All Utility Uses	Not Regulated
OTHER USES CATEGORY	
Adult Entertainment	1 per 2,000 square feet of Usable Floor Area but no fewer than 2 spaces

(4) Exemptions

- a. Within CD-5, the Columbia Arts District Overlay, and the Columbia West End Historic District, existing buildings and uses shall comply with the following:
 - (1) When a non-residential use is changed to another non-residential use, additional parking spaces are not required;
 - (2) A one-time building expansion of ten percent (10%) or less of the existing floor area, up to a maximum expansion of 1,000 square feet, shall not require additional parking spaces, provided that the number of existing parking spaces on the Lot or Building Site shall not be reduced to accommodate the expansion;
 - (3) When a building is demolished and a new building is constructed, or the area of the structure is expanded by more than ten percent (10%), parking shall comply with the standards of this section for the entire square footage of the building.
 - (4) For new construction, the Zoning Administrator may approve counting all public and on-street spaces within 1,320 feet of the Lot or Building Site; and
 - (5) When a residential use is changes to a non-residential use, the Zoning Administrator may approve counting all public and on-street spaces within 1,320 feet of the Lot or Building Site.
- (5) The number of spaces of Parking available to a Lot or Building Site may not exceed, the number of spaces of Parking determined by Table 4.3.12.B-1 (Vehicular Parking Requirements) by more than thirty percent (30%) based on the quantity of Principal Use(s) on the Lot or Building Site, provided that the minimum number of spaces may be reduced pursuant to Section 4.3.12.B.5 and Section 4.3.12.B.6.
- (6) For purposes of this Section 4.3.12.B-2, the number of Parking spaces available to a Lot or Building Site may be reduced, at the election of the Applicant, by dividing the number of spaces of Parking required to be available to the Lot or Building Site by the applicable Shared Parking Factor. The Zoning Administrator may assign an appropriate factor to uses not listed.
- (7) The applicable Shared Parking Factor is determined under Table 4.3.12-B (Shared Parking Factor) for any two Principal Uses within the Lot or Building Site or within the Lot or Building Site and any other Lot or Building Site within the same or any Adjacent Block.

The diagram illustrates the relationship between 'USE' and 'with' categories. It features a central diamond-shaped grid of numbers (1, 1.1, 1.2, 1.3, 1.4, 1.7) surrounded by labels for 'USE' (Residential/Dwelling, Lodging, Office, Retail/Personal Service/Artisan) and 'with' (Residential/Dwelling, Lodging, Office, Retail/Personal Service/Artisan).

USE	with
Residential/Dwelling	Residential/Dwelling
Lodging	Lodging
Office	Office
Retail/Personal Service/Artisan	Retail/Personal Service/Artisan

- (8) In determining compliance with this Section 4.3.12.B, the following shall not be counted:
 - a) Accessory Dwelling Units; and
 - b) Liner Buildings fewer than 30 feet deep and no more than two Stories.
- (9) Up to 10% of the total number of Parking spaces in Parking Areas, Parking Lots, and Parking Structures that provide Parking for fifty (50) or more cars may be provided as Parking for compact cars, designed in compliance with Section 4.3.12.C.
- (10) Parking spaces to accommodate the needs of handicapped individuals shall be provided in accordance with the following Table 4.3.12.B-3 (Off-Street Handicapped-Accessible Parking), designed in compliance with Section 4.3.12.C.
- (11) One out of every eight required handicapped accessible spaces shall be van-accessible. A minimum of one van-accessible space shall be provided.
- (12) Any Plan submitted under this Ordinance must show the proposed types, numbers, and arrangement of Parking accommodations, including access to such areas from the Thoroughfares and Internal Drives, with spaces complying with all requirements of this Section 4.3.12.B.

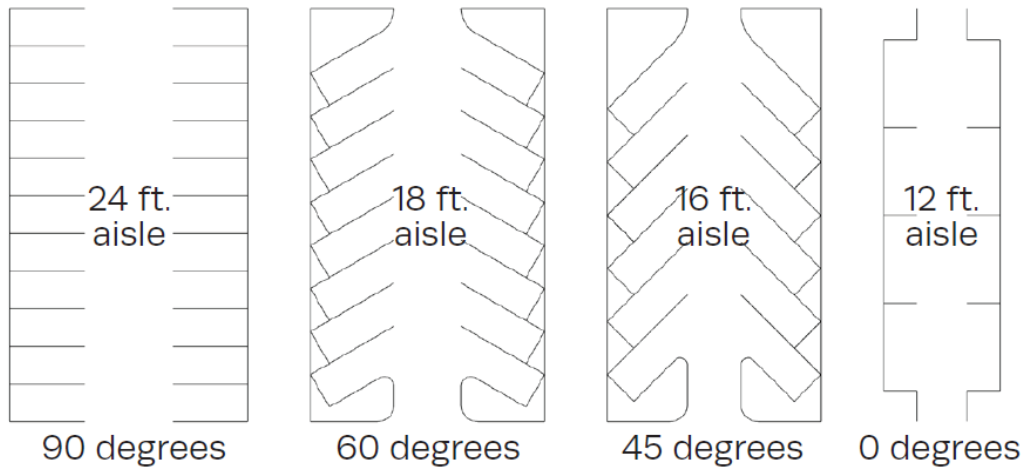
C. Design.

1. In all Districts, Parking Lots shall be designed in accordance with this Section 4.3.12.C and other applicable provisions of this Article 4.
2. Except as otherwise provided for compact vehicle Parking accommodations under Section 4.3.12.C.3, the dimensional standards set forth in **Table 4.3.12.C-1 (Off-Street Vehicular Parking Space Dimensions)** are applicable to off-street Parking accommodations:

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.C-1 (OFF-STREET VEHICULAR PARKING SPACE DIMENSIONS)

Parking Angle (degrees)	Stall Width	Minimum Stall Length	Aisle Width
0	8 ft.	21 ft.	12 ft.
45	9 ft.	19 ft. except 18 ft if adjacent to curb	16 ft.
60	9 ft.	19 ft. except 18 ft if adjacent to curb	18 ft.
90	9 ft.	19 ft. except 18 ft if adjacent to curb	24 ft.



- Any compact car spaces must be separately signed and marked in distinct, separate areas. The dimensional requirements for compact car spaces are as set forth in Table 4.3.12.C-2 (Off-Street Compact Vehicle Parking Space Dimensions):

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.C-2 (OFF-STREET COMPACT VEHICLE PARKING SPACE DIMENSIONS)

Angle of Parking (degrees)	Width of Space (feet)	Length of Space (feet)	Aisle Width (feet)
0	7.5 ft.	17 ft.	12 ft.
45	7.5 ft.	17 ft.	12 ft.
60	7.5 ft.	18 ft.	15 ft.
90	7.5 ft.	16 ft.	21 ft.

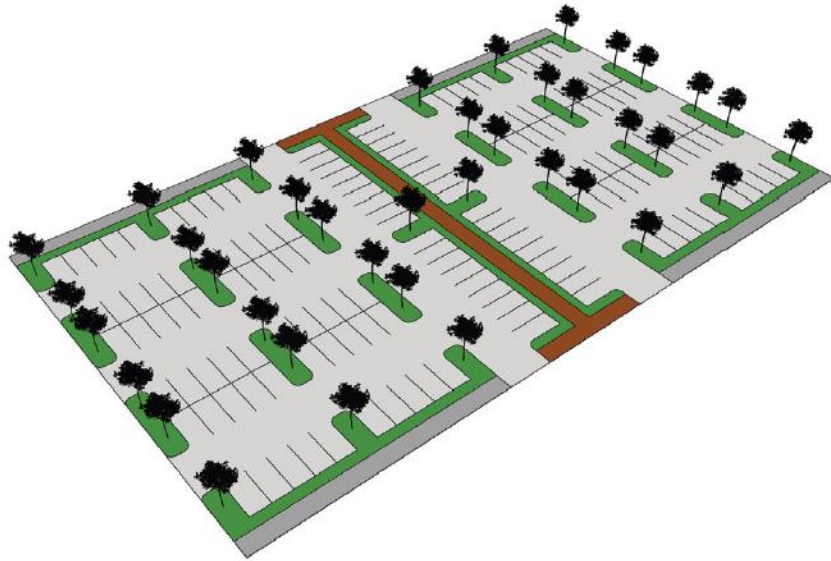
- Any ramps leading from a Thoroughfare or Internal Drive to a Parking Lot, Parking Area, Garage, or Parking Structure shall be at least twenty feet (20 ft.) wide for two-way traffic and 10 feet (10 ft.) wide for one-way traffic.
- Curbs must be made of granite or concrete at heights between six inches (6 in.) and eight inches (8 in.) above the elevation of the Thoroughfare and must be at least six inches (6 in.) wide.
- Curb cuts must be at least 20 feet (20 ft.) wide for two-way access and 10 feet (10 ft.) wide for one-way access. Except as otherwise expressly provided in this Ordinance with respect to numbers of Driveways, Lots and Building Sites shall be limited to one curb cut per Lot or Building Site.
- Unless alternative Parking surfaces are otherwise permitted by this Ordinance, all off – street Parking Areas and Parking Lots shall be surfaced with asphalt or concrete. Asphalt Parking Areas and Parking Lots shall be compacted after sub-grade with a minimum six inch stone base, a minimum two inches of modified asphalt binder, and a minimum 1-½ inches of asphalt mix topping and must follow the construction detail provided below. Concrete Parking Areas and Parking Lots shall be constructed according to recognized construction standards. Construction plans for all Parking Areas and Parking Lots construction plans shall be subject to review and approval by the City Engineering Department.
- Except in District CD-2, all Parking accommodations counted toward the applicable Parking requirements shall be paved and completed prior to issuance of the Final Certificate of Occupancy for the related Building(s).
- Any Parking Area or Parking Lot in the First or Second Layer shall be Screened from view in accordance with Section 4.3.11 and Tables 4.3.1-A - 4.3.1-U (District Standards).
- Any Parking Area or Parking Lot having five (5) or more spaces shall include Curbs, paving, Sidewalks, drainage facilities and lighting in accordance with this Ordinance and all other applicable laws, regulations and specifications.
- The maximum grade permitted for any required Parking shall not exceed 8%.
- Except in Districts CD-2, CD-3L, and CD-3, all off-street Parking spaces shall be striped with paint or some other form of permanent marking.
- All access to any City street from a Driveway shall have a concrete Driveway apron as approved by the City Engineering Department.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

14. Any Parking Area or Parking Lot having ten (10) or more parking spaces shall conform to the following:
- (a) Parking Areas and Parking Lots shall contain at least one landscape island for every ten (10) parking spaces. Parking Lots with more than one landscape island shall have such islands distributed throughout the Parking Lot.
 - (b) Interior parking rows shall be terminated at both ends with landscape islands.
 - (c) Each parking island shall be of a minimum size equal to a standard parking space; provided that each parking island abutting two rows of head to head parking spaces shall be of a minimum size and length equal to two (2) parking spaces.
 - (d) Parking islands shall contain a minimum of one (1) shade tree for every single island. If a parking island is double length or width, then two (2) shade trees shall be required.
 - (e) Rows of parking fronting on drive aisles including alleys shall be provided with a minimum five feet (5 ft.) (excluding curbs) landscaped buffer.
 - (f) Root zones for existing trees to remain shall be a minimum of 48 square feet.
 - (g) For every 2,000 square feet of Parking Area or Parking Lot, at least one tree shall be installed or preserved within the Parking Area or Parking Lot except to the extent that trees outside of the Lot containing the Parking Area or Parking Lot are allowed to satisfy this requirement as set forth below.
 - (h) No parking space shall be more than seventy-two feet (72 ft.) from a tree within the Lot, as measured from the center of the Tree to the nearest line demarcating the space.
 - (i) Except for trees allowed to be counted outside the Parking Area or Parking Lot, new trees shall be installed and/or existing trees preserved in Tree islands provided pursuant to this Section and/or at the perimeter of the Parking Area or Parking Lot, provided that the perimeter of the Parking Area or Parking Lot where trees are installed or preserved to meet this requirement lies within the Lot on which the Parking Area or Parking Lot is located.
 - (j) Trees outside of the Parking Area or Parking Lot located within twenty feet (20 ft.) of the closest portion of such Parking Area or Parking Lot, including but not limited to Trees within Thoroughfare Rights-of-Way, Internal Drive Easements, and Civic Spaces, may be counted toward satisfying the requirements.
 - (k) In addition to any walkway or Sidewalk around a Parking Area or Parking Lot, each such Parking Area or Parking Lot exceeding one hundred and twenty (120) spaces shall have least one pedestrian walkway bisecting the Parking Area or Parking Lot and connecting to adjoining sidewalks of a minimum width of eight feet (8 ft.) that is paved differently from the parking spaces with respect to texture, material, style, and/or color.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

ILLUSTRATION 4.3.12.C-3 PARKING AREA / LOT OR BUILDING SITE LANDSCAPING



- (l) Any Parking Area or Parking Lot in the First or Second Layer shall be Screened from view in accordance with Section 4.3.11.
15. Parking Areas and Parking Lots shall include Curbs, paving, Sidewalks, drainage facilities and lighting in accordance with this Article as well as any other applicable laws, regulations and specifications.
 16. Parking Area paving shall be confined to the minimum area necessary to comply with the parking requirements of this Article.
 17. Any Plan submitted under this Article shall show the proposed arrangement of Parking accommodations, including access to such areas from the Thoroughfares or Internal Drives, with Parking spaces to comply with the requirements of this Section 4.3.12.
 18. Parking Structures must be Screened from view of any Frontage by one or more Liner Buildings as set forth in **Table 4.3.1-A– Table 4.3.1-U (District Standards)**. Such Liner Buildings must be the same or greater height as the associated Parking Structure that they Screen.
 19. Lighting illuminating off-street Parking accommodations in all Districts other than Districts CD-2, CD-3L, and CD-3 must be installed within and directed only within the applicable Parking Area, Parking Lot, Garage, or Parking Structure.
 20. Handicapped-accessible Parking shall comply with the following:
 - (a) Handicapped-accessible Parking shall be located as near as possible to the main public entrances of a single Building or centrally located in Parking Areas that serve more than one Building.
 - (b) All off-street handicapped-accessible Parking spaces shall be located in the closest Parking Area to a public entrance to the Building but no more than 250 feet from such entrance.
 - (c) No stairs or curbs are permitted between a handicapped-accessible Parking space and the entrance which it is intended to serve, and the slope along the accessible route shall not exceed 1:12.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- (d) All off-street handicapped accessible Parking spaces shall be designated by a Sign or other means accepted by State requirements. Van- accessible spaces shall be designated by a sign indicating "Van Accessible" in addition to any other means used.
 - (e) A minimum width of 96 inches shall be required for all van-accessible spaces. Van- accessible spaces shall further require a minimum vertical clearance of 98 inches.
 - (f) An access aisle of 60 inches shall be provided for all handicapped accessible spaces and an aisle of 96 inches shall be provided for all van-accessible spaces one 96 inch aisle may serve both types of spaces. No ramps may project into this access aisle.
21. No required Parking accommodation shall be Encroached upon by any Building, Structure, or Use.

D. Operation & Maintenance.

- 1. No Parking space required for Dwelling Units shall be rented to Persons not living on the premises. All required Parking spaces or Dwelling Units must be made available to occupants of the Dwelling Units as an integral part of their occupancy.
- 2. Required Parking Accommodations must be available and maintained for such period as the Use or Structure exists that the facilities are designed to serve.

E. Access.

- 1. All Parking Areas, Parking Structures, and Garages shall be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.
- 2. Vehicular access to Parking Areas, Garages, and Parking Lots shall not conflict with general vehicular movement serving the site. Ingress and egress points must be at Curb cuts approved by City Engineer.
- 3. In all Districts, vehicular entrances and exits shall be designed to be easily identifiable by drivers and pedestrians. Any signage must be simple, clear, and concise. Any gates, arms, or booths must be set back at least 20 feet from the Frontage.
- 4. Off-street Parking accommodations other than those in Districts CD-2, CD-3L, and CD-3, and Single family Residential Lots and Building Sites in Districts SD-MHP and PUD-R shall provide access so that backing directly onto a Thoroughfare or Internal Drive is unnecessary.
- 5. A Driveway, drive aisle, or Internal Drive must be provided for off-street Parking accommodations in all Districts.
- 6. Driveways and entrances and exits for off-street Parking accommodations in all Districts other than Districts CD-2, CD-3L, and CD-3 and Single family Residential Lots and Building Sites in Districts SD-MHP and PUD-R, shall be at least 25 feet from a Thoroughfare or Internal Drive at an intersection.
- 7. Except in Districts CD-2, CD-3L, and CD-3, cross-access Easements must be provided between all contiguous Parking Areas and Parking Lots except where such areas and Lots are accessed from a Rear Alley.
- 8. In all Districts, Driveways at Frontages must be no wider in the First Layer than the width specified for the applicable District in **Table 4.3.1-A– 4.3.1-U (District Standards)**.
- 9. For Residential Uses other than Townhomes and Multifamily, Driveways shall not be located within five feet of a Side Building Site Line or Rear Building Site Line unless a shared Driveway is used.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

10. In all other Districts, except 4.3.12.E-9, no Driveway shall be constructed within 25 feet of an Adjacent Driveway. This dimension shall be increased to the greater of 40 feet Adjacent Driveways on State highways.
11. No Driveway curb return shall extend beyond an Adjacent Side Building Site Line or Rear Building Site Line or more than one-half (1/2) the distance to a Driveway located on the same property. This provision may require increased separation from Adjacent properties over the minimum indicated in Sections 4.3.12.E.10 or 4.3.12.E.11 above.
12. In all Districts, pedestrian exits from all Parking Lots, Parking Areas, Garages, and Parking Structures must conform to **Table 4.3.1-A– 4.3.1-U (District Standards)**, except for underground Parking accommodations.

F. Parking Restrictions.

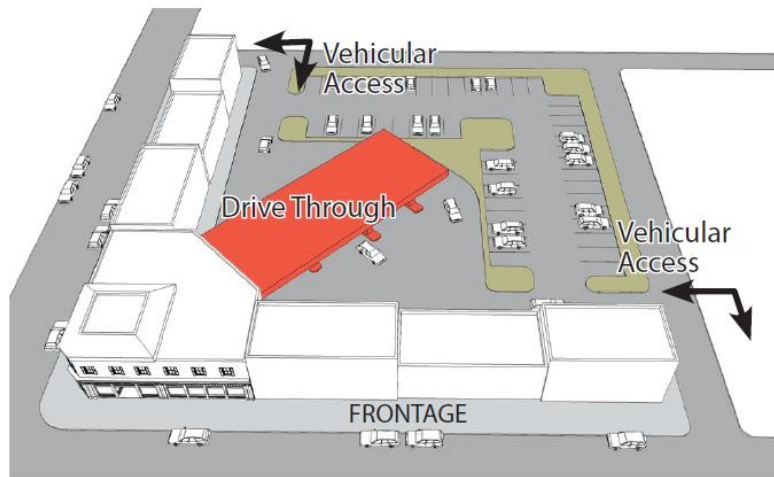
1. Domestic and recreational vehicles such as boats, camper trailers, and utility trailers shall be stored off - street, subject to the location requirements of **Table 4.3.1-A– 4.3.1-U (District Standards)**. Boats, camper trailers, and utility trailers may be stored on an unpaved surface, provided they are parked in the third layer and screened from view from the public right-of-way and adjacent properties.
2. Parking of buses on the site of and directly associated with a permitted Non-Residential Use shall be permitted.
3. Parking of heavy equipment or tractor trailers (including trailers as storage) shall not be permitted. This requirement shall not prohibit commercial vehicles from making deliveries. Trailers may be permitted for temporary storage in association with a construction with a Temporary Use Permit (Sec. 3.8).
4. Single and double axel trucks that exceed 90 inches in width and are greater than 12 feet in height are prohibited from Parking on a street for more than four (4) consecutive hours, unless it is related to performing a service for a property owner, i.e. construction, remodeling, etc.
5. Required Parking spaces and loading facilities shall not be used for the storage or sale of merchandise, vehicle storage, vehicles for sale, or vehicle repair. Non-required spaces proposed for these uses shall be designated on a site plan.
6. The private sale or storage of one vehicle per Dwelling Unit may be permitted as an Accessory Use in association with a Residential Use.
7. Any area designated for required off-street Parking or loading shall not be changed to another use until adequate Parking and/or loading facilities in conformance with this Article have been established.
8. Required Parking spaces may be temporarily used for uses other than Parking and loading with the issuance of a Temporary Use Permit pursuant to Section 8.5.9; provided such use does not negatively impact adjacent roadways, neighborhoods, or other uses and is clearly temporary in nature.

G. Drive-Through Locations & Standards.

1. Any drive-through facilities must be located and designed and comply with all standards as specified for the applicable District as set forth in **Tables 4.3.1-A– 4.3.1-U (District Standards)**. See Illustration 4.3.12.G (Drive-Throughs).

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ILLUSTRATION 4.3.12.G DRIVE-THROUGH



- Any drive-through locations must be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.
- Off-street vehicular stacking spaces shall be provided for all drive-through facilities in accordance with Section 4.3.12.H.

H. Stacking Spaces.

- Off-street vehicular stacking spaces shall be provided in accordance with **Table 4.3.12.H (Stacking Spaces)** for the activity type indicated as follows:

TABLE 4.3.12.H (STACKING SPACES)

Activity Type ing Spaces		Min. # of Stack- Measured From
Automated Teller Machine	4	Machine
Drive-Through	3	Teller
Bank Teller Drive-Through	4	Teller or Window
Car Wash Bay, Full Service	6	Bay
Car Wash Bay, Self-Service	2	Bay
Dry Cleaning/ Laundry Drive-Through	2	Cleaner/ Laundry Window
Gasoline Pump Island	1	Pump Island

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Gatehouse, Staffed	4	Gatehouse
Gate, Unstaffed	2	Gate
Pharmacy Pickup	3	Pharmacy Windows
Restaurant Drive-Through	8	Pickup Window
Valet Parking	3	Valet Stand

*Other as determined by Zoning Administrator in consideration of approved study prepared by a registered engineer with expertise in Transportation Engineering

2. Required stacking spaces shall be subject to the following design and layout standards:

- (a) Stacking spaces shall be a minimum of eight feet in width by 25 feet in length.
- (b) Stacking spaces shall not impede on- or off-site traffic movement or movement into or out of off-street Parking spaces.
- (c) Stacking spaces for each type of activity or accommodation shall be subject to any location standards applicable to the activity or accommodation itself.
- (d) Stacking spaces shall be separated from other drive aisles, Driveways, or Internal Drives by raised medians, if deemed necessary by the City Engineer for traffic movement and safety.

4.3.12 BICYCLE PARKING

1. Bicycle Parking Required:

Bicycle Parking shall be provided within CD-4, CD-4C, and CD-5 for a Lot or Building Site as set forth in Table 4.3.13 (Bicycle Parking).

2. Bicycle Parking Standards:

- (a) Bicycle parking shall be provided using Bicycle Racks, Bicycle Lockers, restricted access bicycle enclosures, or similar secured facilities.
- (b) Bicycle Racks shall be securely anchored.
- (c) An aisle providing access to bicycle parking areas shall clear maneuverable access without limiting use of any sidewalk. Access aisles must be at least 4-feet wide.
- (d) Bicycle parking areas may be located in any layer and should be accessible from the main entrance by a continuous sidewalk connection.

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- (e) Bicycle parking areas shall be separated from automobile parking and circulation areas by a physical barrier or a distance of feet.

TABLE 4.3.13 BICYCLE PARKING

Use Type Parking Requirement	
Residential/ Dwelling Uses	
Single Family Dwellings	None Required
Two Family Dwellings	None Required
Multi-Family Dwellings	1 space per 20 parking spaces
Mobile Home	None Required
Lodging Uses	
All Uses	None Required
Educational/ Institutional/ Civic Uses	
All Uses	1 space per 4,00 sq. ft. gross floor area
Medical Uses	
All Uses	None Required
Commercial/ Retail/ Professional & Service Uses	
All Uses	1 space per 4,00 sq. ft. gross floor area
Office Uses	
All Uses	1 space per 20 parking spaces
Communication Uses	
All Uses	None Required
Industrial Uses	

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All Uses	None Required
Agricultural Uses	
All Uses	None Required
Utility Uses	
All Uses	None Required
Public or Private Uses	
All Uses	None Required

4.3.13 LOADING SPACE

A. General.

1. Loading spaces shall be provided, designed, accessed, and located in accordance with this Section and **Table 4.3.14.B (Loading Space Requirement)** and **Tables 4.3.1-A– 4.3.1-U (District Standards)**.
2. Loading areas must be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.

B. Loading Space Required.

1. Each Lot or Building Site shall have the minimum number of loading spaces per quantity of the indicated Use as set forth in **Table 4.3.14.B (Loading Space Requirements)**.

TABLE 4.3.14.B LOADING SPACE REQUIREMENTS

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Principal Use Category in District	Quantity of Use	# of Loading Spaces	Size of Loading Space(s)
Residential – Multifamily Building	≥100 Dwelling Units	1	10 ft. W x 50 ft. L x 15 ft. H
Commercial, Office, Retail/ Personal Service/ Artisan, Industrial	> 5,000-25,000sf	1	10.ft W x 50 ft. L x 15 ft. H
	25,001-60,000sf	2	
	60,001-120,000sf	3	
	120,001-200,000sf	4	
	201,000-290,000sf	5	
	≥ 290001sf	5+1 for each Additional 90,000sf	
Other	N/A	N/A	N/A

2. Without limitation to the other requirements of this Section, loading spaces shall be provided for each delivery bay, loading dock or delivery entrance.
3. Loading spaces must be available at all times without conflict with any Plan or Improvement element.
4. Space allocated to any loading area or access thereto shall not be used to satisfy the requirements for any Parking or garbage, recycling, or trash facilities.
5. Parking spaces may not be used or counted as meeting loading requirements.
6. No required loading space shall be Encroached upon by Buildings, Structures, Open Storage or any other Use.
7. Required loading facilities may be temporarily used for uses other than loading with the issuance of a Temporary Use Permit pursuant to Section 8.5.9, provided such use does not negatively impact adjacent roadways, neighborhoods, or other uses and is clearly temporary in nature.

C. Location, Design & Access.

1. Except as otherwise provided in subparagraph 4.3.14.C.2 below, all required loading spaces shall be provided within the applicable Lot or Building Site.
2. In Districts CD-4, CD-4C, CD-5, and CD-5C, required loading spaces may be provided either within the applicable Lot or Building Site or in the parking lane of the Enfronting Thoroughfare or Internal Drive.
3. Off-street loading spaces shall be located in accordance with **Tables 4.3.1-A– 4.3.1-U (District Standards)**.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

4. Off-street loading areas must be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.
5. No loading facility shall be located within 30 feet of a Thoroughfare or Internal Drive intersection.
6. Off-street loading areas shall include Curbs, paving, drainage facilities, and lighting in accordance with City standards and this Ordinance, as well as any other applicable laws, regulations and specifications.
7. Each required loading space shall have the minimum dimensions set forth in **Table 4.3.14.B (Loading Space Requirements)**.
8. Loading facilities may not obstruct facilities required for emergency access, including fire lanes.
9. Each off-street loading space shall be directly accessible from a Thoroughfare, Driveway, drive aisle, Internal Drive, or Alley without crossing or entering any other required off-street loading facility. Such loading space shall be accessible from the interior of the Building it serves and shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination.

The required dimensions of loading spaces shall not include any access or entrances to, or exits from, such spaces.

10. All off-street loading spaces shall be surfaced with asphalt, concrete, or other hard surfaced material, and constructed so as to support the heaviest anticipated load, including without limitation fire and sanitation equipment and delivery vehicles, and shall provide for adequate drainage, and prevent the release of dust.
11. Loading Spaces provided within a Thoroughfare or Internal Drive shall meet construction requirements of provided by the City Engineer.
12. Each loading space shall be permanently marked and identified as a loading space in which no Parking is allowed. Permanent wheel stops or curbing shall be provided for each off-street loading space to prevent any vehicle using the loading space from Encroaching on the required Yards or Adjacent property.
13. Off-street loading areas shall be Screened in conformance with Section 4.3.11.

4.3.14 REFUSE, SERVICE, EQUIPMENT & OTHER ITEMS

A. Trash Receptacle / Dumpster Requirement

Trash receptacles and dumpsters must be provided for each Lot or Building Site and must be located in accordance with Section 4.3.15.B.

B. Trash Receptacle/Dumpster Locations & Standards.

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1. Dumpsters and trash and recycling receptacles shall be located as specified for the applicable District in **Tables 4.3.1-A– 4.3.1-U (District Standards)**.
2. All dumpsters and trash and recycling receptacles shall be enclosed as required in this Section and **Tables 4.3.1-A– 4.3.1-U (District Standards)**. The enclosures shall be designed to prevent debris from leaving enclosure or being scattered by wind or animals. Except in Districts CD-2, CD-3L, and CD-3, dumpsters and garbage, trash, and recycling receptacles must be placed on concrete pads. The enclosure must be kept closed at all times other than for servicing. Except in Districts CD-2, CD-3L, and CD-3, bollards or posts must be placed on the interior of the enclosure to protect the walls from damage by the trash containers within.
3. Dumpsters and garbage, trash and recycling receptacle locations shall be accessed by Rear Alleys, when such are available on the Official Zoning Map or otherwise available.
4. Space allocated to any off-street garbage, trash, or recycling areas, receptacles, or dumpsters shall not be used to satisfy any Parking or loading requirements.
5. All Uses that generate food-related garbage shall provide water quality treatment to mitigate runoff.

C. Equipment & Other Items Locations & Standards

1. All heating, ventilation and air-conditioning equipment, utility meters (not including water meters) and equipment, mechanical equipment, antennas and satellite equipment, communications transmitting and receiving equipment, solar panels, recreation, play, and swimming pool, hot tub and spa locations shall be located and meet the other standards and requirements specified for the applicable District, as required in **Tables 4.3.1-A– 4.3.1-U (District Standards)**.

D. Service Areas.

1. Service areas shall be located as required in **Tables 4.3.1-A– 4.3.1-U (District Standards)**.
2. Service areas shall be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.

4.3.15 PRIVATE LANDSCAPE STANDARDS

A. General.

1. Lots and Building Sites in Districts other than the Civic District shall be landscaped in accordance with **Table 4.3.1-A– 4.3.1-T (District Standards)** and this Section 4.3.16.
2. In Civic Districts, Lots and Building Sites shall be landscaped in accordance with **Table 4.3.1-A– 4.3.1-U (District Standards-Civic)** and this Section 4.3.16. Additionally, Civic Spaces shall be designed as set forth in **Table 5.3.3.B (Civic Space -Specific Standards)**.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

3. Without limitation to any other provisions of this Section 4.3.16, all Screen, Streetscreen, Buffer, and Parking Area and Parking Lot landscape standards and requirements of this Ordinance must be met.
4. All bare or exposed ground on a Lots and Building Sites and/or in any other landscaped area shall be covered with live plant materials and/or mulch, with the following exceptions:
 - a. Naturally occurring river beds, rock outcroppings or similar landscape features typically lacking in vegetation.
 - b. Hiking trails and/or traces.
 - c. Clay or sand surfaces associated with recreation fields and facilities.
5. Buildings and Structures lawfully existing as of the Effective Date may be modified without providing or modifying landscaping in conformance with this Section 4.3.16, provided that the same does not constitute an Alteration and does not increase the degree by which the Building or Structure is Non-conforming. This shall not be construed as prohibiting the provision of landscaping in full conformance with this Ordinance.
6. The standards and requirements herein set out for landscaping shall not apply to temporary uses or to Development or site work on relatively undeveloped sites which do not involve significant ground disturbance.

B. Maintenance of Landscaping.

1. All landscaping must be properly maintained by the property owner and his or her successors, heirs, assignees or any consenting grantee.
2. All plantings shall be maintained in an attractive and healthy condition. Maintenance shall include, but not be limited to, watering, mulching, fertilizing and pest management, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming.
3. Any required plantings that are dead or diseased plantings shall be removed and replaced with plants meeting all requirements of this Ordinance.
4. Natural water courses within a Buffer shall be maintained in a natural condition consistent with any applicable regulations.
5. A water source shall be supplied within 100 feet of any planting requiring continuing watering. Where non-native or non-drought tolerant native vegetation is incorporated in the Buffer, an irrigation system shall be required.
6. Landscape structural features such as walls, fences, berms or water features shall be maintained in a structurally safe and attractive condition.
7. Where other uses, including pedestrian, bike or other trails, are allowed within a Buffer, these uses shall be maintained to provide for their safe use.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

8. If any Person responsible for landscape maintenance fails to maintain same according to the standards of this Ordinance, these regulations shall be enforceable by the City with the right to recover the cost of enforcement, including reasonable attorney fees. The City may also, following reasonable notice and a demand that deficiency of maintenance be corrected, enter the area to maintain same. The cost of such maintenance shall be charged to those persons having the primary responsibility for maintenance of the area.
9. Without limitation to Section 4.3.16.B, a maintenance bond lasting one (1) year must be provided for all plantings required under this Section 4.3.16.

C. Removal of Walls or Trees.

None of the following may be removed without the prior approval of the Decision-Making Authority:

1. Walls or trees required or shown on an approved site plan, Development Plan, or Master PUD Development Plan.

D. Plant Material Standards and Sizes.

1. Except as otherwise required by Sections 4.3.16.D.4, 4.3.16.D.5, 4.3.16.D.8, 4.3.16.D.9 and 4.3.16.D.10, all required plant materials must meet with the minimum sizes, class and other requirements outlined in American Standards for Nursery Stock (ANSI Z60.1-2004) published by the American Nursery and Landscape Association (ANLA) or other local Nursery Association Standards.
2. Trees shall be chosen from the following list of plant species contained within this Section and/or plants identified in the guide, "Native Plants of the Tennessee Valley", published by the Tennessee Valley Authority (TVA) .

TABLE 4.3.16.D-1 (NATIVE PLANTS OF THE TENNESSE VALLEY)

Common Name	Botanical Name
Canopy Trees	
American Beech	Fagus Grandifolia
Nuttall Oak	Q. Nuttalli
American Linden	Tilia Americana
Overcup Oak	Q. Lyrata
Baldcypress	Taxodium Distichum
Pecan	Carya Illinoensis
Black Cherry	Prunus Serotina
Persimmon	Diospyros Virginiana

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Black Locust	Robinia Pseudoacacia
Post Oak	Q. Stellata
Black Oak	Q. Velutina
Red Maple	Acer Rubrum
Black Walnut	Juglans Nigra
River Birch	Betula Nigra
Blackgum	Nyssa Sylvatica
Sassafras	Sassafras Albidum
Buckeye	Aesculus Spp.
Scarlet Oak	Q. Coccinea
Bur Oak	Q. Marcocarpa
Shortleaf Pine	Pinus Echinata
Cherrybark Oak	Q. Pagoda
Shumard Oak	Q. Shumardii
Chestnut Oak	Q. Prinus
Silver Maple	Acer Saccharinum
Chinkapin Oak	Q. Muehlenbergii
Silverbell	Halesia Carolina
Cumcumbertree	Magnolia Acuminata
Southern Red Oak	Q. Falcata
Eastern Hemlock	Tsuga Candensis
Sugar Maple	Acer Saccharum
Eastern Red-Cedar	Juniperus Virginiana
Swamp Chestnut Oak	Q. Michauxii
Eastern White Pine	Pinus Strobus
Sweetgum	Liquidambar Stryaciflua
Green Ash	Fraxinus Pennsylvanica
Sycamore	Platanus Occidentalis

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Hickories	Carya Spp.
Water Oak	Q. Nigra
Kentucky Coffeetree	Gymnocladus Dioicus
White Ash	Fraxinus Americana
Loblolly Pine	Pinus Taeda
White Oak	Quercus Alba
Northern Catalpa	Catalpa Speciosa
Willow Oak	Q. Phellos
Northern Red Oak	Q. Rubra
Yellow-Poplar	Liriodendron Tulipifera
Accent Trees	
Alder	Alnus Serrulata
Red Buckeye	Aesculus Pavia
Allegheny Chinkapin	Castanea Pumila
Redbud	Cercis Canadensis
American Holly	Ilex Opaca
Serviceberry	Amelanchier Aborea
Buckthorn Bumelia	Bumelia Lyciodes
Shining Sumac	Rhus Copallina
Smoketree	Continus Obovatus
Devil's Walking Stick	Aralia Spinosa
Smooth Sumac	Rhus Galbra
Dogwood	Cornus Florida
Snowbell	Styrax Spp.
False Indigo	Amorpha Fruticosa
Sourwood	Oxydendron Arboreum
Fringetree	Chionanthus Virginicus
Staghorn Sumac	Rhus Typhina
Hawthorn	Crateagus Spp.

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Striped Maple	Acer Pennsylvanicum
Hophornbeam	Ostrya Virginiana
Sweetbay	Magnolia Virginiana
Hornbeam	Carpinus Caroliniana
Sweetleaf	Symplocus Tinctoria
Mountain Maple	Acer Spicatum
Witch Hazel	Hamamelis Virginiana
Pawpaw	Asimina Triloba
Yellowwood	Cladrastis Lutea
Carolina Buckthorn	Rhamnus Caroliniana

- When more than 20 trees are planted on used on a site to meet these regulations, a mix of trees (genera) shall be provided. The following table indicates the maximum percentage of same trees (same genus) that may be planted.

TABLE 4.3.16.D-2 (TREES - # PER GENERA)

Planted on Site	Minimum Number of Genera Required	Maximum Percentage of Any Genera
20 trees or less	1	Not Applicable
21 to 50 trees	2	70 percent
51 to 100 trees	3	50 percent
101 to 200 trees	4	40 percent
200 to 500 trees	5	30 percent
Over 500 trees	6	25 percent

- Shrubs when planted as a hedge, the maximum spacing for shrubs shall be 40 inches on center.
- Canopy trees shall have a planting area no less than 10 feet wide in all dimensions. Accent and substitution trees shall have a planting area no less than eight feet wide in all dimensions. This requirement may be modified administratively by the Zoning Administrator.
- Plants shall be mulched a minimum of three inches deep. Where selected plant material is not tolerant of deep mulch, a specific note regarding shallower mulch shall be set forth on the final

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

landscape plan and approved by the City as part of the landscape plan. Mulch shall be kept away from tree trunks.

7. Where specified, Building foundation planting shall meet the following requirements:
 - a. Foundation plantings shall be placed within five feet of the building perimeter. If the Zoning Administrator determines that, due to site design considerations such as the location of sidewalks, plazas or service areas, this is not feasible, such plant materials may be located in planter boxes or in the areas of the site in a manner that enhances the overall landscape plan for the development.
 - b. One shrub shall be required as foundation planting for every ten (10) linear feet of Facade for Non-Residential Uses.
8. Any plant materials required for Screening must be evergreen and have an opacity of at least 90% from the ground through the full height of the plant.
9. At the time of installation, trees must be a minimum two and a half inches (2.5 in.) caliper measured three feet (3 ft.) from the base of the trunk.
10. At the time of installation, Shrubs must be a three (3) gallon container minimum and a minimum height above ground level of 30 in.
11. Plantings must not conflict at installation or maturity with the location of any other required Building and Building Site elements or other plantings.
12. Ground vegetation or Shrub plantings with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the first two feet of the First Layer.

E. Placement of Trees and Shrubs.

1. Proposed trees and shrubs must be placed minimally 18 in. from any Sidewalk or pavement edge, measured from the center of the plant.
2. No trees shall be planted in wet retention ponds or drainage maintenance Easements.
3. Trees and shrubs shall be installed at least five feet away from the flow line of a drainage facility unless specifically designed as water quality measures adhering to best management practices.
4. Existing trees may remain in dry retention ponds provided that the natural grade is undisturbed to the tree line, they are a species adapted to seasonal flooding and the pond is adequately maintained.
5. Accent trees listed in **Table 4.3.16.D-1 (Native Plants of the Tennessee Valley)** and shrubs shall be allowed in access Easements, provided a minimum 20-foot wide travel way is maintained clear of vegetation, and all clear sight triangle requirements are met.

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6. Trees may be planted in Easements for underground utilities with approval by the City and any applicable utility provider, provided the root structure of the proposed tree is not anticipated to extend more than three feet below the ground. Shrubs may be planted, provided they are only within the outer three feet of the Easement. Where such trees and shrubs are planted, the property owner shall be responsible for replacement of such required vegetation if maintenance or other utility requirements require their temporary removal.

F. Artificial Plants / Turf.

Artificial plants or artificial turf are prohibited, except on active recreation fields that are typically subject to intense use and soil compaction that prohibits the establishment of turfgrass.

G. Establishment.

All required landscape areas must be watered and fertilized as necessary to ensure establishment within the first year planted in accordance with best landscape practices.

H. Screens.

Screens must be provided in accordance with Section 4.3.11.

I. Soils.

Soil shall be uncompacted coarse loam that is a minimum of 12 inches deep. Soils shall be appreciably free of gravel, stones, rubble or trash. All compacted soil, contaminated soil or road base fill shall be removed. Under no circumstances shall soils have greater than 5% or less than 0.5% organic matter.

J. Condition of Plants.

Plants must have normal, well-developed branches and vigorous root systems.

K. Pavement of First Layer.

The First Layer shall not be paved, except for the following:

1. Driveways and
2. Pavement matching the adjoining Public Frontage in Character Districts CD-4, CD-4C, CD-5, and CD-5C, where the Building is set back no more than five feet (5 ft.) from the Front Lot / Building Site Line.

L. Tree Protection.

1. Exemptions. The following Tree Removal activities are exempt from this Section 4.3.16.L:
 - a. The tree proposed for removal is located:
 - (1) On a single-family residential Lot or Building Site of one acre or less that is not noted as a Critical Lot or Building Site; or

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(2) On a Lot or Building Site in Districts CD-5 or CV;

2. Tree Removal. Existing trees on a Lot or Building Site or Development site shall not be removed or disturbed unless:
 - a. Trees are removed in accordance with an approved Development Plan or Master PUD Development Plan, site plan, Preliminary Plat, Building Permit, or grading permit that meets Sections 4.3.16.L.4 and 4.3.16.L.5; or
3. Tree Preservation Plan. As part of any Application required for a Development Plan or Master PUD Development Plan, site plan, or Preliminary Plat, the Applicant shall submit a Tree Preservation Plan with the following information:
 - a. The Lot or Building Site lines associated with the proposed development;
 - b. A recent aerial photograph with date photograph was taken;
 - c. The location and extent of the existing on site tree canopy, including an estimate of the total percentage of the parcels covered by the existing on-site tree canopy;
 - d. The exact location, health, and size of all Specimen Trees; however, in the instances of large established tree stands, the Zoning Administrator may accept an approximation of the location, health, and size of Specimen Trees if the trees are not being counted towards landscape requirements, or if the trees are located within a designated Tree Save Area; and
 - e. The minimum tree canopy retention requirement.
4. Protection of Tree Canopy.
 - a. Tree Removal activities associated with Agricultural Uses are exempt from this Section 4.3.16.L.4.
 - b. A percentage of the existing tree canopy shall be retained on a Development or construction site in accordance with **Table 4.3.16.L (Tree Canopy Cover Retention)** below:

TABLE 4.3.16.L TREE CANOPY COVER RETENTION

Existing Tree Canopy Cover	Minimum Tree Canopy Retention by Zoning District (as % of Total Tree Canopy Cover)
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(as % of Total Development, Lot or Building Site Size)	CD-2 CD-3L CD-3 CD-4 CD-4C CD-5C SD-MHP SD-INT PUD-R PUD-MU	CD-4 CD-4C CD-5C SD-INT PUD-MU	SD-LI SD-HI
80% - 100%	30%	15%	10%
60% - 79%	36%	18%	11%
40% - 59%	45%	22%	12%
20% - 39%	48%	24%	13%
195 - Less	54%	26%	14%
1 Additional tree canopy retention may be required under other provisions of this Ordinance. 2 CD-5 and CV do not have a minimum tree canopy retention requirement. 3 Residential portion of Development or construction in noted Districts. 4 Non-Residential portion of Development or construction in noted Districts.			

c. Designation of Tree Save Areas.

- (1) The minimum tree canopy to be retained within a construction or Development site shall be located within designated Tree Save Areas, which shall include the areas occupied by the Critical Root Zones of all healthy trees being retained in accordance with this Section 4.3.16.L.4.
- (2) The location of Tree Save Areas shall be based on the presence of any one or more of the following:
 - (a) Woodland forest;
 - (b) Established tree stands;

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- (c) Tree rows; or
 - (d) Specimen Trees.
- (3) Tree Save Areas shall be depicted as an open space, conservation easement, or Civic Space on the applicable Development Plan or Master PUD Development Plan, site plan, or Preliminary Plat, and recorded on the Final Plat, as applicable.
- (4) Each single-family residential Lot or Building Site with Tree Save Areas shall be identified on the applicable Development Plan or Master PUD Development Plan, site plan, or Preliminary Plat, and shall be platted on the Final Plat, if applicable.
- (5) Tree Save Area Priorities. Consideration shall be given to the following when determining locations for Tree Save Areas:
 - (a) Woodland forests greater than five acres;
 - (b) Riparian buffers or natural drainage courses;
 - (c) Land with naturally occurring slopes of 20 percent or greater;
 - (d) Habitat used by endangered or threatened species;
 - (e) Scenic corridors and viewsheds;
 - (f) Areas that could serve to extend existing greenways, trails, parks, or recreation areas; and
 - (g) Areas needed for Buffers.
- d. Removal of Trees in Tree Save Areas. The removal, damage, or destruction of trees within a Tree Save Area shall be a violation of this Ordinance and require mitigation in accordance with the following standards:
 - (1) Any tree that is damaged or removed from the Tree Save Area shall be replaced at a rate of two caliper inches per one caliper inch removed, with each replacement tree having a minimum diameter of two caliper inches. If the total caliper inches removed cannot be determined, the area subject to Tree Removal shall be replanted at the rate of 80 trees per acre for each acre disturbed, or portion thereof. Replacement trees shall not be used to meet any other landscape requirements.
 - (2) Replacement trees for trees removed from the Tree Save Area shall be planted in the Tree Save Area or, in cases where adequate room is not available, planted elsewhere on the Lot or Building Site or Development site. In cases where adequate room on the Lot or Building Site or Development site is not available as determined by the Decision-Making Authority for the applicable review mitigation may take the form of planting on a site within 1,320 feet of the Lot, Building Site, or Development Parcel

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

(3) Following notice of violation from the Zoning Administrator related to this Section 4.3.16.L, no Decision-Making Authority shall review or approve any application for the site from the date of the violation until:

(a) A replacement plan has been approved by the Zoning Administrator and a performance guarantee for the associated replacement has been established in accordance with Section 1.26; or

5. Protection of Specimen Trees.

a. General Protections.

(1) Specimen Trees shall not be cut, removed, pushed over, killed, or otherwise harmed, except as exempted by Section 4.3.16.L.1 and allowed by Section 4.3.16.L.5.c.

(2) The area within the Critical Root Zone, known as the Tree Protection Zone, of any Specimen Tree shall not be subject to any disturbance unless the disturbance is based on an ISA certified arborist report stating that the proposed construction shall cause no harm to the tree and is approved by the Zoning Administrator.

b. Designation on Plans and Plats.

c. Each single-family Residential Lot or Building Site with Specimen Trees shall be identified on each Development Plan, Master PUD Development Plan, and site plan and Final Plat, if applicable, noting that there is a Specimen Tree on such Lot or Building Site, which must be preserved and cannot be removed.

d. Removal and Replacement of Specimen Trees. The removal, damage, or destruction of Specimen Trees shall be a violation of this Ordinance and require mitigation in accordance with the following standards:

(1) Two caliper inches of replacement trees shall be provided for each caliper inch of Specimen Tree removed. Each replacement tree shall be a minimum of two and a half caliper inches, and shall either be replanted within 12 months of the removal of the Specimen Tree, or within a timeframe approved by the Zoning Administrator. Performance guarantees for the associated replacement, if warranted in the opinion of the Zoning Administrator, shall be established in accordance with Section 1.26. Replacement trees shall not be used to meet any other landscape requirements.

(2) Replacement trees shall be planted on the Lot or Building Site or as applicable, the Development Parcel, where the Specimen Tree was removed; however, in cases where space on the Lot or Building Site is insufficient, the Zoning Administrator may allow mitigation through planting on a site within 1,320 feet of the Lot or Building Site. In cases where space on the Development Parcel is insufficient, the Planning Commission may allow mitigation through planting on a site within 1,320 feet of the Development Parcel.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

6. Tree Protection During Construction.

a. Tree Protection Fencing.

- (1) All Specimen Trees in a Tree Protection Zone and the perimeter of Tree Save Areas shall be fenced in accordance with this Subsection before any Development or construction activity begins. Fencing shall extend at least one foot in distance from the edge of the tree for each inch of diameter at breast height (DBH), so that, at a minimum, each tree's Critical Root Zone is protected, but no case shall the tree fence be less than ten feet from the trunk. The Zoning Administrator shall consider existing site conditions in determining the exact location of any tree protection fencing.
- (2) All fencing required by this Subsection shall be chain link fencing at least four feet in height and secured using appropriate posts spaced not more than ten feet apart. Such chain link fencing is not required to be vinyl coated.
- (3) Signs that are visible on all sides of the fenced-in area shall be installed on the tree protection fence at a rate of at least one sign for every 150 linear feet. The size of each sign must be a minimum of two feet by two feet and shall contain the following language in English and Spanish: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL. NO SE PERMITE ENTRAR".
- (4) All tree protection measures shall be inspected by and approved by the Zoning Administrator prior to start of any Development or construction activities. Failure to install tree protection measures prior to the commencement of construction is a violation of this Ordinance.
- (5) The tree protection fencing shall be clearly shown on the Development Plan, Master PUD Development Plan, and site plan. No construction, grading, equipment or material storage, or any other activity shall be allowed within the fenced area except in accordance with the standards in Section 4.3.16.L.6.b.
- (6) Fencing shall be maintained until the Development or construction activities are complete.

b. Encroachments into Critical Root Zones.

- (1) Encroachments within the Critical Root Zones of trees protected in accordance with this Subsection shall occur only in rare instances where no alternatives exist, such as may be required for the installation of streets, internal drives, sidewalks, or utilities.
- (2) If unauthorized encroachments occur, leading to trees being damaged during construction activities, the trees shall be replaced at a one caliper inch to one caliper inch ratio.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- c. Owner's Responsibility During Development. The owner, or if the owner is different from the developer, the developer, shall be responsible for the erection of all barriers necessary to protect any existing or installed trees from damage both during and after construction in accordance with the standards of this Subsection.

4.3.16 PRIVATE LIGHTING STANDARDS

The following standards and requirements are applicable within all Districts and Civic Districts:

A. Areas to be Lighted.

All Parking Areas, Parking Lots, Parking Structures, and accessways within the Lot or Building Site shall be lighted.

B. Lighting Standards.

1. A lighting standard shall be no event higher than 30 feet in Non-Residential Parking Areas and Parking Lots or 15 feet in other areas.
2. Additional standards may apply within a Historic District, Historic Landmark District, or with respect to a Historic Structure.

C. Illumination.

1. Illumination at all Building Site Lines must meet the standards of Table 4.3.17.B (Private Lighting Standards); provided that a minimum of one foot-candle (1.0 fc) of illumination must be provided throughout all Parking Areas, Parking Lots, and Parking Structures.

TABLE 4.3.17.B (PRIVATE LIGHT STANDARDS)

District	Min./Max. Lighting Level at Frontage Line
CD-2, CD-3L & CD-3	0 – 1.0 FC
CD-4 & CD-4C	0 – 1.0 FC
CD-5 & CD-5C	1.0 - 2.0 FC

2. Lighting fixtures shall be mounted in a manner so that the cone of illumination is contained on-site and does not cross any property line of the site.
3. Lighting shall not be oriented so that it directs glare or excessive illumination onto Streets in a manner that may distract or interfere with the vision of drivers.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

4. Any fixtures used to accent architectural features, landscaping, or art shall be located, aimed or shielded to minimize light spill into the night sky.
5. Use of illuminated tubing or light strings outlining or defining property lines, sales areas, roof lines, doors, windows or similar areas or features in a manner that is not primarily for safety purposes, as determined by the Zoning Administrator, is prohibited. This paragraph shall not limit the use of lights illuminating outdoor dining or gathering areas.
6. Lighting for Internal Drives is not subject to this Section 4.3.17, but must comply with the Public Lighting Standards set forth in Article 5.

D. Building Spotlights.

Spotlights on Buildings shall not be used to meet the lighting requirements of this Ordinance.

E. Limitation on Periods of Use.

Outdoor recreation areas Adjacent to Residential Uses or Districts shall not be illuminated after 10 PM Sunday through Thursday, and 11 PM Friday and Saturday.

4.3.17 SIGNAGE

All signage must comply with the standards and requirements of Article 7 (Sign Standards).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2

TABLE 4.3.1-A DISTRICT STANDARDS **RURAL CHARACTER DISTRICT**



General Description

The CD-2 Rural Character District consists of large-lot semi-rural estates, open spaces, and legacy agricultural operations in low density single-family detached Residential areas. CD-2 is an appropriate District for the Rural Transition and Hillside & Natural Spaces future land use Character Areas described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
1 Density Unit per acre max	

BLOCK SIZE*	<i>*Applicable only to Development Parcels</i>
Block Perimeter	NR

Private Frontage Types

Common Yard	P	Stepfront	P
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	NP

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

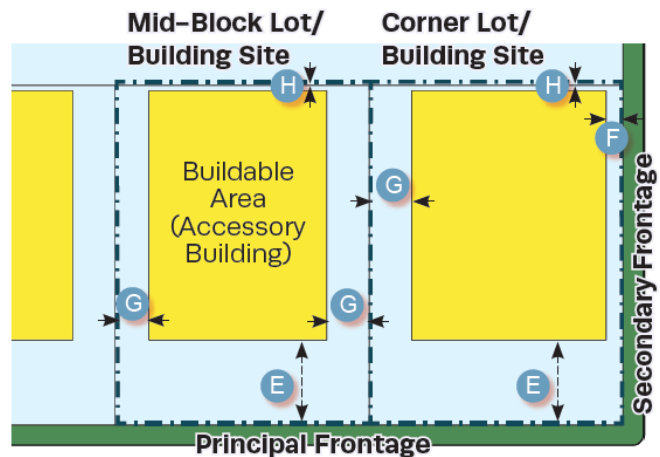
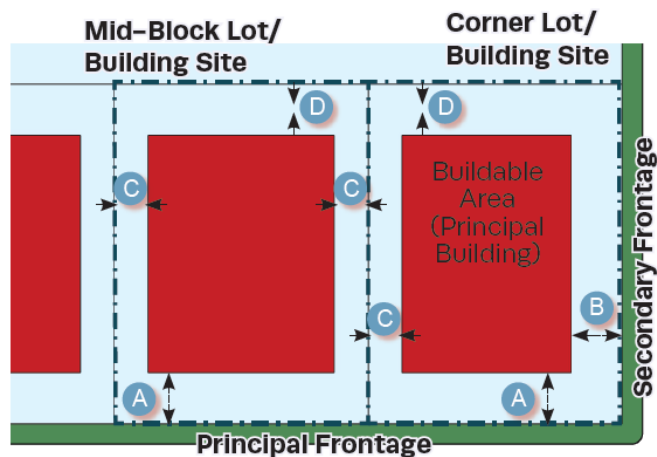
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width	125 ft. min.
Frontage Buildout	NR
Lot/ Building Site Area	12,500 sp. ft. min.
Impervious Surface Coverage	NR
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	30 ft. min	A	Front Setback / Yard, Principal Frontage	20 ft. min + Principal Building Front Setback / Yard	E
Front Setback / Yard, Secondary Frontage	30 ft. min	B	Front Setback / Yard, Secondary Frontage	30 ft. min	F
Side Setback / Yard, each side	20 ft. min	C	Side Setback / Yard, each side	20 ft. min	G
Rear Setback	30 ft. min; or 15 ft. min from center line of Rear Alley	D	Rear Setback	5 ft. min	H

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building	3 Stories max
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Accessory Building	2 Stories max
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*Stories and height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from the stipulations made by the Fire Department in accordance with the above cited codes shall be required.

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
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Finished Floor Level	NR
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Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of the total Façade width for the Principal Frontage from the First Layer
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Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
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Façade & Façade Element Design Proportions	NR
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Blank Walls	NP at Frontage
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Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
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Building Standards (continued)

Roof Type & Pitch

Flat	NP
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Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed rood anywhere on the Building.
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Hip	P
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Gable	P
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Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except rood pitch may match the primary roof pitch of an existing Building that is less than 6:12
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Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl siding	P
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.

Building Colors

Foundation Cladding	Required; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	Required; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required; brick, natural stone, with material matching primary material of Façade

Building Types

House	P	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd Layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd Layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd Layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP
All other vehicles	NP	P in 3 rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	P Prepared surface of gravel, asphalt, concrete, or other hard surface
Garage Location	In 2 nd or 3 rd Layer only; Min interior dimensions 10 ft. x 20 ft. per vehicle Parking space
Garage Design	If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10' – 20' in 1 st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	N/A
Drive- Through Locations	N/A

CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	NP	P
Solar Panels	P if coplanar to and integrated into roof design	P if coplanar to and integrated into roof design	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP		P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP		P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage

Walls & Fencing (not including Screens)

Height	4 ft. max at Frontage; otherwise, 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line.
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Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
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Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.
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Materials

Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through
to Adjacent Neighborhoods
or Uses

Required

Locations of Retaining Walls	P within required Yards, per Section 4.3.10
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT

Screens, Street-Screens & Buffers		
Height		
	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards	
Non-Residential & Multi-Family Residential Screen/ Streetscreen Adjacent to or across Thoroughfare from Non-Multi-Family Residential	N/A (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/ Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property.	R ; except as Driveways. Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen, Screening must be by Building wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antenna Screening	NR
HVAC, Mechanical and other Equipment Screening	R ; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse	N/A (not permitted in District)
Streetscreen Location	2 nd Layer
Parcel Buffer	Sections 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L

TABLE 4.3.1-B DISTRICT STANDARDS

NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT



General Description

The CD-3L Neighborhood Large Lot Character District consist of primarily a low density single-family detached Residential area in which House is the predominant Building type. It has large Lotor Building Sites, medium deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street tress, and form medium to large blocks. CD-3L is an appropriate District for the Suburban Neighborhoods future land use Character Area described in the Comprehensive plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Density / Floor Area Ratio (FAR) **Applicable only to Development Parcels*

2 Density Unit per acre max

BLOCK SIZE* **Applicable only to Development Parcels*

Block Perimeter 3600 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	NP
Fence	P	Gallery	NP
Terrace/Lightwell	NP	Arcade	NP
Forecourt	NP	Officefront	NP
Stoop	NP		
See Table 4.3.7.A (Private Frontage Types)	NP		

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

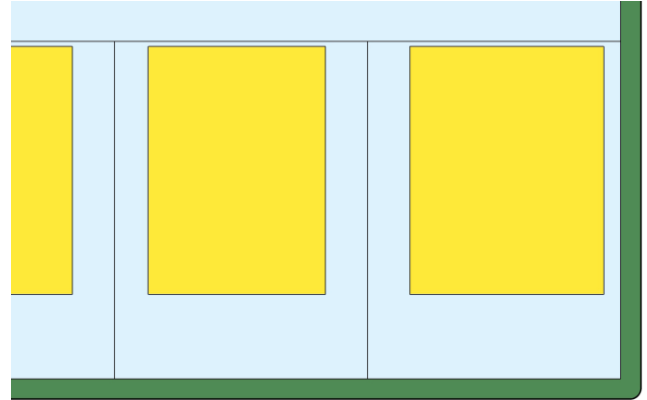
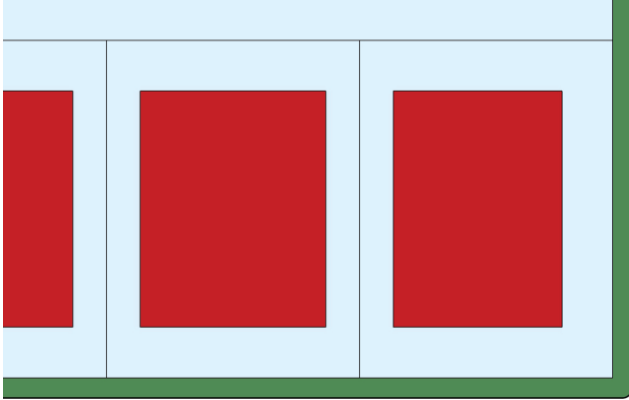
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width	100 ft. min.
Frontage Buildout	NR
Lot/ Building Site Area	NR
Impervious Surface Coverage	NR
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	30 ft. min	A	Front Setback / Yard, Principal Frontage	20 ft. min behind Principal Building Frontage	E
Front Setback / Yard, Secondary Frontage	30 ft. min	B	Front Setback / Yard, Secondary Frontage	30 ft. min	F
Side Setback / Yard	12 ft. min	C	Side Setback / Yard	10 ft. min	G
Rear Setback / Yard	30 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	5 ft. min; or 15 ft. min from center line of rear Alley.	H

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L **TABLE 4.3.1-B DISTRICT STANDARDS:**
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building	3 Stories Max
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Accessory Building	2 Stories Max
--------------------	---------------

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
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Finished Floor Level	NR
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Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of total Façade width for the Principal Frontage from the First Layer
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Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
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Blank Walls	NP at Frontage
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Façade Articulation	NR
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Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch

Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl siding	P
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	NR
Foundation Cladding	Required ; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required ; brick, natural stone, with material matching primary material of Façade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Types			
House	P	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements		
Parking Location		
	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor Trailers (including trailers for Storage)	NP on Street, except for delivery and Temporary Use of Trailers	NP
All Other Vehicles	NP	P in 3 rd layer only, and in Driveway

Additional Parking Requirements	
Off-Street Parking Surface	P Prepared surface of, asphalt, concrete, or another hard surface for 30 feet from Thoroughfare or Internal Drive, gravel permitted for any remaining depth of driveway.
Garage Location	P In 2 nd or 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage + Façade width
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 – 20 ft. in 1 st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	N/A
Drive- Through Locations	N/A

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	NP	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	P	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	P	P
Transmitting and/or receiving towers, or antennas and wind- generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L **TABLE 4.3.1-B DISTRICT STANDARDS:**
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage and continuous shrubs around foundation at Frontage

Walls & Fencing (not including Screens)

Height	4 ft. max at Frontage; otherwise, 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare or Internal Drive, Path, Passage or Waterbody.
Maintenance	Must be well-maintained, in up-right condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses **Required**

Location of Retaining Walls **P** within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen / Streetscreen Adjacent to or across Throughfare from Non-Multi-Family Residential	N/A (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antenna Screening	NR
HVAC, Mechanical and other Equipment Screening	R ; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Streetscreen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS NEIGHBORHOOD CHARACTER DISTRICT



General Description

The CD-3 Neighborhood Large Lot Character District consist of primarily medium density single-family detached Residential area in which House is the predominant Building type. It has medium to deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street tress, and form medium to large blocks. CD-3 is an appropriate District for the Suburban Neighborhoods Future Land use Character Area described in the Comprehensive plan; it is also appropriate for City Center Urban Village Future Land Use Character Area where the Planning Commission determines that is compatible with the established land use pattern in the surrounding area.



ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 **TABLE 4.3.1-C DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels		
4 Density Unit per acre max			
BLOCK SIZE*	*Applicable only to Development Parcels		
Block Perimeter	2800 ft. max		
Private Frontage Types			
Common Yard	P	Stepfront	NP
Porch	P	Shopfront	NP
Fence	P	Gallery	NP
Terrace/Lightwell	NP	Arcade	NP
Forecourt	NP	Officefront	NP
Stoop	P		
See Table 4.3.7.A (Private Frontage Types)			

Civic Space Types*	*Applicable only to Development Parcels.		
Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

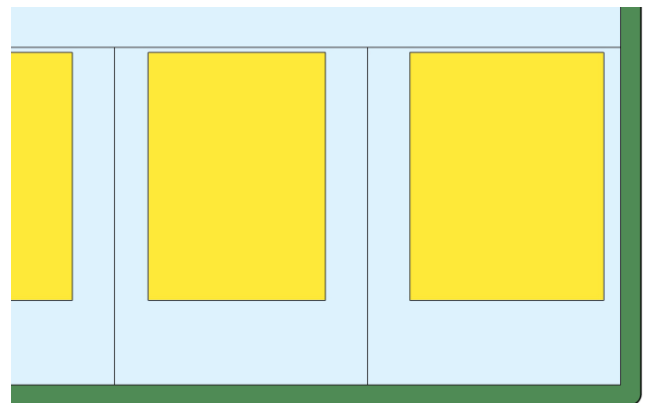
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 **TABLE 4.3.1-C DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width

House: 40 ft. min if Alley loaded Garage at rear, otherwise 65 ft. min
Duplex: 50 ft. min for each unit of Duplex
Civic: 50 ft. min

Frontage Buildout

NR

Lot/ Building Site Area

NR

Impervious Surface Coverage

50% max

Lot/ Building Site Enfrontment

Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O.

Lot/ Building Site Access

All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building

Setbacks / Yards – Accessory Building

Front Setback /
Yard, Principal
Frontage

30 ft. min

A

Front Setback /
Yard, Principal
Frontage

20 ft. min behind
Principal Building
Frontage

E

Front Setback /
Yard, Secondary
Frontage

30 ft. min

B

Front Setback /
Yard, Secondary
Frontage

20 ft. min

F

Side Setback / Yard

12 ft. min

C

Side Setback / Yard

10 ft. min

G

Rear Setback /
Yard

30 ft. min; or 15 ft.
min from center
line of rear Alley.

D

Rear Setback /
Yard

5 ft. min; or 15 ft.
min from center
line of rear Alley.

H

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 **TABLE 4.3.1-C DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT

Building Standards	
Building Height*	
Principal Building	3 Stories max
Accessory Building	2 Stories max
*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. * *The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *	
Ceiling Height	
NR	
Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	NR
Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of total Façade width for the Principal Frontage from the First Layer
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	NR
Blank Walls	NP at Frontage
Façade Articulation	NR at Frontage
Façade Openings	NR
Façade Glazing	NR
Window Shape	NR
Window Alignment	NR
Window Types	NR
Window Glazing Material	NR
Window Trim in 1 st Layer	NR
Shutters	NR
Façade Window Sill Height	NR
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	NR
Façade Variety	NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 **TABLE 4.3.1-C DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch

Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl siding	P for Residential Use
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.		
Building Colors	NR		
Foundation Cladding	Required ; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.		
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.		
Chimney Cladding	Required ; brick, natural stone, with material matching primary material of Façade		

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 **TABLE 4.3.1-C DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT

Building Types			
House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements		
Parking Location		
	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor Trailers (including trailers for storage)	NP on Street, except for delivery and Temporary Use of Trailers	NP
All other Vehicles	NP	P in 3 rd layer only, and in Driveway

Additional Parking Requirements	
Off-Street Parking Surface	P Prepared surface of, asphalt, concrete, or another hard surface for 100 feet from Thoroughfare or Internal Drive, gravel permitted for any remaining depth of driveway.
Garage Location	P In 2 nd or 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage + Façade width
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	20 ft. max in 1 st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	N/A
Drive- Through Locations	N/A

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P	P
Solar Panels	P if coplanar to and integrated into roof deign	P if coplanar to and integrated into roof deign	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	P	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	P	P
Transmitting and/or receiving towers, or antennas and wind- generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage and continuous shrubs around foundation at Frontage

Walls & Fencing (not including Screens)

Height	4 ft. max at Frontage; otherwise, 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line
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Construction	Finished side must face Adjacent property, Thoroughfare or Internal Drive, Path, Passage or Waterbody.
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Maintenance	Must be well-maintained, in up-right condition and free of missing or broken parts and graffiti.
-------------	--

Materials

Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
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Location of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line.
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CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen / Streetscreen Adjacent to or across Throughfare from Non-Multi-Family Residential	N/A (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antenna Screening	NR
HVAC, Mechanical and other Equipment Screening	R ; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Streetscreen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS GENERAL URBAN CHARACTER DISTRICT

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS



General Description

The CD-4 General Urban Character District consists of a medium density area that has a mix of Building Types and primarily Residential, Retail/ Personal Service/ Artisan, Office, Lodging and Civic Uses. There are medium, shallow or no front Setbacks and narrow to medium side Setbacks. It has variable private landscaping. Has Thoroughfares and Internal Drives with curbs, Sidewalks and trees that define medium-sized blocks. CD-4 is an appropriate District for the City Center Urban Village Future Land Use Character described in the Comprehensive Plan.



CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
12 Density Units per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2400 ft. max

Private Frontage Types			
Common Yard	P	Stepfront	P
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	NP
Forecourt	P	Officefront	P
Stoop	P		
See Table 4.3.7.A (Private Frontage Types)			

Civic Space Types*		*Applicable only to Development Parcels.	
Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	P	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

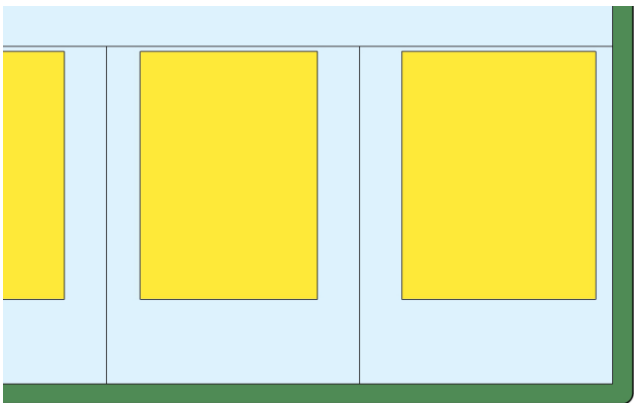
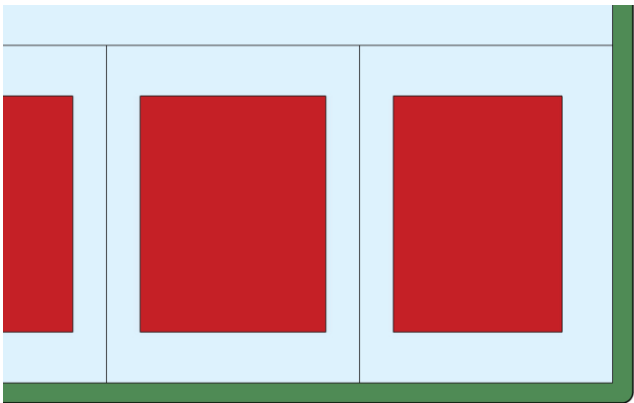
Permitted Uses
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings	
Principal Building	1 max
Accessory Buildings	1 max

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

GENERAL URBAN CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width	House: 38 ft. min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit X 8max. attached Townhouse units All other Building Types: 18 ft. max All Building Types: 120 ft max
Frontage Buildout	60% min
Lot/ Building Site Area	NR
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Townhouse: Must enfront a vehicular Thoroughfare, Internal Drive, or Courtyard, except ≤ 20% of the Lots or Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. All others; Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Setbacks / Yards					
Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	6 ft. min, 20 ft. max	A	Front Setback / Yard, Principal Frontage	20 ft. min behind Principal Building Frontage	E
Front Setback / Yard, Secondary Frontage	6 ft. min, 20 ft. max	B	Front Setback / Yard, Secondary Frontage	6 ft. min	F
Side Setback / Yard	0 ft. min. between individual Townhouse Units & Duplex Units; otherwise, 6 ft. min.	C	Side Setback / Yard	0 ft. min	G
Rear Setback / Yard	3 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	3 ft. min; or 15 ft. min from center line of rear Alley.	H

Building Standards	
Building Height*	
Principal Building	3 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height
May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Shopfront Facade, which may not exceed 25ft.

Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	If Residential: 18 ft., 48 in. max above average grade at façade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	20% - 60% of total ground floor Façade area
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except for transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	Within a Development Parcel no Façade may exist more than once in a Block Face

Building Standards (continued)

Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	If pitched, 6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl or Aluminum siding	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		
Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.			
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim			
Foundation Cladding	Required ; brick or stone, except foundation cladding, or absence of cladding, may match current material on renovations and minor expansions of existing structures.			
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except pier cladding, or absence of cladding, may match current material on renovations and minor expansions of existing structures.			
Chimney Cladding	Required ; brick, stone, or material matching primary material of Façade			

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor Trailers (including trailers for storage)	NP on Street, except for delivery and Temporary Use of Trailers	NP
All other Vehicles	NP	P in 3 rd layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1 st Layer if Residential; 36 ft. max in 1 st layer if non-Residential; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof deign		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind- generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation at Frontage if 1st Layer $\geq$ 3ft. deep, plus if 1st Layer is $\geq$ 15ft. deep, 1 tree planted in 1st Layer every 50' ft of Frontage. Drive aisles within 1st Layer, continuous shrubs Landscaping must comply with Section 4.3.16

Walls & Fencing (not including Screens)

Height	4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P only Picket type allowed at Frontage; other types allowed on sides and rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	Required
	P within required Yards, per Section 4.3.10
Location of Retaining Walls	If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line

CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen / Streetscreen Adjacent to or across Throughfare from Non-Multi-Family Residential	N/R
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
HVAC, Mechanical and other Equipment Screening	R ; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Streetscreen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT



General Description

The CD-4C General Urban – Corridor Character District consists of a medium density area along a corridor. It provides for a balanced automobile and pedestrian-oriented built environment and a mix of Building Types and primarily Residential, Retail/ Personal Service/ Artisan, Office, Lodging and Civic Uses; there are medium, narrow or no front Setbacks and narrow to medium side Setbacks. It has variable private landscaping and it has Thoroughfares and Internal Drives with curbs, Sidewalks and trees that define medium-sized blocks. CD-4C is an appropriate District for parcels identified as Facilitate or Active on the Areas of Change map of the Comprehensive Plan, which have access onto a public right-of-way classified as principal arterial or minor arterial in the Transportation element of the Plan and are located in Suburban Neighborhoods and City Center Urban Village Future Land Use Character Areas described in the Comprehensive Plan.



ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Density / Floor Area Ratio (FAR) *Applicable only to Development Parcels

24 Density Units per acre max

BLOCK SIZE* *Applicable only to Development Parcels

Block Perimeter 2400 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	NP
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

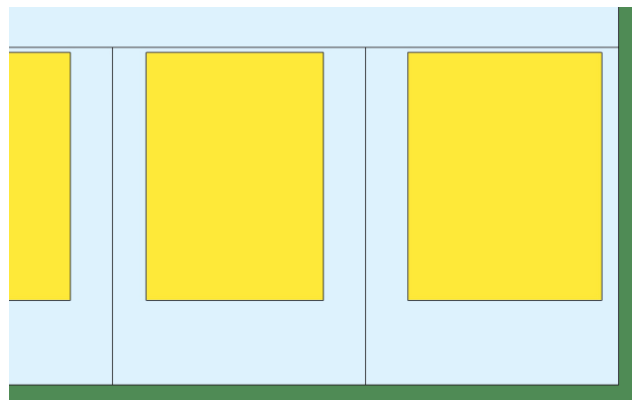
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width	House: 38' min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x6max. attached Townhouse units Large Scale Commercial: 600 ft max All other Building Types: 18 ft. min – 200 ft. max
Frontage Buildout	60% min except commercial 40% min
Lot/ Building Site Area	NR
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Setbacks / Yards					
Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	6 ft. min, 40 ft. max; except where the Lot or Building Site enfronts a thoroughfare with a functional classification of Arterial and parking is located in the First Layer, max 85 ft.	A	Front Setback / Yard, Principal Frontage	20 ft. min behind Principal Building Frontage	E
Front Setback / Yard, Secondary Frontage	6 ft. min, 40 ft. max; except where the Lot or Building Site enfronts a thoroughfare with a functional classification of Arterial and parking is located in the First Layer, max 85 ft.	B	Front Setback / Yard, Secondary Frontage	5 ft. min	F
Side Setback / Yard, each side	0 ft. min. per side	C	Side Setback / Yard, each side	5 ft. min	G
Rear Setback / Yard	3 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	3 ft. min; or 5 ft. min if Garage faces rear Alley.	H

Building Standards	
Building Height*	
Principal Building	4 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height
May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Shopfront Facade, which may not exceed 25 ft.

Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	Except for House Building Types, A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	Non-Shopfront: 20% - 60% of total ground floor Façade area for Shopfront: min. 50% of total ground floor Façade area, min. 20% of total Façade area on upper floors and secondary elevations
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except for transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	Within a Development Parcel no Façade may exist more than once in a Block Face

Building Standards (continued)

Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.			
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim			
Foundation Cladding	Required; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.			
Porch Pier Cladding	Required; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.			
Chimney Cladding	Required; brick, natural stone, with material matching primary material of Façade			

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor Trailers (including trailers for storage)	NP	P in 3 rd layer only, and in Driveway
All other vehicles	NP	P in 3 rd layer only, and in Driveway; except where

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1 st Layer if Residential; 36 ft. max in 1 st layer if non-Residential; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind- generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation at Frontage if 1st Layer $\geq$ 3ft. deep, plus if 1st Layer is $\geq$ 15ft. deep, 1 tree planted in 1st Layer every 50' ft of Frontage. Drive aisles within 1st Layer, continuous shrubs Landscaping must comply with Section 4.3.16

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti

Materials

Natural Wood	P only Picket type allowed at Frontage; other types allowed on sides and rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	Required
	P within required Yards, per Section 4.3.10
Location of Retaining Walls	If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Screens, Street-Screens & Buffers		
Height		
	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation
Materials		
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry	
Fence Screen or Street-Screen	Natural Wood, painted or unpainted	
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity	
Additional Standards		
Non-Residential & Multi-Family Residential Screen / Streetscreen Adjacent to or across Throughfare from Non-Multi-Family Residential	N/R	
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.	
HVAC, Mechanical and other Equipment Screening	R; must be Screened from Frontage and Civic Space by Building parapet or other Building Element	
Self-Storage Warehouse Screening	N/A (not permitted in District)	
Streetscreen Location	2 nd Layer	
Parcel Buffer	Section 4.3.11.H	
Project Buffer	Section 5.8	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT



General Description

The CD-5 Urban Center Character District consists of medium to high density Mixed Use areas. It has a tight network of Thoroughfares and Internal Drives with Sidewalks, streetlights, and regular tree spacing, defining medium sized blocks. Buildings are set close to the Sidewalks. CD-5 is an appropriate District for the City Center Urban Village Future Land Use Character Area described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Density / Floor Area Ratio (FAR) **Applicable only to Development Parcels*

NR

BLOCK SIZE* **Applicable only to Development Parcels*

Block Perimeter 2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard	NP	Stepfront	P
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types* **Applicable only to Development Parcels.*

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

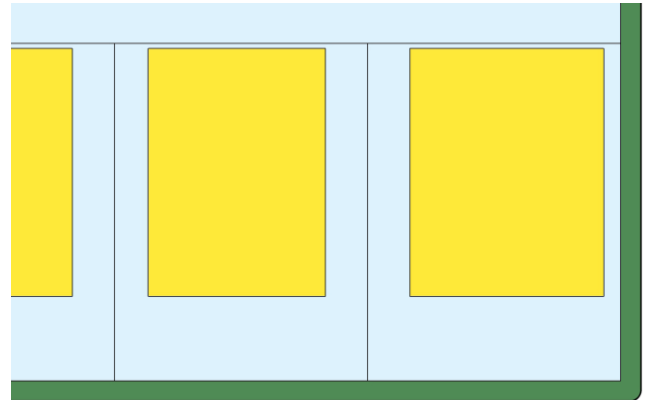
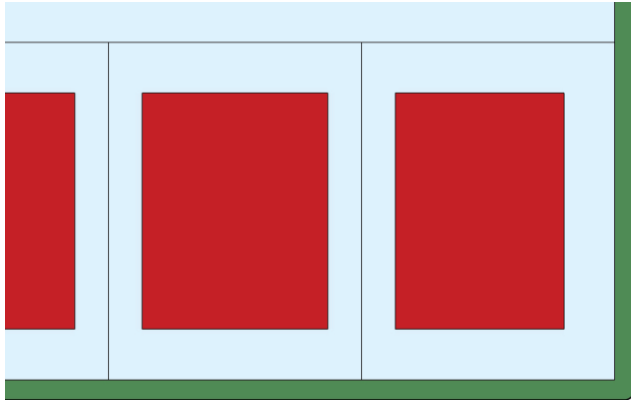
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 **TABLE 4.3.1-F DISTRICT STANDARDS**
URBAN CENTER CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width	House: 38 ft min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18-36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x6max. attached Townhouse units All other Building Types: 18 ft. min – 120 ft. max
Frontage Buildout	80% min except House and Duplex 60% min
Lot/ Building Site Area	NR
Impervious Surface Coverage	100% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	0 ft. at corners; 0 ft. min; 15 ft. max. elsewhere	A	Front Setback / Yard, Principal Frontage	40 ft. max from rear property line; except	E
Front Setback / Yard, Secondary Frontage	0 ft. at corners; 0 ft. min; 15 ft. max. elsewhere	B	Side Setback / Yard	3 ft. max	F
Side Setback / Yard, each side	0 ft. min; 24 ft. max per side	C	Rear Setback / Yard	5 ft. min	G
Rear Setback / Yard	NR	D			

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT

Building Standards	
Building Height*	
Principal Building	2 Story min; 5 Stories max. adjacent to CD-5; all other areas 3 stories max
Accessory Building	2 Stories max
*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. * *The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance with the above cited codes shall be required. *	
Ceiling Height	
May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft.	
Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	If Residential: 18 in. min., 48 in. max. above average grade at Façade
Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	Non-Shopfront 20% - 60% of total ground level Façade area; for Shopfront: min 50% of total ground level Façade area, min. 20% of total Façade area on upper floors and secondary elevations
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Façade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.

Building Colors Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	F
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	F

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP	P in 3 rd layer only, and in Driveway
All Other Vehicles	NP	P in 3 rd layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1 st Layer; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Loading & Access

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof deign	P if coplanar to and integrated into roof deign	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Private Landscaping and Fencing

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Landscaping

NA if paved or $\leq$ 3ft front Setback/ Yard; Otherwise, shrubs continuous around foundation at Façade. Landscaping must comply with Section 4.3.16

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti

Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	Required
	P within required Yards, per Sections 4.3.10
Location of Retaining Walls	If supporting grade 8 ft. or higher that grade at property line, must be set back 10 ft. from property line

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 **TABLE 4.3.1-F DISTRICT STANDARDS**
URBAN CENTER CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space Civic Space	Not at Frontage or Adjacent to
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT



General Description

The CD-5C Urban Center Corridor Character District consists of medium to higher density Mixed Use areas. It provides for a balanced automobile and pedestrian oriented built environment, a mix of Building Types and primarily has a tight network of Thoroughfares and Internal Drives with Sidewalks, street lights, and regular tree spacing defining medium-sized blocks. Buildings are set close to Sidewalks. CD-5C is limited to parcels identified as Active on the Areas of Change map of the Comprehensive Plan which have access to a Principal Arterial identified in the Transportation Plan located in the City Center Urban Village Character Area described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C

TABLE 4.3.1-G DISTRICT STANDARDS

URBAN CENTER CORRIDOR CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)

**Applicable only to Development Parcels*

NR

BLOCK SIZE*

**Applicable only to Development Parcels*

Block Perimeter

2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard

NP

Stepfront

NP

Porch

NP

Shopfront

P

Fence

NP

Gallery

P

Terrace/Lightwell

P

Arcade

P

Forecourt

P

Officefront

P

Stoop

P

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area

NP

Playground

P

Green

NP

Sport Field

NP

Square

P

Community Garden

P

Plaza

P

Pocket Park

P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

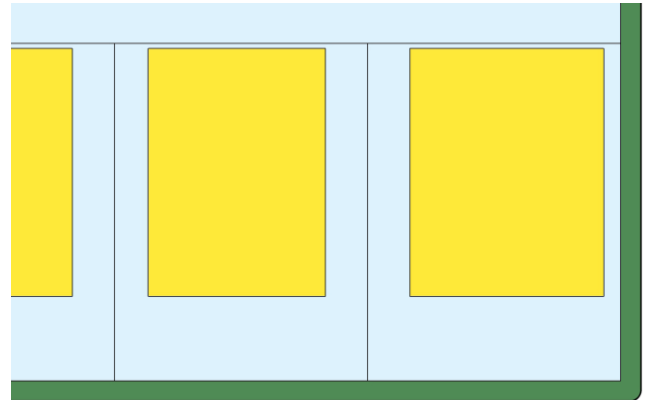
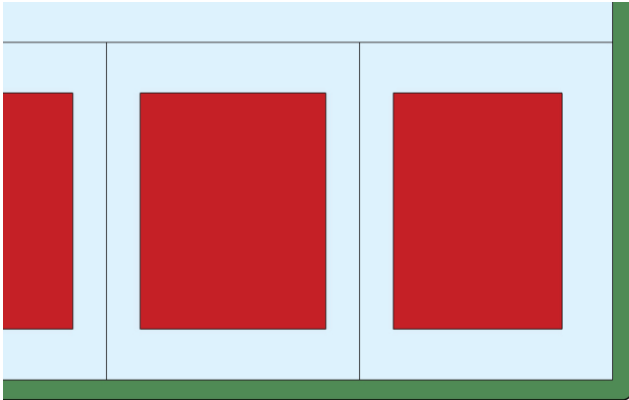
Number of Buildings

Principal Building 1 max

Accessory Buildings 1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width

Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x8 max. attached Townhouse units
All other Building Types: 18 ft. min
All Building Types: 120 ft. max

Frontage Buildout

80% min.

Lot/ Building Site Area

NR

Impervious Surface Coverage

100% max

Lot/ Building Site Enfrontment

Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Lot/ Building Site Access

All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building

Front Setback /
Yard, Principal
Frontage

0 ft. at corners; 0
ft. min; 15 ft. max
elsewhere

A

Front Setback /
Yard, Secondary
Frontage

0 ft. at corners; 0
ft. min; 15 ft. max
elsewhere

B

Side Setback /
Yard, each side

0 ft. min; 24 ft.
max. per side

C

Rear Setback

NR

D

Setbacks / Yards – Accessory Building

Front Setback /
Yard, Principal
Frontage

40 ft. max. from
rear property line

E

Side Setback / Yard

3 ft. max.

F

Rear Setback /
Yard

3 ft. min. or 5 ft.
min. if Garage door
faces Rear Alley

G

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building 2 Story min; 4 Stories max

Accessory Building 2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft.

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle & Cap

Finished Floor Level If Residential: 18 in. min., 48 in. max. above average grade at Façade

Façade

Main Entrance Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.

Façade Position Parallel to straight Frontage Line or to tangent of curved Frontage Line

Façade & Façade Element Design Must be vertically proportioned

Blank Walls **NP** at Frontage

Façade Articulation Except for House Building Types, a Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See **Illustration 4.3.5.A-3**)

Façade Openings Windows, and/or doors spaced ≤ 20 ft. apart
In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area

Façade Glazing 20% - 60% of total Façade area for non-Shopfront; 70% of total Façade area, min. for Shopfront

Window Shape Square or vertical in proportion, except transoms

Window Alignment Upper floor windows and other features must be aligned with those of first floor

Window Types Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.

Window Glazing Material Clear glass is **Required** for all Elevations

Window Trim in 1st Layer Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window

Shutters If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs

Façade Window Sill Height If Residential, 5 ft. min above average grade at Façade

Porch Frontages Min. 6 ft. clear depth, excluding rails, pillars, columns or other features

Shopfront Frontages 12 in. – 24 in. knee wall required at Frontage

Façade Variety No Façade may exist more than once in a Block Face or within view of the same Façade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C

TABLE 4.3.1-G DISTRICT STANDARDS
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	Required ; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required ; brick, natural stone, with material matching primary material of Façade

Building Types

House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery	P in 3 rd layer only, and in Driveway and Temporary Use of trailers
All Other Vehicles	NP	P in 3 rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1 st Layer; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof deign		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind- generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

NA if paved or $\leq$ 3ft front Setback/ Yard; Otherwise, shrubs continuous around foundation at Façade. Landscaping must comply with Section 4.3.16

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

	At Frontage or Adjacent to Civic Space Civic Space	Not at Frontage or Adjacent to
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP	TABLE 4.3.1-H DISTRICT STANDARDS MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT
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General Description
This District is designed to provide suitable areas for Manufactured Home Parks where sufficient urban facilities are available prior to Development. Manufactured Homes and Buildings necessary to support the Residential occupancy of Manufactured Homes are permitted. This District is intended also to permit community facilities and public utility installations that are necessary to service specifically the residents of this District, or which are benefited by and compatible with a Residential environment. SD-MHP is appropriate for the Suburban Neighborhoods Future Land Use Character Area described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP

TABLE 4.3.1-H DISTRICT STANDARDS

MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Density / Floor Area Ratio (FAR)

**Applicable only to Development Parcels*

6 Density Unites per acre max

BLOCK SIZE*

**Applicable only to Development Parcels*

Block Perimeter

2,400 ft. max

Private Frontage Types

Common Yard

NP

Stepfront

P

Porch

NP

Shopfront

P

Fence

NP

Gallery

P

Terrace/Lightwell

P

Arcade

P

Forecourt

P

Officefront

P

Stoop

P

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area

P

Playground

P

Green

P

Sport Field

P

Square

NP

Community Garden

P

Plaza

NP

Pocket Park

P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings Per Lot or Building Site

Principal Building

1 max. per Manufactured Home Site or Building Site

Accessory Buildings

1 max. per Manufactured Home Site or Building Site

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP

TABLE 4.3.1-H DISTRICT STANDARDS

MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Manufactured Home Site / Building Site / Manufactured Home Park Occupation

Manufactured Home / Building Site Width	Residential: ⁽¹⁾ Non-Residential Use: 60 ft. min.
Manufactures Home Park Minimum Street / Highway Frontage	50 ft. min.
Frontage Buildout	if non-mobile: 40% min, otherwise NR
Manufactured Home Site / Building Site Depth	NR
Manufactured Home Site / Building Site Area	Residential Use: 6,000 sf. Min. Non-Residential Use: 10,000 sf. min.
Manufactured Home Stand	max. 25% of Manufactured Home Site
Impervious Surface Coverage	35% max
Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Manufactured Home Site if a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or waterbody if such Manufactured Home Sites have legal and Physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. All Manufactured Home Sites must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Street Yard-Arterial	Residential: ⁽¹⁾ Non-Residential: 50 ft. min.	A	Side Yard-Per side	Residential: ⁽¹⁾ Non-Residential: 2 Stories or less 15 ft. min 3 or more Stories 25 ft. min	B
Street Yard-Collector	Residential: ⁽¹⁾ Non-Residential: 50 ft. min.	A	Side Yard-Total	Residential: ⁽¹⁾ Non-Residential: NR	B
Street Yard-Minor	Residential: ⁽¹⁾ Non-Residential: 50 ft. min.	A	Rear Yard	Residential: ⁽¹⁾ Non-Residential: 20 ft. min	?

⁽¹⁾ Within a manufactured Home Park, dimensional standards shall be required for the park. All other Residential uses of a Manufactured Home (including a Manufactured Home not in a park) shall conform to the standards of the CD-3 Character District.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Building Standards

Building Height*

Principal Building	2 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical **NR**

Composition

Finished Floor **NR**

Level **Required** to be concealed by apron between floor level and ground on all sides, including beneath Porch or Stoop

Support piers, plumbing, HVAC, hitch and Wheels

Façade

Main Entrance If non-mobile: **Required** prominently located on Façade at Principal Frontage; otherwise, **NR**

Façade Position If non-mobile: Parallel to straight Frontage Line or tangent of curved Frontage Line; otherwise, **NR**

Blank Walls **NP** at Frontage

Façade Glazing 20% - 60% of total Façade area

Roof Type & Pitch

NR

Building Materials

NR except **Required** clear glass for windows at Frontage

Building Types

Manufactured Homes & Associated Buildings **P**

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Vehicular Parking Requirements		
Parking Location	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery	P in 3 rd layer only, and in Driveway
All Other Vehicles	NP	P in 3 rd Layer only, and in Driveway

Additional Parking Requirements	
Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In Rear Yard only
Garage Design	NR
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max. single lane; 20 ft. max. width double lane
Parking Structure	N/A
Parking Structure Pedestrian Exit Location	N/A

Bicycle Parking

NR

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Trash Receptacle Locations – Manufactured Home Sites	P in 3 rd Layer only, except when moved to 1 st or 2 nd Layer for pickup
Community Trash Receptacle or Dumpster Locations	P in 3 rd Layer only, must be screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	N/A

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	NP	P
Solar Panels	P if coplanar to and integrated into roof deign		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind- generating machines	NR		

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Private Landscaping and Fencing

Landscaping

Required Street Yard and any required Side Yard of a corner Manufactured Home Site must be landscaped in compliance with Section 4.3.16., including 1 tree per Manufactured Home Site and continuous shrub plantings around foundation facing Frontage.

Walls & Fencing

Height	4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P	Chain Link	NP
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	NP	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP

TABLE 4.3.1-H DISTRICT STANDARDS

MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space Civic Space	Not at Frontage or Adjacent to
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	N/A (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (Uses not permitted in District)
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT

TABLE 4.3.1-I DISTRICT STANDARDS
INTERSTATE SERVICE SPECIAL DISTRICT

General Description
This District is designed to provide space along I-65 to serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments to primarily characterize this District. Appropriate locations for this District are along I-65 in an environment of general Commercial and Mixed Use activity. Due to the high traffic volumes and general incompatibility between some of the Uses permitted within this District and those in CD-3L and CD-3 areas, this District shall not be located in or Adjacent to a CD-3L or CD-3 District. The SD-INT District is an appropriate District for the Technology Employment Center Future Land Use Character Area described in the Comprehensive Plan. SD-INT is limited to Parcels within 3,690 feet of an Interstate, Freeway, or other limited access highway identified in the Transportation element of the Plan,

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT

TABLE 4.3.1-I DISTRICT STANDARDS

INTERSTATE SERVICE SPECIAL DISTRICT

Density / Floor Area Ratio (FAR)

**Applicable only to Development Parcels*

24 Density Unites per acre max

Parcel Size

Parcel Size

Min. 1 gross acre

Block Size*

**Applicable only to Development Parcels*

Block Perimeter

NR

Private Frontage Types

NR

Civic Space Types*

**Applicable only to Development Parcels.*

NR

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings Per Lot or Building Site

Principal Building

1 max. per Lot or Building Site

Accessory Buildings

1 max.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Lot Occupation		
Lot/ Building Width	100 ft. min	
Lot Frontage on Street / Highway	100 ft. min	
Lot Depth	NR	
Frontage Buildout	NR	
Lot/ Building Site Area	20,000 SF min.	
Impervious Surface Coverage	NR	
Usable Open Space	Min. 7% of gross site area	
Lot/ Building Site Enfrontment	NR	
Lot/ Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thoroughfare vis Driveway or Easement	

Setback / Yards		
Setback / Yards – Principal Building		
	As applicable:	
Street Yard – Min	1. For sites Adjacent to a District which a Residential use is allowed:	
	a) An Addition to an existing Building with a Façade of variable distance from the Street may be extended to the plane of the existing Façade closest to the Street.	
	b) Except for an addition to an existing Building described in 1.a above, the lesser of	A
	i) The Average depth of Street Yards of existing Buildings within 100 ft. on each side of a Lot or Building Site or	
	ii) 60 ft.	
	2. Otherwise, 30 ft.	
Side Yard – Per side	0 ft. min along Lot Lines or Building Site Lines Adjacent to a Lot or Building Site on which no Mixed Use or Residential Use is located, or is being constructed; Otherwise, 10 ft. min ⁽¹⁾⁽²⁾⁽³⁾	B
Rear Yard	0 ft. min along Lot Lines or Building Site Lines Adjacent to a Lot or Building Site on which no Mixed Use or Residential Use is located, or is being constructed; Otherwise, 10 ft. min ⁽¹⁾⁽²⁾⁽³⁾	C

Notes: *See Article 9 (definitions) for FAR measurement information

- (1) Additional Side Yard or Rear Yard depth may be necessary to accommodate Buffers and landscaping required in Sections 4.3.11, 4.3.16, and 5.8
- (2) The Required Rear Yard Depth shall be reduced as provided below if the Lot does not abut a different District and is owned separately and individually from all other tracts of land, both on the Effective date of this Ordinance and on the date of application for a Zoning Permit. Such reduction shall be as follows:
 - a. For all interior Lots between 80 ft. and 100 ft. deep, the required Rear Yard shall be reduced by an amount equal to the lesser of (1) 100 ft. minus the depth of the Lot or (2) 10ft.
 - b. For Interior Lots < 80 ft. deep within Non-Residential Districts, the required Rear Yard depth shall be 0 ft., but if any Rear Yard is provided, it must be at least 10 ft. deep.
- (3) Buffering requirements are not applicable to Side Yards or Rear Yards with zero depth.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Building Standards	
Building Height*	
Principal Building	Initial Stepback = depth of required Front Setback / Street Yard, within which no Structure is allowed Max, height within 1st 30 ft. beyond initial Stepback ("Secondary Stepback"): 45 ft. + 1.5 ft. (Y) for every additional 1 ft. (X) Building is Stepped back from Initial Stepback (slope of Sky Exposure Plane (x:y) = 1:1.5). From and beyond 40 ft. from back of sidewalk ("Total Stepback"), greater of 75 ft. max or height permitted by Conditional Use Permit, if total Impervious Surface Coverage is 40% or less.
Accessory Building	45 ft. max
*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. * *The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *	
Ceiling Height	
May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11 ft. with a maximum if 25 ft.	
Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	NR
Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line.
Façade & Façade Element Design Proportions	Must be vertically proportioned.
Blank Walls	NP at Frontage
Façade Articulation	A façade greater than 100 ft. in width must be differentiated so that it appears to be compromised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice detail; (d) a change of wall material or wall color; a change in trim courses and other horizontal element (e) a change in dormer or balcony design, if any; and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed of a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows and/or doors spaced $\leq$ 20 ft. apart. In Stories above first, Façade openings must be $\leq$ 50% of total Façade area.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Façade Glazing	20% - 60% of total Façade Area for non-Shopfront; 70% of total Façade Area, min. for Shopfront.
Window Shape	Square or vertical in proportion, except transoms.
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Window Types	Except in Shopfront or Gallery Frontage, and except for transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be ≤ 50% of total Façade area.
Window Glazing Material	Clear glass Required for windows at Frontage.
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window, solid course above lintel and rollock course below sill if brick or stone surrounds window.
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs.
Façade Window Sill Height	If Residential: 5 ft. min. above average grade at Frontage.
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features.
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage.
Façade Variety	No Façade may exist more than once on a Block Face or within view of the same Façade.

Roof Type & Pitch

NR

Roof Design

NR

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
Changes in Building Materials		NR		
Building Colors		NR		
Foundation Cladding		NR		
Porch Pier Cladding		NR		
Chimney Cladding		NR		

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT TABLE 4.3.1-I DISTRICT STANDARDS INTERSTATE SERVICE SPECIAL DISTRICT

Building Types			
House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	NP	Flex	P
Small Multifamily	NP	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements		
Parking Location		
	On-Street Parking	Off-Street Parking
All Vehicles	NR	P behind first 10 ft. from Frontage Lot Line if site not abutting Residential District; Otherwise, P only in Side Yard or Rear Yard

Additional Parking Requirements	
Off-Street Parking Surface	Asphalt, concrete, or other hard surface
Garage Location	P In Rear Yard only
Garage Design	NR
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max. in 1 st Layer if Residential; 36 ft. max. in 1 st Layer if non-Residential, regardless if shared or not
Parking Structure	P, if screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking
See Section 4.3.13

Thoroughfare & Internal Drive Types*	*Only applicable to Development Parcels
See Article 5 (Development Parcel Standards) for additional requirements	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Trash Receptacle Locations – Manufactured Home Sites	P in 3 rd Layer only, except when moved to 1 st or 2 nd Layer for pickup
Community Trash Receptacle or Dumpster Locations	P in 3 rd Layer only, must be screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	N/A

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind- generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation facing Frontage if 1st Layer is $\geq$ 3 ft. deep, plus if 1st Layer is $\geq$ 15 ft. deep, 1 tree planted in 1st Layer. Landscaping must comply with Section 4.3.16.

Walls & Fencing

Height	3.5- 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
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Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
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Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.
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Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	NR
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Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space Civic Space	Not at Frontage or Adjacent to
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Min. 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft; Min. 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI	TABLE 4.3.1-J DISTRICT STANDARDS LIGHT INDUSTRIAL SPECIAL DISTRICT
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General Description
This District is intended to provide space for a wide range of wholesale trade, warehousing of a wide variety of products or materials, manufacturing processes, and industrial and related uses that conform to a high level of performance criteria and have few objectionable characteristics. All operations must be carried on within completely enclosed Buildings, thus providing a standard of Development that removes most adverse characteristics that affect neighboring properties. This District may provide a buffer between other Districts and other industrial activities that have more objectionable influences. This District may require types of Structures and have Uses and other characteristics that cannot be facilitated in other Districts. New Residential Development, Commercial establishments, Retail establishments, personal service Uses, and community facilities and utilities, are permitted, as well as additional Uses that provide needed complementary services or are necessary for the general community welfare. SD-LI is an appropriate District for Technology Employment Center Future Land Use Character Area described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI

TABLE 4.3.1-J DISTRICT STANDARDS
LIGHT INDUSTRIAL SPECIAL DISTRICT

Density / Floor Area Ratio (FAR)

*Applicable only to Development Parcels

NR

Parcel Size

Parcel Size

Min. 1 acre

Block Size*

*Applicable only to Development Parcels

Block Perimeter

2,000 ft. max. or 3,000 ft. max. if a Parking Structure provided within Block

Private Frontage Types

NR

Civic Space Types*

*Applicable only to Development Parcels.

NR

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings Per Lot or Building Site

Principal Building

Accessory Buildings

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

Lot Occupation		
Lot/ Building Width	100 ft. min	
Lot Depth	NR	
Frontage Buildout	NR	
Lot/ Building Site Area	40,000 SF min.	
Impervious Surface Coverage	70% max	
Usable Open Space	Min. 7% of gross site area	
Lot/ Building Site Enfrontment	NR	
Lot/ Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thoroughfare vis Driveway or Easement	
Setback / Yards		
Setback / Yards – Principal Building		
	As applicable:	
Street Yard – Min	1.	For sites Adjacent to a District which a Residential use is allowed:
	a.	An Addition to an existing Building with a Façade of variable distance from the Street may be extended to the plane of the existing Façade closest to the Street.
	b.	Except for an addition to an existing Building described in 1.a above, the lesser of
	I.	The Average depth of Street Yards of existing Buildings within 100 ft. on each side of a Lot or Building Site or
	II.	40 ft. ⁽¹⁾
		A
	As applicable:	
Side Yard – Per side	1.	For sites abutting a Residential District, 50 ft. along the common boundary;
	2.	Otherwise, 10 ft. min ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾
		B
	As applicable:	
Rear Yard	1.	For sites abutting a Residential District, 50 ft. along the common boundary;
	2.	Otherwise, 20 ft. min ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾
		C

Notes:

- (1) Additional Side Yard or Rear Yard depth may be necessary to accommodate Buffers and landscaping required in Sections 4.3.11, 4.3.16, and 5.8
- (2) The Required Rear Yard Depth shall be reduced as provided below if the Lot does not abut a different District and is owned separately and individually from all other tracts of land, both on the Effective date of this Ordinance and on the date of application for a Zoning Permit. Such reduction shall be as follows:
 - a. For all interior Lots between 80 ft. and 100 ft. deep, the required Rear Yard shall be reduced by an amount equal to the lesser of (1) 100 ft. minus the depth of the Lot or (2) 10ft.
 - b. For Interior Lots < 80 ft. deep within Non-Residential Districts, the required Rear Yard depth shall be 0 ft., but if any Rear Yard is provided, it must be at least 10 ft. deep.
- (3) In Industrial Districts, the required Side Yard and Rear Yard depth for Lots along Lot Lines abutting other Industrial Districts or along a railroad Right-Of-Way is 0 ft.
- (4) In Industrial Districts, Buffering requirements are not applicable to Side Yards with zero depth.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

Building Standards	
Building Height*	
Principal Building	45 ft. max
Accessory Building	45 ft. max
Any Building exceeding 35 feet in height must obtain approval from the Fire Department prior to the issuance of a Building Permit. *The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *	
Ceiling Height	
NR	
Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	NR
Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	NR Flex Building with Industrial Category Use Other – Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	NR Flex Building with Industrial Category Use Others- Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of tow or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each other segments with respect to all of the following: (a) a change in shape, sill, and header height, detasil, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material, or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any; and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (see Illustration 4.3.5.A-3)
Façade Openings	NR Flex Building with Industrial Category Use Others – Windows and/or doors spaced < 20 ft. apart; in Stories above first, Façade openings must be < 50% of total Façade area.
Façade Glazing	NR Flex Building with Industrial Category Use Others – 20% - 60% of total Façade area.
Window Shape	NR Flex Building with Industrial Category Use Others - Square or vertical in proportion, except transoms
Window Alignment	NR Flex Building with Industrial Category Use Others - Upper floor windows and other features must be aligned with those of first floor
Window Types	NR Flex Building with Industrial Category Use Others - Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Facade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types.
Window Glazing Material	Flex Building with Industrial Category Use - Clear glass is Required for windows at Frontage Others - Clear glass is Required for all Elevations
Window Trim in 1 st Layer	NR Flex Building with Industrial Category Use Others - Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	NR Flex Building with Industrial Category Use Others - If provided must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade Others - NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

Porch Frontages	NR Flex Building with Industrial Category Use Others – If provided, min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shop Frontages	NR Flex Building with Industrial Category Use For Shopfront Private Frontage – 12 in. – 24 in. knee wall required at Frontage
Façade Variety	NR Flex Building with Industrial Category Use Others – No façade may exist more than once on a Block Face or within view of the same Façade.

Roof Type & Pitch

Flat	NR Flex Building with Industrial Category Use Others P
Shed	NR Flex Building with Industrial Category Use P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have shed roof anywhere on the Building
Hip	NR Flex Building with Industrial Category Use Others P
Gable	NR Flex Building with Industrial Category Use Others P
Pitch	If pitched, 6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	P Flex Buildings with Industrial Category Use NP Others
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	P Flex Buildings with Industrial Category Use NP Others
Changes in Building Materials		NR		
Building Colors		NR		
Foundation Cladding		NR		
Porch Pier Cladding		NR		
Chimney Cladding		NR		

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

Building Types			
House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	NP	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements		
Parking Location		
	On-Street Parking	Off-Street Parking
Domestic Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.
Recreational Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.
Heavy Equipment	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.
Tractor Trailers (including trailers for storage)	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.
All other Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.

*Driveways are not permitted within required Project Buffers & may penetrate required Lot/Building Site/ Parcel Buffers to minimum amount necessary to comply with this Ordinance.

Additional Parking Requirements	
Off-Street Parking Surface	Asphalt or concrete
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space
	If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft max. in 1 st Layer and 2 nd Layer if Residential; 24 ft. max in 1 st Layer if non-Residential, regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI TABLE 4.3.1-J DISTRICT STANDARDS LIGHT INDUSTRIAL SPECIAL DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Utility Box & Service Meter* Locations (*Not including water meters)	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof deign		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation at Façade if 1st Layer id > 3 ft. deep, plus if 1st Layer is > 15 ft. deep, 1 tree per 50 ft. of Frontage width, planted in 1st Layer. Landscaping must comply with Section 4.3.16

Walls & Fencing (not including Screens)

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti

Materials

Natural Wood	P only picket type allowed at Frontage; other types allowed at sides and at rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	P at sides and rear only & only if not Adjacent to Residential Use
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	Required
	P within required Yards, per Sections 4.3.10
Location of Retaining Walls	If supporting grade 8 ft. or higher that grade at property line, must be set back 10 ft. from property line

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	Required; except at Driveways; Screening must be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent tom Civic Space.
Street-Screen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI	TABLE 4.3.1-K DISTRICT STANDARDS HEAVY INDUSTRIAL SPECIAL DISTRICT
-------	---

General Description
This District is intended to provide suitable areas for intense or potentially noxious Industrial operations, including open land operations. It is specifically intended that all newly created Districts be so located and Buffered as to prevent possible negative impact upon Adjacent land and Uses. SD-HI is an appropriate District for Technology Employment Center future land Use Character Area described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI	TABLE 4.3.1-K DISTRICT STANDARDS HEAVY INDUSTRIAL SPECIAL DISTRICT
-------	---

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
NR	

Parcel Size
Parcel SizeNR

Block Size*	*Applicable only to Development Parcels
Block Perimeter	Not Regulated

Private Frontage Types
NR

Civic Space Types*	*Applicable only to Development Parcels.
NR	

Permitted Uses
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings
Principal Building
Accessory Buildings

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI **TABLE 4.3.1-K DISTRICT STANDARDS**
HEAVY INDUSTRIAL SPECIAL DISTRICT

Lot Occupation		
Lot/ Building Width	100 ft. min.	
Lot/ Building Site/ Parcel Frontage on Street/ Highway	24 ft min.	
Lot Depth	NR	
Frontage Buildout	NR	
Lot/ Building Site Area	As required to meet all other applicable requirements of this Ordinance	
Impervious Surface Coverage	70% max	
Usable Open Space	Min. 7% of gross site area	
Lot/ Building Site Enfrontment	NR	
Lot/ Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thoroughfare vis Driveway or Easement	
Setback / Yards		
Setback / Yards – Principal Building		
	As applicable:	
Street Yard – Min	1. For sites Adjacent to a District which a Residential use is allowed:	
	a. An Addition to an existing Building with a Façade of variable distance from the Street may be extended to the plane of the existing Façade closest to the Street.	
	c. Except for an addition to an existing Building described in 1.a above, the lesser of I. The Average depth of Street Yards of existing Buildings within 100 ft. on each side of a Lot or Building Site or III. 40 ft. ⁽¹⁾	A
	2. Otherwise, 20 ft.	
Side Yard – Per side	As applicable:	
	1. For sites abutting a Residential District, 50 ft. along the common boundary; 2. Otherwise, 10 ft. min ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾	B
Rear Yard	As applicable:	
	1. For sites abutting a Residential District, 50 ft. along the common boundary; 2. Otherwise, 20 ft. min ^{(1)(2)(3))(4)}	C

Notes:

- (1) Additional Side Yard or Rear Yard depth may be necessary to accommodate Buffers and landscaping required in Sections 4.3.11, 4.3.16, and 5.8
- (2) The Required Rear Yard Depth shall be reduced as provided below if the Lot does not abut a different District and is owned separately and individually from all other tracts of land, both on the Effective date of this Ordinance and on the date of application for a Zoning Permit. Such reduction shall be as follows:
 - a. For all interior Lots between 80 ft. and 100 ft. deep, the required Rear Yard shall be reduced by an amount equal to the lesser of (1) 100 ft. minus the depth of the Lot or (2) 10ft.
 - b. For Interior Lots < 80 ft. deep within Non-Residential Districts, the required Rear Yard depth shall be 0 ft., but if any Rear Yard is provided, it must be at least 10 ft. deep.
- (3) In Industrial Districts, the required Side Yard and Rear Yard depth for Lots along Lot Lines abutting other Industrial Districts or along a railroad Right-Of-Way is 0 ft.
- (4) In Industrial Districts, Buffering requirements are not applicable to Side Yards with zero depth.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI **TABLE 4.3.1-K DISTRICT STANDARDS**
HEAVY INDUSTRIAL SPECIAL DISTRICT

Building Standards

Building Height*

Principal Building	45 ft. max
Accessory Building	45 ft. max

Any Building exceeding 35 feet in height must obtain approval from the Fire Department prior to the issuance of a Building Permit.

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	NR

Façade

Main Entrance Main Entrance must be in Façade of Principal Frontages.

Façade Position Parallel to straight Frontage Line or to tangent of curved Frontage Line

Façade & Façade
Element Design
Proportions **NR**

Blank Walls **NP** at Frontage

Façade Articulation **NR**

Façade Openings **NR**

Façade Glazing **NR**

Window Shape **NR**

Window Alignment **NR**

Window Types **NR**

Window Glazing
Material Clear glass is **Required** for windows at Frontage

Window Trim in 1st
Layer **NR**

Shutters **NR**

Façade Window Sill
Height **NR**

Porch Frontages **NR**

Shopfront
Frontages **NR**

Façade Variety **NR**

Roof Type & Pitch

NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI **TABLE 4.3.1-K DISTRICT STANDARDS**
HEAVY INDUSTRIAL SPECIAL DISTRICT

Roof Design

NR

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	P
Changes in Building Materials		NR		
Building Colors		NR		
Foundation Cladding		NR		
Porch Pier Cladding		NR		
Chimney Cladding		NR		

Building Types

NR

Vehicular Parking Requirements

Parking Location

On-Street Parking

Domestic Vehicles

NP

Off-Street Parking

P in any Required Yard, unless specifically prohibited*
Except Residential and Commercial in 3rd Layer only.

Additional Parking Requirements

Off-Street Parking Surface	Asphalt or concrete
Garage Location	P In 3 rd Layer only
Garage Design	NR
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft max. in 1 st Layer and 2 nd Layer if Residential; 36 ft. max in 1 st Layer if non-Residential, regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI TABLE 4.3.1-K DISTRICT STANDARDS HEAVY INDUSTRIAL SPECIAL DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Utility Box & Service Meter* Locations (*Not including water meters)	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof deign		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

Private Landscaping and Fencing

Landscaping

Required if 1st Layer $\geq$ 10 ft, minimum of 30% of 1st Layer must be landscaped in compliance with Section 4.3.16, with continuous shrubs around foundation at Façade if 1st Layer is $\geq$ 3 ft. deep, plus if 1st Layer is $\geq$ 15 ft. deep, 1 tree per 50 ft. of Frontage width, planted in 1st Layer. Landscaping must comply with Section 4.3.16

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI **TABLE 4.3.1-K DISTRICT STANDARDS**
HEAVY INDUSTRIAL SPECIAL DISTRICT

Walls & Fencing (not including Screens)			
Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line		
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody		
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti		
Materials			
Natural Wood	P only picket type allowed at Frontage; other types allowed at sides and at rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	P at sides and rear only & only if not Adjacent to Residential Use
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP
Additional Standards			
Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR		
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.		
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required; must be Screened from Frontage and Civic Space by Building Parapet or other Building element		
Self-Storage Warehouse Screening	Required; except at Driveways; Screening must be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent tom Civic Space.		
Street-Screen Location	2 nd Layer		
Parcel Buffer	Section 4.3.11.H		
Project Buffer	Section 5.8		

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

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TABLE 4.3.1-L DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

General Description
This District permits utilization of the Planned Unit Development process under TCA Section 13-4-310, implementation of the Comprehensive Plan, and review and approval of a Master PUD Development Plan that complies with these standards and establishes them and other standards as entitlements for a property, including a customized combination of Permitted Uses, Building Types, Private Frontage Types, Setbacks and Yards, and Throughfares and Internal Drives. Specifically, this District is intended for predominately Residential areas on sites with sufficient existing infrastructure, services, and utilities available for a proposed Development. Development in this District (a) is walkable and provides a diverse mixture of housing choices and Building Types, (b) is necessary to implement and is consistent with the Comprehensive Plan, (c) cannot under any circumstances, plan, or design conform to on or more of the other Districts and standards therefore due to its necessary and intrinsic Uses or size or form, (d) provides ab innovative plan and design, (e) is harmonious with and respects the land use, character, and natural or man-made features of both the subject property and Adjacent property, (f) promotes quality and environmentally sensitive planning and design by taking advantage of special site characteristics, locations, and land uses, (g) provides Civic Space, (h) is the best use of the site consistent with the goals of protecting and enhancing the natural environment. There are specific Development standards provided for this District, which may be supplemented by additional standards approved in the applicable Final Master PUD Development Plan. The Planning Commission may determine that a specific PUD-R Master Plan is consistent with the future land map use of the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Density / Floor Area Ratio (FAR)	<i>*Applicable only to Development Parcels</i>
12 Density Units per acre max	

Parcel Size

Parcel Size	Min. more than 10 gross acres
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BLOCK SIZE*	<i>*Applicable only to Development Parcels</i>
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Block Perimeter	2000 ft. max or 3000 ft max if a parking structure provided within Block
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Private Frontage Types

Common Yard	P	Stepfront	P
Porch	P	Shopfront	P
Fence	P	Gallery	NP
Terrace/Lightwell	P	Arcade	NP
Forecourt	P	Officefront	NP
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area	P	Playground	P
Green	P	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary)

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Number of Buildings Per Lot or Building Site

Principal Building	6 max per Lot / Building Site for attached Townhouse Buildings; otherwise, 1 max. per Lot / Building Site
Accessory Buildings	1 max per Building Site

Lot Occupation

	18 ft. min; 180 ft. max;
Lot/ Building Site Width	For Townhouses with each unit on its own Lot or Building Site: 18-36 ft. for single Townhouse unit attached to other Townhouse units x 8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site: 18-20 ft. per Townhouse unit x 8 max. attached Townhouse units.
Frontage Buildout	38 ft. min for House, 25 ft. min, for each Duplex unit or 50 ft. min for both units of Duplex, and 100 ft. max. for small Multifamily Building.
Lot/ Building Site Area	60% min.
Impervious Surface Coverage	NR
Lot/ Building Site Enfrontment	70% max; except 90% max. for each group of attached Townhouse units.
Lot/ Building Site Access	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots / Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots / Building Sites have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	15 ft. – 35 ft.	A	Front Setback / Yard, Principal Frontage	40 ft. max. from Rear Lot / Building Site Line	E
Front Setback / Yard, Secondary Frontage	15 ft. – 35 ft.	B	Side Setback / Yard	0 ft. min.	F
Side Setback / Yard, each side	0 ft. min. on attached side(s) of attached Building Types; otherwise, 10 ft. min; 24 ft. max. per side	C	Rear Setback / Yard	3 ft. max	G
Rear Setback	10 ft. min.	D			

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R TABLE 4.3.1-L DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Building Standards

Building Height*

Principal Building	1-2 Stories for House and Duplex Building Types; 2-3 Stories for Townhouse, Live/ Work and Small Multifamily Building Types; 2-4 Stories for Large Multifamily Building Type.
Accessory Building	2 Stories max; Allowed in 3 rd Layer only.

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	Min. 18 in. above average grade at Façade

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	Except for House Building Types, a Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Façade windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	20% - 60% of total Façade area for non-Shopfront; 70% of total Façade area, min. for Shopfront
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential: 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Façade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R

TABLE 4.3.1-L DISTRICT STANDARDS

PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Building Standards (continued)

Roof Type & Pitch

Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.

Building Colors Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim

Foundation Cladding **Required;** brick or stone.

Porch Pier Cladding **Required;** brick or stone, with any space under Porch concealed by painted or stained latticework between piers.

Chimney Cladding **Required;** brick, natural stone, with material matching primary material of Façade

Building Types

House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	P	Flex	NP
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R

TABLE 4.3.1-L DISTRICT STANDARDS

PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
All Vehicles	P	P in any Required Yard, unless specifically prohibited

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1 st Layer if Residential; 24 ft. max in 1 st Layer if non-Residential, regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R

TABLE 4.3.1-L DISTRICT STANDARDS

PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

All Development in PUD-R District must comply with all applicable standards of this Ordinance, including without limitation the following:

A. Design Criteria, General

1. In order to reduce curb cuts and provide unified corridor image, a secondary frontage road may be required along selected portions of the highway as determined by the Planning Commission. Access points to the highway will be predetermined based on topography, highway alignment vegetation, etc.
2. Points of access from individual sites onto the highway or frontage road shall be coordinated as to pair entrances wherever possible.
3. Roads and Parking areas shall follow the natural topography wherever possible to minimize cutting and filling.

B. Design Criteria, Detailed

1. All curb cuts and driveways shall have a minimum separation of 300 feet.
2. Driveways and entrance roads shall be designed according to the following criteria:
 - a. The surface shall be a permanent, all-weather pavement, such as asphalt or concrete.
 - b. The design speed shall be 15 mph.
 - c. Maximum slope shall be 5% in the first 200 feet of the drive. The slope may be increased by 7% if the applicant can show that a lesser slope would result in undue hardship.
 - d. All drives and roads shall intersect the highway at 90° angles.
 - e. Where the projected Average Daily Trips (ADT) for a driveway or road is greater than 500, islands extending 20 feet into the property shall be provided for channelization of traffic.
 - f. Where feasible, curb cuts shall be aligned with existing median cuts.
 - g. Proposed median cuts must receive the approval of the Planning Commission before being submitted to the State Department of Transportation (DOT) for approval. State DOT approval shall be required for all curbs.
 - h. Where the projected ADT for a crossroad is greater than 1,000 acceleration and deceleration lanes are required. The length of those lanes shall be 450 feet and two 250 feet, respectively.
 - i. The need for signalization shall be explored with the Tennessee Department of Transportation under the following circumstances:
 - The ADT for the Highway is greater than 6,720 and the projected ADT exiting a crossroad is greater than 1,600 for one lane or 2,248 for two lanes;
 - The ADT for the highway is greater than 10,080, and the projected ADT exiting a crossroad is greater than 850 for one lane or 1,120 for two lanes; and
 - The Planning Commission determines that signalization may be warranted.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R

TABLE 4.3.1-L DISTRICT STANDARDS

PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Loading & Access

Off-Street Loading and Storage	Required for Large Multifamily Building per Table 4.3.14.b (Loading Requirements); P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	Required for Large Multifamily Building per Table 4.3.14.b (Loading Requirements); P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R

TABLE 4.3.1-L DISTRICT STANDARDS

PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Private Landscaping and Fencing

Landscaping

Required if 1st Layer $\geq$ 3ft, 30% of 1st Layer must be landscaped, with continuous shrubs along foundation at Façade and additionally if 1st Layer $\geq$ 15 ft, sod, and 1 tree per 50 ft. of Frontage, width, planted in 1st Layer. Landscaping must comply with Section 4.3.16.

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R

TABLE 4.3.1-L DISTRICT STANDARDS

PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space Civic Space	Not at Frontage or Adjacent to
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages by Liner Buildings; Otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU	TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE
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General Description

This District allows utilization of the Planned Unit Development process under TCA Section 13-4-310, implementation of the Comprehensive Plan, and review and approval of a Master PUD Development Plan that complies with these standards and establishes them and other standards as entitlements for a property, including a customized combination of permitted Uses, Building Types, Private Frontage Types, Setbacks and Yards, and Thoroughfares and Internal Drives.

Specifically, this District is intended for Commercial, Office, Mixed Use, and Multifamily Uses on sites with sufficient existing infrastructure, services, and utilities available for a proposed Development. Development in this District (a) is walkable and provides a diverse mixture of housing choices and Building Types, (b) is necessary to implement an is consistent with the Comprehensive Plan, (c) cannot under any circumstances, plan, or design conform to one or more of the other Districts and standards therefore due to its necessary and intrinsic Use or size or form,)d) provides an innovative plan and design, (e) is harmonious with both the subject property and Adjacent property, (f) promotes quality and environmentally sensitive planning and design by taking advantage of special site characteristics, locations, and land uses, (g) provides Civic Space, (h) is the best use of the site consistent with the goals of protecting and enhancing the natural environment. There are specific Development standards provided for this District, which may be supplemented by additional standards approved in the applicable Final Master PUD Development Plan. The Planning Commission may determine that a specific PUD-MU Master Plan is consistent with the future land use map of this Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU

TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Density / Floor Area Ratio (FAR)

*Applicable only to Development Parcels

12 Density Units per acre max

Parcel Size

Parcel Size

Min. more than 10 gross acres

BLOCK SIZE*

*Applicable only to Development Parcels

Block Perimeter

2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard	NP	Stepfront	P
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary)

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU

TABLE 4.3.1-M DISTRICT STANDARDS

PLANNED UNIT DEVELOPMENT – MIXED USE

Number of Buildings Per Lot or Building Site

Principal Building	1 max
Accessory Buildings	1 max

Lot Occupation

Lot/ Building Site Width	18 ft. min; 180 ft. max; except for Townhouses, 18-24 ft. for single Townhouse unit attached to other Townhouse units or 18 -24 ft. per Townhouse unit X number of attached Townhouse units on single Lot or Building Site, with max of 6 units; 100 ft. max. for small Multifamily Building.
Frontage Buildout	90% min.
Lot/ Building Site Area	NR
Impervious Surface Coverage	100% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots / Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots / Building Sites have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building

Front Setback / Yard, Principal Frontage	0 – 20 ft.	A
Front Setback / Yard, Secondary Frontage	0 – 20 ft.	B
Side Setback / Yard, each side	0 ft. min. for attached Buildings; Otherwise, 10-24 ft.	C
Rear Setback	NR	D

Setbacks / Yards – Accessory Building

Front Setback / Yard, Principal Frontage	40 ft. max. from rear property line.	E
Side Setback / Yard	0 ft. min.	F
Rear Setback / Yard	3 ft. max	G

If the District abuts property zoned for Residential Uses that is not included within the District, all Buildings shall be setback as follows:

- Where the property is zoned, but not currently utilized, for Residential purposes, a distance equal to the setback established for the Residential District.
- Where property is currently utilized for Residential purposes, a distance equal to the lesser of (i) the present average setback of properties located 200 feet from the nearest point on the subject property and (ii) twice the minimum setback established for the CD-4C District.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU

TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Building Standards

Building Height*

Principal Building 2 Stories min. – 4 Stories max

Accessory Building 2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for first floor Commercial, Office, Retail/Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11 ft. with a maximum of 25 ft.

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base Middle & Cap

Finished Floor Level Residential: 18 in. – 48 in. above finished grade at Façade
Non-Residential & Mixed Use: 48 in. max. above finished grade at Façade.

Façade

Main Entrance Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.

Façade Position Parallel to straight Frontage Line or to tangent of curved Frontage Line

Façade & Façade Element Design Proportions Must be vertically proportioned

Blank Walls **NP** at Frontage

Façade Articulation A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See **Illustration 4.3.5.A-3**)

Façade Openings Façade windows, and/or doors spaced ≤ 20 ft. apart
In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area

Façade Glazing 20% - 60% of total Façade area for non-Shopfront; 70% of total Façade area, min. for Shopfront

Window Shape Square or vertical in proportion, except transoms

Window Alignment Upper floor windows and other features must be aligned with those of first floor

Window Types Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.

Window Glazing Material Clear glass is **Required** for all Elevations

Window Trim in 1st Layer Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window

Shutters If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs

Façade Window Sill Height If Residential: 5 ft. min above average grade at Façade

Porch Frontages Min. 6 ft. clear depth, excluding rails, pillars, columns or other features

Shopfront Frontages 12 in. – 24 in. knee wall required at Frontage

Façade Variety No Façade may exist more than once in a Block Face or within view of the same Façade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU

TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Building Standards (continued)

Roof Type & Pitch

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.			
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim			
Foundation Cladding	Required ; brick or stone.			
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers.			
Chimney Cladding	Required ; brick, natural stone, with material matching primary material of Façade			

Building Types

House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
All Vehicles	P	P in 3 rd Layer only.

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max width, regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU

TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Loading & Access

Off-Street Loading and Storage	Required per Table 4.3.14.b (Loading Requirements); P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	Required per Table 4.3.14.b (Loading Requirements); P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Private Landscaping and Fencing

Landscaping

Required if 1st Layer $\geq$ 3ft, 30% of 1st Layer must be landscaped, with continuous shrubs along foundation at Façade and additionally if 1st Layer $\geq$ 15 ft, sod, and 1 tree per 50 ft. of Frontage, width, planted in 1st Layer. Landscaping must comply with Section 4.3.16.

NA in front if $\leq$ 3 ft front setback.

Additionally, any Yard Adjacent to a Street must be landscaped and maintained for a distance of 10 ft. from Lot Line or Building Site Line Adjacent to the Street, except for portions that adjoin Lots or Building Sites in Residential Use, which shall be so landscaped and maintained for the full width or depth of the required Yards within 25 feet of adjoining Lot Lines or Building Site Lines.

Side Yards Adjacent to Lots or Building Sites in Residential Use shall be similarly landscaped and maintained for their full required minimum width. No such required landscaped area shall be used for Parking or loading.

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
	P within required Yards, per Section 4.3.10
Locations of Retaining Walls	If supporting grade 8 ft. or higher than grade at interior edge of a required Buffer, must be set back 10 ft. from such interior edge.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU **TABLE 4.3.1-M DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT – MIXED USE

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space Civic Space	Not at Frontage or Adjacent to
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages by Liner Buildings; Otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

Market Analysis

The Planning Commission may require a market analysis for any proposed PUD-MU Development. The market analysis will be utilized, among other things, to determine the impact of the proposed Development on the long-range Development of the commercial land use in the Columbia area, to determine the timing of any proposed Development, to limit the extent of the PUD-Mu; to ascertain the effect of a proposed Development upon other lands used or zoned for similar purposes; to form a basis for evaluating the estimated effects on traffic, and other purposes which assist in an understanding of the public interest pertinent in the evaluation of a proposed Development. The market analysis, if required, shall be provided by the landholder and the landowner shall provide any other economic data or analysis as may be reasonably requested by the Planning Commission or City Council.

TABLE 4.3.1-N

**OTHER DISTRICTS FROM PREVIOUS ORDINANCES TO BE
REGULATED BY THEIR PUD APPROVALS.**

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE



General Description

Civic District (CV) is assigned to areas designed for Civic purposes. These may be one or more Civic Space Types allowed within or Adjacent to any specific Character District or Special District, as well as sites dedicated to significant Buildings to be used for Civic purposes, such as City Halls, Post Offices, Libraries, Places of Assembly, Places of Worship, and community centers. This District is appropriate to all future land use Character Areas described in the Comprehensive Plan as determined by the Planning Commission.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Density / Floor Area Ratio (FAR)

**Applicable only to Development Parcels*

NR

BLOCK SIZE*

**Applicable only to Development Parcels*

Block Perimeter

NR

Private Frontage Types

NR

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area	P	Playground	P
Green	P	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary)

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings Per Lot or Building Site

Principal Building	1 max
Accessory Buildings	1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Lot Occupation

Lot/ Building Site Width	NR
Frontage Buildout	NR
Lot/ Building Site Area	NR
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, Pedestrian Path, Passage, pedestrian walkway or water body.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building

Front Setback / Yard, Principal Frontage	0 ft. min., 50 ft. of Lot Depth max.	A
Front Setback / Yard, Secondary Frontage	0 ft. min	B
Side Setback / Yard	0 ft. min	
Rear Setback / Yard	0 ft. min	

Building Standards

Building Height*

Principal Building	20 ft. higher than maximum Height of any Adjacent Character District, max.
Accessory Building	Not to exceed Principal Building Height

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

14 ft. min. 1st floor; 10 ft. min. other floors.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base Middle & Cap
Finished Floor Level	NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	NR
Façade Openings	In Stories above first, Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	20% min. - 60% max.
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Facade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	NR
Porch Frontages	NR
Shopfront Frontages	NR
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Facade

Building Standards (continued)

Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum	NP
	Cementitious siding	P	Corrugated and/or sheet	NP

Changes in Building Materials Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.

Building Colors Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim

Foundation Cladding **Required**; brick or stone.

Porch Pier Cladding **Required**; brick or stone, with any space under Porch concealed by painted or stained latticework between piers.

Chimney Cladding **Required**; brick, natural stone, with material matching primary material of Façade

Building Types

House	NP	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 Building Type Mix).

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP
All Other Vehicles	NP	P in 3 rd Layer only, and in Driveway

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of gravel, asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space. If Garage faces Street: max Garage door width 33% of total Garage + Façade width. Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1 st and 2 nd Layer
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	P in 3 rd Layer only

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	NP
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

Private Landscaping and Fencing

Landscaping

NR

Walls & Fencing (not including Screens)

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Materials			
Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards	
Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
	P within required Yards, per Section 4.3.10
Locations of Retaining Walls	If supporting grade 8 ft. or higher than grade at interior edge of a required Buffer, must be set back 10 ft. from such interior edge.

Screens, Street-Screens & Buffers		
Height		
	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity
Additional Standards	
Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NA
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages by Liner Buildings; Otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer

ILLUSTRATION 4.3.3.A (LAYERS)

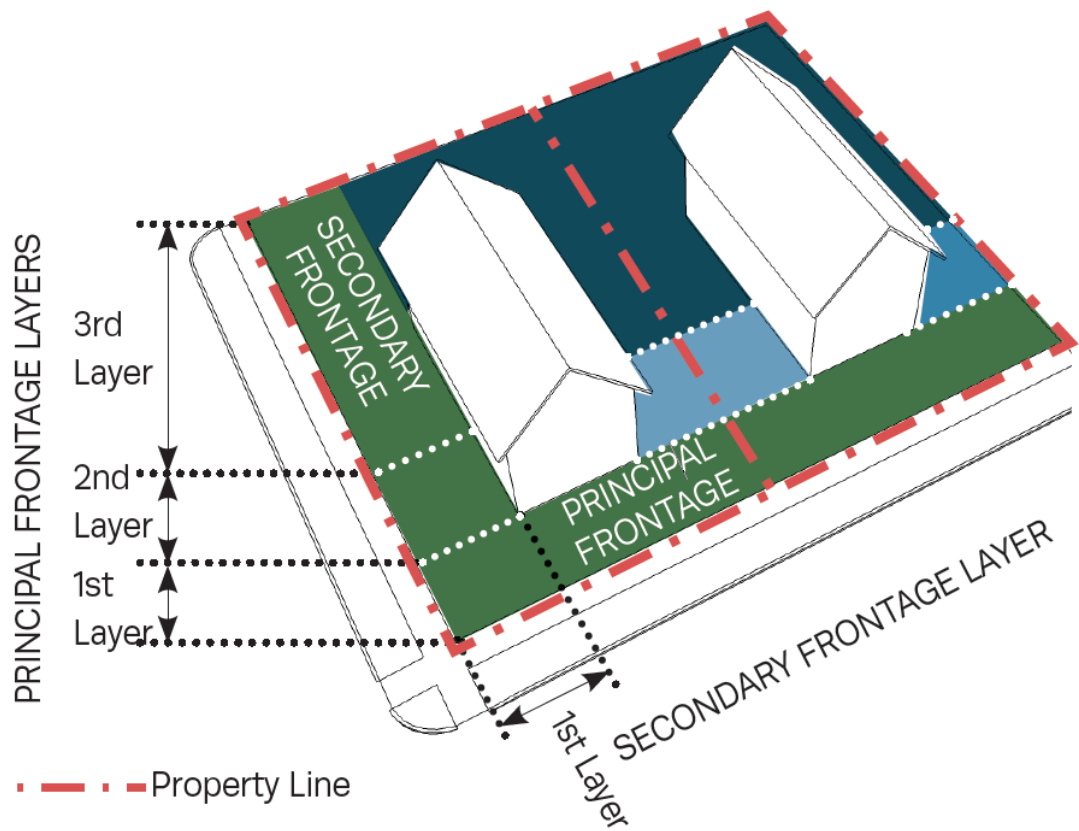


ILLUSTRATION 4.3.3.G.1 (SIGHT TRIANGLE – CORNER)

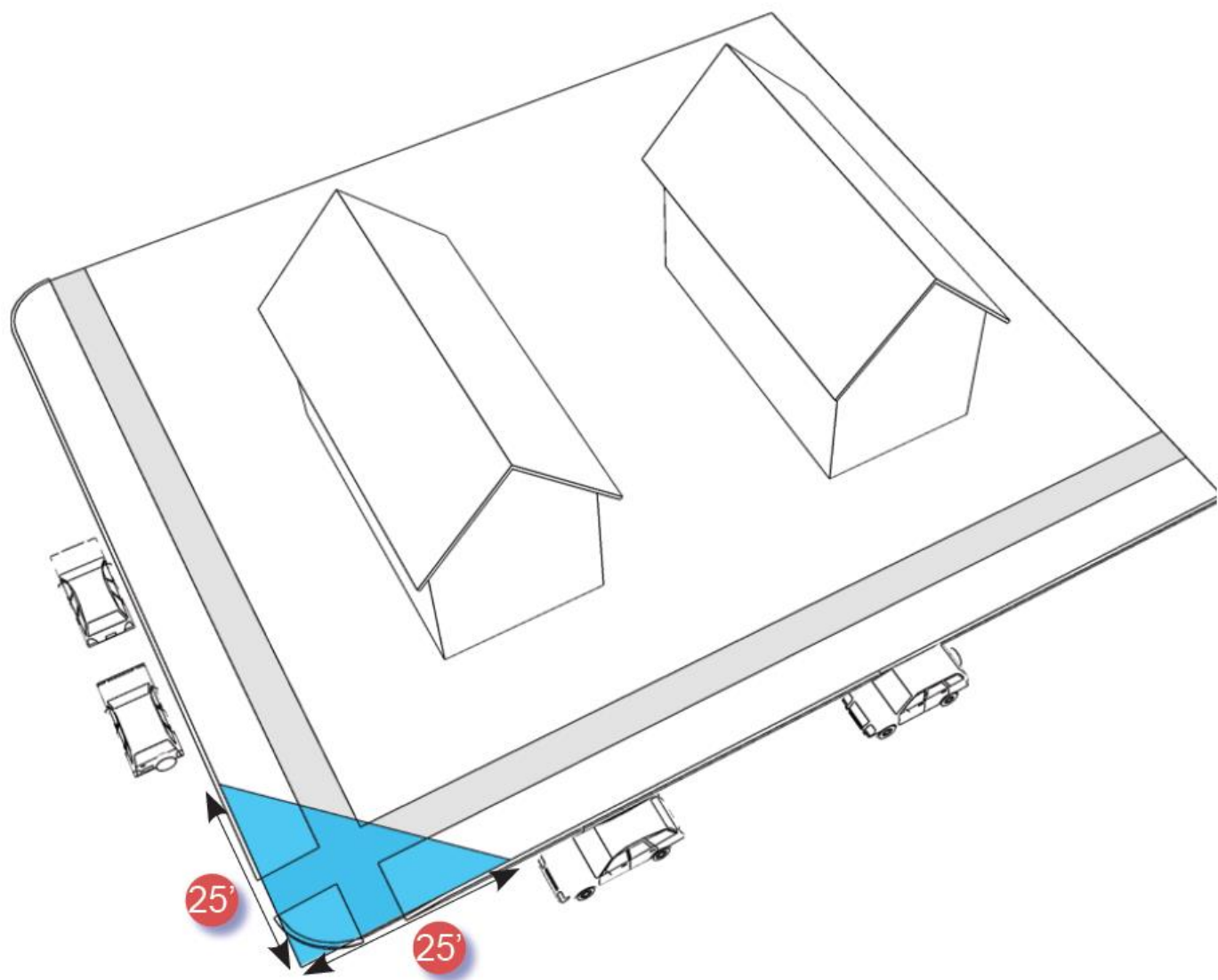


ILLUSTRATION 4.3.3.G.2 (SIGHT TRIANGLE – DRIVEWAY)

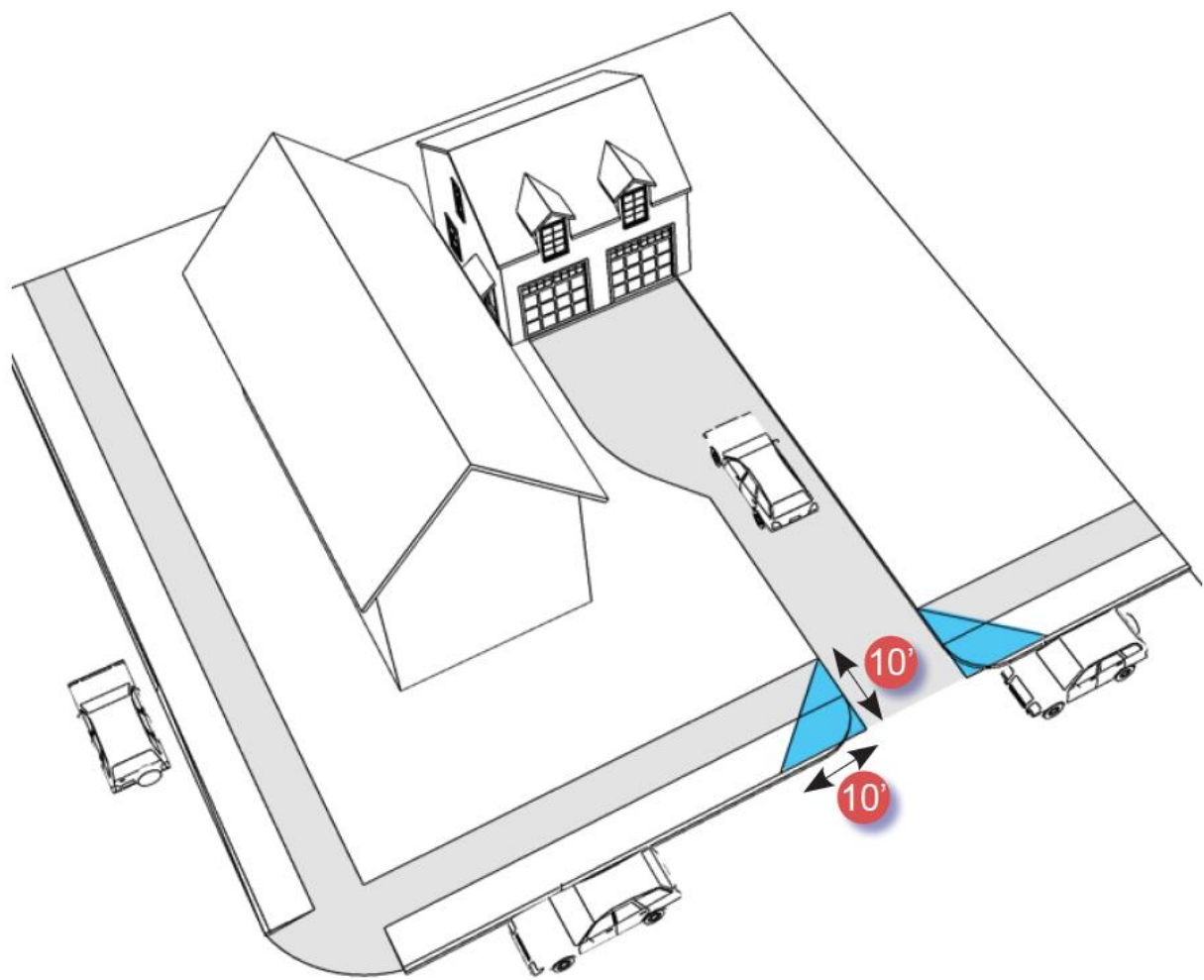


ILLUSTRATION 4.3.4.A SETBACK /YARD DESIGNATIONS

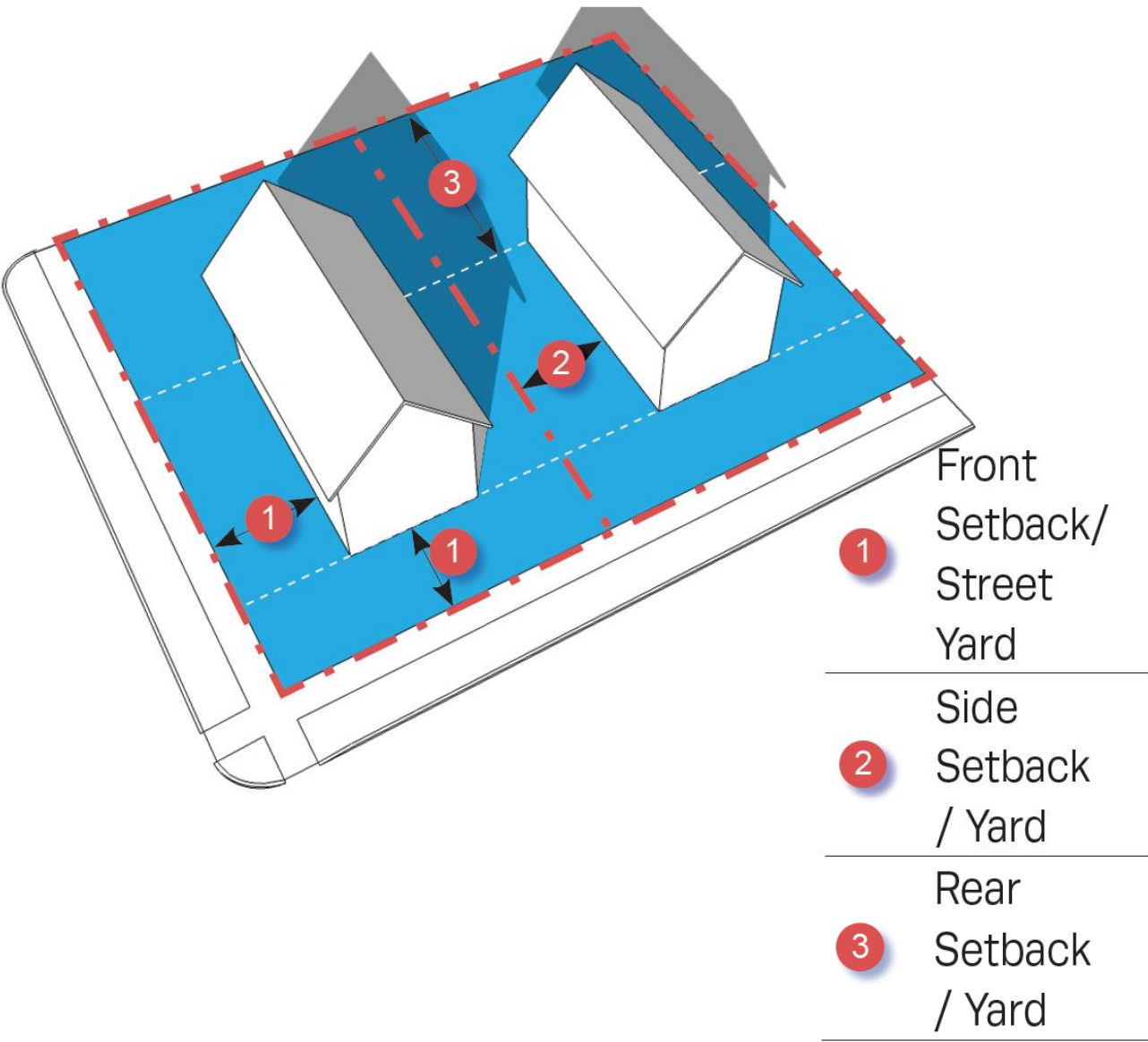


ILLUSTRATION 4.3.4.B PRINCIPAL BUILDING /
ACCESSORY BUILDING

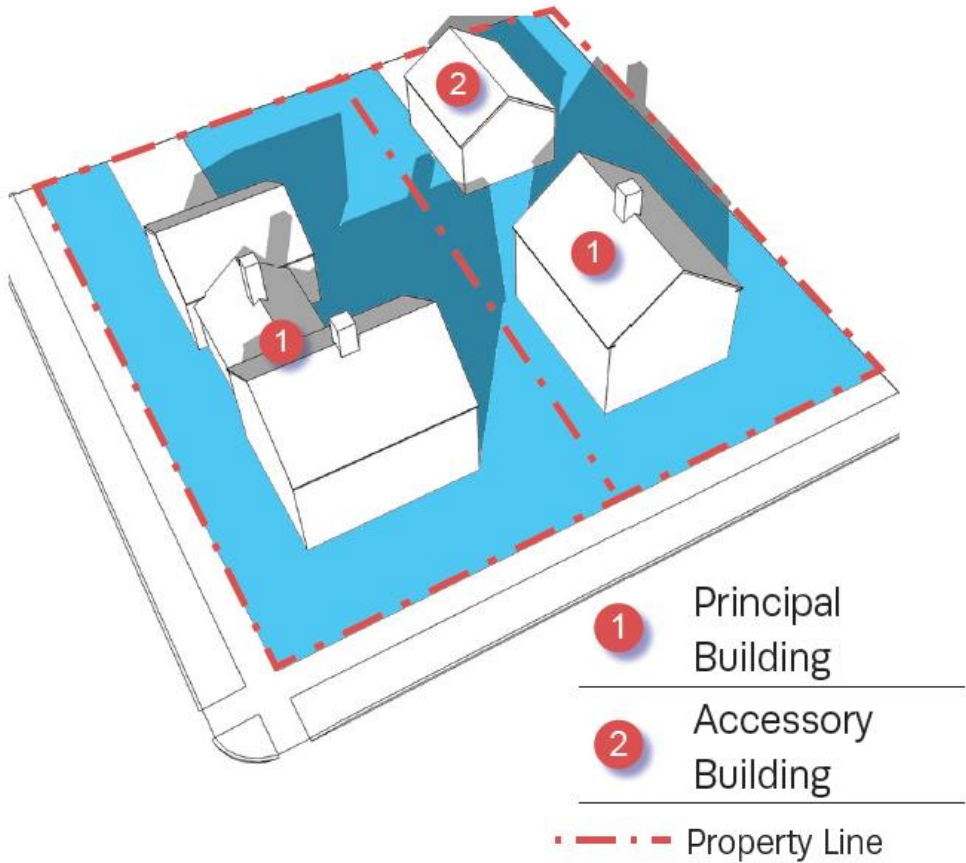


ILLUSTRATION 4.3.5.A-3 (FACADE ARTICULATION)

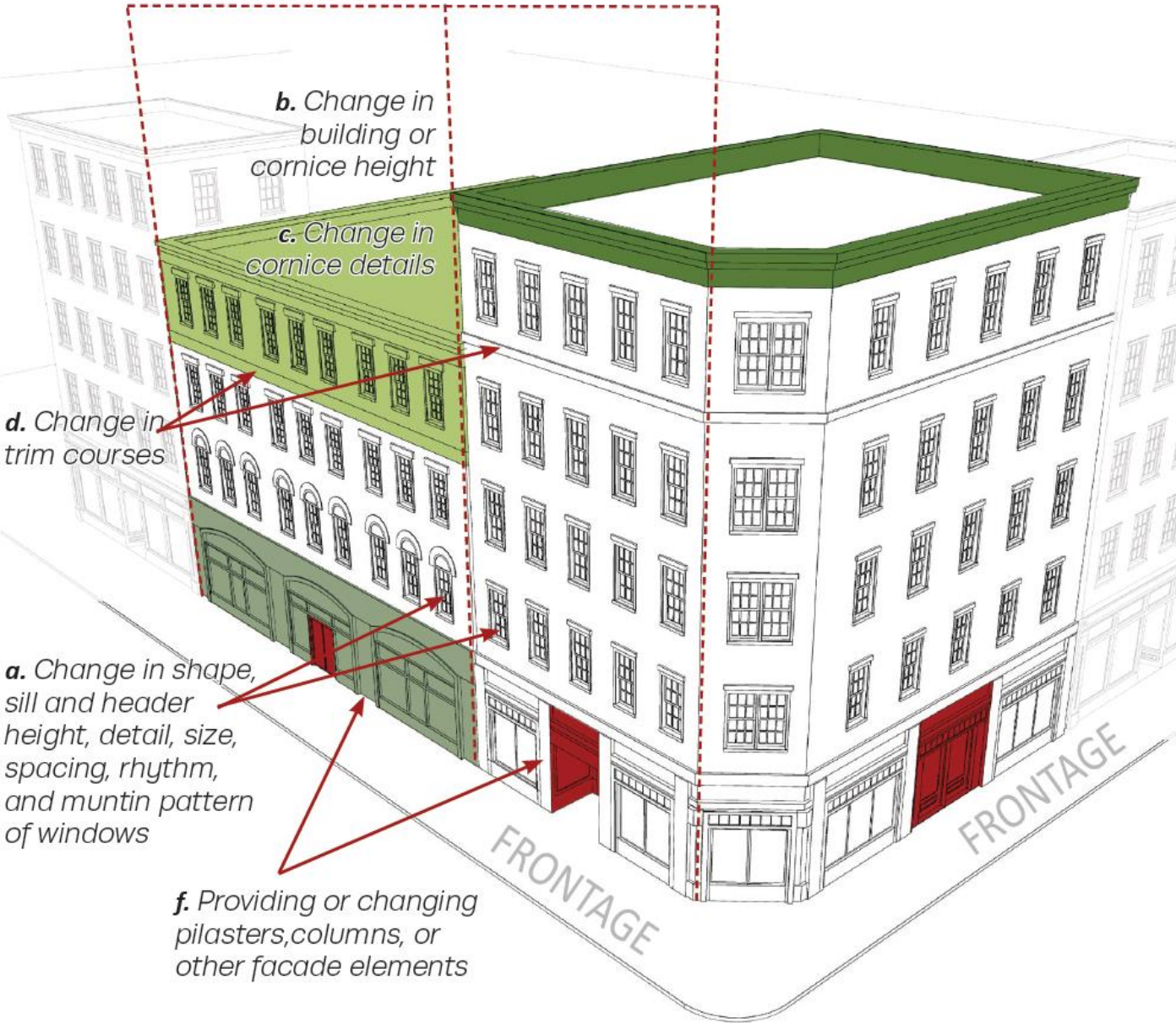


ILLUSTRATION 4.3.5.D-1 (ROOF TYPES)

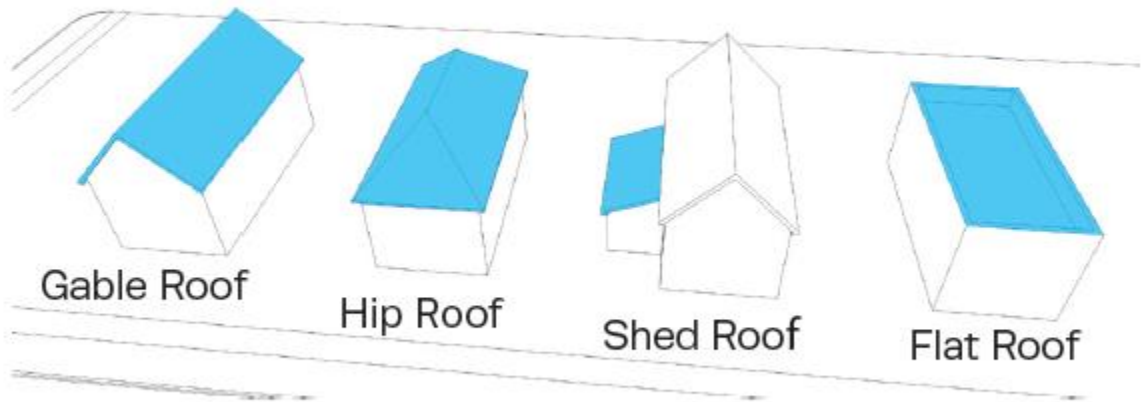
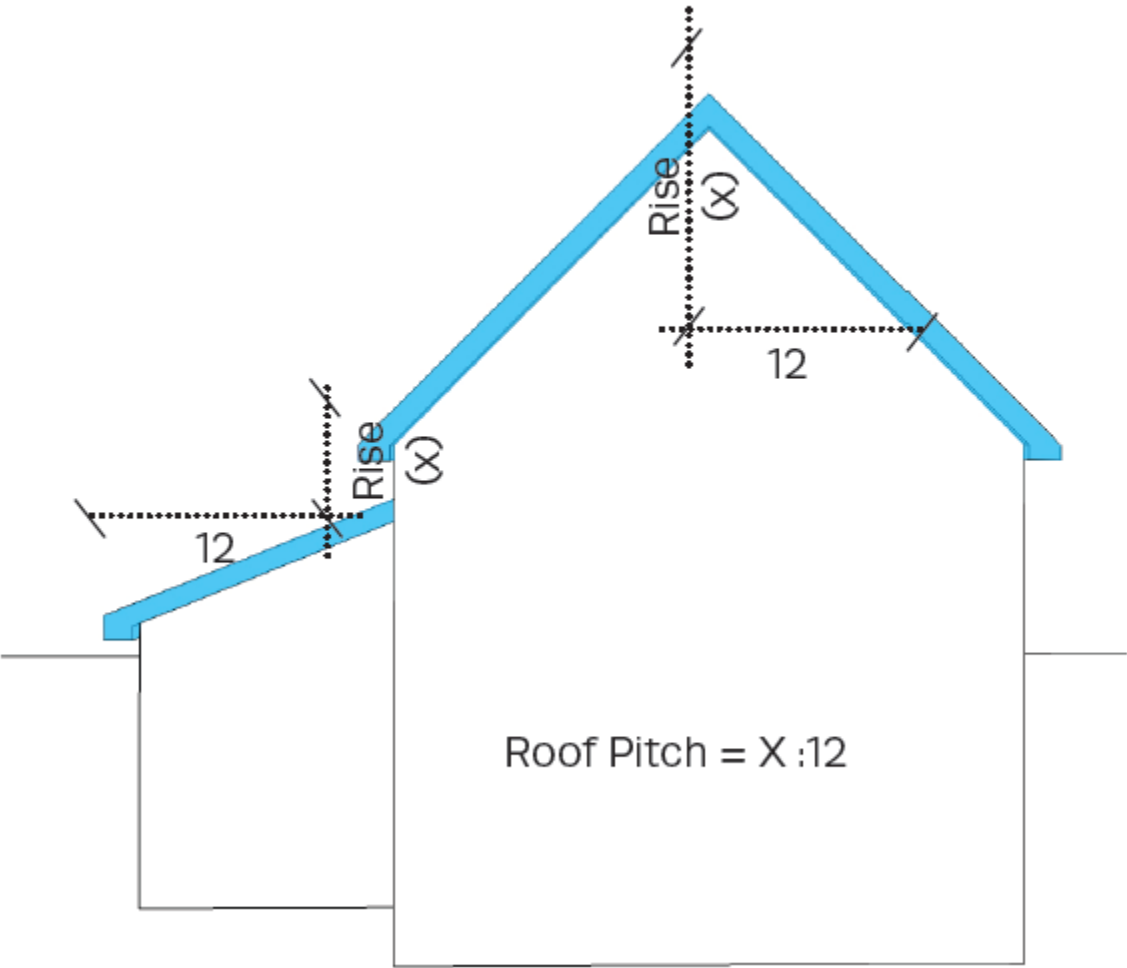


ILLUSTRATION 4.3.5.D-2 (ROOF PITCH)



**ILLUSTRATION 4.3.7.B-2 (FRONTAGE & LOT /
BUILDING SITE LINES)**

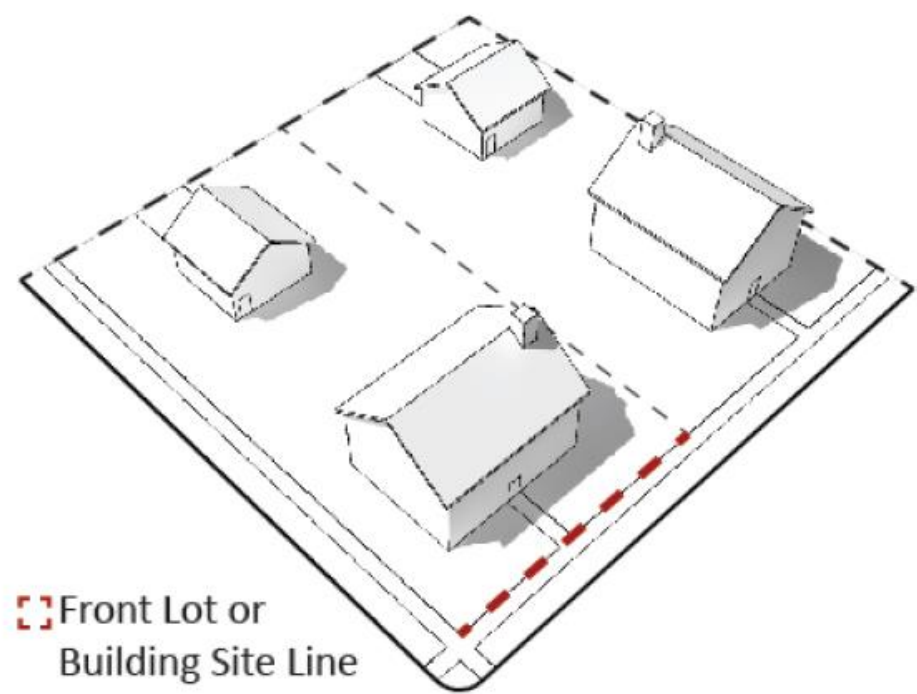
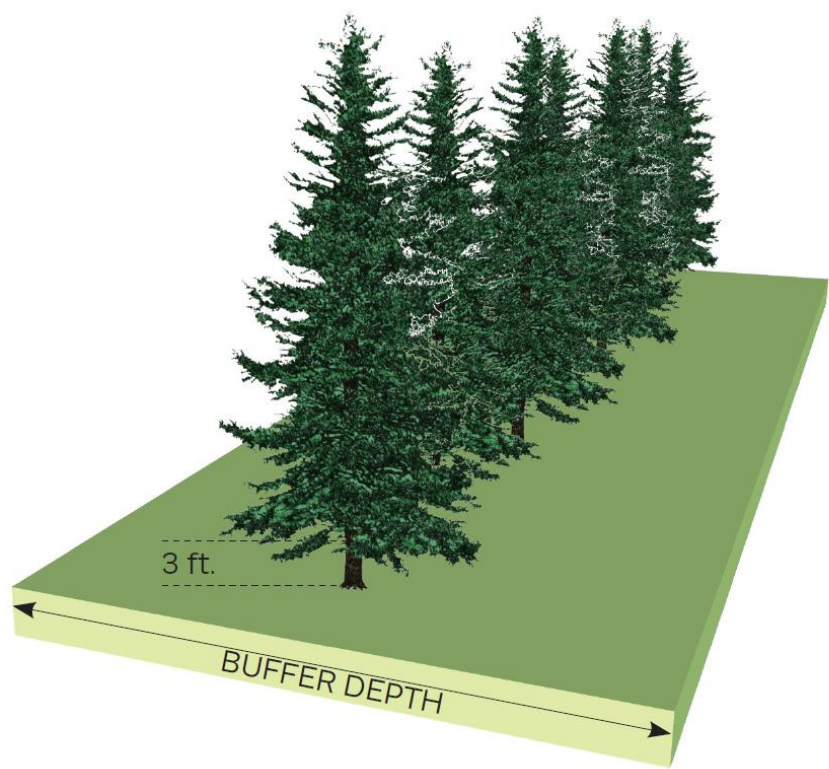


TABLE 4.3.11.H.-1 LOT/BUILDING SITE/PARCEL BUFFER

District of New Dev/Structure	Buffer Depth	Buffer
CD-4	25 ft	Min. 90% opacity 3 ft. from ground and up; Evergreen plants $\geq$ 2.5 in, caliper measured 3 ft. from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted $\leq$ 10 ft. O.C
CD-4C	25 ft.	Same
CD-5C	25 ft.	Same
PUD-R or PUD-MU	75 ft.	Same
SD-MHP	50 ft.	Same
SD-INT, SD-LI, or SD-HI	100 ft.	Same

ILLUSTRATION 4.3.11.H-2 BUFFER



ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS TABLES & ILLUSTRATIONS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	Minimum Number of Spaces of Parking Available to Lot Per Unit of Measurement
AGRICULTURAL & EXTRACTIVE USES CATEGORY	
Agricultural	
Any Agricultural Use	Not Regulated
Extractive	
Any Extractive Use	Not Regulated
RESIDENTIAL USES CATEGORY	
Household Living	
Attached Dwellings, except Two Family Dwelling	2 per Dwelling Unit in PUD-R & PUD-MU; 1.5 per Dwelling Unit in other Districts
Residence Portion of a Live/Work, Mixed-Use, or Flex Building	1.5 per Dwelling Unit
Single-Family Detached Dwelling	2 per Dwelling Unit, plus 1 per any rented room
Two Family Dwelling	2 per Dwelling Unit
Group Living	
Group Living Home	2 per Group Living Home + 1 per each Counselor
Other Residential Use Not Listed Under Any Use Category	1.5 per Dwelling Unit
CIVIC USES CATEGORY	
Community Service	
Auditorium (Civic)	1 per 200 square feet of total Usable Floor Area
Civic Building	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Civic Space- Community Garden, Green, Square, Plaza, Park, Playground, Sports Field	1 per 5,000 square feet of grass land area
Club or Lodge (Civic)	1 per 1,000 square feet of total Usable Floor Area
Conference/ Convention/ Exhibition Center	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Courthouse	1 per employee plus 1 per every 3 seats of seating available to the public in the courtrooms
Food Distribution Center (Civic)	1 per 1,000 square feet of total Useable Floor Area
Gallery/ Museum	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Library	1 per 100 square feet of seating area
Parking Lot/ Parking Structure (Civic)	Not Regulated
Performing Arts Venue	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Place of Assembly	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Post Office	1 per 500 square feet of Usable Floor Area
Recreation Facility (Civic)	1 per 200 square feet of activity Usable Floor Area + 1 per 200 square feet of gross swimming water surface area + 2 spaces per tennis court + 5 spaces per basketball court + 15 spaced per athletic field
Sports Venue	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Transit Shelter	Not Regulated
Transit Station or Terminal	Transit vehicle storage space + 1 per 50 feet of waiting area + 1 per 2 employees

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS TABLES & ILLUSTRATIONS

Day Care Facilities (Civic)	
All Day Care Facilities (Civic)	1 per employee + 1 per 10 clients accommodated
CIVIC USES CATEGORY CONTINUED	
Government Facilities	
Correctional Facilities	1 per employee and 1 per 20 inmates
Other Government Facility Use not listed under any Use Category	1 per employee + 1 per 500 square feet of public Usable Floor Area
Open space	
Any Open Space, excluding Civic Space	Not Regulated
Religious Facilities	
Any Place of Worship or other Religious Facility	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Other Civic Uses	
Other Civic Use not listed under any Use Category	Not Regulated

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	Minimum Number of Spaces of Parking Available to Lot Per Unit of Measurement
CIVIL SUPPORT USES CATEGORY	
Cemetery/ Funeral Services	1 per full time employee + 1 per 40 square feet of public Usable Floor Area
Fire/ EMS Station or Police Station	Not Regulated
EDUCATIONAL USES CATEGORY	
Adult Education/ Personal Improvement/ Business, Trade & Vocational Schools	
Adult Continuing Education	1 per Teacher or other staff + .50 per Student seat
Business, Trade, or Vocational School other than truck driving	1 per Teacher or other staff + .50 per Student seat
Personal Improvement Education	0.50 per Student seat + 1 per Teacher or other staff
Truck Driving School	1 per Teacher or other staff + 1 per Student
Pre-school/ Primary/ Intermediate/ Secondary Schools	
Pre-school	1 per Teacher or other staff + 1 per 20 Students
Kindergarten	1 per Teacher or other staff + 1 per 20 Students
Elementary School	1 per Teacher or other staff + 1 per 20 Students
Middle School	1 per Teacher or other staff + 1 per 20 Students
High School	1 per Teacher or other staff + 0.50 per Student seat
Post-Secondary School	
College or University	1 per Teacher or other staff + 1 per Student
Community College	1 per Teacher or other staff + 1 per Student
Graduate or Professional School	1 per Teacher or other staff + 1 per Student
Nursing Por Medical School not accessory to a Hospital	1 per Teacher or other staff + 1 per Student
Seminary	1 per Teacher or other staff + 1 per Student
Other Educational Use	
Other Educational Use Not Listed in Any Other Category	1 per Teacher, Instructor, Care Giver or other staff + 1 per 20 Students or Children
INSTITUTIONAL USE CATEGORY	
Health Care	
Clinic	2 per patient rooms
Hospice, other than at-home care	.50 per bed
Hospital	.50 per bed
Rehabilitation Facility or Facility for Observation	.50 per bed

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS TABLES & ILLUSTRATIONS

Long Term Care	
Long Term Care Facility or Continuum of Care Facility	1 per 3 beds
Other Institutional Use	
Other Institutional Uses Not Listed in any Use Category	1 per patient or Client room

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	Minimum Number of Spaces of Parking Available to Lot Per Unit of Measurement
COMMERCIAL USES CATEGORY	
Accommodations / Lodging	
Bed & Breakfast or Inn	1 per Dwelling Unit + 1 per guest bedroom + 1 per each 2 employees on the premises at one time
Boarding or Rooming House	1 per guest bedroom + 1 per each 2 employees on the premises at one time
Hotel, Extended Stay Hotel, or Motel	1 per guest bedroom + 1 per each 2 employees on the premises at one time
Short-Term Rental Unit	1 per guest bedroom + 1 per each additional bed, cot, sofa or other sleeping accommodation
Other Accommodation/ Lodging/ Use Not Listed Under any Use Category	Not Regulated
Day Care/ Personal & Group Care (non-Civic)	
Adult Day Care (non-Civic)	1 per staff member + 1 per 3 seats or 1 per 200 square feet of activity Usable Floor Area, whichever is greater
Child Care Facility (non-Civic), excluding Child Care in Home	1 per staff member + .50 per child
Children's Day Camp	1 per staff member + .50 per child
Group Day Care or Facility or Family Day Care	1 per staff member + .50 per client
Other Day Care/ Personal & Group Care (non-Civic)	
Other Day Care/ Personal & Group Care (non-Civic)	Not Regulated
Indoor Recreation- Commercial	
Bowling Alley	1 per 500 square feet of total Usable Floor Area
Commercial Indoor Athletic Training Facility	1 per 1,00 square feet of total Usable Floor Area
Game Arcade	1 per 100 square feet of total Usable Floor Area
Gymnastics Facility	1 per 1,000 square feet of total Usable Floor Area
Indoor Firing Range	1 per 500 square feet of total Usable Floor Area
Indoor Sports Academy	1 per 1,000 square feet of total Usable Floor Area
Movie or other Theater (non-Civic)	1 per theater, bar, or dining seat or 1 per 100 square feet of total Usable Floor Area, whichever is greater
Pool Hall	1 per 300 square feet of total Usable Floor Area
Recreation Facility	1 per 200 square feet of activity Usable Floor Area + 1 per 200 square feet of gross swimming water surface area + 2 spaces per tennis court + 5 spaces per basketball court + 15 spaced per athletic field
Skating Rink	1 per 300 square feet of total Usable Floor Area
Social (or Civic) Club, Lodge, or Organization	1 per 200 square feet of gathering or activity Usable Floor Area
Other Indoor Recreation- Commercial Use Not Listed Under any Use Category	1 per 500 square feet of total Usable Floor Area
Group Assembly (non-Civic)	
Any Group Assembly (non-Civic)	1 per 4 seats
Outdoor Recreation - Commercial	
Amphitheater	1 per 2 seats + 1 per 20 square feet of standing area
BMX Bicycle Park	1 per biker accommodated or 1 per 5,000 square feet, whichever is greater
Campground	1 per campsite

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS TABLES & ILLUSTRATIONS

Drive-In Theater	1 per vehicle accommodation
Firing Range, such as a Rifle Range, Archery Range, Handgun Range, or Skeet Shooting	1 per customer firing squad
Golf Course, Swim club, Tennis Club, Country Club	Per Planning Commission Approval
Marina/ Boating Facility	1 per Boat Slip
Recreational Vehicle (RV) Park	1 per motorized RV space + 1 per non-motorized vehicle space
Paintball Park	Per Planning Commission Approval
Outdoor Entertainment Activity, such as Batting Cage, Golf Driving Range, Amusement Park, Miniature Golf Facility	Per Planning Commission Approval
COMMERCIAL USES CONTINUED	
Skateboard Park	Per Planning Commission Approval
Sports Field	Per Planning Commission Approval
Stadium / Arena	Per Planning Commission Approval
Summer Camp (overnight)	Per Planning Commission Approval
Swimming Pool	Per Planning Commission Approval
Tennis Club	Per Planning Commission Approval
Water Park	Per Planning Commission Approval
Other Outdoor Recreational Use – Commercial not listed under any other Use Category	Per Planning Commission Approval
Parking – Commercial	
Parking Lot	Not Regulated
Parking Structure	Not Regulated
Restaurant	
Restaurant without Drive-Through Facility or Drive-In Facility	1 per 100 square feet of total Usable Floor Area
Restaurant with Drive-Through Facility or Drive-In Facility	1 per 100 square feet of total Usable Floor Area
Small-scale without Drive-Through Facility	1 per 300 square feet of total Usable Floor Area
Bars, Taverns, or Nightclub	
Bar, Tavern, or Nightclub	1 per 100 square feet of total Usable Floor Area
Retail/ Personal Service/ Repair/ Art/ Artisan	
Alcoholic Beverage Retail Sales	1 per 300 square feet of total Usable Floor Area
Artisan Establishment, with or without Retail Sales	1 per 500 square feet of total Usable Floor Area
Arts-Related Uses	1 per 500 square feet of total Usable Floor Area
Mail-Order or On-Line Retail Sales	1 per 1,000 square feet of total Usable Floor Area
Motor Vehicle Sales, Rental, leasing, or Motor Vehicle Maintenance/ Cleaning/ Repair/ Service	1 per 500 square feet of total Usable Floor Area
Retail Membership Club	1 per 500 square feet of total Usable Floor Area
Retail Food Sales, with or without on-premises preparation or processing	1 per 200 square feet of total Usable Floor Area
Recreation Facility (non-Civic)	1 per 1,000 square feet of total Usable Floor Area
Veterinarian Clinic, Animal Hospital, or non-Agricultural Kennel	1 per treatment, procedure, or surgical room + 100 square feet of total Usable Floor Area
Warehouse Retail	1 per 1,000 square feet of total Usable Floor Area
Other Retail Sales, Rental, or Leasing uses not listed above	1 per 5000 square feet of total Usable Floor Area
Self Service Storage	
Self Service Storage	1 per 2,000 square feet of storage space
Boat-Related Uses	
All Boat-Related uses other than Marina/ Boating Facility	1 per 200 square feet of administrative space + 1 per Boat storage spaces + 2 per Boat ramp + 1 per Boat available for rental + 1 per employee work station + 2 per work day
Motor Vehicle-Related Uses	
All motor vehicle-related uses, other than Gasoline or motor vehicle sales, rental or leasing, motor vehicle maintenance/ cleaning/ repair/ service par sales and tire sales	1 per 500 square feet for Usable Floor Area + .25 per vehicle available for rental + 1 per employee work station + vehicle storage space + 1 per work bay

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS TABLES & ILLUSTRATIONS

Tire Sales	2 per work station or service bay + 1 per 200 square feet of customer waiting area
Towing Service	1 per 500 square feet of Usable Floor Space + spaces for towed vehicles
Manufactured Home Sales	
Manufactured home Sales	1 per 500 square feet of Usable Floor Area + 1 per employee work station + inventory space + 1 work bay
Wholesale Sales	
All Wholesales not listed under any other category	1 per 10,00 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, b8t no fewer than 2 spaces

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS TABLES & ILLUSTRATIONS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

PRINCIPAL USE	Minimum Number of Spaces of Parking Available to Lot Per Unit of Measurement
OFFICE USES CATEGORY	
All Office Uses not listed under any other Category	1 per 200 square feet of total Usable Floor Area
INDUSTRIAL USES CATEGORY	
Heavy Industrial	
All heavy industrial uses	Not regulated
Light Industrial	
Brewery, excluding Brewpubs	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Bottling Plants	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Building Systems / Construction Business	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Carpet Cleaning Plants or Manufacturing	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Catering Service or Catering Event Establishment	1 per 400 square feet of food preparation area + 1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
CLOT or Building Sitehing or Textile Manufacturing	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Commercial or Institutional Bakery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Contractor Material Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Crematorium	1 per employee on the premise at one time, but no fewer than 2 spaces
Dairy Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Distillery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Distribution Facility	1 per 10,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Dry Cleaning Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Equipment Rental	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS TABLES & ILLUSTRATIONS

Fabrication, work or storage on-site by building, heating, plumbing, electrical, or general contractors and others who perform services off-site	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Food Processing for Wholesale Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Horticulture & Landscaping Services	.50 space per employee on premises at one time, but no fewer than 2 spaces
INDUSTRIAL USES CONTINUED	
Ice Plant	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Information Services	.50 space per employee on premises at one time, but no fewer than 2 spaces
Janitorial & Building Maintenance Services	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Laundry Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Light Manufacturing Plant with or without Retail Sales	1 space per 2,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Machine Shop/ Woodworking Shop, other than Artisan Establishment	1 space per 1,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Maintenance Yard or Facility	
Manufacture or assembly of equipment, instruments, appliances, precision items or electrical items, or toys	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Non-Hazardous Waste Treatment or Disposal	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Outdoor Storage	Not Regulated
Photo-Finishing or Photography Lab	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Printing, Publishing, and Lithography	1 space per 1,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Production of Artwork	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Rail Equipment Storage or Repair	1 per employee + 2 per acre
Recycling Collection	1 per collection container
Recycling Processing Facility	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Repair of scientific or professional instruments or electric motors	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Research Lab / Research Development	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Scrap or Salvage Yard	1 per employee + 2 per acre

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS TABLES & ILLUSTRATIONS

Sheet Metal Shop	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Solid Waste Facility	Not Regulated
Towing Facility	Not Regulated
Welding, machine, tool repair shop	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Wholesale Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 1 per employee on premises at one time, but no fewer than 2 spaces
Winery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
INDUSTRIAL USES CONTINUED	
Woodworking, including cabinet makers and furniture manufacturing, but excluding Artisan Establishment	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Other Light Industrial Uses not listed in any other Use Category	1 per 2,000 square feet of Usable Floor Area, with a minimum of 1 per employee on premises at one time, but no fewer than 2 spaces
Warehouse & Freight Movement	
All Warehouse/ Warehousing & Freight Movement	1 per 10,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Waste-Handling	
All Waste-Handling Services	Not Regulated
UTILITIES USES CATEGORY	
All Utility Uses	Not Regulated
OTHER USES CATEGORY	
Adult Entertainment	1 per 2,000 square feet of Usable Floor Area but no fewer than 2 spaces

TABLE 4.3.12.B-2 (SHARED PARKING FACTOR)

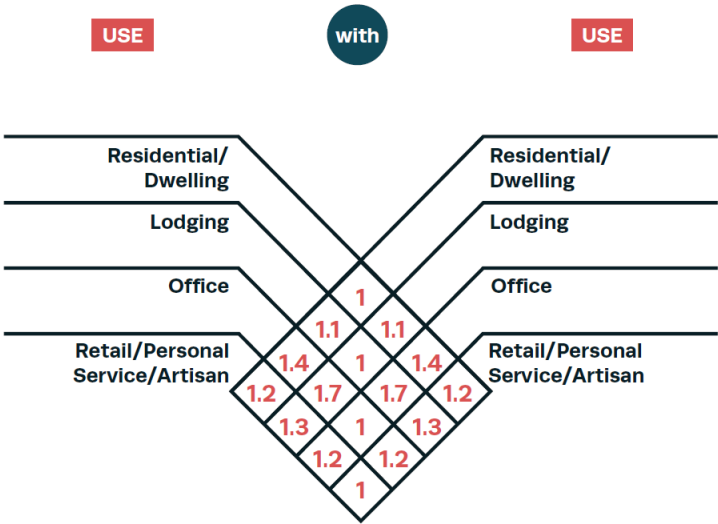


TABLE 4.3.12.B-3 REQUIRED HANDICAPPED ACCESSIBLE PARKING SPACES

# Off-Street Spaces Provided	Min. # Accessible Spaces
1-200	1 per 25 required spaces
201-500	1 per 50 required spaces
501 or More	10+ 1 per 100 required spaces above 500 spaces

TABLE 4.3.12.C-1 (OFF-STREET VEHICULAR PARKING SPACE DIMENSIONS)

Parking Angle (degrees)	Stall Width	Minimum Stall Length	Aisle Width
0	8 ft.	21 ft.	12 ft.
45	9 ft.	19 ft. except 18 ft. if adjacent to curb	16 ft.
60	9 ft.	19 ft. except 18 ft. if adjacent to curb	18 ft.
90	9 ft.	19 ft. except 18 ft. if adjacent to curb	24 ft.

24 ft.
aisle

90 degrees

18 ft.
aisle

60 degrees

16 ft.
aisle

45 degrees

12 ft.
aisle

0 degrees

TABLE 4.3.12.C-2 (OFF-STREET COMPACT VEHICLE PARKING SPACE DIMENSIONS)

Angle of Parking (degrees)	Width of Space (feet)	Length of Space (feet)	Aisle Width (feet)
0	7.5 ft.	17 ft.	12 ft.
45	7.5 ft.	17 ft.	12 ft.
60	7.5 ft.	18 ft.	15 ft.
90	7.5 ft.	16 ft.	21 ft.

ILLUSTRATION 4.3.12.C-3 PARKING AREA / LOT
OR BUILDING SITE LANDSCAPING

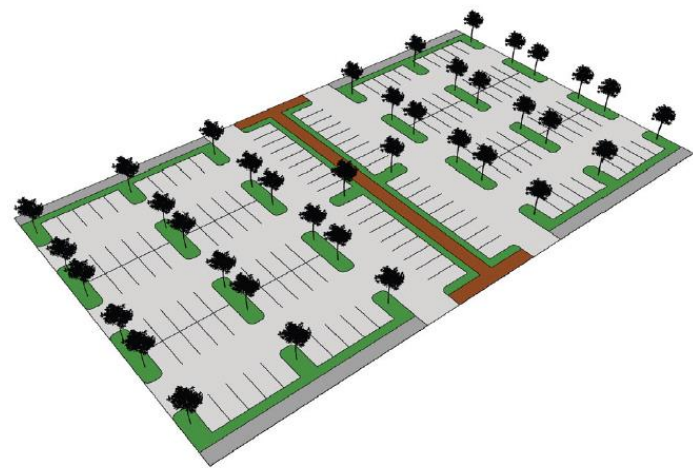


TABLE 4.3.12.H (STACKING SPACES)

Activity Type	Min. # of Stacking Spaces	Measured From
Automated Teller Machine	4	Machine
Drive-Through	3	Teller
Bank Teller Drive-Through	4	Teller or Window
Car Wash Bay, Full Service	6	Bay
Car Wash Bay, Self-Service	2	Bay
Dry Cleaning/ Laundry Drive-Through	2	Cleaner/ Laundry Window
Gasoline Pump Island	1	Pump Island
Gatehouse, Staffed	4	Gatehouse
Gate, Unstaffed	2	Gate
Pharmacy Pickup	3	Pharmacy Windows
Restaurant Drive-Through	8	Pickup Window
Valet Parking	3	Valet Stand
*Other as determined by Zoning Administrator in consideration of approved study prepared by a registered engineer with expertise in Transportation Engineering		

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS TABLES & ILLUSTRATIONS

TABLE 4.3.13 BICYCLE PARKING

Use Type	Parking Requirement
Residential/ Dwelling Uses	
Single Family Dwellings	None Required
Two Family Dwellings	None Required
Multi-Family Dwellings	1 space per 20 parking spaces
Mobile Home	None Required
Lodging Uses	
All Uses	None Required
Educational/ Institutional/ Civic Uses	
All Uses	1 space per 4,00 sq. ft. gross floor area
Medical Uses	
All Uses	None Required
Commercial/ Retail/ Professional & Service Uses	
All Uses	1 space per 4,00 sq. ft. gross floor area
Office Uses	
All Uses	1 space per 20 parking spaces
Communication Uses	
All Uses	None Required
Industrial Uses	
All Uses	None Required
Agricultural Uses	
All Uses	None Required
Utility Uses	
All Uses	None Required
Public or Private Uses	
All Uses	None Required

TABLE 4.3.14.B LOADING SPACE REQUIREMENTS

Principal Use Category in District	Quantity of Use	# of Loading Spaces	Size of Loading Space(s)
Residential – Multifamily Building	≤ 100 Dwelling Units	1	10 ft. W x 50 ft. L x 15 ft. H
Commercial, Office, Retail/ Personal Service/ Artisan, Industrial	> 5,000-25,000sf	1	10.ft W x 50 ft. L x 15 ft. H
	25,001-60,000sf	2	
	60,001-120,000sf	3	
	120,001-200,000sf	4	
	201,000-290,000sf	5	
	> 290001sf	5+1 for each Additional 90,000sf	
Other	N/A	<u>N/A</u>	N/A

TABLE 4.3.16.D-1 (NATIVE PLANTS OF THE TENNESSE VALLEY)

Common Name	Botanical Name
Canopy Trees	
American Beech	Fagus Grandifolia
Nuttall Oak	Q. Nuttalli
American Linden	Tilia Americana
Overcup Oak	Q. Lyrata
Baldcypress	Taxodium Distichum
Pecan	Carya Illinoensis
Black Cherry	Prunus Serotina
Persimmon	Diospyros Virginiana
Black Locust	Robinia Pseudoacacia
Post Oak	Q. Stellata
Black Oak	Q. Velutina
Red Maple	Acer Rubrum
Black Walnut	Juglans Nigra
River Birch	Betula Nigra
Blackgum	Nyssa Sylvatica
Sassafras	Sassafras Albidum
Buckeye	Aesculus Spp.
Scarlet Oak	Q. Coccinea
Bur Oak	Q. Marcocarpa
Shortleaf Pine	Pinus Echinata
Cherrybark Oak	Q. Pagoda
Shumard Oak	Q. Shumardii
Chestnut Oak	Q. Prinus
Silver Maple	Acer Saccharinum
Chinkapin Oak	Q. Muehlenbergii
Silverbell	Halesia Carolina
Cumcumbertree	Magnolia Acuminata
Southern Red Oak	Q. Falcata
Eastern Hemlock	Tsuga Candensis
Sugar Maple	Acer Saccharum
Eastern Red-Cedar	Juniperus Virginiana
Swamp Chestnut Oak	Q. Michauxii
Eastern White Pine	Pinus Strobus
Sweetgum	Liquidambar Stryaciflua
Green Ash	Fraxinus Pennsylvanica
Sycamore	Platanus Occcidental
Hickories	Carya Spp.
Water Oak	Q. Nigra
Kentucky Coffeetree	Gymnocladus Dioicus
White Ash	Fraxinus Americana
Loblolly Pine	Pinus Taeda
White Oak	Quercus Alba
Northern Catalpa	Catalpa Speciosa
Willow Oak	Q. Phellos
Northern Red Oak	Q. Rubra
Yellow-Poplar	Liriodendron Tulipifera

TABLE 4.3.16.D-1 (NATIVE PLANTS OF THE TENNESSE VALLEY)

Common Name	Botanical Name
Accent Trees	
Alder	Alnus Serrulata
Red Buckeye	Aesculus Pavia
Allegheny Chinkapin	Castanea Pumila
Redbud	Cercis Canadensis
American Holly	Ilex Opaca
Serviceberry	Amelanchier Aborea
Buckthorn Bumelia	Bumelia Lyciodes
Shining Sumac	Rhus Copallina
Smoketree	Continus Obovatus
Devil's Walking Stick	Aralia Spinosa
Smooth Sumac	Rhus Galbra
Dogwood	Cornus Florida
Snowbell	Styrax Spp.
False Indigo	Amorpha Fruticosa
Sourwood	Oxydendron Arboreum
Fringetree	Chionanthus Virginicus
Staghorn Sumac	Rhus Typhina
Hawthorn	Crateagus Spp.
Striped Maple	Acer Pennsylvanicum
Hophornbeam	Ostrya Virginiana
Sweetbay	Magnolia Virginiana
Hornbeam	Carpinus Caroliniana
Sweetleaf	Symplocus Tinctoria
Mountain Maple	Acer Spicatum
Witch Hazel	Hamamelis Virginiana
Pawpaw	Asimina Triloba
Yellowwood	Cladrastis Lutea
Carolina Buckthorn	Rhamnus Caroliniana

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS TABLES & ILLUSTRATIONS

TABLE 4.3.16.D-2 (TREES - # PER GENERA)

Planted on Site	Minimum Number of Genera Required	Maximum Percentage of Any Genera
20 trees or less	1	Not Applicable
21 to 50 trees	2	70 percent
51 to 100 trees	3	50 percent
101 to 200 trees	4	40 percent
200 to 500 trees	5	30 percent
Over 500 trees	6	25 percent

TABLE 4.3.16.L TREE CANOPY COVER RETENTION

Existing Tree Canopy Cover (as % of Total Development, Lot or Building Site Size)	Minimum Tree Canopy Retention by Zoning District (as % of Total Tree Canopy Cover) ^{1 2}		
	CD-2 CD-3L CD-3 CD-4 ³ CD-4C ³ CD-5C SD-MHP SD-INT ³ PUD-R PUD-MU ³	CD-4 ⁴ CD-4C ⁴ CD-5C ⁴ SD-INT ⁴ PUD-MU ⁴	SD-LI ⁴ SD-HI
80% - 100%	30%	15%	10%
60% - 79%	36%	18%	11%
40% - 59%	45%	22%	12%
20% - 39%	48%	24%	13%
19% - Less	54%	26%	14%

¹ Additional tree canopy retention may be required under other provisions of this Ordinance.

² CD-5 and CV do not have a minimum tree canopy retention requirement.

³ Residential portion of Development or construction in noted Districts.

⁴ Non-Residential portion of Development or construction in noted Districts.

TABLE 4.3.17.B (PRIVATE LIGHT STANDARDS)

District	Min./Max. Lighting Level at Frontage Line
CD-2, CD-3L & CD-3	0 – 1.0 FC
CD-4 & CD-4C	0 – 1.0 FC
CD-5 & CD-5C	1.0 - 2.0 FC

ARTICLE 4:
BUILDING, LOT & BUILDING SITE STANDARDS

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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SECTION 4.1 GENERAL

This Article applies to all Buildings, Lots, and Building Sites located or proposed within the City, except as otherwise provided in Section 1.22 with respect to Nonconformities.

SECTION 4.2 PLAN REQUIRED.

No Building shall be constructed, re-constructed, Altered, modified, raised, moved, extended, reduced, or enlarged, and no Lot or Building Site or other land shall be Developed, re-Developed, Improved, subdivided, or re-subdivided, and none of the same shall be used, except in compliance with this Article 4, the Official Zoning Map, and pursuant to a Development Plan or Master PUD Development Plan that conforms with and has been prepared, submitted, reviewed and approved in accordance with Article 8 (Administration, Procedures & Enforcement), this Article 4, and all other standards and requirements applicable thereto.

SECTION 4.3 BUILDING, LOT & BUILDING SITE STANDARDS

4.3.1 District Buildings, Lots & Building Sites

The standards for Buildings, Lots, and Building Sites within Districts are set forth in this Section 4.3 and elsewhere in this Ordinance.

4.3.2 Civic District Buildings & Lots

A. Definitions.

The terms Civic District, Civic Space and Civic Building are defined in Article 9 (Definitions).

B. Design; Compliance.

1. If a Building, Lot, or Building Site is located within an area designated on the Official Zoning Map as Civic District, Civic Space or Civic Building.
2. Civic Space shall be designed generally as described in Table 5.3.3-A (Civic Space Types - Summary) and Table 5.3.3-B (Civic Space Types - Specific Standards), as related to the Adjacent District, or if Adjacent more than one, as related to the Adjacent District with the largest number of linear feet of common boundary with the Civic Space.
3. Development, re-Development, Lots, Buildings, Building Sites, Structures, and Improvements and Use thereof within Civic Districts must comply with the applicable standards and requirements of Table 4.3.1-U (District Standards-Civic), subject, however, to Section 4.3.2.B.4.
4. Without limitation to Section 4.3.2.B.2, Civic Buildings within Civic Districts must comply with the standards and requirements of Table 4.3.1-U (District Standards-Civic) and any other requirements as may be determined by the City Council.
5. Buildings operated for Civic purposes but not located within a Civic District must comply with the applicable District standards of the District in which they are situated.

Field Code Changed

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

4.3.3 Lots & Building Sites

A. Layers

1. Lots and Building Sites are comprised of three Layers, the First Layer, the Second Layer, and the Third Layer, as related to the Frontage(s), as shown in Illustration 4.3.3.A (Layers) and as defined in Article 9 (Definitions).
2. Layers are used to regulate ~~the placement of in what parts of a Lot or Building Site certain Development, Building elements, Structures and Uses on a Lot or Building Site are allowed or required,~~ as set forth in Tables 4.3.1-A - 4.3.1-U (District Standards).
3. For ~~Corner~~ Lots and Building Sites, which have both a Principal Frontage and a Secondary Frontage(s), ~~typically Corner Lots:~~
 - a. Standards and prescriptions for the First Layer apply to the First Layer as related to ~~both all Frontages, except for Through Lots and Building Sites where they are permitted by this Ordinance or exist as legal non-conforming lots of record,~~ and
 - b. Standards and prescriptions for the Second Layer ~~and Third Layer~~ pertain only to such Layers as related to the Principal Frontage.
- ~~b.4.~~ Standards and prescriptions for the First Layer apply to a depth of (twenty) 20 feet as related to ~~the secondary frontage of a Through Lot or Building Site which is parallel to the Principal Frontage.~~

ILLUSTRATION 4.3.3.A (LAYERS)

B. Dimensions

1. ~~Lots~~ and Building Sites within each District must be dimensioned according to Tables 4.3.1-A - 4.3.1-U (District Standards).

C. Enfrontment

Within all Districts ~~and Civic Districts~~, each Lot or Building Site must have Frontage along a Thoroughfare or Internal Drive, except as provided in Tables 4.3.1-A - 4.3.1-U (District Standards).

D. Through Lots

1. Through Lots and Building Sites are prohibited, except
 - a. Blocks entirely comprised of Civic Spaces;
 - b. Lots and Building Sites enfronting a roadway with a functional classification of Principal Arterial; and
 - c. Lots and Building Sites within 3,000 feet of and Interstate interchange.
2. ~~In any case in which a Nonconforming Lot is a Through Lot or Building Site, or a Through Lot or Building Site is permitted by this Ordinance,~~ the Frontage and Front Setback regulations shall apply to both Frontages.

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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

3. The Façade of each Principal Building located on a Through Lot and Building Site, where they are permitted by this Ordinance or exist as legal non-conforming lots of record, shall face the same Principal Frontage as Buildings on any adjacent Lot or Building Site. Where adjacent Lots and Building Sites are vacant, or the appropriate Principal Frontage cannot be determined, the Zoning Administrator shall determine which Frontage is the Principal Frontage, typically the roadway with the lesser functional classification.

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E. Required Spaces or Areas.

1. The Setback and Yard requirements in Tables 4.3.1-A - 4.3.1-U (District Standards) shall be applicable to each Lot, Building Site, or parcel of land.
2. All required Setbacks and Required Yards shall be maintained and have no obstructions or Encroachments except as allowed in Tables 4.3.1-A - 4.3.1-U (District Standards).
3. Existing interior Lots or Building Sites may be permitted a reduction in required Rear Yard depth by Administrative Adjustment, subject to meeting the following:
 - a. The Lot must be located in a single District and not abut another District.
 - b. The Lot must be owned separately and individually from all other tracts of land, both on the Effective Date of this Ordinance and on the date of application for a Zoning Permit, if applicable.
 - c. For a Lot between 80 - 100 feet deep, the required Rear Yard may be reduced by the lesser of (i) 100 feet minus the depth of the Lot, or (ii) ten feet (10 ft.).

Example: if Lot is 95 ft. deep, the required Rear Yard may be reduced by five feet (5 ft.) [100 ft. – 95 ft. = 5 ft.], but if a Lot is 80 ft. deep, the required Rear Yard may only be reduced by ten feet (10 ft.).

- d. Within all Non-Residential Districts and for all Non-Residential Uses, interior Lots or Building Sites that are less than 80 ft. deep may be permitted a reduction in required Rear Yard depth to reduce the required Rear Yard depth to zero; however, if any Rear Yard is provided, the minimum required depth shall be 10 ft..
4. No Lot shall be divided or reduced so as to result in its area or dimensions not complying with the standards required by this Section 4.3.3, nor shall any Setback required for a Principal Building be included as part of a Setback required under this Ordinance for any other Building.
5. A minimum required Lot or Yard size for one Structure shall not be used in whole or in part as any part of a required Lot or Yard for a second Structure.
6. The required Lot or Yard for an existing Structure shall not be diminished below the minimum requirements of this Ordinance.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

7. Where a Structure has zero clearance from an Adjacent Lot or Building Site, as defined in the International Building Code, at all points of attachment along the shared Lot Line or Building Site Line, Buildings shall be separated from each other by fire-rated walls, as defined by the latest adopted version of the International Building Code and fire prevention codes, extending from footings to the underside of the roof deck without openings which would permit the spread of fire.
8. In addition to the requirements listed in paragraph 7 above, the following shall apply to common or Party Walls:
 - a. A firewall shall bisect the line dividing each portion of the Building, Lot, or Building Site so that 1/2 of the firewall is held by each of the abutting properties.
 - b. If a firewall is destroyed or damaged by fire or other casualty, any owner may restore said wall and if other owners thereafter make use of the wall, they shall contribute to the cost of the restoration thereof in proportion to such use without prejudice, however, to the right of any such owner to call for a larger contribution from the others under applicable law requiring liability for negligent or willful acts and omissions.
9. Each abutter who may share in the ownership of any firewall shall have an Easement on the property of other owner(s) for the purpose of reconstruction and protection of remaining property from the elements.

F. Lots in Two Districts.

Where a District boundary divides a Lot, Building Site, or parcel in a single ownership of record at the time when such line is adopted, regulations for the less restricted portion of such Lot, Building Site, or parcel may extend not more than 30 feet into the more restricted portion, provided that the Lot, Building Site, or parcel has Frontage on a Thoroughfare or Internal Drive in a less restricted District.

G. Visibility.

1. On a Corner Lot or Building Site, no Fence, Wall, hedge, Structure, or planting more than 3 feet in height, measured above the Curb level shall be erected, placed, or maintained within the triangular area formed by the intersecting lines of the curbs of the enfronting Thoroughfares or Internal Drives and a line drawn between points along such Thoroughfare or Internal Drive Lines that are 25 feet distant from their point of intersection.

ILLUSTRATION 4.3.3.G.1 (SIGHT TRIANGLE - CORNER)

2. For any Driveway, no Fence, Wall, hedge, Structure, or planting more than 3 feet in height, measured above the Curb level, shall be erected, placed, or maintained within the triangular area formed on each side of the Driveway by a line drawn between a point that is 10 feet from the back of the curb and extends 10 feet to its point of intersection with the Thoroughfare or Internal Drive.

ILLUSTRATION 4.3.3.G.2 (SIGHT TRIANGLE - DRIVEWAY)

H. Access Requirements.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

1. No Building shall be erected on a Lot or Building Site that does not Abut an open public Thoroughfare, an approved private Thoroughfare or Internal Drive, or an approved private vehicular access Easement.
2. Where access is provided by an approved private street or Easement, an Easement for the same is required for each Lot, Building Site, or tract of land across which it traverses.
3. Additional access requirements may be found in Sections 4.3.12, 4.3.14, and 6.7, and elsewhere in this Ordinance, including City adopted Access Management Plan.

4.3.4 Building Placement & Number

A. Building Placement.

1. Every Building shall be located on a Lot or Building Site. Buildings shall be located in relation to the boundaries of their Lots or Building Sites and shall comply with the Setback or Yard standards within each District according to Tables 4.3.1-A - 4.3.1-U (District Standards).
2. To accommodate slopes over ten percent (10%), relief from front Setback or Yard requirements may be granted by Administrative Adjustment by the Zoning Administrator.

ILLUSTRATION 4.3.4.A SETBACK /YARD DESIGNATIONS

B. Principal Buildings

Within each District:

1. The number of Principal Buildings on each Lot or Building Site shall not exceed that indicated in Tables 4.3.1-A - 4.3.1-U (District Standards) and
2. Principal Buildings shall be oriented and situated as specified in Tables 4.3.1-A - 4.3.1-U (District Standards) and illustrated in Illustration 4.3.4.B (Principal Building / Accessory Building).

ILLUSTRATION 4.3.4.B PRINCIPAL BUILDING / ACCESSORY BUILDING

C. Accessory Buildings & Accessory Structures

1. Within each District:
 - a. The number of Accessory Buildings on each Lot or Building Site must not exceed that indicated in Tables 4.3.1-A - 4.3.1-U (District Standards); and
 - b. Any such Accessory Buildings must be located as specified in **Tables 4.3.1-A - 4.3.1-U (District Standards)** as applicable and illustrated generally in **Illustration 4.3.4.B (Principal Building / Accessory Building)**.
2. Except within Civic Districts and Agricultural uses, Accessory Buildings or other Structures may not be erected on a Lot or Building Site on which there is no Principal Building.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

3. Where Accessory Buildings and Structures are permitted:
 - a. Except within Civic Districts and CD-2, the footprint of a detached Accessory Building shall not exceed 60% of the building footprint of the Principal Building on the Lot;
 - b. Any Accessory Building shall be located in the Layer indicated in Tables 4.3.1-A - 4.3.1-U (District Standards);
 - c. Except for Communications Towers, transmitting and/or receiving towers or antennas and wind turbines shall not be located in the First Layer or Second Layer; and
 - d. Guy wires or any other structural supports shall not Encroach upon any right-of-way, Adjoining property, Easements, Setback, or Yard areas.
4. An Accessory Building or Accessory Structure may be detached from or constructed as a structural part of a Principal Building, including those attached by means of a breezeway or a roofed passageway with open or latticed sides. If constructed as a structural part of a Principal Building, its walls shall be regarded as walls of the Principal Building in applying the standards and requirements of this Ordinance.
5. Where more than one Building exists or is proposed to be constructed on a single Lot or Building Site, all zoning requirements applicable to Principal Buildings or Accessory Buildings, respectively shall be applicable to each of such Buildings.

4.3.5 Building Standards

A. Facade.

1. Principal Building Facades shall conform to Tables 4.3.1-A - 4.3.1-U (District Standards).
2. The Façade of the Principal Building shall be built along the minimum percentage of the Front Lot Line or Building Site Line width at the Setback or back Street Yard line, specified as Frontage Buildout on Tables 4.3.1-A - 4.3.1-U (District Standards). A Streetscreen may be substituted for a Façade for up to twenty percent (20%) of the applicable Frontage Buildout requirement. Required driveways may be subtracted from the Front Lot Line or Building Site Line where Alley access or cross access with an adjacent property is not available.
3. Principal Building Facades shall be articulated as shown in (See **Illustration 4.3.5.A-3**).

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ILLUSTRATION 4.3.5.A-3 (FACADE ARTICULATION)

B. Building Design & Materials.

The design and exterior materials of Buildings shall conform to **Tables 4.3.1-A - 4.3.1-U (District Standards)**,

C. Building Height, Ceiling Height & Ground Floor Finish Elevation.

Building Height, ceiling height, and ground floor finish elevation must conform to **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

D. Roof Type & Pitch

Building roof type and pitch must conform to **Tables 4.3.1-A - 4.3.1-U (District Standards)**. See **Illustration 4.3.5.D-1 (Roof Types)** and **Illustration 4.3.5.D-2 (Roof Pitch)**.

E. Vertical Composition

Vertical composition must conform to **Tables 4.3.1-A - 4.3.1-U (District Standards)** provided that:

- 1. The discernable Base of all new structures, where regulated, must be at least 8 (eight) inches high; and
- 2. The discernable Base of all new non-residential structures, where regulated, must be at least twelve (12) inches high.

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ILLUSTRATION 4.3.5.D-1 (ROOF TYPES)

ILLUSTRATION 4.3.5.D-2 (ROOF PITCH)

4.3.6 Fences & Walls

A. Fences and non-Building Walls shall not:

- 1. Encroach a public right-of-way, including Alleys, or in areas reserved or dedicated for public right-of-way;
- 2. Obstruct sight distance visibility of intersections or driveways;
- 3. Block access within an access easement; or
- 4. Block access to fire hydrants, mechanical equipment, or utility equipment.

B. A finished side of all fences shall face off site

C. Within each District, Fences and non-Building Walls ~~must comply with the applicable standards in **Tables 4.3.1-A - 4.3.1-U (District Standards)**~~, may be installed within Public Utility and Drainage Easements where permitted by the City Engineer, but shall not block or divert water flow onto or off of any other property. Fences erected within Public Utility and Drainage Easements may be removed by the City or utility providers at any time without notice.

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D. Height

- 1. Within each District, Fences and non-Building Walls must comply with the height standards in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

2. Fence and wall height shall be measured from the lowest adjacent grade to the top of the fence or wall. The use of a berm to increase a fence or wall height is prohibited, unless used in accordance with Section 8.1.2 Transition Areas Abutting Residential Lots.

E. Material

1. Within each District, Fences and non-Building Walls must comply with the material standards in Tables 4.3.1-A - 4.3.1-U (District Standards).
2. Where chain link is permitted, it shall be coated with dark green or black material; plastic or metal slats in chain link are prohibited.

F. Retaining Walls

1. Within required yards on individual single-family CD-2, CD-3L, and CD-3 Lots and Building Sites, retaining walls shall conform to the limitations at Table 4.3.10 Encroachments.
2. In all other districts, and within CD-2, CD-3L, and CD-3 common areas and Civic Spaces, retaining walls shall conform to the following:
 - a. Retaining walls in CD-2, CD-3L, and CD-3 shall not exceed fifteen (15) feet in height.
 1. Where the overall grade change exceeds fifteen (15) feet, walls may be terraced with a minimum horizontal separation of ten (10) feet from face of wall to face of wall, provided no individual wall may exceed fifteen (15) feet in height.
 2. Where the overall grade change exceeds ten (10) feet, walls shall be terraced with a minimum horizontal separation of six (6) feet, provided no individual wall may exceed fifteen (15) feet in height.
 - b. Retaining walls in all other districts shall not exceed twenty (20) feet in height.
 1. Where the overall grade change exceeds twenty (20) feet, walls may be terraced with a minimum horizontal separation of ten (10) feet from face of wall to face of wall, provided no individual wall may exceed fifteen (20) feet in height.
 2. Where the overall grade change exceeds ten (10) feet, walls shall be terraced with a minimum horizontal separation of six (6) feet, provided no individual wall may exceed twenty (20) feet in height. The Zoning Administrator may approve a waiver to this requirement if the City Engineer has determined that no other practicable or feasible alternatives exist; and, the Zoning Administrator determines that there will

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

be no harmful impact to adjacent property owners or the public

3. Each retaining wall shall be screened by a row of evergreen shrubs, planted every five feet on center, at the base of the wall. Shrubs shall be a minimum of 30 inches in height at the time of planting. The Zoning Administrator may permit alternative trees or groundcover which provide equivalent all-seasons screening.

4. Retaining walls shall be clad in brick, or stone. Where not visible from a Thoroughfare, Internal Drive, or Civic Space, stained or stamped concrete and split-face block are also permitted.

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4.3.7 Private Frontage, Building Form & Building Type; Floor Elevation

A. Private Frontage – General.

The Private Frontage of each Lot or Building Site must conform to and be allocated in accordance with Table 4.3.7.A (Private Frontage Types Summary) Table 4.3.7B (Private Frontage Types), and Tables 4.3.1-A - 4.3.1-U (District Standards).

B. Private Frontage – Corner Lots / Building Sites.

Principal Buildings on Corner Lots or Building sites shall have two Private Frontages:

- 1. a Principal Frontage and
- 2. a Secondary Frontage(s), as illustrated generally in Illustration 4.3.7.B-2 (Frontage & Lot / Building Site Lines).

ILLUSTRATION 4.3.7.B-2 (FRONTAGE & LOT / BUILDING SITE LINES)

4.3.8 Building Types

A. General.

Principal Buildings must be of one or more of the Principal Building Types specified for such District in Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types – Specific Standards). ~~For Development Parcels,~~ the mix of Building Types ~~in-on~~ each Development Parcel District is further regulated under Section 5.1.10.

TABLE 4.3.8.A PRINCIPAL BUILDING TYPES – SUMMARY

TABLE 4.3.8.B

B. Manufactured Homes.

- 1. No Manufactured Home shall be placed on any Lot or Building Site within a Residential District, unless it is used actively for Residential purposes except as provided in 4.3.8.A.2.
- 2. Non-Residential use of a Manufactured Home may be permitted as a Temporary Use as a construction office during construction, subject to issuance of an annual permit by the Zoning Administrator subject to

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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

~~limitations pursuant to Section 4.3.9.E and Table 4.3.9.A-3 (Temporary Uses).~~

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3. Pursuant to TCA, Section 13-24-201, the provisions of Section 4.3.8.A shall not apply to Double-Wide Manufactured Homes used as single-family residences, which shall instead be considered a single-family homes; provided that, pursuant to TCA, § 13-24-202, such Double-Wide Manufactured Homes must have the same general appearance as required for site-built homes and shall comply with all standards and requirements of this Ordinance.

4.3.9 Uses

A. General.

1. Buildings, Lots, and Building Sites must comply with the Use standards and requirements of this Section 4.3.9. For Development Parcels, the mix of Principal Uses in each District is further regulated under Section 5.1.11.
2. Principal Uses, Accessory Uses, and Temporary Uses are Permitted by Right ("P"), Permitted Subject to Limited Use Standards ("PL"), as Conditional Uses ("CU"), or Not Permitted ("NP") within each District, in each case as indicated in **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, and **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)**.
3. Principal Uses, Accessory Uses, or Temporary Uses, as applicable, of Buildings, Lots, and Building Sites, which are indicated in **Table 4.3.9.A-1 (Building & Lot Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)** as Permitted ("P"), Permitted Subject to Limited Conditions ("PL"), or as Conditional Use ("CU"), are permitted within each District, subject to compliance with all applicable standards, conditions and requirements thereof and obtaining all applicable approvals and permits therefor, including without limitation in the case of Uses Permitted Subject to Limited Use Standards ("PL") and Conditional Uses ("CU"), compliance with the applicable Use standards of Section 4.3.11.D, and in the case of Conditional Uses ("CU"), Board of Zoning Appeals approval pursuant to Article 8 (Administrative, Procedural, and Enforcement).
4. Accessory Uses of Buildings, Lots, and Building Sites in each District must conform to the Accessory Uses specified on **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)** for such District and are subject to compliance with all other applicable standards and requirements of this Ordinance.
5. Temporary Uses of Buildings, Lots, and Building Sites in each District must conform to the Temporary Uses specified on **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)** for such District and are subject to compliance with all other applicable standards and requirements of this Ordinance.
6. Without limitation, Accessory Uses must be subordinate and customarily incidental to a permitted Principal Use on the Lot.
7. If multiple Principal Uses are allowed within a District, they may exist within a single Building, Lot, or Building Site, subject to compliance with all other applicable standards and requirements.

B. Uses Permitted by Right.

Principal Uses, Accessory Uses, or Temporary Uses, as applicable, of Buildings, Lots, and Building Sites, which are indicated for each District in **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses)**, **Table 4.3.9.A-2 (Building,**

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Lot & Building Site Accessory Uses), or Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Permitted ("P") are allowed by right, subject to compliance with all other applicable provisions of this Ordinance.

C. Required Uses.

1. Commercial Corridors—

Within the CD-4C Character District, Principal Buildings on any Lot or Building Site located within 400 feet of a Thoroughfare with a Functional Classification of Arterial must contain a Retail Sales or Service use, Restaurant use, Arts-Related Use, or Office use for the entire ground floor. Any permitted use may be established on second, third, and fourth stories of a Principal Building.

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2. Downtown Pedestrian Streets

Buildings enfronting the following rights of way must contain a retail sales or service use, restaurant use, arts-related use, or office use at the sidewalk level through the depth of the second layer for at least 80 percent of the building frontage.

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- a. Public Square;
- b. North Main Street between West 4th Street and Public Square;
- c. South Main Street between Public Square and West 9th Street, inclusive of all building sites with frontage at the corners of South Main and West 9th street;
- d. North Garden Street between West 6th Street and West 7th Street, inclusive of all building sites with frontage at the corners of North Garden Street and West 6th Street;
- e. North Garden Street between West 7th Street and West 9th Street, inclusive of all building sites with frontage at the corners of South Garden Street and West 9th Street;
- f. South High Street between West 7th Street and West 9th Street, inclusive of all building sites with frontage at the corners of South High Street and West 7th Street, all building sites with frontage at the corners of South High Street and West 8th Street, and all building sites with frontage at the corners of South High Street and West 9th Street;
- g. West 7th Street between Public Square and Frierson Street, inclusive of all building sites with frontage at the corners of Frierson Street and West 7th Street;
- h. East 7th Street between Public Square and North Water Street, inclusive of all building sites with frontage at the corners of South Glade Street and East 7th Street;
- i. West 6th Street between North Main Street and Woodland Street, inclusive of all building sites with frontage at the corners of West 6th Street and Woodland Street;
- j. West 6th Street between North Main Street and North Garden Street; and

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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

West 8th Street between South Garden and South Glade Street, inclusive of all building sites with frontage at the corners of West 8th Street and South Garden Street as well as all building sites with frontage at the corners of West 8th Street and South Glade Street.

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C.D. Prohibited Uses.

1. Except as otherwise determined by the Zoning Administrator pursuant to Section 8.5.8 with respect to a Use that is not specifically listed as Permitted ("P"), Permitted Subject to Limited Conditions ("PL"), or as a Conditional Use ("CU") in **Table 4.3.9.A-1 (Building & Lot Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)**, as applicable, any Use that is not specifically listed as Permitted ("P"), Permitted Subject to Limited Conditions ("PL"), or as a Conditional Use ("CU"), and any Use that is specifically listed Not Permitted ("NP") in such applicable Table or is otherwise prohibited pursuant to ~~Section 4.3.9.7~~ or any other provision of the City Code, is prohibited.

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2. In the CD-4C Character District, all uses listed under the heading Residential Uses Category on Table 4.3.9.A-1 are prohibited on the entire ground floor of any Building located within 400 feet of a Thoroughfare with a Functional Classification of Arterial. Any permitted use may be established on second, third, and fourth stories of a Principal Building.

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D.E. Uses Permitted Subject to Limited Use Standards & Conditional Uses.

1. Any Principal Use, Accessory Use, or Temporary Use shown for the applicable District as Permitted Subject to Limited Use Standards ("PL") on **Table 4.3.9.A-1 (Building & Lot Principal Uses)**, **Table 4.3.9.A-2 (Building & Lot Accessory Uses)**, or **Table 4.3.9.A-3 (Building & Lot Temporary Uses)**, is allowed subject to compliance with all applicable conditions and requirements imposed by this Section 4.3.9.D and Section 4.3.9.4.h.
2. Any Principal Use, Accessory Use, or Temporary Use shown for the applicable District as Conditional Use ("CU") on **Table 4.3.9.A-1 (Building, Lot, & Building Site Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot, & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot, & Building Site Temporary Uses)**, is allowed subject to compliance with all applicable conditions and requirements imposed by this Section 4.3.9.~~E~~ in addition to Conditional Use approval and issuance of a Conditional Use permit pursuant to Article 8 (Administration, Procedures & Enforcement).
3. The conditions, standards, and requirements of each Use Permitted Subject to Limited Use Standards or Conditional Use shall be applicable, irrespective of the Use being a Principal Use, an Accessory Use, or a Temporary Use.
4. The conditions and requirements applicable to any Use Permitted Subject to Limited Use Standards or Conditional Use shall be enforceable, and failure to comply with any condition or requirement of a Use Permitted Subject to Limited Use Standards or as a Conditional Use shall subject such Use Permitted Subject to Limited Use Standards or Conditional Use to revocation pursuant to Section 8.6.1.J.
5. No Use Permitted Subject to Limited Use Standards or Conditional Use shall commence or exist, or be conducted or engaged in, on any Lot or Building Site, or within any Building except in accordance with all applicable conditions and requirements for such Use, including without limitation in the case of a Conditional Use, review, approval, and issuance of a Conditional Use Permit by the Board of Zoning Appeals.

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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

6. The following standards shall apply only to those Districts and Uses where the "PL" and / or "CU" is designated on the applicable **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)**, as applicable:

a. Accessory Dwelling.

- (1) Only one Accessory Dwelling is permitted on any Lot or Building Site.
- (2) The Accessory Dwelling must be accessory to a House or Townhouse used for Household Living.
- (3) If the Accessory Dwelling is not attached to the primary dwelling, it must be separated a minimum of ten (10) feet from the primary dwelling.
- (4) In all districts except CD-2, an Accessory Dwelling may not exceed 600 square feet of habitable space; in a CD-2 Character District, an Accessory Dwelling may not exceed 1,000 square feet of habitable space.
- (5) An Accessory Dwelling Unit may not be used for Transient accommodations or as a Short-Term Rental Unit.
- (6) The Accessory Dwelling must share ownership and utility connections with the primary dwelling.

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- a. **Adult - Oriented Establishments** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) No Adult - Oriented Establishment shall be operated or maintained in the City within 1,000 feet, measured from property line to property line, of a school, religious facility, public recreation facility, or licensed day care facility.
 - (2) No Adult - Oriented Establishment shall be operated or maintained in the City within 1,000 feet, from property line to property line, of a boundary of a Residential District or a Residential Use.
 - (3) No Building or Structure associated with the Adult - Oriented Establishment shall be closer than 50 feet to a property line of an adjacent Non-Residential District or Use.
 - (4) No Adult - Oriented Establishment shall be operated or maintained in the City within 1,000 feet, measured from property line to property line, of another Adult - Oriented Establishment.
- b. **Agricultural Activities**, except as certain enterprises that produce the majority of their income from agricultural activities may be exempted from certain zoning restrictions pursuant to TCA. Section 44-18-104(c)(4) shall be subject to the following:
- (5) Barns, feedLot or Building Sites, pens, and stockyards may be permitted in accordance with the applicable Use Table, subject to the following:
 - (6) Barns, feedLot or Building Sites, pens and stockyards shall require a minimum separation of 200 feet from all property lines.
 - (7) The location of such an activity shall be in an area sparsely developed during the length of time the Use as a stockyard or feedLot or Building Site is anticipated;

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- (8) The site area shall be a minimum of twice the minimum required for the applicable District. Sites containing outdoor animal pens shall require a minimum site area of four acres.

- (9) All proposals shall include a site plan which contains, at minimum, the following information:

Existing and proposed contours of the site and up to 100 feet beyond the site boundary.
Contour intervals shall be at two foot intervals;

Location of the area in which the proposed keeping of animals is to be conducted;

Location of all proposed buildings, animal pens, roadways and other facilities proposed on the site;

Proposed method of drainage of the animal pens and any proposed waste lagoons;

Proposed fencing of the site; and

Location of all existing or platted residences on adjacent properties.

- c. **Asphalt Plants and Other Facilities for the Manufacture and Storage of Chemicals, Petroleum Products, Explosives, and Allied Products** shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
- (2) The boundary of the property shall be at least 1,500 feet from any Residential Use or District.
- (3) The Use shall be totally enclosed by a security fence or wall at least 8 feet high or enclosed within a fire proof Building.
- (4) All plans shall be reviewed by Fire and Emergency staff prior to approval in order to determine that existing services provide adequate protection for citizens.
- (5) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

- d. **Attached Dwellings**, which includes Apartments, the Residence portion of a Live/Work Building, Mixed Use Building, or Flex Building, Multifamily Dwellings, Two-Family Dwellings, Duplexes, Rowhouses, Large Multi-family Buildings and Small Multi-Family Buildings, shall be permitted in accordance with the applicable Use Table, subject to the following: ↗

- ~~(1) Building, or Flex Building, Multifamily Dwellings, Two-Family Dwellings, Duplexes, Rowhouses, Large Multi-family Buildings and Small Multi-Family Buildings, shall be permitted in accordance with the applicable Use Table, subject to the following: ↗~~

- ~~(2)(1)~~ Within the CD-2, CD-3L, and CD-3 District n~~A~~ No more than three (3) Duplex Buildings (each Duplex Building containing two Dwellings) may be located on any Block Face.

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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

~~(3)~~(2) Within the CD-3 District, Duplex Buildings shall have only one entrance along the frontage, with any additional exterior entrances located within the 3rd layer.

~~(4)~~(3) Party walls, subject to the provisions of the Standard Building Code and National Fire Protection Association Fire Code, shall be provided along all points of attachment.

~~(5)~~(4) Additional Use limitations may be applicable to specific types of Attached Dwellings.

(5) Within the CD-5 District buildings enfronting the rights of way identified in Section 4.3.9.C must contain a retail sales or service use, restaurant use, arts-related use, or office use at the sidewalk level through the depth of the second layer for at least 80 percent of the building frontage.

(6) In all districts, Townhouses shall be subject to the following limitations:

(a) Garages, when they are provided, must be located at the rear of the Building facing an Alley or Driveway;

(b) Individual unit parking and driveways must be located at the rear of the Building;

(c) On-street parallel parking is permitted;

~~(6)~~(d) Parking Lots and Parking Areas are permitted in accordance with 4.3.9.E.6.ag and 4.3.12.

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e. **Bar, Tavern, or Nightclub** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) With the exception of nightclubs, taverns, or bars located within District CD-5, the applicant shall demonstrate that no pre-existing Place of Worship is located within 500 feet of the proposed nightclub or similar establishment. Measurements shall be made from the property line of the proposed night club or similar establishment and from the property line of any separate Parking Lots to be used by the nightclub or similar establishment.

(2) Except in District CD-5, no nightclub, tavern, or bar shall be located within 500 feet of a Residentially zoned or Residentially used property.

(3) No outside storage or activities shall be located on the site.

(4) Outdoor activities occupying no more than 400 square feet may be permitted by Administrative Adjustment.

f. **Car Wash** shall be permitted in accordance with the applicable Use Table, subject to the following:

(1) No storage, repair, or sales of vehicles shall be allowed on the site.

(2) Provisions shall be made for an on-site drainage system to capture water used to wash vehicles. This water shall be discharged into a sanitary sewer system or another approved on-site system and shall not be discharged into the stormwater system.

(3) No wash bay shall face or be located in the 1st or 2nd Layer or the Frontage.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

g. Civic Buildings in all districts may utilize the lot occupation, building, and other standards of the Civic District listed at Table 4.3.1-U.

g-h. Concrete Batch Plants and Concrete Manufacturing Plants shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
- (2) The facility shall be at least 1,500 feet from any Residential Use or Residential District.
- (3) The property may not be adjacent to an existing Hospital, Day Care Facility, Educational facility, Religious Facility, Long Term Care Facility, Continuum of Care Facility, or Assisted Living Facility.
- (4) The site shall be at least four acres in size and shall have access on a major or minor thoroughfare.
- (5) Property boundaries facing public streets shall be fenced with a six foot high fence.
- (6) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

h-i. Correctional Facilities shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) In order to accommodate outdoor recreational facilities and to allow for potential building expansion, the site size for facilities located outside the CD-5 Character District shall be a minimum of one acre in size or the minimum of the District, whichever is larger; provided that County and City jail facilities have no minimum site size.
- (2) The facility shall be at least 650 feet from the nearest property which is Residentially zoned or used.
- (3) The facility shall not be established within 1,320 feet of a public or private school, day care, or Place of Worship.
- (4) Site Development shall be in conformance with the landscaping and dimensional requirements of the applicable District.
- (5) The Use requires a Conditional Use Permit, which may be denied when the Use would be detrimental to nearby properties or may add conditions or safeguards to the approval in order to protect the health and welfare of citizens.

h-j. Drive-Through Facilities shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Where no street separates the Use and a Residentially zoned or Residentially used property, at least 40 feet of separation shall be maintained between such Residential property Line and the Drive-Through facility.

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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- (2) Drive-through Facilities must be located in the 3rd Layer and the location of Drive-Through Facilities and associated facilities (for example: communications systems and access aisles) shall be identified on all submitted Plans.
- (3) Any speaker systems associated with a Drive-Through Facility shall be designed and located so as not to be audible beyond the Lot or Building Site on which the Drive-Through Facility is located.
- (4) Vehicular access to a Drive-Through Facility that is between a Thoroughfare or Internal Drive and a Building shall require a Parcel Buffer pursuant to Section 4.3.11 if such access is within 50 feet of, and visible from, the Thoroughfare or Internal Drive. Such Buffer shall be installed and maintained along the entire length of such vehicular access and the Adjacent Thoroughfare or Internal Drive
- (5) Vehicle stacking areas shall be provided in accordance with Section 4.3.12.H.
- (6) All other requirements for Drive-Throughs in this Code must be met.

j.k. **Extractive Uses** may be permitted in accordance with the applicable Use Table, subject to the following:

- (1) The application for the Use shall include a plan for restoration procedures once the operation ceases.
- (2) The location of such an activity shall be in an area sparsely developed during the length of time the mining or quarrying activity is anticipated;
- (3) Any permit or approval issued or granted hereunder shall be based on a Development Plan or other documents submitted with an application which shall provide, together with all other requirements for such Development Plan, the following:
 - (a) Existing contours of the site and up to 100 feet beyond the site boundary. Contour intervals shall be at two foot intervals.
 - (b) Location of the area in which the proposed quarrying activity is to be conducted.
 - (c) Location of all proposed buildings, crusher and screening equipment, roadways, and other facilities proposed on the site.
 - (d) Proposed method of drainage of the quarry area.
 - (e) Proposed fencing of the quarry area. Fencing shall be provided around all open excavations.
 - (f) Methods proposed for blasting. Open blasting commonly referred to as “pop shots” shall be prohibited.
 - (g) Methods proposed to control noise, vibration and other particulate matter in order to meet the performance standards as set out in this Ordinance.

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- (h) Finished contours of the site after the quarrying operation has been terminated. The site shall be graded and / or filled so as to be in substantial conformity with the topography of the surrounding lands. All fill material shall be nontoxic, nonflammable, and noncombustible solids. All areas that are back – filled shall be left so that adequate drainage is provided.

Approval for mining and quarrying activity may also include accessory concrete batching plants, asphaltic cement mixing plants and/ or rock crushing activities on the same or Abutting Lots or Building Sites, which may have directly opposing Frontages on the same public street. If such accessory activities are included on the quarry site, the total site must meet all of the Conditional Use requirements for mining and quarrying activities; however, in conditions of multiple Lots or Building Sites, the outer perimeter of the site shall be considered the Lot Line or Building Site Line;

Before issuing a Conditional Use permit, the Board of Zoning Appeals shall require the owner of the quarry facility to execute a bond not less than \$1,000 per acre or more than \$2,000 per acre of active quarry throughout a five year period to restore the lands in the manner prescribed herein, including the removal of all Structures and machinery;

Any permit issued hereunder shall not be for a period exceeding five years. After the expiration date of such permit, the Board of Zoning Appeals may review and grant an extension of time in the manner and procedure as prescribed for an original application.

4-l. Family Day Care Facilities shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) A maximum of 12 clients may be served at any one time.
- (2) Overnight accommodation shall not be permitted.
- (3) No outdoor public address systems shall be allowed.
- (4) The facility shall contain twice the minimum Lot area for the underlying District.
- (5) When the facility is located within a Non-Residential area, the Fire Marshall shall review the proposal prior to approval and make a recommendation.
- (6) A client drop off area shall be provided. All required Parking shall be in the Rear Yard or Side Yards; however, required Parking may be located in the Street Yard if the Zoning Administrator finds that such Parking is safe, not detrimental to the neighborhood, accessible, and compatible with surrounding properties.
- (7) All other standards of the applicable District shall be met.

4-m. Food Truck Courts shall be permitted as a Principal Use on any Lot or Building Site in accordance with Table 4.3.9.A-1, subject to the following:

- (1) Approval of a Development Plan pursuant to Section 8.5.6. As part of the Development Plan application, the Zoning Administrator shall review the items listed below and may request review by other City of Columbia officials.
- (2) Each Food Truck operating within a Food Truck Court must hold a current Mobile Vending permit from the City of Columbia.

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- (3) A designated manager must be responsible for the orderly organization of the site, the cleanliness of the site, and compliance with all City of Columbia regulations.
- (4) The Food Truck Court must be kept clear of litter and debris at all times.
- (5) Waste receptacles must be provided on site during all hours of operation.
- (6) At least 30 percent of the lot or building site area must be shared common area not utilized for Food Truck stalls or parking.
- (7) The common area shall be designed for customer use and must include designated seating for patrons.
- (8) Electrical service must be provided on-site.
- (9) Food Truck Courts on lots or building sites greater than or equal to 0.50 acres in area must provide on-site accessible restroom facilities available for both customers and employees within a permanent structure.
- (10) Food Truck Courts on lots or building sites less than 0.50 acres in area must either provide
 - (a) on-site accessible restroom facilities; or
 - (b) a written agreement granting use of restrooms within 300 feet of the Food Truck Court for customers and employees during hours of operation.
- (11) Temporary or portable toilet facilities are not permitted.
- (12) Each Food Truck shall occupy a designated Food Truck Stall.
- (13) Food Truck stalls shall conform to the dimensional standards of a parallel parking stall in Table 4.3.12.C-1 and to the off-street parking surface requirements of the applicable Character District or Special District.
- (14) There shall be at least ten feet of unobstructed clearance between each Food Truck.
- (15) Food, drink, and other merchandise must be sold directly from Food Trucks or other Mobile Vending Apparatuses.
- (16) Except in Character District CD-5, the sale of alcohol in a Food Truck Court is prohibited.
- (17) Food Truck Courts with more than five Food Truck stalls must utilize a single point of sale system associated with a business entity with a situs and current business license and in the City of Columbia.
- (18) Required parking shall be provided
 - (a) as described at § 4.3.12.B.3;

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- (b) on another lot or building site within 1,320 feet of the Food Truck Court by parking agreement or easement, provided the principal use on the shared site shall maintain minimum required parking;
 - (c) On street space within 1,320 feet of the Food Truck Court; or
 - (d) a combination of a -c above.
- (19) The Food Truck Court operator shall provide a detailed operating plan which includes:
- (a) The maximum number of Food Trucks that can operate on the site at one time;
 - (b) A copy of the rules of operation to which Food Trucks operating on the site must adhere;
 - (c) A plan for the appropriate disposal of fats, oils, and grease which prevents release into the city sanitary sewer;
 - (d) Hours of operation of the Food Truck Court;
 - (e) Contact information for the designated manager;
 - (f) An explanation of how required parking will be provided; and
 - (g) An explanation of how required restroom facilities will be provided.
- (20) The Food Truck Court operator shall provide a plot or building site plan which depicts:
- (a) The exact location of each Food Truck stall;
 - (b) The location of all permanent structures on the property;
 - (c) Access, ingress, egress, and interior vehicular and pedestrian circulation;
 - (d) The location of any on-site parking;
 - (e) The location of landscaping;
 - (f) The location of all seating areas, trash receptacles and other movable and permanent physical elements of the Food Truck Court; and
 - (g) All other information deemed necessary by the Zoning Administrator.

Fuel Sales and Gasoline Sales Facilities, including Convenience Store with Gasoline Sales Facility, shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Fuel pumps shall be located at least 15 feet from any property line.
- (2) No outdoor storage shall be allowed.
- (3) Storage of vehicles for more than 24 hours is prohibited.

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- (4) A spill prevention and counter measures plan shall be provided prior to construction plan approval that includes, at a minimum:
 - (a) Clean up procedures for fuel (or other hazardous material) spills occurring inside and outside the Building;
 - (b) Counter measures for use in preventing fuel (or other hazardous material) spills from entering the stormwater collection system;
 - (c) Routine cleanup procedures for work area and Parking Areas; and
 - (d) Washdown water shall not be permitted to enter the stormwater collection system.
- (5) Pumps shall be located in the 3rd Layer.
- (6) Within Districts CD-4, CD-4C, CD-5C, and PUD-MU, the maximum number of fuel dispensing pumps shall be eight per Lot or Building Site. Within District CD-5, the maximum number of fuel-dispensing pumps shall be eight for the entire District.

g-p Golf Course, Country Club, Swim Club, and Tennis Club shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) **No** maintenance Building or clubhouse shall be closer than 100 feet from any Residentially zoned or Residentially used land.

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g-p Group Assembly Facilities shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) The locations, size and design of such facilities shall be situated so that the proposed Development shall be compatible with the Development within the surrounding area thus reducing the impact upon the surrounding area;
- (2) The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets; and
- (3) When an application for a Group Assembly permit includes an amusement park, sports arena, fairground, racetrack, or similar recreational pursuits, the following requirements shall be observed:
 - (a) The minimum site area shall 25 acres;
 - (b) The minimum setback of all Structures from all public roads shall be 100 feet;
 - (c) Such facility shall be situated so that no Residentially zoned or Residentially used property is located closer than 500 feet from the Building entrance of such facility;
- (4) Access to such facility shall be by a paved public major arterial or major collector thoroughfare. Traffic shall not be directed through Residentially zoned or Residentially used property, through areas that are Adjacent to Residentially zoned or Residentially used property, or on minor

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Residential streets traversing Residentially zoned or Residentially used property areas or areas that are Adjacent thereto;

- (5) Any lighting provided at such facilities shall be designed so that no direct light falls on Adjacent Residential property; and
- (6) Accessory Uses may be permitted in conjunction with the Principal Use of the property provided that such uses are physically designed as a part of or within the principal Structure. Such Uses may include food sales, beverage sales, gift or souvenir shops, and similar activities.

P-Q. Group Living Uses indicated on the applicable Use Table as Uses Permitted with Limited Conditions are permitted subject to following:

- (1) The home shall be operated in a manner that is compatible with the neighborhood and shall not be detrimental to Adjacent properties as a result of traffic, noise, refuse, parking, or other activities.
- (2) When located in a Residential neighborhood, the home shall maintain a residential appearance compatible with the neighborhood.
- (3) The home shall meet all state requirements, and all applicable housing and building codes.

R-T. Hazardous and Low Level Nuclear Material Disposal and Storage Areas shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
- (2) The facility shall comply with all applicable State and federal regulations.
- (3) The facility shall be located at least 1,500 feet from any Residential property.
- (4) Maps and engineering drawings shall be provided showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within ¼-mile of the property line.
- (5) The site shall be enclosed by a fence or wall at least 6 feet high. Entrance and exit shall be through a gate which shall be locked during non-business hours.
- (6) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

F-S. Heavy Industrial Facilities, Not Otherwise Classified may be permitted in accordance with the applicable Use Table, subject to the following:

- (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
- (2) The facility shall comply with all applicable State and federal regulations.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- (3) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

5-t. Hospitals, Rehabilitation Facilities, and Centers for Observation shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) The minimum Side Yards and Rear Yards for Hospitals and Centers for Observation or Rehabilitation Facility shall be 50 feet for one or two Story Buildings, increased by five feet for each Story above two Stories.
- (2) The location and operation of such facility shall be in keeping with the character of the surrounding area and shall not have an adverse effect on the properties in the surrounding area.
- (3) All public utilities including a Central Sewage Collection and Treatment System shall be available to the site.

6-u. Hotels, Motels, and Extended Stay Hotels shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) The parcel shall be accessed from a Thoroughfare or Internal Drive.
- (2) Where the property line of a Motel is Adjacent to Residentially zoned or Residentially used property, the minimum depth for the required Yard along such Adjacent property shall be 50 feet and no Structures or Parking shall be permitted in the required Yard.
- (3) Any Accessory Uses such as restaurants and outdoor recreational activities shall not be located on the side of Adjacent to Residentially zoned or Residentially used property.

6-v. Long Term Care Facilities, Continuum of Care Facilities and Group Care Facilities shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) The purpose(s) of the facility must be clearly established by the agency responsible and the appropriate staff services must be provided to achieve the stated purpose(s).
- (2) Group Care Facilities accommodating from seven to 12 individuals shall have 24-hour staff and professional services in the behavioral sciences available.
- (3) Group Care Facilities accommodating more than 12 individuals shall have resident 24-hour staff, and shall provide professional services in the behavioral sciences.
- (4) The Planning Commission must make a written finding to the Board of Zoning Appeals regarding the foregoing requirements based on advice from such agencies as the Tennessee Department of Human Services.
- (5) An appropriate license must be secured for any activity regulated by any public agency, including the Tennessee Department of Human Services. Any activity lawfully regulated by any public agency may be permitted for only that time period for which a valid license is obtained. Where grades or classes of approvals are granted, only the most restrictive may be permitted.

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- (6) No more than one of either a Long Term Care Facility, Continuum of Care Facility, or Group Care Facility may be permitted on a single Block.
- (7) A Family Care Facility may not accommodate more than one individual (excluding staff) per living room.
- (8) The home shall be operated in a manner that is compatible with the neighborhood and shall not be detrimental to Adjacent properties as a result of traffic, noise, refuse, Parking or other activities.
- (9) The home shall maintain a Residential appearance compatible with the neighborhood.
- (10) The home shall meet all state requirements, and all applicable housing and building code requirements.
- (11) A Group Care Facility must contain 1,500 square feet of net floor space for the first six residents, including resident staff, and 150 square feet of net floor space per person above six residents.
- (12) Necessary utilities including a Central Sewage Collection and Treatment System shall be available to the site.
- (13) Group Care Facilities accommodating from seven to 12 persons, and Family Care Facilities accommodating from one to six persons shall meet all bulk regulations for a Residence in the applicable District.
- (14) Group Care Facilities accommodating from 13 to 50 persons shall have a minimum Lot/Building Site Area of five acres. When more than 50 persons are accommodated, there shall be one additional acre is required for each ten persons accommodated.
- (15) The minimum Side Yards and Rear Yards for Group Care Facilities accommodating 13 or more persons shall be 50 feet for a one – or two – story building, increased by five feet for each story above two.
- (16) The Development Plan shall be subject to approval by the Planning Commission, taking into account but not limited to the following considerations:
 - (a) Compatibility with the surrounding area;
 - (b) Any adverse impact of the proposed activity on the character of the area;
 - (c) Needed fencing and screening;
 - (d) Adequate open space and recreation space if appropriate; and
 - (e) All other requirements of this Section.
- (17) Notwithstanding the factors listed above, the Board of Zoning Appeals shall be permitted to vary the Required Yards or Setbacks and the Screening for Parking when the application involves a change in activities in existing Structures. The Development Plan shall provide for compensating

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features to offset any potentially adverse conditions that might be brought about by said modification to the requirements.

~~W-X~~ **Manufactured Homes shall be permitted in accordance with the applicable Use Table, subject to the following:**

- (1) No person shall place a Manufactured Home on any Lot or Building Site within a Residential District, unless it is used actively for Residential purposes. Non-Residential Use of a Manufactured Home may be permitted as a Temporary Use subject to Section 4.3.8.B, Temporary Construction Offices.

~~W-X~~ **Manufactured Home Parks shall be permitted in accordance with the applicable Use Table, subject to the following:**

- (1) Applications for a Multi-family Dwelling shall be subject to the Site Development Plan Review requirements of Section 8.5.6 and shall require Planning Commission approval.
- (2) Manufactured Home Parks must be designed and constructed to the same standards as a site-built subdivision to assure a safe, healthy Residential environment.
- (3) Where permitted, Manufactured Homes within a Manufactured Home Park shall be located to minimize hazards due to possible subsidence, flood or erosion, and insect or rodent infestation.
- (4) Landscaping and Buffering shall be provided in conformance with Section 4.3.11. A planting plan shall be submitted with the final Development Plan.
- (5) Publication "NCSBCS Standard for Manufactured Home Installations" (ANSI A 225.1 – 1982), including NFPA Standard for Firesafety Criteria for Manufactured Home Installations, Sites and Communities (NFPA 501A – 1982), shall be applicable to Manufactured Home Parks, and is hereby adopted by reference.
- (6) Each Manufactured Home Park shall be served by a public water supply of adequate quantity, quality and pressure.
- (7) Adequate fire protection, as determined by the Municipal Fire Department, shall be provided for each Manufactured Home located within a Manufactured Home Park.
- (8) Each Manufactured Home within a Manufactured Home Park shall be served by a Central Sewage Collection and Treatment System.
- (9) Solid waste collection stands shall be provided for waste facilities. Such stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them. Stands shall be screened in accordance with Section 4.3.11.
- (10) Service Buildings housing sanitation and laundry facilities shall be permanent Structures complying with all applicable Ordinances and statutes regulating buildings, electrical installations, and plumbing and sanitation systems.

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- (11) All Manufactured Home Stands shall be located within reasonable proximity to a fire hydrant or similar fire protection facilities.
- (12) A safe, convenient, all-season pedestrian circulation system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have an adequate gradient and a minimum width of three feet.
- (13) Direct vehicular access to the Manufactured Home Park shall be provided by means of an abutting improved public street or way and access to each Manufactured Home site shall be by a permanently maintained private street or way which is protected by a permanent Easement. Sole vehicular access shall not be by an Alley.
- (14) All Vehicular Use Areas used for common access for two or more residents shall be suitably paved and maintained as a condition of approval of the Manufactured Home Park.
- (15) The limits of each Manufactured Home Site shall be marked on the ground by suitable means. Location of Manufactured Home Site limits on the ground shall be the same as shown on accepted plans.
- (16) Manufactured Homes shall have a minimum side-to-side clearance of 25 feet and a minimum end-to-end clearance of 15 feet.
- (17) There shall be a minimum distance of ten feet between the nearest edge of any Manufactured Home Stand and an Abutting Street or Internal Drive.
- (18) Each Manufactured Home Site shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area of such outdoor living and service area shall be at least 300 square feet, with a minimum dimension of 15 feet. This area shall not be counted towards required Civic Space.

***-y. Manufactured Home Sales shall be permitted in accordance with the applicable Use Table, subject to the following:**

- (1) The boundary of the property shall be a minimum of 500 feet from any Residentially zoned or Residentially used property.
- (2) The display area shall be set back a minimum of 25 feet from the street right-of-way and shall be Screened from the Frontage in accordance with Section 4.3.11.
 - (a) In addition to the landscaping requirements in Sections 4.3.11 and 4.3.16, the following landscaping shall be provided within any Front (Street) Yard:
 - (b) An evergreen hedge which is at least 24 inches in height; or
 - (c) Plantings which meet the requirements for plantings under Section 4.3.9.D.6.y(5).
- (3) Storage and repair activities shall be screened from off-site views.

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- (4) A minimum separation of at least 10 feet shall be maintained between display homes. Display homes which are visible off-site shall be provided with some type of material and/or landscaping around the base which will prevent open views underneath the Manufactured Home.

~~4.3.2.~~ **Mobile Vending** shall be permitted in accordance with TABLE 4.3.9.A-3, subject to the following:

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- (1) Issuance of a Temporary Use Permit pursuant to Section 8.5.9.
- (2) All Mobile Vending shall be subject to the following requirements and limitations:
 - (a) Access, ingress, egress, and interior vehicular or pedestrian circulation at the vending location shall not be impeded.
 - (b) Mobile vendors may not obstruct corner or driveway sight triangles depicted in Tables 4.3.3.G.1 and 4.3.3.G.2.
 - (c) The primary use on site shall maintain an adequate parking supply.
 - (d) upon request of the Zoning Administrator or the Columbia Police Department the Mobile Vendor shall provide a written and signed agreement from the property owner, or owner's authorized agent, granting permission for the temporary use of the property, which shall include a provision for the usage of onsite restroom facilities when tables and/or chairs are incorporated.
 - (e) Trash receptacle of adequate size shall be provided by the vendor.
 - (f) All signage shall be on located on the mobile vending apparatus.
 - (g) With the exception of special events, vending shall only take place on a hard surface conforming to Section 4.3.12.C-7 or on properties with existing non-conforming parking areas with an approved driveway entrance.
 - (h) With the exception of Food Trucks, mobile vendors shall not remain on a single site for more than four (4) consecutive days.
 - (i) Food Trucks and shall remain movable at all times and may not be permanently secured to the site; upon request of the Zoning Administrator, each operator of a Food Truck must show current registration to operate the apparatus on public roads and demonstrate that the apparatus is movable.
 - (j) Mobile vendors must dispose of fats, oils, and grease appropriately and may not connect to city sanitary sewer.
 - (k) Any Mobile Vendor serving alcohol must be licensed by the Tennessee Alcoholic Beverage Commission and must comply with all regulations related to the sale of alcohol. Restroom facilities required for employees.

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- (l) Mobile Vendors operating at a location for a duration of more than four hours must have a written agreement, available upon request by the Zoning Administrator or the City of Columbia Police Department, that permits employees to have access to a restroom no more than 300 feet from the vending location during all the hours of operation.
- (3) Within Character District CD-5, Food Trucks and Pushcarts may be permitted to set up for service or to conduct business in the public right of way under the following criteria:
 - (a) Mobile Vending locations shall be limited to street segments designated as appropriate for Mobile Vending by the Zoning Administrator; the Zoning Administrator shall create a map of street segments designated for mobile vending at least quarterly; Mobile Vendors who set up for service in the right of way must verify allowable vending locations;
 - (b) Hours of operation shall be limited to 7:00 am to 10:00 pm;
 - (c) Only one parking space shall be occupied;
 - (d) Such Food Truck shall be removed from the parking space each day; no Food Truck may remain in the public rights of way for more than six (6) consecutive hours;
 - (e) Mobile Vendors shall not reserve, obstruct, or otherwise limit the use of parking spaces while not actually occupying the space;
 - (f) The Zoning Administrator, the Department of Public Works, or the City of Columbia Police Department may direct the Mobile Vendor to vacate the right of way at any time, the Mobile Vendor must immediately comply with directions to leave a parking space;
 - (g) The mobile vendor shall clearly identify the mobile vending area with traffic cones or similar device.
- (4) Within CIVIC Districts, Food Trucks may be permitted to set up for service or to conduct business under the following criteria:
 - (a) The Mobile Vendor holds a current Mobile Vending Permit
 - (b) The City of Columbia, or a person or organization that has entered into a use agreement with the City of Columbia, has invited the Mobile Vendor to cater a community event;
 - (c) The serving window of the Food Truck must face away from any right of way; and
 - (d) The mobile vendor shall clearly identify the mobile vending area with traffic cones or similar device.
- (5) Except as set forth in Section 4.3.9.D.6.x(3) with respect to Character District CD-5, in order to maintain the safe movement of vehicles and pedestrians on the City's roadways, Mobile Vendors, excluding Ice Cream Truck and Canteen Truck operations, shall not be permitted to set up for service or to conduct business on any public right-of-Way.

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- (6) In addition to the circumstances under which Mobile Vendors may be permitted to set up for service or to conduct business in the public right of way of Character District CD-5 under Section 4.3.9.D.6.x(5), Mobile Vendors shall be permitted to set up for service or to conduct business in Character District CD-5 for a special event that includes full or partial street closures, or mass gathering permits sanctioned by the City.
- (7) A canteen truck with a current mobile food vending permit may operate on private property or from the right of way adjacent to a construction site with an active building permit in order to cater to on-site workers: between the hours of 6:00 a.m. and 6:00 p.m. on week days; a Canteen Truck may not remain on any one site for more than one (1) hour each day; the serving window of the Canteen Truck must face private property.
- (8) An Ice Cream Truck with a current mobile food vending permit may operate on private property or from the right of way; an Ice Cream Truck may not remain at any one location for more than 15 minutes before relocating to another location not less than one-quarter mile from the previous location; the serving window of the Ice Cream Truck must face private property.
- (9) The Zoning Administrator may revoke the annual temporary use permit found to be in violation of any provision of this Ordinance.

4-3a. Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning, other than Car Wash shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Fuel and oil pumps, if present, shall be at least 15 feet from property lines.
- (2) Pump island canopies shall be so located that a vertical downward projection of the edge nearest the Front Lot Line or Building Line shall not be closer than 1/2 the required yard depth for the District in which the Use is located.
- (3) Any repair, servicing, maintenance or other work on vehicles shall be conducted within an enclosed Structure.
- (4) No outdoor storage shall be allowed.
- (5) Storage of vehicles for 15 days or more shall be prohibited.
- (6) A spill prevention and counter measures plan shall be provided prior to construction plan approval that includes, at a minimum:
 - (a) Cleanup procedures for spills occurring inside and outside the Building;
 - (b) Counter measures for use in preventing spills from entering the stormwater collection system;
 - (c) Routine cleanup procedures for work areas and Parking areas; and
 - (d) Wash-down water shall not be permitted to enter the stormwater collection system.

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- aa. **Motor Vehicle Sales, Leasing, and Rentals** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) All Junk Vehicles or inoperable vehicles or equipment shall be within a completely enclosed Building.
 - (2) Vehicle or equipment repairs made on-site shall be conducted within an enclosed Structure.
 - (3) Adequate on-site area shall exist for the loading and unloading of vehicles from car carriers to ensure that no such loading or unloading occurs in any Right-of-Way.
 - (4) No vehicles shall be displayed in required landscaping or in Rights-of-Way.
 - (5) Vehicle sales, leasing, and rental facilities shall meet the following Parking Area landscaping standards rather than those of Section 4.3.12.C:
 - (a) Trees shall be planted at the rate of one tree per 50 linear feet, and shrubs at the rate of one shrub per five linear feet of display area.
 - (b) Plants may be grouped together, provided that at least 250 square feet of contiguous growing area, not encroached upon by impervious surfaces, surrounds each planted tree.
 - (c) The provisions of Section 4.3.9.D.6.a shall not apply.
- ab. **Non-Banking Financial Institution** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) A Non-Banking Financial Institution shall be located no less than 1,320 linear feet from the property line of another property upon which another Non-Banking Financial Institution is located.
- ac. **On-Street Vending** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (2) Issuance of a Temporary Use Permit pursuant to Section 8.5.9.
- ad. **Outdoor Display** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) Outdoor Display shall be permitted only through the Administrative Adjustment process in Section 8.5.8.
 - (2) A binding site plan illustrating the extent of the permitted area for outdoor display shall be required.
 - (3) Vehicles for sale, lease or rent as part of a properly permitted Use (including boats and manufactured housing) shall not be considered merchandise, material or equipment subject to the restrictions of this Section.
 - (4) Plant material at a Plant Nursery or Plant Nursery with Landscape Supply shall not be considered merchandise, material or equipment subject to the restrictions of this Section.

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- (5) Waste generated on-site and deposited in ordinary refuse containers shall not be subject to the restrictions of this Section.
 - (6) Temporary uses permitted by these zoning regulations are not subject to the requirements of this Section.
 - (7) The requirements of this Section do not supersede any previously issued Conditional Use or special exception for outdoor display or storage.
 - (8) The outdoor location of soft drink or similar vending machines shall be considered outdoor display where the location is visible from Adjacent Residential Development.
 - (9) Outdoor acceptance of payment or other remittance (including cash registers or similar devices) shall not be permitted, except for activities permitted through a Temporary Use permit.
- ae. **Outdoor Recreation** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) The use shall have direct access from a major or minor thoroughfare.
 - (2) Food sales shall be provided for patrons of the recreational activity only.
 - (3) Passive recreational activities may use alternative Parking surfaces as approved by the City Engineer.
- af. **Outdoor Storage**, where permitted by this Ordinance, ~~all~~ shall be located ~~only in the 3rd Layer and~~ at least 15 feet from the public right-of-way and any Abutting Residential Use or Residential District. All areas utilized for outdoor storage should be screened from view from the public right-of-way.
- ag. **Parking Lots** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) No storage, repair, or sales of vehicles shall be allowed on the site.
 - (2) A wall or continuous evergreen hedgerow of at least 24 inches and fence no more than ~~48~~ inches in height shall be placed around the perimeter of the Parking area to prevent Encroachment of vehicles into the surrounding area. Openings for pedestrian and vehicular access are permitted.
 - (3) Compliance with all other applicable provisions of this Code related to Parking Lots.
- ah. **Self-Service Storage Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) Except when located within District SD-LI or SD-HI, there shall be a Parcel Buffer provided pursuant to Section 4.3.11.H, which shall include a perimeter fence no less than four feet and no more than eight feet in height. Such fence shall be Screened in accordance with Section 4.3.1.

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- (2) Barbed-wire, razor wire, or similar accoutrements may not be used on portions of the fence visible from a roadway. Acceptable materials include wrought iron, aluminum, stone, brick or other materials with similar appearance.
- (3) One Loading Space shall be provided for each 10,000 square feet of enclosed storage area.
- (4) When located within a PUD District, the Use shall maintain a minimum 300 foot Setback from any property line along arterial roadways.
- ai. **Short-Term Rental Units** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) the Short-Term Rental Unit must be in a Building originally used or designed to be used as an abode or home of a person, family, or household in either a portion of a single-family house, or an individual Dwelling Unit in a two-family Dwelling, or townhouse, which Short-Term Rental Unit is rented wholly or partially for a period of less than thirty (30) continuous days occupancy for a fee;
 - (2) the owner, defined as Single-Family Dwelling, of such Short-Term Rental Unit must reside on the premise;
 - (3) each Short-Term Rental Unit must be registered with and licensed by the City.
- aj. **Townhouses or Rowhouses** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) Party walls, subject to the provisions of the Standard Building Code and National Fire Protection Association Fire Code, shall be provided along all points of attachment.
- ak. **Transfer Stations and Recycling Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) The transfer station shall handle only waste that can be legally handled or disposed of in a solid waste landfill facility. This limitation shall not preclude use of the transfer station site for collection, processing, storage, and transfer of recyclable materials or for other waste reduction activities.
 - (2) Recycling facilities shall handle only recyclable materials for which a permit has been obtained through the appropriate regulatory agency.
 - (3) The entrance Driveway shall be located on a major thoroughfare located within 2,000 feet of an interstate highway interchange.
 - (4) There shall be at least 500 feet of separation between the facility [building and vehicular use areas adjacent to the building] and the nearest Residential Structure.
 - (5) The facility shall conform to all applicable State and federal regulations.
- al. **Utility Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:

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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- (1) Utility Facilities in Residential areas or adjoining Residential Uses shall maintain Residential area Setbacks or Required Yards, be fenced (unless totally enclosed with a Structure), and either be screened from view or designed to have a Residential appearance.
- (2) Expansion of Utility Facilities originally approved through the issuance of a Conditional Use Permit pursuant to Section 8.5.16 of up to 20% or 1,000 square feet, whichever is greater, may be approved administratively by the Zoning Administrator.

am. **Waste Handling Facility, Not Otherwise Classified** may be permitted in accordance with the applicable Use Table, subject to the following:

- (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
- (2) The facility shall comply with all applicable State and federal regulations.
- (3) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

an. **Wireless Communication Facilities other than Communications Towers** shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) The requirements set forth in this Section 4.3.9.D.6.n. shall govern the location of Towers that exceed, and antennas that are installed at a height in excess of 70 feet. The height limitations applicable to Buildings and Structures shall not apply to Towers and Antennas.
- (2) Antennas or Towers located on property owned, leased, or otherwise controlled by the CITY shall be exempt from the requirements of this subsection, provided a license or lease authorizing such Antenna or Tower has been approved by City Council.
- (3) This Section shall not govern any Tower, or the installation of any Antenna, that is under 70 feet in height and is owned and operated by a federally – licensed amateur radio station operator or is used exclusively for receive – only Antennas.
- (4) The following requirements must be met:
 - (a) Site and landscape plans drawn to scale and landscape plans drawn to scale;
 - (b) A report including a description of the Tower with technical reasons for its design;
 - (c) Documentation establishing the structural integrity for the Tower's proposed uses, certified by a professional engineer licensed in the State of Tennessee competent in such design, the general capacity of the Tower and information necessary to assure that ANSI (American National Standard Institute) standards are met;
 - (d) A statement of intent whether excess space on the Tower will be leased;
 - (e) Proof of ownership of the site or a copy of the owner's authorization to use the site;

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- (f) Copies of any Easements necessary to gain access or limited Development areas;
 - (g) An analysis of the site containing existing topographical contours;
 - (h) A written opinion from an appropriate authority that the soils and underlying materials will support the intended Structure;
 - (i) Evidence that the Tower facility meets technical emissions standards set by the FCC (Federal Communication Commission);
 - (j) Evidence of "Determination of No Hazard" from the FAA (Federal Aviation Administration), as well as all required FCC permit information;
 - (k) Alternatives to the Tower location and why this site was selected; and
 - (l) Evidence that the site complies with requirements of the NEPA (National Environmental Policy Act) in regard to impact on wildlife, endangered species, historical sites, Native American religious sites, floodplains, wetlands, high intensity white lights in Residential neighborhoods ,and frequency emissions in excess of FCC guidelines.
- (5) Towers may be built on the same Lot or Building Site with another Principal Use. A separation a minimum of the Tower height between the Tower and any other Principal Use is required in order to provide for the health, safety and welfare of individuals and Structures occupying the same site. Joint use is prohibited on a Lot or Building Site where a proposed or existing Principal Use includes the storage, distribution or sale of volatile, flammable, explosive or hazardous wastes such as LP gas, propane, gasoline, natural gas and corrosive or dangerous chemicals.
- (6) Towers 80 feet or more in height shall be located on the Lot so that the distance from the base of the Tower to any adjoining property line or supporting Structure of another Tower is a minimum of 100% of the proposed Tower height. No Variance shall be granted from this minimum setback requirement.
- (7) Except as specifically required by the FAA (Federal Aviation Administration) or the FCC (Federal Communication Commission), transmission Structures shall:
- (a) use colors such as gray, blue or green which reduce their visual impacts; provided, wooden poles do not have to be painted; and
 - (b) not be illuminated, except equipment shelters may use lighting for security reasons which is compatible with the surrounding neighborhood;
 - (c) not use strobe lights unless specifically required by FAA.
- (8) Any proposed Tower shall be structurally designed so as to accommodate the minimum number of foreseeable shared users.
- (9) No advertising or display is permitted on any Communication Tower.
- (10) Any Accessory Buildings or Structures shall be located a minimum of 50 feet from any adjoining

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property line. Except for emergency purposes, the accessory facilities may not include offices, long-term vehicular storage, other outdoor storage, or broadcast studios, unless the Use is permitted in the District.

- (11) The Tower base and equipment area shall be enclosed with a fence no less than six feet in height. Access shall be locked at all times when the site is not occupied.
- (12) Where the Tower site abuts or is contiguous to any Residential District, there shall be provided a continuous, solid Screening and it shall be of such plant material as will provide an evergreen Screen. Screening as required herein shall be not less than four feet in height at the time of planting and shall be permanently maintained.
- (13) Location on any other Structure other than a Tower (i.e. water tank, utility poles, roof tops, etc.) is permitted subject to the provisions listed above relating to a Tower location.
- (14) Co – location on Towers is encouraged. The Zoning Administrator has authority to approve a co – location on an existing Tower subject to:
 - (a) receipt of a letter from a licensed engineer stating that the Tower is structurally adequate to handle the additional load; and
 - (b) the FCC technical emissions standards not being exceeded.
- (15) Any Antenna or Tower that is not operated for a continuous period of 12 months shall be considered abandoned and the owner of such antenna or tower, as well as any shared user(s) of the Tower or Antenna, shall remove same within 90 days of receipt of notice from the City notifying the owner and shared user(s) of such abandonment. If such Antenna or Tower is not removed within said 90 days, the City may remove or have the Structure removed at the owner's expense.

ao. **Wrecking, junk, and salvage yards** shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
- (2) The facility shall not be within 1,000 feet of Residentially zoned or Residentially used property; however, intervening highways, streets, railroads, and similar Rights-of-Ways shall be included in the 1,000-foot measurement.
- (3) The facilities shall be enclosed by a fence and shall be Screened from view. The fence shall be six-feet high, measured from the lowest point of grade. The fence shall be maintained in good condition. No stored materials shall be visible from ground level immediately outside the fence.
- (4) A spill prevention and countermeasures plan shall be provided prior to construction plan approval that includes, at a minimum:
 - (a) Cleanup procedures for spills occurring inside and outside the Building;
 - (b) Countermeasures to prevent spills from entering the stormwater collection system; and
 - (c) Routine cleanup procedures for work areas and parking areas. Washdown water shall not be

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permitted to enter the stormwater collection system.

- (5) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

E.F. General Performance Standards for All Uses.

1. Any activity which releases smoke, particulate matter, gases or contaminants into the atmosphere shall comply with all applicable federal and State regulations.
2. All activities shall comply with the City Fire Codes.
3. All activities shall comply at a minimum with all applicable State and federal regulations as well as the appropriate County Health Department regulations and City and County fire department regulations for hazardous materials and wastes.
4. All activities shall control electromagnetic frequencies so that there is no interference in the operation of equipment off-site and no adverse effects to persons off-site.
5. Any activity which discharges material or liquids into sanitary sewers shall conform to all federal, state and local discharge and release regulations. City sanitation ordinances may also apply. The drainage of waste or stored materials onto adjacent properties or directly into creeks and watercourses or into the stormwater conveyance system is prohibited. Only uncontaminated stormwater runoff may be discharged into the stormwater conveyance system.
6. All activities shall comply with all federal and State regulations which apply to the handling, storage, and disposal of nuclear material.
7. All activities shall comply with all City regulations which pertain to the emanation of sound waves.

F.G. Accessory Uses.

1. Accessory Uses are Permitted by Right, Permitted Subject to Limited Use Standards, as Conditional Uses, or Not Permitted, as indicated in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses).
2. Those Uses shown in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses) as "P" (Permitted Accessory Use) are permitted in the applicable District, as indicated, if subordinate and customarily incidental to a permitted Principal Use existing on the Lot or Building Site.
3. Those Uses shown in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses) as "CU" (Conditional Use) are permitted in the applicable District, as indicated, if compliant with all applicable standards, requirements and conditions of Section 4.3.9.D, and subject to issuance of a Conditional Use Permit pursuant to Section 8.5.16.
4. Those Uses shown in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses) as "PL" (Permitted Subject to Limited Use Standards) are permitted in the applicable District, as indicated, if compliant with all applicable standards, requirements and conditions of Section 4.3.9.D.

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G.H. Temporary Uses

5. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Permitted (“P”) are allowed by right, subject to the issuance of a Temporary Use Permit by the Zoning Administrator.
6. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Permitted Subject to Limited Use Standards (“PL”) are allowed by right provided that the applicable standards and requirements are met, subject to the issuance of a Temporary Use Permit by the Zoning Administrator.
7. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Conditional Use (“CU”) are allowed by Conditional Use Permit, subject to compliance with the Conditional Use requirements of this Article and the issuance of a Temporary Use Permit by the Zoning Administrator.
8. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Not Permitted (“NP”), not allowed as Permitted (“P”) or allowed as a Conditional Use (“CU”), or otherwise prohibited by this Ordinance are prohibited as Temporary Uses.

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4.3.10 Encroachments.

Encroachments of Building Elements are allowed within each District and Civic District only as set forth in **Table 4.3.10 Encroachments**.

4.3.11 Screens, Streetscreens, & Lot/Building Site/Parcel Buffers

A. Compliance with Standards.

Any Screen, Streetscreen, or Buffer required under this Ordinance shall comply with the applicable standards and requirements in **Tables 4.3.1-A - 4.3.1-U (District Standards)**, and this Section 4.3.11.

B. When Screening Required.

Screening of the items and conditions indicated shall be provided as required for each applicable District in **Tables 4.3.1-A - 4.3.1-U (District Standards)**, and this Section 4.3.11, except in each case, at any Driveway.

C. Location of Streetscreen.

Any Streetscreen must be located as set forth in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

D. Wall Screen / Streetscreen Material.

A Wall Screen or Streetscreen shall be constructed of the materials specified in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

E. Fence Screen / Streetscreen Material.

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A Fence Screen or Streetscreen shall be constructed of the materials specified in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

F. Hedge Screen / Streetscreen Standards.

A hedge Screen or Streetscreen shall consist of plants meeting the standards of **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

G. Openings in Streetscreens.

Streetscreens shall have openings no larger than necessary to allow vehicular and pedestrian access.

H. Lot/Building Site/Parcel Buffer Requirements.

1. For Project Buffers applicable to Development Parcels, see Section 5.8.
2. If a Project Buffer exists or is required pursuant to Section 5.7, a Lot/Building Site/ Parcel Buffer is not required under this Section 4.3.11.H.
3. Except as provided in paragraph 4.3.11.H.2 or as otherwise specifically provided in this Ordinance, a Lot/Building Site/ Parcel Buffer must be provided for any new Development or Structure within Districts CD-4C, CD-5C, PUD-R, PUD-MU, or any Special District, along the common Lot, Building Site, or parcel boundary of such Development or Structure and that of any Lot, Building Site, or parcel on which a single-family Dwelling or Two-Family Detached Residential Dwelling is located. Except as otherwise specifically provided in this Ordinance, all Lot/Building Site/ Parcel Buffers required under this Article 4 must meet the following requirements:

I. Modification

1. The Lot/Building Site/Parcel Buffer requirement at 4.3.11.H. may be modified by the Zoning Administrator upon a finding that:
 - (a) a modification would be consistent with the purpose of protecting residential land uses from noise, odor, and unsightliness of adjacent higher intensity land uses;
 - (b) the actual proposed use of the Lot or Building Site is not incompatible with the use of the abutting parcel;
 - (c) a modified buffer, fence, or screening adequately mitigates any potential deleterious impact to abutting parcels; or
 - (d) site conditions render the required buffer ineffective.

- 3-2. The applicant may appeal the Zoning Administrator's determination as described in 8.5.17.

ILLUSTRATION 4.3.11.H-2 BUFFER

4.3.12 Parking

A. General.

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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

1. Within each District, all Parking Areas, Parking Structures, Parking Lots, Garages, and other Parking accommodations shall be provided, located, designed, accessed, constructed, maintained, operated, and otherwise meet the standards and requirements specified for the applicable District in **Tables 4.3.1-A– 4.3.1-U (District Standards)**, **Table 4.3.12.B (Vehicular Parking Requirements)** and **Table 4.3.12.C (Off-Street Vehicular Parking Space Dimensions)** or **Table 4.3.12.A-3 (Off-Street Compact Vehicular Parking Space Dimensions)**, except as they may be modified by the handicapped Parking regulations found in Section 4.3.12.B.9 and 4.3.12.B.10.

B. Parking Required.

1. Vehicular Parking shall be provided in accordance with this Section 4.3.12.B and Table 4.3.12.B (Vehicular Parking Requirements), shall comply with and be located and in accordance with Tables 4.3.1-A–4.3.1-U (District Standards) and shall be designed in accordance with Section 4.3.12.C and Table 4.3.12.C (Off-Street Vehicular Parking Space Dimensions).
2. Vehicular Parking required for each Lot or Building Site shall be determined based on the quantity of Principal Use(s) of the Lot or Building Site and the number of spaces available to the Lot or Building Site, as determined by Section 4.3.12.B, Section 4.3.12.4, and **Table 4.3.12.B-1 (Vehicular Parking Requirements)**.
3. The number of spaces of Parking available to a Lot or Building Site is the sum of
 - (a) All spaces within the Lot or Building Site,
 - (b) All spaces Adjacent to the Frontage Line on the same side of the Thoroughfare or Internal Drive as the Lot or Building Site, and
 - (c) If elected by the Applicant, all spaces within the same or an Adjacent Block within a public Parking Lot or Parking Structure or by Parking agreement or Easement.
 - (d) Any fractional spaces shall be rounded down to the nearest whole number.

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

4. Exemptions

- (a) Within CD-5, the Columbia Arts District Overlay, and the Columbia West End Historic District, existing buildings and uses shall comply with the following:
 - (i) When a non-residential use is changed to another non-residential use, additional parking spaces are not required;
 - (ii) A one-time building expansion of ten percent (10%) or less of the existing floor area, up to a maximum expansion of 1,000 square feet, shall not require additional parking spaces, provided that the number of existing parking spaces on the Lot or Building Site shall not be reduced to accommodate the expansion;

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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

(iii) When a building is demolished and a new building is constructed, or the area of the structure is expanded by more than ten percent (10%), parking shall comply with the standards of this section for the entire square footage of the building.

(iv) For new construction, the Zoning Administrator may approve counting all public and on-street spaces within 1,320 feet of the Lot or Building Site; and

(v) When a residential use is changes to a non-residential use, the Zoning Administrator may approve counting all public and on-street spaces within 1,320 feet of the Lot or Building Site.

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4.5. The number of spaces of Parking available to a Lot or Building Site ~~must- may not exceed be less than, nor more than 30% greater than,~~ the number of spaces of Parking determined by Table 4.3.12.B-1 (Vehicular Parking Requirements) by more than thirty percent (30%) –based on the quantity of Principal Use(s) on the Lot or Building Site, provided that the minimum number of spaces may be reduced pursuant to Section 4.3.12.B.5 and Section 4.3.12.B.6.

5.6. For purposes of this Section 4.3.12.B-2, the number of Parking spaces available to a Lot or Building Site may be reduced, at the election of the Applicant, by dividing the number of spaces of Parking required to be available to the Lot or Building Site by the applicable Shared Parking Factor. The Zoning Administrator may assign an appropriate factor to uses not listed.

6.7. The applicable Shared Parking Factor is determined under **Table 4.3.12-B (Shared Parking Factor)** for any two Principal Uses within the Lot or Building Site or within the Lot or Building Site and any other Lot or Building Site within the same or any Adjacent Block.

TABLE 4.3.12.B-2 (SHARED PARKING FACTOR)

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7.8. In determining compliance with this Section 4.3.12.B, the following shall not be counted:

- a. **Accessory Dwelling Units; and**
- b. **Liner Buildings** fewer than 30 feet deep and no more than two Stories.

8.9. Up to 10% of the total number of Parking spaces in Parking Areas, Parking Lots, and Parking Structures that provide Parking for fifty (50) or more cars may be provided as Parking for compact cars, designed in compliance with Section 4.3.12.C.

9.10. Parking spaces to accommodate the needs of handicapped individuals shall be provided in accordance with the following Table 4.3.12.B-3 (Off-Street **Handicapped-Accessible Parking**), designed in compliance with Section 4.3.12.C.

10.11. One out of every eight required handicapped accessible spaces shall be van-accessible. A minimum of one van-accessible space shall be provided.

11.12. Any Plan submitted under this Ordinance must show the proposed types, numbers, and arrangement of Parking accommodations, including access to such areas from the Thoroughfares and Internal Drives, with spaces complying with all requirements of this Section 4.3.12.B.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

C. Design.

1. In all Districts, Parking Lots shall be designed in accordance with this Section 4.3.12.C and other applicable provisions of this Article 4.
2. Except as otherwise provided for compact vehicle Parking accommodations under Section 4.3.12.C.3, the dimensional standards set forth in **Table 4.3.12.C-1 (Off-Street Vehicular Parking Space Dimensions)** are applicable to off-street Parking accommodations:

TABLE 4.3.12.C-1 (OFF-STREET VEHICULAR PARKING SPACE DIMENSIONS)

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3. Any compact car spaces must be separately signed and marked in distinct, separate areas. The dimensional requirements for compact car spaces are as set forth in Table 4.3.12.C-2 (Off-Street Compact Vehicle Parking Space Dimensions):

TABLE 4.3.12.C-2 (OFF-STREET COMPACT VEHICLE PARKING SPACE DIMENSIONS)

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4. Any ramps leading from a Thoroughfare or Internal Drive to a Parking Lot, Parking Area, Garage, or Parking Structure shall be at least twenty feet (20 ft.) wide for two-way traffic and 10 feet (10 ft.) wide for one-way traffic.
5. Curbs must be made of granite or concrete at heights between six inches (6 in.) and eight inches (8 in.) above the elevation of the Thoroughfare and must be at least six inches (6 in.) wide.
6. Curb cuts must be at least 20 feet (20 ft.) wide for two-way access and 10 feet (10 ft.) wide for one-way access.
Except as otherwise expressly provided in this Ordinance with respect to numbers of Driveways, Lots and Building Sites shall be limited to one curb cut per Lot or Building Site.
7. Unless alternative Parking surfaces are otherwise permitted by this Ordinance, all off – street Parking Areas and Parking Lots shall be surfaced with asphalt or concrete. Asphalt Parking Areas and Parking Lots shall be compacted after sub-grade with a minimum six inch stone base, a minimum two inches of modified asphalt binder, and a minimum 1-½ inches of asphalt mix topping and must follow the construction detail provided below. Concrete Parking Areas and Parking Lots shall be constructed according to recognized construction standards. Construction plans for all Parking Areas and Parking Lots construction plans shall be subject to review and approval by the City Engineering Department.
8. Except in District CD-2, all Parking accommodations counted toward the applicable Parking requirements shall be paved and completed prior to issuance of the Final Certificate of Occupancy for the related Building(s).
9. Any Parking Area or Parking Lot in the First or Second Layer shall be Screened from view in accordance with Section 4.3.11 and Tables 4.3.1-A - 4.3.1-U (District Standards).
10. Any Parking Area or Parking Lot having five (5) or more spaces shall include Curbs, paving, Sidewalks, drainage facilities and lighting in accordance with this Ordinance and all other applicable laws, regulations and specifications.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

11. The maximum grade permitted for any required Parking shall not exceed 8%.
12. Except in Districts CD-2, CD-3L, and CD-3, all off-street Parking spaces shall be striped with paint or some other form of permanent marking.
13. All access to any City street from a Driveway shall have a concrete Driveway apron as approved by the City Engineering Department.
14. Any Parking Area or Parking Lot having ten (10) or more parking spaces shall conform to the following:
 - a. Parking Areas and Parking Lots shall contain at least one landscape island for every ten (10) parking spaces. Parking Lots with more than one landscape island shall have such islands distributed throughout the Parking Lot.
 - b. Interior parking rows shall be terminated at both ends with landscape islands.
 - c. Each parking island shall be of a minimum size equal to a standard parking space; provided that each parking island abutting two rows of head to head parking spaces shall be of a minimum size and length equal to two (2) parking spaces.
 - d. Parking islands shall contain a minimum of one (1) shade tree for every single island. If a parking island is double length or width, then two (2) shade trees shall be required.
 - e. Rows of parking fronting on drive aisles including alleys shall be provided with a minimum five feet (5 ft.) (excluding curbs) landscaped buffer.
 - f. Root zones for existing trees to remain shall be a minimum of 48 square feet.
 - g. For every 2,000 square feet of Parking Area or Parking Lot, at least one tree shall be installed or preserved within the Parking Area or Parking Lot except to the extent that trees outside of the Lot containing the Parking Area or Parking Lot are allowed to satisfy this requirement as set forth below.
 - h. No parking space shall be more than seventy-two feet (72 ft.) from a tree within the Lot, as measured from the center of the Tree to the nearest line demarcating the space.
 - i. Except for trees allowed to be counted outside the Parking Area or Parking Lot, new trees shall be installed and/or existing trees preserved in Tree islands provided pursuant to this Section and/or at the perimeter of the Parking Area or Parking Lot, provided that the perimeter of the Parking Area or Parking Lot where trees are installed or preserved to meet this requirement lies within the Lot on which the Parking Area or Parking Lot is located.
 - j. Trees outside of the Parking Area or Parking Lot located within twenty feet (20 ft.) of the closest portion of such Parking Area or Parking Lot, including but not limited to Trees within Thoroughfare Rights-of-Way, Internal Drive Easements, and Civic Spaces, may be counted toward satisfying the requirements.
 - k. In addition to any walkway or Sidewalk around a Parking Area or Parking Lot, each such Parking Area or Parking Lot exceeding one hundred and twenty (120) spaces shall have at least one pedestrian walkway bisecting the Parking Area or Parking Lot and connecting to adjoining sidewalks of a minimum width of

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

eight feet (8 ft.) that is paved differently from the parking spaces with respect to texture, material, style, and/or color.

ILLUSTRATION 4.3.12.C-3 PARKING AREA / LOT OR BUILDING SITE LANDSCAPING

- I. Any Parking Area or Parking Lot in the First or Second Layer shall be Screened from view in accordance with Section 4.3.11.
15. Parking Areas and Parking Lots shall include Curbs, paving, Sidewalks, drainage facilities and lighting in accordance with this Article as well as any other applicable laws, regulations and specifications.
16. Parking Area paving shall be confined to the minimum area necessary to comply with the parking requirements of this Article.
17. Any Plan submitted under this Article shall show the proposed arrangement of Parking accommodations, including access to such areas from the Thoroughfares or Internal Drives, with Parking spaces to comply with the requirements of this Section 4.3.12.
18. Parking Structures must be Screened from view of any Frontage by one or more Liner Buildings as set forth in Table 4.3.1-A– Table 4.3.1-U (District Standards). Such Liner Buildings must be the same or greater height as the associated Parking Structure that they Screen.
19. Lighting illuminating off-street Parking accommodations in all Districts other than Districts CD-2, CD-3L, and CD-3 must be installed within and directed only within the applicable Parking Area, Parking Lot, Garage, or Parking Structure.
20. Handicapped-accessible Parking shall comply with the following:
 - a. Handicapped-accessible Parking shall be located as near as possible to the main public entrances of a single Building or centrally located in Parking Areas that serve more than one Building.
 - b. All off-street handicapped-accessible Parking spaces shall be located in the closest Parking Area to a public entrance to the Building but no more than 250 feet from such entrance.
 - c. No stairs or curbs are permitted between a handicapped-accessible Parking space and the entrance which it is intended to serve, and the slope along the accessible route shall not exceed 1:12.
 - d. All off-street handicapped accessible Parking spaces shall be designated by a Sign or other means accepted by State requirements. Van- accessible spaces shall be designated by a sign indicating “Van Accessible” in addition to any other means used.
 - e. A minimum width of 96 inches shall be required for all van-accessible spaces. Van- accessible spaces shall further require a minimum vertical clearance of 98 inches.
 - f. An access aisle of 60 inches shall be provided for all handicapped accessible spaces and an aisle of 96 inches shall be provided for all van-accessible spaces (one 96 inch aisle may serve both types of spaces. No ramps may project into this access aisle.
21. No required Parking accommodation shall be Encroached upon by any Building, Structure, or Use.

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D. Operation & Maintenance.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

1. No Parking space required for Dwelling Units shall be rented to Persons not living on the premises. All required Parking spaces or Dwelling Units must be made available to occupants of the Dwelling Units as an integral part of their occupancy.
2. Required Parking Accommodations must be available and maintained for such period as the Use or Structure exists that the facilities are designed to serve.

E. Access.

1. All Parking Areas, Parking Structures, and Garages shall be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.
2. Vehicular access to Parking Areas, Garages, and Parking Lots shall not conflict with general vehicular movement serving the site. Ingress and egress points must be at Curb cuts approved by City Engineer.
3. In all Districts, vehicular entrances and exits shall be designed to be easily identifiable by drivers and pedestrians. Any signage must be simple, clear, and concise. Any gates, arms, or booths must be set back at least 20 feet from the Frontage.
4. Off-street Parking accommodations other than those in Districts CD-2, CD-3L, and CD-3, and Single family Residential Lots and Building Sites in Districts SD-MHP and PUD-R shall provide access so that backing directly onto a Thoroughfare or Internal Drive is unnecessary.
5. A Driveway, drive aisle, or Internal Drive must be provided for off-street Parking accommodations in all Districts.
6. Driveways and entrances and exits for off-street Parking accommodations in all Districts other than Districts CD-2, CD-3L, and CD-3 and Single family Residential Lots and Building Sites in Districts SD-MHP and PUD-R, shall be at least 25 feet from a Thoroughfare or Internal Drive at an intersection.
7. Except in Districts CD-2, CD-3L, and CD-3, cross-access Easements must be provided between all contiguous Parking Areas and Parking Lots except where such areas and Lots are accessed from a Rear Alley.
8. In all Districts, Driveways at Frontages must be no wider in the First Layer than the width specified for the applicable District in Table 4.3.1-A– 4.3.1-U (District Standards).
9. For Residential Uses other than Townhomes and Multifamily, Driveways shall not be located within five feet of a Side Building Site Line or Rear Building Site Line unless a shared Driveway is used.
10. In all other Districts, except 4.3.12.E-9, no Driveway shall be constructed within 25 feet of an Adjacent Driveway. This dimension shall be increased to the greater of 40 feet Adjacent Driveways on State highways.
11. No Driveway curb return shall extend beyond an Adjacent Side Building Site Line or Rear Building Site Line or more than one-half (1/2) the distance to a Driveway located on the same property. This provision may require increased separation from Adjacent properties over the minimum indicated in Sections 4.3.12.E.10 or 4.3.12.E.11 above.
12. In all Districts, pedestrian exits from all Parking Lots, Parking Areas, Garages, and Parking Structures must conform to Table 4.3.1-A– 4.3.1-U (District Standards), except for underground Parking accommodations.

F. Parking Restrictions.

1. Domestic and recreational vehicles such as boats, camper trailers, and utility trailers shall be stored off - street, subject to the location requirements of Table 4.3.1-A– 4.3.1-U (District Standards). Boats, camper trailers, and utility trailers may be stored on an unpaved surface, provided they are parked in the third layer and screened from view from the public right-of-way and adjacent properties.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

2. Parking of buses on the site of and directly associated with a permitted Non-Residential Use shall be permitted.
3. Parking of heavy equipment or tractor trailers (including trailers as storage) shall not be permitted. This requirement shall not prohibit commercial vehicles from making deliveries. Trailers may be permitted for temporary storage in association with a construction with a Temporary Use Permit (Sec. 3.8).
4. Single and double axle trucks that exceed 90 inches in width and are greater than 12 feet in height are prohibited from Parking on a street for more than four (4) consecutive hours, unless it is related to performing a service for a property owner, ie. construction, remodeling, etc.
5. Required Parking spaces and loading facilities shall not be used for the storage or sale of merchandise, vehicle storage, vehicles for sale, or vehicle repair. Non-required spaces proposed for these uses shall be designated on a site plan.
6. The private sale or storage of one vehicle per Dwelling Unit may be permitted as an Accessory Use in association with a Residential Use.
7. Any area designated for required off-street Parking or loading shall not be changed to another use until adequate Parking and/or loading facilities in conformance with this Article have been established.
8. Required Parking spaces may be temporarily used for uses other than Parking and loading with the issuance of a Temporary Use Permit pursuant to Section 8.5.9; provided such use does not negatively impact adjacent roadways, neighborhoods, or other uses and is clearly temporary in nature.

G. Drive-Through Locations & Standards.

1. Any drive-through facilities must be located and designed and comply with all standards as specified for the applicable District as set forth in **Tables 4.3.1-A– 4.3.1-U (District Standards)**. See **Illustration 4.3.12.G (Drive-Throughs)**.

ILLUSTRATION 4.3.12.G DRIVE-THROUGH

2. Any drive-through locations must be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.
3. Off-street vehicular stacking spaces shall be provided for all drive-through facilities in accordance with Section 4.3.12.H.

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H. Stacking Spaces.

1. Off-street vehicular stacking spaces shall be provided in accordance with **Table 4.3.12.H (Stacking Spaces)** for the activity type indicated as follows:
Table 4.3.12.H (Stacking Spaces)
2. Required stacking spaces shall be subject to the following design and layout standards:
 - a. Stacking spaces shall be a minimum of eight feet in width by 25 feet in length.
 - b. Stacking spaces shall not impede on- or off-site traffic movement or movement into or out of off-street Parking spaces.
 - c. Stacking spaces for each type of activity or accommodation shall be subject to any location standards applicable to the activity or accommodation itself.

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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- d. Stacking spaces shall be separated from other drive aisles, Driveways, or Internal Drives by raised medians, if deemed necessary by the City Engineer for traffic movement and safety.

4.3.13 Bicycle Parking

A. Bicycle Parking Required

Bicycle Parking shall be provided within CD-4, CD-4C, and CD-5 for a Lot or Building Site as set forth in **Table 4.3.13 (Bicycle Parking)**.

B. Bicycle Parking Standards

1. Bicycle parking shall be provided using Bicycle Racks, Bicycle Lockers, restricted access bicycle enclosures, or similar secured facilities.
2. Bicycle Racks shall be securely anchored.
3. An aisle providing access to bicycle parking areas shall clear maneuverable access without limiting use of any sidewalk. Access aisles must be at least 4-feet wide.
4. Bicycle parking areas may be located in any layer and should be accessible from the main entrance by a continuous sidewalk connection.
5. Bicycle parking areas shall be separated from automobile parking and circulation areas by a physical barrier or a distance of feet.

Table 4.3.13 (Bicycle Parking)

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4.3.14 Loading Space

A. General.

1. Loading spaces shall be provided, designed, accessed, and located in accordance with this Section and Table 4.3.14.B (Loading Space Requirement) and Tables 4.3.1-A– 4.3.1-U (District Standards).
2. Loading areas must be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.

B. Loading Space Required.

1. Each Lot or Building Site shall have the minimum number of loading spaces per quantity of the indicated Use as set forth in **Table 4.3.14.B (Loading Space Requirements)**.

Table 4.3.14.B (Loading Space Requirements)

2. Without limitation to the other requirements of this Section, loading spaces shall be provided for each delivery bay, loading dock or delivery entrance.
3. Loading spaces must be available at all times without conflict with any Plan or Improvement element.
4. Space allocated to any loading area or access thereto shall not be used to satisfy the requirements for any Parking or garbage, recycling, or trash facilities.
5. Parking spaces may not be used or counted as meeting loading requirements.
6. No required loading space shall be Encroached upon by Buildings, Structures, Open Storage or any other Use.
7. Required loading facilities may be temporarily used for uses other than loading with the issuance of a Temporary Use Permit pursuant to Section 8.5.9, provided such use does not negatively impact adjacent roadways, neighborhoods, or other uses and is clearly temporary in nature.

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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

C. Location, Design & Access.

1. Except as otherwise provided in subparagraph 4.3.14.C.2 below, all required loading spaces shall be provided within the applicable Lot or Building Site.
2. In Districts CD-4, CD-4C, CD-5, and CD-5C, required loading spaces may be provided either within the applicable Lot or Building Site or in the parking lane of the Enfronting Thoroughfare or Internal Drive.
3. Off-street loading spaces shall be located in accordance with **Tables 4.3.1-A– 4.3.1-U (District Standards)**.
4. Off-street loading areas must be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.
5. No loading facility shall be located within 30 feet of a Thoroughfare or Internal Drive intersection.
6. Off-street loading areas shall include Curbs, paving, drainage facilities, and lighting in accordance with City standards and this Ordinance, as well as any other applicable laws, regulations and specifications.
7. Each required loading space shall have the minimum dimensions set forth in Table 4.3.14.B (Loading Space Requirements).
8. Loading facilities may not obstruct facilities required for emergency access, including fire lanes.
9. Each off-street loading space shall be directly accessible from a Thoroughfare, Driveway, drive aisle, Internal Drive, or Alley without crossing or entering any other required off-street loading facility. Such loading space shall be accessible from the interior of the Building it serves and shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination.
The required dimensions of loading spaces shall not include any access or entrances to, or exits from, such spaces.
10. All off-street loading spaces shall be surfaced with asphalt, concrete, or other hard surfaced material, and constructed so as to support the heaviest anticipated load, including without limitation fire and sanitation equipment and delivery vehicles, and shall provide for adequate drainage, and prevent the release of dust.
11. Loading Spaces provided within a Thoroughfare or Internal Drive shall meet construction requirements of provided by the City Engineer.
12. Each loading space shall be permanently marked and identified as a loading space in which no Parking is allowed. Permanent wheel stops or curbing shall be provided for each off-street loading space to prevent any vehicle using the loading space from Encroaching on the required Yards or Adjacent property.
13. Off-street loading areas shall be Screened in conformance with Section 4.3.11.

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4.3.15 Refuse, Service, Equipment & Other Items

A. Trash Receptacle / Dumpster Requirement

Trash receptacles and dumpsters must be provided for each Lot or Building Site and must be located in accordance with Section 4.3.15.B.

B. Trash Receptacle/Dumpster Locations & Standards.

1. Dumpsters and trash and recycling receptacles shall be located as specified for the applicable District in Tables 4.3.1-A– 4.3.1-U (District Standards) .
2. All dumpsters and trash and recycling receptacles shall be enclosed as required in this Section and Tables 4.3.1-A– 4.3.1-U (District Standards). The enclosures shall be designed to prevent debris from leaving enclosure or being scattered by wind or animals. Except in Districts CD-2, CD-3L, and CD-3, dumpsters and garbage, trash, and recycling receptacles must be placed on concrete pads. The enclosure must be kept closed

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

at all times other than for servicing. Except in Districts CD-2, CD-3L, and CD-3, bollards or posts must be placed on the interior of the enclosure to protect the walls from damage by the trash containers within.

3. Dumpsters and garbage, trash and recycling receptacle locations shall be accessed by Rear Alleys, when such are available on the Official Zoning Map or otherwise available.
4. Space allocated to any off-street garbage, trash, or recycling areas, receptacles, or dumpsters shall not be used to satisfy any Parking or loading requirements.
5. All Uses that generate food-related garbage shall provide water quality treatment to mitigate runoff.

C. Equipment & Other Items Locations & Standards

1. All heating, ventilation and air-conditioning equipment, utility meters (not including water meters) and equipment, mechanical equipment, antennas and satellite equipment, communications transmitting and receiving equipment, solar panels, recreation, play, and swimming pool, hot tub and spa locations shall be located and meet the other standards and requirements specified for the applicable District, as required in Tables 4.3.1-A– 4.3.1-U (District Standards).

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D. Service Areas.

1. Service areas shall be located as required in Tables 4.3.1-A– 4.3.1-U (District Standards).
2. Service areas shall be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.

4.3.16 Private Landscape Standards

A. General. 1

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1. Lots and Building Sites in Districts other than the Civic District shall be landscaped in accordance with Table 4.3.1-A– 4.3.1-T (District Standards) and this Section 4.3.16.
2. In Civic Districts, Lots and Building Sites shall be landscaped in accordance with Table 4.3.1-A– 4.3.1-U (District Standards-Civic) and this Section 4.3.16. Additionally, Civic Spaces shall be designed as set forth in Table 5.3.3.B (Civic Space -Specific Standards).
3. Without limitation to any other provisions of this Section 4.3.16, all Screen, Streetscreen, Buffer, and Parking Area and Parking Lot landscape standards and requirements of this Ordinance must be met.
4. All bare or exposed ground on a Lots and Building Sites and/or in any other landscaped area shall be covered with live plant materials and/or mulch, with the following exceptions:
 - a. Naturally occurring river beds, rock outcroppings or similar landscape features typically lacking in vegetation.
 - b. Hiking trails and/or traces.
 - c. Clay or sand surfaces associated with recreation fields and facilities.
5. Buildings and Structures lawfully existing as of the Effective Date may be modified without providing or modifying landscaping in conformance with this Section 4.3.16, provided that the same does not constitute an Alteration and does not increase the degree by which the Building or Structure is Non-conforming. This shall not be construed as prohibiting the provision of landscaping in full conformance with this Ordinance.
6. The standards and requirements herein set out for landscaping shall not apply to temporary uses or to Development or site work on relatively undeveloped sites which do not involve significant ground disturbance.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

B. Maintenance of Landscaping.

1. All landscaping must be properly maintained by the property owner and his or her successors, heirs, assignees or any consenting grantee.
2. All plantings shall be maintained in an attractive and healthy condition. Maintenance shall include, but not be limited to, watering, mulching, fertilizing and pest management, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming.
3. Any required plantings that are dead or diseased plantings shall be removed and replaced with plants meeting all requirements of this Ordinance.
4. Natural water courses within a Buffer shall be maintained in a natural condition consistent with any applicable regulations.
5. A water source shall be supplied within 100 feet of any planting requiring continuing watering. Where non-native or non-drought tolerant native vegetation is incorporated in the Buffer, an irrigation system shall be required.
6. Landscape structural features such as walls, fences, berms or water features shall be maintained in a structurally safe and attractive condition.
7. Where other uses, including pedestrian, bike or other trails, are allowed within a Buffer, these uses shall be maintained to provide for their safe use.
8. If any Person responsible for landscape maintenance fails to maintain same according to the standards of this Ordinance, these regulations shall be enforceable by the City with the right to recover the cost of enforcement, including reasonable attorney fees. The City may also, following reasonable notice and a demand that deficiency of maintenance be corrected, enter the area to maintain same. The cost of such maintenance shall be charged to those persons having the primary responsibility for maintenance of the area.
9. Without limitation to Section 4.3.16.B, a maintenance bond lasting one (1) year must be provided for all plantings required under this Section 4.3.16.

C. Removal of Walls or Trees.

None of the following may be removed without the prior approval of the Decision-Making Authority:

1. Walls or trees required or shown on an approved site plan, Development Plan, or Master PUD Development Plan.

Commented [KM23]: none of the following but just one item. Why not "walls and trees...may not be removed without prior approval"?

D. Plant Material Standards and Sizes.

1. Except as otherwise required by Sections 4.3.16.D.4, 4.3.16.D.5, 4.3.16.D.8, 4.3.16.D.9 and 4.3.16.D.10, all required plant materials must meet with the minimum sizes, class and other requirements outlined in American Standards for Nursery Stock (ANSI Z60.1-2004) published by the American Nursery and Landscape Association (ANLA) or other local Nursery Association Standards.
2. Trees shall be chosen from the following list of plant species contained within this Section and/or plants identified in the guide, "Native Plants of the Tennessee Valley", published by the Tennessee Valley Authority (TVA).

TABLE 4.3.16.D-1

Commented [KM24]: Native Plants table goes here.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

3. When more than 20 trees are planted on used on a site to meet these regulations, a mix of trees (genera) shall be provided. The following table indicates the maximum percentage of same trees (same genus) that may be planted.

TABLE 4.3.16.D-2

Commented [KM25]: Genera mix of trees.

4. Shrubs when planted as a hedge, the maximum spacing for shrubs shall be 40 inches on center.
5. Canopy trees shall have a planting area no less than 10 feet wide in all dimensions. Accent and substitution trees shall have a planting area no less than eight feet wide in all dimensions. This requirement may be modified administratively by the Zoning Administrator.
6. Plants shall be mulched a minimum of three inches deep. Where selected plant material is not tolerant of deep mulch, a specific note regarding shallower mulch shall be set forth on the final landscape plan and approved by the City as part of the landscape plan. Mulch shall be kept away from tree trunks.
7. Where specified, Building foundation planting shall meet the following requirements:
 - a. Foundation plantings shall be placed within five feet of the building perimeter. If the Zoning Administrator determines that, due to site design considerations such as the location of sidewalks, plazas or service areas, this is not feasible, such plant materials may be located in planter boxes or in the areas of the site in a manner that enhances the overall landscape plan for the development.
 - b. One shrub shall be required as foundation planting for every ten (10) linear feet of Facade for Non-Residential Uses.
8. Any plant materials required for Screening must be evergreen and have an opacity of at least 90% from the ground through the full height of the plant.
9. At the time of installation, trees must be a minimum two and a half inches (2.5 in.) caliper measured three feet (3 ft.) from the base of the trunk.
10. At the time of installation, Shrubs must be a three (3) gallon container minimum and a minimum height above ground level of 30 in.
11. Plantings must not conflict at installation or maturity with the location of any other required Building and Building Site elements or other plantings.
12. Ground vegetation or Shrub plantings with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the first two feet of the First Layer.

E. Placement of Trees and Shrubs.

1. Proposed trees and shrubs must be placed minimally 18 in. from any Sidewalk or pavement edge, measured from the center of the plant.
2. No trees shall be planted in wet retention ponds or drainage maintenance Easements.
3. Trees and shrubs shall be installed at least five feet away from the flow line of a drainage facility unless specifically designed as water quality measures adhering to best management practices.
4. Existing trees may remain in dry retention ponds provided that the natural grade is undisturbed to the tree line, they are a species adapted to seasonal flooding and the pond is adequately maintained.
5. Accent trees listed in Table 4.3.16.D-1 (Native Plants of the Tennessee Valley) and shrubs shall be allowed in access Easements, provided a minimum 20-foot wide travelway is maintained clear of vegetation, and all clear sight triangle requirements are met.
6. Trees may be planted in Easements for underground utilities with approval by the City and any applicable utility provider, provided the root structure of the proposed tree is not anticipated to extend more than three feet below the ground. Shrubs may be planted, provided they are only within the outer three feet of the

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Easement. Where such trees and shrubs are planted, the property owner shall be responsible for replacement of such required vegetation if maintenance or other utility requirements require their temporary removal.

F. Artificial Plants / Turf.

Artificial plants or artificial turf are prohibited, except on active recreation fields that are typically subject to intense use and soil compaction that prohibits the establishment of turfgrass.

G. Establishment.

All required landscape areas must be watered and fertilized as necessary to ensure establishment within the first year planted in accordance with best landscape practices.

H. Screens.

Screens must be provided in accordance with Section 4.3.11.

I. Soils.

Soil shall be uncompacted coarse loam that is a minimum of 12 inches deep. Soils shall be appreciably free of gravel, stones, rubble or trash. All compacted soil, contaminated soil or road base fill shall be removed. Under no circumstances shall soils have greater than 5% or less than 0.5% organic matter.

J. Condition of Plants.

Plants must have normal, well-developed branches and vigorous root systems.

K. Pavement of First Layer.

The First Layer shall not be paved, except for the following:

1. Driveways and
2. Pavement matching the adjoining Public Frontage in Character Districts CD-4, CD-4C, CD-5, and CD-5C, where the Building is set back no more than five feet (5 ft.) from the Front Lot / Building Site Line.

L. Tree Protection.

1. Exemptions. The following Tree Removal activities are exempt from this Section 4.3.16.L:
 - a. The tree proposed for removal is located:
 - (1) On a single-family residential Lot or Building Site of one acre or less that is not noted as a Critical Lot or Building Site; or
 - (2) On a Lot or Building Site in Districts CD-5 or CV;
2. Tree Removal. Existing trees on a Lot or Building Site or Development site shall not be removed or disturbed unless:
 - a. Trees are removed in accordance with an approved Development Plan or Master PUD Development Plan, site plan, Preliminary Plat, Building Permit, or grading permit that meets Sections 4.3.16.L.4 and 4.3.16.L.5; or

Commented [KM26]: List formatting doesn't make sense. Why not combine into single paragraph?

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

3. Tree Preservation Plan. As part of any Application required for a Development Plan or Master PUD Development Plan, site plan, or Preliminary Plat, the Applicant shall submit a Tree Preservation Plan with the following information:
 - a. The Lot or Building Site lines associated with the proposed development;
 - b. A recent aerial photograph with date photograph was taken;
 - c. The location and extent of the existing on-site tree canopy, including an estimate of the total percentage of the parcels covered by the existing on-site tree canopy;
 - d. The exact location, health, and size of all Specimen Trees; however, in the instances of large established tree stands, the Zoning Administrator may accept an approximation of the location, health, and size of Specimen Trees if the trees are not being counted towards landscape requirements, or if the trees are located within a designated Tree Save Area; and
 - e. The minimum tree canopy retention requirement.
4. Protection of Tree Canopy.
 - a. Tree Removal activities associated with Agricultural Uses are exempt from this Section 4.3.16.L.4.
 - b. A percentage of the existing tree canopy shall be retained on a Development or construction site in accordance with Table 4.3.16.L (Tree Canopy Cover Retention) below:
 - c. Designation of Tree Save Areas.
 - (1) The minimum tree canopy to be retained within a construction or Development site shall be located within designated Tree Save Areas, which shall include the areas occupied by the Critical Root Zones of all healthy trees being retained in accordance with this Section 4.3.16.L.4.
 - (2) The location of Tree Save Areas shall be based on the presence of any one or more of the following:
 - (a) Woodland forest;
 - (b) Established tree stands;
 - (c) Tree rows; or
 - (d) Specimen Trees.
 - (3) Tree Save Areas shall be depicted as an open space, conservation easement, or Civic Space on the applicable Development Plan or Master PUD Development Plan, site plan, or Preliminary Plat, and recorded on the Final Plat, as applicable.
 - (4) Each single-family residential Lot or Building Site with Tree Save Areas shall be identified on the applicable Development Plan or Master PUD Development Plan, site plan, or Preliminary Plat, and shall be platted on the Final Plat, if applicable.
 - d. Tree Save Area Priorities. Consideration shall be given to the following when determining locations for Tree Save Areas:
 - (1) Woodland forests greater than five acres;
 - (2) Riparian buffers or natural drainage courses;
 - (3) Land with naturally occurring slopes of 20 percent or greater;
 - (4) Habitat used by endangered or threatened species;
 - (5) Scenic corridors and viewsheds;
 - (6) Areas that could serve to extend existing greenways, trails, parks, or recreation areas; and
 - (7) Areas needed for Buffers.
 - e. Removal of Trees in Tree Save Areas. The removal, damage, or destruction of trees within a Tree Save Area shall be a violation of this Ordinance and require mitigation in accordance with the following standards:

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- (1) Any tree that is damaged or removed from the Tree Save Area shall be replaced at a rate of two caliper inches per one caliper inch removed, with each replacement tree having a minimum diameter of two caliper inches. If the total caliper inches removed cannot be determined, the area subject to Tree Removal shall be replanted at the rate of 80 trees per acre for each acre disturbed, or portion thereof. Replacement trees shall not be used to meet any other landscape requirements.
- (2) Replacement trees for trees removed from the Tree Save Area shall be planted in the Tree Save Area or, in cases where adequate room is not available, planted elsewhere on the Lot or Building Site or Development site. In cases where adequate room on the Lot or Building Site or Development site is not available as determined by the ~~Development Review Committee,~~ Decision Making Authority for the applicable review-mitigation may take the form of planting on a site within 1,320 feet of the Lot, Building Site, or Development Parcel~~payment to the City tree bank, pursuant to Subsection 4.3.16.L.8.~~
- (3) Following notice of violation from the Zoning Administrator related to this Section 4.3.16.L, no Decision-Making Authority shall review or approve any application for the site from the date of the violation until:
 - (a) A replacement plan has been approved by the Zoning Administrator and a performance guarantee for the associated replacement has been established in accordance with Section 1.26; or

5. Protection of Specimen Trees.

a. General Protections.

- (1) Specimen Trees shall not be cut, removed, pushed over, killed, or otherwise harmed, except as exempted by Section 4.3.16.L.1 and allowed by Section 4.3.16.L.5.c.
- (2) The area within the Critical Root Zone, known as the Tree Protection Zone, of any Specimen Tree shall not be subject to any disturbance unless the disturbance is based on an ISA certified arborist report stating that the proposed construction shall cause no harm to the tree and is approved by the Zoning Administrator.

b. Designation on Plans and Plats.

Each single-family Residential Lot or Building Site with Specimen Trees shall be identified on each Development Plan, Master PUD Development Plan, and site plan and Final Plat, if applicable, noting that there is a Specimen Tree on such Lot or Building Site, which must be preserved and cannot be removed.

Commented [KM27]: Odd format. Why not just start with "Each single-family..."

c. Removal and Replacement of Specimen Trees. The removal, damage, or destruction of Specimen Trees shall be a violation of this Ordinance and require mitigation in accordance with the following standards:

- (1) Two caliper inches of replacement trees shall be provided for each caliper inch of Specimen Tree removed. Each replacement tree shall be a minimum of two and a half caliper inches, and shall either be replanted within 12 months of the removal of the Specimen Tree, or within a timeframe approved by the Zoning Administrator. Performance ~~guarantees~~guarantees for the associated replacement, if warranted in the opinion of the Zoning Administrator, shall be established in accordance with Section 1.26. Replacement trees shall not be used to meet any other landscape requirements.
- (2) Replacement trees shall be ~~either~~ planted on the Lot or Building Site or as applicable, the Development Parcel~~site, as applicable,~~ where the Specimen Tree was removed; however, in cases where space on the Lot or Building Site ~~or site~~ is insufficient, the Zoning Administrator may allow

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

mitigation ~~through planting on a site within 1,320 feet of the Lot or Building Site. In cases where space on the Development Parcel is insufficient, the Planning Commission may allow mitigation through planting on an a site within 1,320 feet of the Development Parcel, may take the form of payment to the City's tree bank, pursuant to Section 4.3.16.L.8.~~

6. Tree Protection During Construction.

a. Tree Protection Fencing.

- (1) All Specimen Trees in a Tree Protection Zone and the perimeter of Tree Save Areas shall be fenced in accordance with this Subsection before any Development or construction activity begins. Fencing shall extend at least one foot in distance from the edge of the tree for each inch of diameter at breast height (DBH), so that, at a minimum, each tree's Critical Root Zone is protected, but no case shall the tree fence be less than ten feet from the trunk. The Zoning Administrator shall consider existing site conditions in determining the exact location of any tree protection fencing.
- (2) All fencing required by this Subsection shall be chain link fencing at least four feet in height and secured using appropriate posts spaced not more than ten feet apart. Such chain link fencing is not required to be vinyl coated.
- (3) Signs that are visible on all sides of the fenced-in area shall be installed on the tree protection fence at a rate of at least one sign for every 150 linear feet. The size of each sign must be a minimum of two feet by two feet and shall contain the following language in English and Spanish: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL. NO SE PERMITE ENTRAR".
- (4) All tree protection measures shall be inspected by and approved by the Zoning Administrator prior to start of any Development or construction activities. Failure to install tree protection measures prior to the commencement of construction is a violation of this Ordinance.
- (5) The tree protection fencing shall be clearly shown on the Development Plan, Master PUD Development Plan, and site plan. No construction, grading, equipment or material storage, or any other activity shall be allowed within the fenced area except in accordance with the standards in Section 4.3.16.L.6.b.
- (6) Fencing shall be maintained until the Development or construction activities are complete.

b. Encroachments into Critical Root Zones.

- (1) Encroachments within the Critical Root Zones of trees protected in accordance with this Subsection shall occur only in rare instances where no alternatives exist, such as may be required for the installation of streets, internal drives, sidewalks, or utilities.
- (2) If unauthorized encroachments occur, leading to trees being damaged during construction activities, the trees shall be replaced at a one caliper inch to one caliper inch ratio.

c. Owner's Responsibility During Development. The owner, or if the owner is different from the developer, the developer, shall be responsible for the erection of all barriers necessary to protect any existing or installed trees from damage both during and after construction in accordance with the standards of this Subsection.

4.3.17 Private Lighting Standards

The following standards and requirements are applicable within all Districts and Civic Districts:

A. Areas to be Lighted.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

All Parking Areas, Parking Lots, Parking Structures, and accessways within the Lot or Building Site shall be lighted.

B. Lighting Standards.

1. A lighting standard shall be no event higher than 30 feet in Non-Residential Parking Areas and Parking Lots or 15 feet in other areas.
2. Additional standards may apply within a Historic District, Historic Landmark District, or with respect to a Historic Structure.

C. Illumination.

1. Illumination at all Building Site Lines must meet the standards of Table 4.3.17.B (Private Lighting Standards); provided that a minimum of one foot-candle (1.0 fc) of illumination must be provided throughout all Parking Areas, Parking Lots, and Parking Structures.

TABLE 4.3.17.B (PRIVATE LIGHTING STANDARDS)

2. Lighting fixtures shall be mounted in a manner so that the cone of illumination is contained on-site and does not cross any property line of the site.
3. Lighting shall not be oriented so that it directs glare or excessive illumination onto Streets in a manner that may distract or interfere with the vision of drivers.
4. Any fixtures used to accent architectural features, landscaping, or art shall be located, aimed or shielded to minimize light spill into the night sky.
5. Use of illuminated tubing or light strings outlining or defining property lines, sales areas, roof lines, doors, windows or similar areas or features in a manner that is not primarily for safety purposes, as determined by the Zoning Administrator, is prohibited. This paragraph shall not limit the use of lights illuminating outdoor dining or gathering areas.
6. Lighting for Internal Drives is not subject to this Section 4.3.17, but must comply with the Public Lighting Standards set forth in Article 5.

Commented [KM28]: max foot candle table goes here.

D. Building Spotlights.

Spotlights on Buildings shall not be used to meet the lighting requirements of this Ordinance.

E. Limitation on Periods of Use.

Outdoor recreation areas Adjacent to Residential Uses or Districts shall not be illuminated after 10 PM Sunday through Thursday, and 11 PM Friday and Saturday.

4.3.18 Signage.

All signage must comply with the standards and requirements of Article 7 (Sign Standards).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS
RURAL CHARACTER DISTRICT



General Description

The CD-2 Rural Character District consists of large-lot semi-rural estates, open spaces, and legacy agricultural operations in low density single-family detached Residential areas. CD-2 is an appropriate District for the Rural Transition and Hillsides & Natural Spaces future land use Character Areas described in the Comprehensive Plan.

CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
1 Density Unit per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	NR

Private Frontage Types

Common Yard	P	Stepfront	P
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types* *Applicable only to Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	NP

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

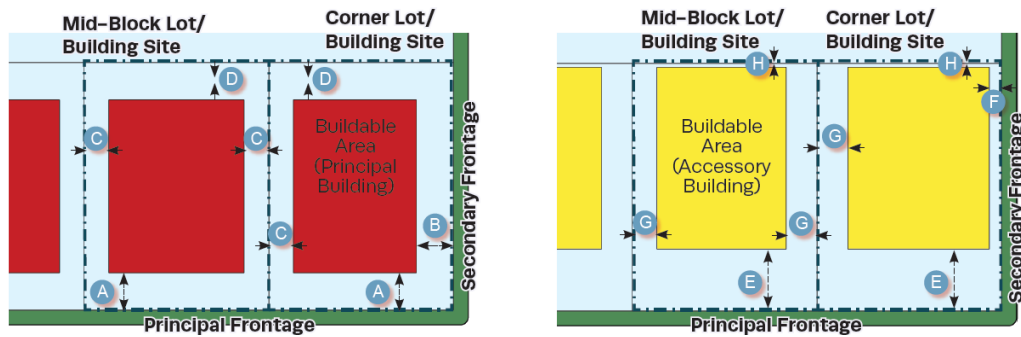
Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT



Lot Occupation	
Lot/ Building Site Width	125 ft. min.
Frontage Buildout	NR
Lot/ Building Site Area	12,500 sp. ft. min.
Impervious Surface Coverage	NR
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Setbacks / Yards	
Setbacks / Yards – Principal Building	
Front Setback/ Yard Principal Footage	30 ft. min. A
Front Setback/ Yard Secondary Frontage	30 ft. min. B
Side Setback/ Yard Each side	20 ft. min. 30 ft. min, or 15 ft min C
Rear Setback	From center line of Alley D
Setbacks / Yards – Accessory Building	
Front Setback/ Yard Principal Frontage	20 ft.min + Principal Building Front Setback/ Yard E
Front Setback/ Yard Secondary Frontage	30 ft. min F
Side Setback/ Yard Each side	20 ft. min G
Rear Setback	5 ft. min H

CD-2	TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT
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Building Standards
Building Height*

Principal Building	3 Stories max
Accessory Building	2 Stories max

*Stories and height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from the stipulations made by the Fire Department in accordance with the above cited codes shall be required.

Ceiling Height
NR

Building Composition

Vertical Composition	NR Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	NR

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Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of the total Façade width for the Principal Frontage from the First Layer
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Except House Building Types, must be vertically proportioned NR
Blank Walls	NP
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features

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Building Standards (continued)

Roof Type & Pitch	
Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed rood anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except rood pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

**CD-2 TABLE 4.3.1-A DISTRICT STANDARDS:
RURAL CHARACTER DISTRICT**

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl siding	P
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials	Primary materials must continue along side Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.			
Building Colors				
Foundation Cladding	Required; brick or natural stone <u>brick, or natural stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.</u>			
Porch Pier Cladding	Required; brick or natural stone, with any space under Porch concealed by painted or stained latticework between piers, <u>except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.</u>			
Chimney Cladding	Required; brick, natural stone, with material matching primary material of Façade			

Building Types

House	P	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP

CD-2	TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT
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All Other Vehicles	NP	NP in 3rd Layer only, and in Driveway
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Additional Parking Requirements	
Off-Street Parking Surface	P Prepared surface of gravel, asphalt, concrete, or other hard surface
Garage Location	In 2 nd or 3 rd Layer only; Min interior dimensions 10 ft. x 20 ft. per vehicle Parking space
Garage Design	If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10' – 20' in 1 st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements	* Only applicable to Development Parcels
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CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT

Loading & Access	
Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	N/A
Drive- Through Locations	N/A

Non-Building Components			
	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	NP	P
Solar Panels	P if coplanar to and integrated into roof deign	P if coplanar to and integrated into roof deign	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP		P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP		P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-2

TABLE 4.3.1-A DISTRICT STANDARDS:
RURAL CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage

Walls & Fencing

Height 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction Finished ide must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials			
Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through
to Adjacent Neighborhoods
or Uses

Required

Locations of Retaining Walls

P within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-2	TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT
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Screens, Street-Screens & Buffers
Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	N/A (uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening	NR
HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location Parcel Buffer Project Buffer	2 nd Layer Section 4.3.11.H Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L **TABLE 4.3.1-B DISTRICT STANDARDS**
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT



General Description

The CD-3L Neighborhood Large Lot Character District consist of primarily a low density single-family detached Residential area in which House is the predominant Building type. It has large Lot or Building Sites, medium deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street trees, and form medium to large blocks. CD-3L is an appropriate District for the Suburban Neighborhoods future land use Character Area described in the Comprehensive plan.

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
2 Density Unit per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	3600 ft. max

Private Frontage Types			
Common Yard	P	Stepfront	NP
Porch	P	Shopfront	NP
Fence	P	Gallery	NP
Terrace/Lightwell	NP	Arcade	NP
Forecourt	NP	Officefront	NP
Stoop	NP		
See Table 4.3.7.A (Private Frontage Types)	NP		

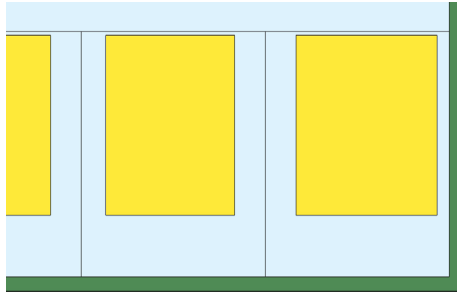
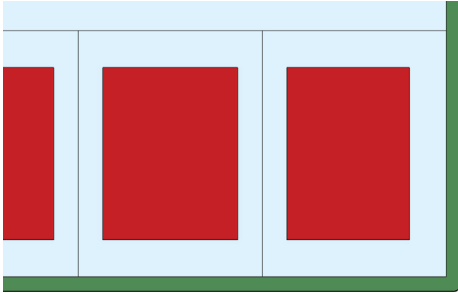
Civic Space Types*			
		*Applicable only to Development Parcels.	
Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings	
Principal Building	1 max
Accessory Buildings	2 max

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width	100 ft. min.
Frontage Buildout	NR
Lot/ Building Site Area	NR
Impervious Surface Coverage	NR
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback/ Yard	30 ft. min.	A	Front Setback/ Yard		
Principal Footage			Principal Frontage	20 ft.min + Principal Building Front Setback/ Yard	E
Front Setback/ Yard			Front Setback/ Yard		
Secondary Frontage	30 ft. min.	B	Secondary Frontage	30 ft. min	F
Side Setback/ Yard			Side Setback/ Yard		
Each side	12 ft. min.	C	Each side	10 ft. min	G
Rear Setback	30 ft. min, or 15 ft min From centerline of rear alley	D	Rear Setback	5 ft. min, or 15ft. min From centerline of rear alley	H

CD-3L

TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Standards	
Building Height*	
Principal Building	3 Stories max
Accessory Building	2 Stories max
*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. * *The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *	
Ceiling Height	
NR	
Building Composition	
Vertical Composition	NR Each Principal Building must have an identifiable Base, Middle, & Cap
Finished Floor Level	NR
Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of total Façade width for the Principal Frontage from the First Layer
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Except House Building Types, must be vertically proportioned NR
Blank Walls	NP at Frontage
Façade Articulation	NR at Frontage
Façade Openings	Except House Building Types, windows, and/or doors spaced ≤ 20 ft. apart Except House Building Types, in Stories above first, Façade openings must be ≤ 50% of the total Façade area NR
Façade Glazing	Except House Building Types, 20%–60% of total Façade area NR
Window Shape	Except House Building Types, square or vertical in proportion, except transoms NR
Window Alignment	Except House Building Types, upper floor windows and other features must be aligned with those of first floor NR
Window Types	Except House Building Types, and except for transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single hung, double hung, casement or awning types NR
Window Glazing Material	Except House Building Types, clear glass is Required for all Elevations NR
Window Trim in 1 st Layer	Except House Building Types, min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window NR
Shutters	Except House Building Types, and if any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs NR
Façade Window Sill Height	NR
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	NR
Façade Variety	NR

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CD-3L	TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT
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CD-3L	TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT
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Building Standards (continued)	
Roof Type & Pitch	
Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design
Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials				
Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl siding	P
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	NR
Foundation Cladding	Required; brick or natural stone brick, or natural stone , or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	Required; brick or natural stone , with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required; brick, natural stone, with material matching primary material of Façade

CD-3L **TABLE 4.3.1-B DISTRICT STANDARDS:**
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Types			
House	P	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

CD-3L **TABLE 4.3.1-B DISTRICT STANDARDS:**
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location			
	On-Street Parking	Off-Street Parking	
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway	
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway	
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway	
Tractor trailers (including trailers for storage)	NP	on-Street, except for delivery and Temporary Use of trailers	NP
All Other Vehicles	NP	NP in 3rd Layer only, and in Driveway	

Additional Parking Requirements

Off-Street Parking Surface	P Prepared surface of gravel, asphalt, concrete, or another hard surface for 30 feet from Thoroughfare or Internal Drive, gravel permitted for any remaining depth of driveway.
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Garage Location	P In 2 nd or 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage + Façade width
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 – 20 ft. in 1 st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

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TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements

* Only applicable to Development Parcels

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TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

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Loading & Access	
Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	N/A
Drive- Through Locations	N/A

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	NP	P
Solar Panels	P if coplanar to and integrated into roof deign	P if coplanar to and integrated into roof deign	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	P	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	P	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs
See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting
See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

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TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Private Landscaping and Fencing
Landscaping
In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage and continuous shrubs around foundation at Frontage

Walls & Fencing
Height 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

- Construction

Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
- Maintenance

Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials			
Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards	
Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

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TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Screens, Street-Screens & Buffers		
Height		
	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	N/A (uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening	NR
HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location Parcel Buffer Project Buffer	2 nd Layer Section 4.3.11.H Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS
NEIGHBORHOOD CHARACTER DISTRICT



General Description

The CD-3 Neighborhood Large Lot Character District consist of primarily medium density single-family detached Residential area in which House is the predominant Building type. It has medium to deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street tress, and form medium to large blocks. CD-3 is an appropriate District for the Suburban Neighborhoods future land use Character Area described in the Comprehensive plan; it is also appropriate for City Center Urban Village Future Land Use Character Area where the Planning Commission determines that is compatible with the established land use pattern in the surrounding area.



CD-3 TABLE 4.3.1-C DISTRICT STANDARDS:
NEIGHBORHOOD CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
4 Density Unit per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2800 ft. max

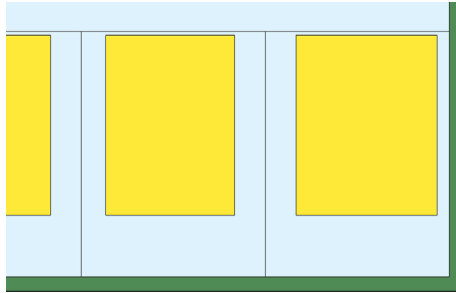
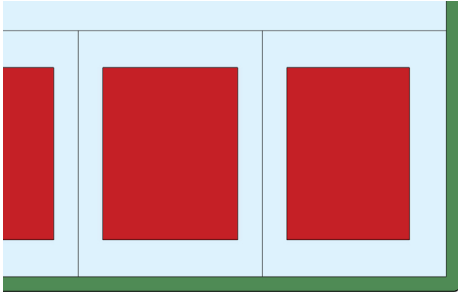
Private Frontage Types			
Common Yard	P	Stepfront	NP
Porch	P	Shopfront	NP
Fence	P	Gallery	NP
Terrace/Lightwell	NP	Arcade	NP
Forecourt	NP	Officefront	NP
Stoop	P		
See Table 4.3.7.A (Private Frontage Types)			

Civic Space Types*			
		*Applicable only to Development Parcels.	
Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P
See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)			

Permitted Uses	
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).	

Number of Buildings	
Principal Building	1 max
Accessory Buildings	2 max

CD-3 **TABLE 4.3.1-C DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width	House: 40 ft. min if Alley loaded Garage at rear, otherwise 65 ft. min Duplex: 50 ft. min for each unit of Duplex Civic: 50 ft. min
Frontage Buildout	NR
Lot/ Building Site Area	NR
Impervious Surface Coverage	50% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback/ Yard	25 ft. min.	A	Front Setback/ Yard		
Principal Footage			Principal Frontage	20 ft.min behind Principal Building Frontage	E
Front Setback/ Yard					
Secondary Frontage	20 ft. min.	B			
Side Setback/ Yard			Front Setback/ Yard		
Each side	8 ft. min.	C	Secondary Frontage	20 40 ft. min	F
Rear Setback			Side Setback/ Yard		
	25 ft. min, or 15 ft min		Each side	5 ft. min	G
	From centerline of rear alley	D			

Rear Setback/ Yard 5 ft. min, or 15ft. min
From centerline of rear alley H

CD-3 **TABLE 4.3.1-C DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building 3 Stories max

Accessory Building 2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition ~~NR~~ Each Principal Building must have an identifiable Base, Middle, & Cap

Finished Floor Level NR

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of total Façade width for the Principal Frontage from the First Layer
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Except House Building Types, must be vertically proportioned NR
Blank Walls	NP at Frontage
Façade Articulation	NR at Frontage
Façade Openings	Except House Building Types, windows, and/or doors spaced $\leq$ 20 ft. apart Except House Building Types, in Stories above first, Façade openings must be $\leq$ 50% of the total Façade area NR
Façade Glazing	Except House Building Types, 20%—60% of total Façade area NR
Window Shape	Except House Building Types, square or vertical in proportion, except transoms NR
Window Alignment	Except House Building Types, upper floor windows and other features must be aligned with those of first floor NR
Window Types	Except House Building Types, and except for transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single hung, double hung, casement or awning types NR
Window Glazing Material	Except House Building Types, clear glass is Required for all Elevations NR
Window Trim in 1 st Layer	Except House Building Types, min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window NR
Shutters	Except House Building Types, and if any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs NR
Façade Window Sill Height	NR
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	NR
Façade Variety	NR

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CD-3	TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

CD-3	TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT
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Building Standards (continued)	
Roof Type & Pitch	
Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design
Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials				
Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl siding	P for Residential Use
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	NR
Foundation Cladding	Required; brick or natural stone brick, or natural stone , or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	Required; brick or natural stone , with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required; brick, natural stone, with material matching primary material of Façade

CD-3

TABLE 4.3.1-A DISTRICT STANDARDS:
NEIGHBORHOOD CHARACTER DISTRICT

Building Types			
House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

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TABLE 4.3.1-A DISTRICT STANDARDS:
NEIGHBORHOOD CHARACTER DISTRICT

Vehicular Parking Requirements			
Parking Location			
	On-Street Parking		Off-Street Parking
Domestic Vehicles	P		P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP		P in 3 rd layer only, and in Driveway
Heavy Equipment	NP		P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP	on-Street, except for delivery and Temporary Use of trailers	NP
All Other Vehicles	NP		P in 3 rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	P Prepared surface of gravel , asphalt, concrete, or another hard surface <u>for 100 feet from Thoroughfare or Internal Drive, gravel permitted for any remaining depth of driveway.</u>
Garage Location	P In 2 nd or 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage + Façade width
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	180 ft. max in 1 st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

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CD-3 **TABLE 4.3.1-A DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements

* Only applicable to Development Parcels

CD-3 **TABLE 4.3.1-A DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	N/A
Drive- Through Locations	N/A

Non-Building Components

1st Layer

2nd Layer

3rd Layer

HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P	P
Solar Panels	P if coplanar to and integrated into roof deign	P if coplanar to and integrated into roof deign	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	P	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	P	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-3 TABLE 4.3.1-A DISTRICT STANDARDS:
NEIGHBORHOOD CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage and continuous shrubs around foundation at Frontage

Walls & Fencing

Height 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials			
Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards	
Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-3 **TABLE 4.3.1-A DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT

Screens, Street-Screens & Buffers		
Height		
	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	N/A (uses not permitted in District)
Thoroughfare from Non-Family Residential Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening	NR
HVAC, Mechanical and other Equipment Screening	Required; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4

TABLE 4.3.1-D DISTRICT STANDARDS

GENERAL URBAN CHARACTER DISTRICT



General Description

The CD-4 General Urban Character District consist of a medium density area that has a mix of Building Types and primarily Residential, Retail/ Personal Service/ Artisan, Office, Lodging and Civic Uses. There are medium, shallow or no front Setbacks and narrow to medium side Setbacks. It has variable private landscaping. Has Thoroughfares and Internal Drives with curbs, Sidewalks and tress that define medium-sized blocks. CD-4 is an appropriate District for the City Center Urban Village Future Land Use described in the Comprehensive Plan.



CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
12 Density Units per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2400 ft. max

Private Frontage Types			
Common Yard	P	Stepfront	P
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	NP
Forecourt	P	Officefront	P
Stoop	P		
See Table 4.3.7.A (Private Frontage Types)			

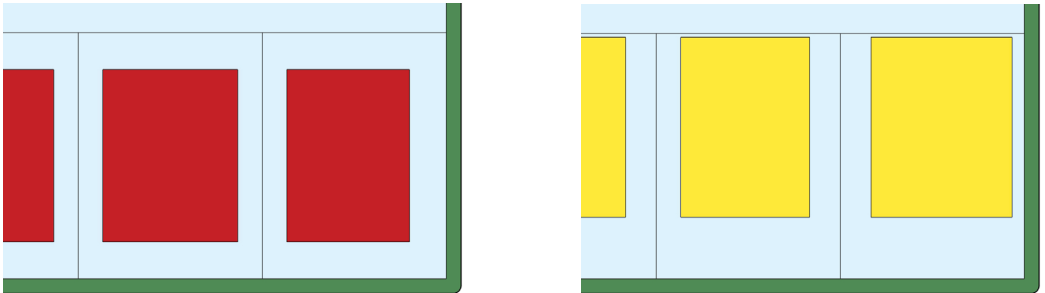
Civic Space Types*		*Applicable only to Development Parcels.	
Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	P	Community Garden	P
Plaza	NP	Pocket Park	P
See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)			

Permitted Uses
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings	
Principal Building	1 max
Accessory Buildings	1 max

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TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT



Lot Occupation	
Lot/ Building Site Width	House: 38 ft. min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit X 8max. attached Townhouse units All other Building Types: 18 ft. max All Building Types: 120 ft max
Frontage Buildout	60% min
Lot/ Building Site Area	NR
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	<u>Townhouse: Must enfront a vehicular Thoroughfare, Internal Drive, or Courtyard, except ≤ 20% of the Lots or Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. All others;</u> Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. <u>The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O.</u>
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

CD-3 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback/ Yard Principal Footage	6 ft min; 20 ft max.	A	Front Setback/ Yard Principal Frontage	20 ft.min behind Principal Building Frontage	E
Front Setback/ Yard Secondary Frontage	6 ft. - 20 ft. min.	B			
Side Setback/ Yard Each side	0 ft min between individual Townhouse Units & Duplex Units; otherwise 6ft min	C	Front Setback/ Yard Secondary Frontage	60 ft. min	F
			Side Setback/ Yard Each side	0 ft. min	G
Rear Setback	25 ft. min, or 15 ft min From centerline of rear alley	D	Rear Setback/ Yard	3 ft. min, or 5 ft. min From centerline of rear alley	H

CD-4 ~~TABLE 4.3.1-D DISTRICT STANDARDS:~~
~~GENERAL URBAN CHARACTER DISTRICT~~

Building Standards	
Building Height*	
Principal Building	3 Stories max
Accessory Building	2 Stories max
*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *	
*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *	
Ceiling Height	
May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft. Shopfront Facade, which may not exceed 25ft.	
Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	If Residential: 18 ft., 48 in. max above average grade at Facade facade

CD-4 ~~TABLE 4.3.1-D DISTRICT STANDARDS:~~

GENERAL URBAN CHARACTER DISTRICT

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may e at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced $\leq$ 20 ft. apart In Stories above first Façade openings must be $\leq$ 50% of the total Façade area
Façade Glazing	20% - 60% of total ground floor Façade area
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except for transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	<u>Within a Development Parcel n</u> No Façade may exist more than once in a Block Face or within view of the same Façade

CD-4 ~~TABLE 4.3.1 D-DISTRICT STANDARDS:~~ GENERAL URBAN CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	If pitched, 6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

CD-4

TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl or Aluminum siding	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	Required; brick or natural stone except foundation cladding, or absence of cladding, may match current material on renovations and minor expansions of existing structures.
Porch Pier Cladding	Required; brick or natural stone, with any space under Porch concealed by painted or stained latticework between piers, except pier cladding, or absence of cladding, may match current material on renovations and minor expansions of existing structures.
Chimney Cladding	Required; brick, natural stone, with material matching primary material of Façade

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

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CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP
All Other Vehicles	NP	P in 3 rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1 st Layer if Residential; 36 ft. max in 1 st layer if non-Residential; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements

* Only applicable to Development Parcels

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design	P if coplanar to and integrated into roof design	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-4

TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation at Frontage if 1st Layer ≥3ft. deep, plus if 1st Layer is ≥ 15ft. deep, 1 tree planted in 1st Layer every 50’ ft of Frontage. Drive aisles within 1st Layer, continuous shrubs Landscaping must comply with Section 4.3.16

Walls & Fencing

- Height4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
- ConstructionFinished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
- MaintenanceMust be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials			
Natural Wood	P only Picket type allowed at Frontage; other types allowed on sides and rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses

Required

Locations of Retaining Walls

P within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Screens, Street-Screens & Buffers		
Height		
	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards	
Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required; must be Screened from Frontage and Civic Space by Building Parapet or other Building element

Self-Storage Warehouse Screening

N/A (not permitted in District)

Street-Screen Location

2nd Layer

Parcel Buffer

Section 4.3.11.H

Project Buffer

Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS
GENERAL URBAN CORRIDOR CHARACTER DISTRICT



General Description

The CD-4C General Urban – Corridor Character District consists of a medium density area along a corridor. It provides for a balanced automobile and pedestrian-oriented built environment and a mix of Building Types and primarily Residential, Retail/ Personal Service/ Artisan, Office, Lodging and Civic Uses; there are medium, narrow or no front Setbacks and narrow to medium side Setbacks. It has variable private landscaping and it has Thoroughfares and Internal Drives with curbs, Sidewalks and trees that define medium-sized blocks. CD-4C is an appropriate District for parcels identified as Facilitate or Active on the Areas of Change map of the Comprehensive Plan, which have access onto a public right-of-way classified as principal arterial or minor arterial in the Transportation element of the Plan and are located in Suburban Neighborhoods and City Center Urban Village Future Land Use described in the Comprehensive Plan.



CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
24 Density Units per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2400 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	NP
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types* *Applicable only to Development Parcels.

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

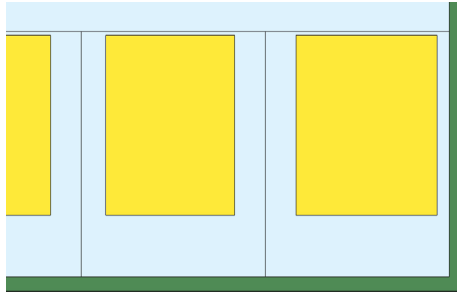
Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width	House: 38' min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x6max. attached Townhouse units Large Scale Commercial: 600 ft max All other Building Types: 18 ft. min – 200 ft. max
Frontage Buildout	60% min except commercial 40% min
Lot/ Building Site Area	NR
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

CD-3C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback/ Yard Principal Footage	6 ft min; 40 ft max.; <u>except where the Lot or Building Site enfronts a Thoroughfare with a functional classification of Arterial and parking is located in the First Layer, max 85 ft</u>	A	Front Setback/ Yard Principal Frontage	20 ft.min behind Principal Building Frontage; <u>except where the Lot or Building Site enfronts a Thoroughfare with a functional classification of Arterial and parking is located in the First Layer, max 85 ft</u>	E
Front Setback/ Yard Secondary Frontage	6 ft. min - 40 ft. max.	B	Front Setback/ Yard Secondary Frontage	5 ft. min	F
Side Setback/ Yard Each side	0 ft min per side	C	Side Setback/ Yard Each side	5 ft. min	G
Rear Setback	3 ft. min, or 15 ft min From centerline of rear alley	D	Rear Setback/ Yard	3 ft. min, or 5 ft. min If Garage door faces Rear Alley	H

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building 4 Stories max

Accessory Building 2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft. Shopfront Facade, which may not exceed 25 ft.

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle & Cap

Finished Floor Level **NR**

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage

Façade Articulation	Except for House Building Types, A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced $\leq$ 20 ft. apart In Stories above first Façade openings must be $\leq$ 50% of the total Façade area
Façade Glazing	Non-Shopfront: 20% - 60% of total <u>ground floor</u> Façade area for Shopfront: <u>min. 75% of total ground floor Façade area, min. 20% of total Façade area on upper floors and secondary elevations</u>
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except for transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Façade
CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT	

Building Standards (continued)	
Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.
 Gable end rakes shall overhang at least six inches.
 Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
 Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

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TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT

Building Materials			
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry P
	Natural stone	P	Exposed concrete NP
	Wood	P	Vinyl or Aluminum siding NP
	Cementitious siding	P	Corrugated and/or sheet metal NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	Required; brick or natural stone brick, or natural stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	Required; brick or natural stone, with any space under Porch concealed by painted or stained latticework between piers, , except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required; brick, natural stone, with material matching primary material of Façade

Building Types			
House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

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TABLE 4.3.1-E DISTRICT STANDARDS:
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	P in 3 rd layer only, and in Driveway
All Other Vehicles	NP	P in 3 rd Layer only, and in Driveway; <u>except where the Lot or Building Site utilizing Commercial, Large-Scale Commercial, Mixed Use, or Flex buildings enfronts a Thoroughfare with an Arterial functional classification, a maximum of two bays of on-site parking and a drive aisle between the building and the Thoroughfare is permitted.</u>

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Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street : max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1 st Layer if Residential; 36 ft. max in 1 st layer if non-Residential; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings

Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage
<u>Pedestrian connections through to Adjacent Neighborhoods or Uses</u>	<u>Where parking is located in the First Layer, continuous pedestrian connection shall be provided from the Main Entrance of the Building to the Frontage Line and adjacent uses by way of an elevated crosswalk traversing the parking area and connected sidewalks</u>

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements * Only applicable to Development Parcels

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Loading & Access	
Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof deign	P if coplanar to and integrated into roof deign	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P

Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P
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Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation at Frontage if 1st Layer ≥ 3ft. deep, plus if 1st Layer is ≥ 15ft. deep, 1 tree planted in 1st Layer every 50’ ft of Frontage. Drive aisles within 1st Layer, continuous shrubs Landscaping must comply with Section 4.3.16

Walls & Fencing

Height 3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials			
Natural Wood	P only Picket type allowed at Frontage; other types allowed on sides and rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP

Vinyl	P	Smooth or Split-faced Block	NP
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Additional Standards

Pedestrian Connections through
to Adjacent Neighborhoods
or Uses

Required

Locations of Retaining Walls

P within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-4C

TABLE 4.3.1-E DISTRICT STANDARDS:
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential
Screen. Street-Screen Adjacent to or across
Thoroughfare from Non-Family Residential

NR

Screening of Parking, Loading Areas, Service
Areas, Outdoor Storage, Drive-Throughs,

Trash Receptacle/Dumpsters, HVAC and
other equipment Screened from Frontage,

Civic Space and Adjacent Property	From Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.	
Required; except at Driveways: Parking Lots and Parking Areas must be Screened	<u>Where parking is located in the First Layer, it shall be screened by a landscape buffer at least 10 feet in width consisting of two canopy trees and two accent trees per 100 linear feet of property frontage.</u>	Formatted: Indent: Left: 4"
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required; must be Screened from Frontage and Civic Space by Building Parapet or other Building element	
Self-Storage Warehouse Screening	N/A (not permitted in District)	
Street-Screen Location	2 nd Layer	
Parcel Buffer	Section 4.3.11.H	
Project Buffer	Section 5.8	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT



General Description

The CD-5 Urban Center Character District consists of medium to higher density Mixed Use areas. It has a tight network of Thoroughfares and Internal Drives with Sidewalks, streetlights, and regular tree spacing, defining medium sized blocks. Buildings are set close to the Sidewalks. CD-5 is an appropriate District for the City Center Urban Village Future Land Use described in the Comprehensive Plan.

CD-5 **TABLE 4.3.1-F DISTRICT STANDARDS**
URBAN CENTER CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
NR	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types			
Common Yard	NP	Stepfront	P
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		
See Table 4.3.7.A (Private Frontage Types)			

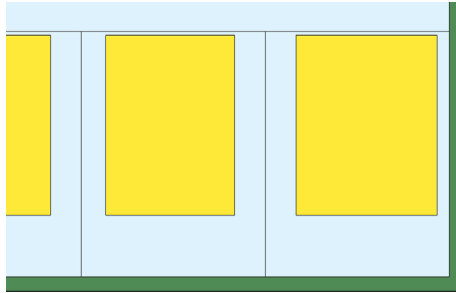
Civic Space Types*		*Applicable only to Development Parcels.	
Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings	
Principal Building	1 max
Accessory Buildings	1 max

CD-5 **TABLE 4.3.1-F DISTRICT STANDARDS**
URBAN CENTER CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width	House: 38 ft min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x6max. attached Townhouse units Large Scale Commercial: 600 ft max All other Building Types: 18 ft. min – 120 ft. max
Frontage Buildout	80% min except House and Duplex 60% min
Lot/ Building Site Area	NR
Impervious Surface Coverage	100% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback/ Yard	0 ft at corners; 0 ft min.	A	Front Setback/ Yard		
Principal Footage	15 ft max elsewhere		Principal Frontage	40 ft max from rear Property Line; except	E
Front Setback/ Yard			Side Setback/ Yard	3 ft max	F
Secondary Frontage	0 ft at corners, 0 ft min.	B			
	15 ft max elsewhere		Rear Setback/ Yard	3 ft min or 5 ft min if Garage door faces Alley	G
Side Setback/ Yard					
Each side	0 ft min; 24 ft max per side	C			
Rear Setback	NR	D			

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building	2 Story min; 5 Stories max. adjacent to CD-5; all other areas 3 stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	If Residential: 18 in. min., 48 in. max. above average grade at Façade

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced $\leq$ 20 ft. apart In Stories above first Façade openings must be $\leq$ 50% of the total Façade area
Façade Glazing	Non-Shopfront: 20% - 60% of total ground level Façade area; for non-Shopfront, Shopfront: min 5-70% of total ground level Façade area, min. 20% of total Façade area on upper floors and secondary elevations for Shopfront
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq$ 50% of total Façade area.
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features

Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Facade Variety	No Facade may exist more than once in a Block Face or within view of the same Facade
CD-5	TABLE 4.3.1-F DISTRICT STANDARDS
	URBAN CENTER CHARACTER DISTRICT

Building Standards (continued)	
Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design
Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials			
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry P
	Natural stone	P	Exposed concrete NP
	Wood	P	Vinyl or Aluminum siding NP
	Cementitious siding	P	Corrugated and/or sheet metal NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim

Building Types			
House	P		Commercial P
	P		Mixed Use P
	P		Flex P
	P		Mid-Rise P
	P		Large Scale Commercial NP
	P		Civic P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

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TABLE 4.3.1-F DISTRICT STANDARDS
URBAN CENTER CHARACTER DISTRICT

Vehicular Parking Requirements		
Parking Location		
	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	P in 3 rd layer only, and in Driveway
All Other Vehicles	NP	P in 3 rd Layer only, and in Driveway

Additional Parking Requirements	
Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1 st Layer; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements

* Only applicable to Development Parcels

CD-5 **TABLE 4.3.1-F DISTRICT STANDARDS**
URBAN CENTER CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof deign	P if coplanar to and integrated into roof deign	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-5 **TABLE 4.3.1-F DISTRICT STANDARDS**
URBAN CENTER CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

NA if paved or ≤ 3ft front Setback/ Yard; Otherwise, shrubs continuous around foundation at Façade. Landscaping must comply with Section 4.3.16

Walls & Fencing

Height 3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses **Required**

Locations of Retaining Walls P within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-5 **TABLE 4.3.1-F DISTRICT STANDARDS**
URBAN CENTER CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location Parcel Buffer Project Buffer	2 nd Layer Section 4.3.11.H Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Commented [PK2]: No changes noted for CD-5C

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS
URBAN CENTER CORRIDOR CHARACTER DISTRICT



General Description

The CD-5C Urban Center Corridor Character District consists of medium to higher density Mixed Use areas. It provides for a balanced automobile and pedestrian oriented built environment, a mix of Building Types and primarily has a tight network of Thoroughfares and Internal Drives with Sidewalks, street lights, and regular tree spacing defining medium-sized blocks. Buildings are set close to Sidewalks. CD-5C is limited to parcels identified as Active on the Areas of Change map of the Comprehensive Plan which have access to a Principal Arterial identified in the Transportation Plan located in the City Center Urban Village Character Area described in the Comprehensive Plan.

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
NR	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2000 ft. max or 3000 ft max if a parking structure provided within Block

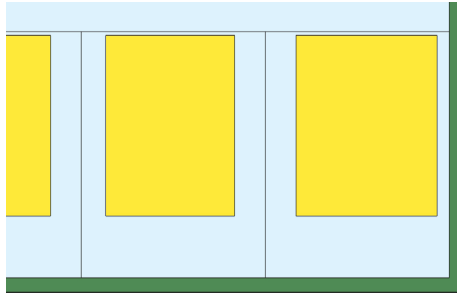
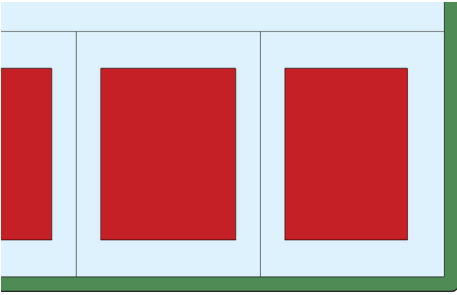
Private Frontage Types			
Common Yard	NP	Stepfront	NP
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		
See Table 4.3.7.A (Private Frontage Types)			

Civic Space Types*		*Applicable only to Development Parcels.	
Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P
See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)			

Permitted Uses	
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).	

Number of Buildings	
Principal Building	1 max
Accessory Buildings	1 max

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width	Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x8 max. attached Townhouse units All other Building Types: 18 ft. min All Building Types: 120 ft. max
Frontage Buildout	80% min.
Lot/ Building Site Area	NR
Impervious Surface Coverage	100% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback/ Yard Principal Footage	0 ft at corners; 0 ft min. 15 ft max elsewhere	A	Front Setback/ Yard Principal Frontage	40 ft max from rear Property Line.	E
Front Setback/ Yard Secondary Frontage	0 ft at corners, 0 ft min. 15 ft max elsewhere	B	Side Setback/ Yard	3 ft max	F
Side Setback/ Yard Each side	0 ft min; 24 ft max per side	C	Rear Setback/ Yard	3 ft min or 5 ft min if Garage door faces Alley	G
Rear Setback	NR	D			

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building	2 Story min; 4 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	If Residential: 18 in. min., 48 in. max. above average grade at Façade

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	Except for House Building Types, a Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced $\leq$ 20 ft. apart In Stories above first Façade openings must be $\leq$ 50% of the total Façade area
Façade Glazing	20% - 60% of total Façade area for non-Shopfront; 70% of total Façade area, min. for Shopfront
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq$ 50% of total Façade area.
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Façade

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	Required; brick or natural stone brick, or natural stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	Required; brick or natural stone brick, or natural stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required; brick, natural stone, with material matching primary material of Façade

Building Types

House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building

Type Mix).

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	P in 3 rd layer only, and in Driveway
All Other Vehicles	NP	P in 3 rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1 st Layer; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

See Article 5 (Development Parcel Standards) for additional requirements

* Only applicable to Development Parcels

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof deign	P if coplanar to and integrated into roof deign	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-5C	TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT
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Private Landscaping and Fencing

Landscaping

NA if paved or ≤ 3ft front Setback/ Yard; Otherwise, shrubs continuous around foundation at Façade. Landscaping must comply with Section 4.3.16

Walls & Fencing

Height 3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line

Construction Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody

Maintenance Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials			
Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through
to Adjacent Neighborhoods
or Uses **Required**

Locations of Retaining Walls **P** within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

CD-5C

TABLE 4.3.1-G DISTRICT STANDARDS

URBAN CENTER CORRIDOR CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location Parcel Buffer Project Buffer	2 nd Layer Section 4.3.11.H Section 5.8



Q1 and Q2 – 2023 Zoning Text Amendment

Project #:	24-0223, 0221, 0053, 0043	Location:	N/A
Applicant:	Kevin C. McCarthy, AICP	Case Type(s):	Text Amendment
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	N/A

SUMMARY

The applicant, the Zoning Administrator, requests to amend the text of Ordinance 4400, the zoning ordinance for the City of Columbia. This is the second and third of five rounds of zoning text amendments staff will present to the Planning Commission between December 2023 and December 2024. These changes will implement Connect Columbia, better align zoning regulations with community preferences, and calibrate the standards based on “lessons learned” during the first two years administering the Ordinance. This round of proposed amendments is detailed in the attached list of topics and track changes documents.

- The Planning Commission is a **recommending body** for zoning text amendments. The City Council is the decision-making authority.
- The staff comments section details the proposed changes, which are provided in the agenda packet in ~~striketrough~~ and underlines.
- Planning Commission may recommend adoption of the proposed text, modify the proposal, or decline the request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

CONSISTENCY WITH CONNECT COLUMBIA

The ongoing current process of reviewing and updating the Zoning Ordinance, Subdivision Regulations, Engineering Standards & Specifications, and other regulating documents is part of the implementation of Connect Columbia, the City's comprehensive plan.

REVIEW PROCESS

Section **8.5.16** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the text of the Ordinance. The Planning Commission is the recommending body for text amendments under **§ 8.3.3.B.2** of the Zoning Ordinance.

Section **8.5.18.C** of the Zoning Ordinance requires that Planning Commission determine that the proposed changes are consistent with the comprehensive plan.

8.5.18.G of the Zoning Ordinance establishes the review criteria for approval of all changes to the text of the Ordinance:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

The criteria for City Council action on a Zoning Ordinance Amendment at § 8.5.18.J.4 are identical to the criteria for Planning Commission review at 8.5.18.G.3.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The City Council adopted the current ordinance on July 14, 2022. The Zoning Ordinance implements the City's comprehensive plan, Connect Columbia. On November 8, 2023, the Planning Commission recommended adoption of a five-year update of the framework, land use, and transportation elements of Connect Columbia. The framework element of the plan directs planning staff to initiate revisions to the ordinance in order to bring it into consistency with changes to the future land use plan. It further directs staff to engage residents and property owners to solicit suggestions for further changes to the ordinance. As mentioned above, this is

the second and third of five rounds of zoning text amendments staff plans to present to the Planning Commission between December 2023 and December 2024.

Planning staff will present detailed commentary at the June 5, 2024 meeting of the Planning Commission.

The Planning Commission may recommend approval of the proposed text amendments, direct staff to prepare an alternative text amendment, or decline to act on the proposed changes.

SAMPLE MOTIONS

Approve:

Move to find, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed text amendments **[may be subject to modificaitons proposed by the Planning Commission]**.

Deny:

Move to recommend denial of the requested text amendment having found, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance are not satisfied *[list specific reasons for denial and provide direction to staff]*.

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and direct staff to provide: *[list additional information]* for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 4517 AS AMENDED - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEVELOPMENT PARCEL STANDARDS IN ARTICLE 5 BY REPEALING AND REPLACING SUCH ARTICLE 5 WITH A NEW ARTICLE 5 DEVELOPMENT PARCEL STANDARDS

RECOMMENDATION: Approve Ordinance 4517 as amended on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 5: Development Parcel Standards, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

The City Council evaluates zoning text amendments as directed by section 8.5.18.J.4 of the Zoning Ordinance. The proposed changes to the zoning ordinance are consistent with the remainder of the Ordinance (8.5.18.J.4.a), represent revisions necessitated by changing circumstances over time (8.5.18.J.4.b), and correct errors in the text of the Ordinance (8.5.18.J.4.c).

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance 4517, Exhibit A, Marked Changes "A", DS Staff Report.

**AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING
THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE
REGARDING DEVELOPMENT PARCEL STANDARDS IN ARTICLE 5 BY
REPEALING AND REPLACING SUCH ARTICLE 5 WITH A NEW ARTICLE 5
DEVELOPMENT PARCEL STANDARDS**

WHEREAS, Section §13-7-201 of the Tennessee Code Annotated empowers the city to enact a zoning ordinance and to provide for its administration, enforcement, and amendment; and

WHEREAS, the City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 5th day of June 2024, the Planning Commission reviewed and recommended specific changes in accordance to Section 8.5.18, to the Zoning Ordinance regarding Development Parcel Standards in Article 5. As a result, Article 5 is being repealed in its entirety and replaced with a new Article 5 which is attached hereto as Exhibit "A" and incorporated herein by reference. Said recommendations are being considered after a public hearing held on the 8th day of August, 2024, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA as follows:

Section 1: That Ordinance Number 4400, the same being the Zoning Ordinance of the City of Columbia, Tennessee is hereby amended by repealing and deleting Article 5 in its entirety and replacing such Article with a new Article 5, Development Parcel Standards, which is attached hereto as Exhibit "A" and incorporated herein by reference;

Section 2: That the City Council satisfies the requirements of Section 8.5.18.J.4, by making specific findings as to the following:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

Section 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
COLUMBIA, TENNESSEE, this the 12th day of September, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY -- CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

5.1 DEVELOPMENT PARCEL STANDARDS.

5.1.1 Definition of Development Parcel.

Development Parcel is defined in Article 9 (Definitions).

5.1.2 Applicability.

This Article applies to all Development Parcels located or proposed within the City, except as otherwise provided in Section 1.22 with respect to Nonconformities.

5.1.3 Plans Applicable to Development Parcel.

Except as otherwise provided in Section 1.22 with respect to Nonconformities, none of the following shall occur with respect to any project or proposal involving a Development Parcel, except in compliance with this Article 5, the Official Zoning Map, and pursuant to a Development Plan or Master PUD Development Plan that conforms with and has been prepared, submitted, reviewed and approved in accordance with Section 8.5.6, this Article 5, and all other standards and requirements applicable thereto:

A. Construction Activities.

Construction, re-construction, Alteration, modification, raising, moving, extending, reducing, or enlarging any Structure;

B. Development Activities.

Development, re-Development, Improvement, of any Lot, Building Site, or other parcel of land;

C. SUBDIVISION

Subdivision, or re-subdivision of any Lot, Building Site, or other parcel of land, except when approved by the Zoning Administrator and City Engineer in order to facilitate the orderly division of land for subsequent development review, any subsequent use of the property shall require review and approval of a Development Plan or Master PUD Development Plan;

D. Use.

Use of any Structure, Lot, Building Site, or other parcel of land;

E. Applications and Actions.

Filing, issuing, applying for, certifying, or approving any subdivision application or plat, Building Permit, Development Plan or Master PUD Development Plan, or other Zoning Permit, relating to, or subdividing, re-subdividing, except as provided in 5.3.1.C commencing Construction on, or Developing, or Improving any part of a Development Parcel.

5.1.4 Pedestrian Sheds.

A. Parcel to be Based on Pedestrian Shed.

Each Development Parcel shall be based upon one or several proposed or existing Standard or Linear Pedestrian Sheds, as applicable, located according to existing conditions, such as traffic intersections, Adjacent Development, and natural features.

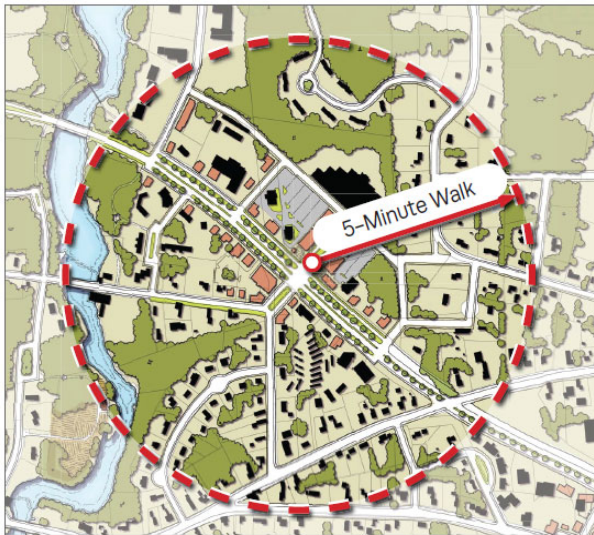
B. Common Destination.

Each Pedestrian Shed shall have a Common Destination near its center. See **Illustration 5.1.4.B-1 (Standard Pedestrian Shed)** and **Illustration 5.1.4.B-2 (Linear Pedestrian Shed)**.

C. Parcel / Site Size Relative to Pedestrian Shed Size.

A Development Parcel and the overall plan may be smaller or larger than the Pedestrian Shed within which it is situated.

**ILLUSTRATION 5.1.4.B-1
STANDARD PEDESTRIAN SHED**



**ILLUSTRATION 5.1.4.B-2
LINEAR PEDESTRIAN SHED**



5.1.5 Thoroughfare / Internal Drive Network.

The Thoroughfare and Internal Drive network shall be laid out according to Section 5.2.

5.1.6 Building Types.

Within each District of a Development Parcel or Plan of 10 acres or more there shall be a mix of Building Types in compliance with **Table 5.1.10 (Building Type Mix)**.

Table 5.1.10 (Building Type Mix).

District	Building Types	Permitted Share of Total Building Frontage Width
CD-4	Total of House, Duplex, Townhouse, Small Multifamily & Large Multifamily	85% max, with Large Multifamily < 20% of Total CD-4 Frontage width
	Total of Commercial, Mixed Use & Flex	15% min Frontage width

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

CD-4C	Total of House, Duplex, Townhouse, Small Multifamily & Large Multifamily	85% max, with Large Multifamily < 20% of Total CD-4C Frontage width
	Total of Commercial, Mixed Use & Flex	15% min Frontage width
CD-5	Total of House, Duplex, Townhouse, Small Multifamily & Large Multifamily	85% max, with Large Multifamily < 20% of Total CD-5 Frontage width
	Total of Commercial, Mixed Use & Flex	30% min Frontage width
CD-5C	Total of House, Duplex, Townhouse, Small Multifamily & Large Multifamily	85% max, with Large Multifamily < 20% of Total CD-5C Frontage width
	Total of Commercial, Mixed Use & Flex	15% min Frontage width
PUD-R	Any single permitted Building Type	Determined by Decision Making Authority
PUD-MU	Total of Commercial, Mixed Use, Flex & Mid-Rise	40% min

5.1.7 Uses.

Within each District of a Development Parcel or Plan of 10 acres or more there shall be a mix of Principal Uses in compliance with **Table 5.1.11 (Principal Use Mix)**.

Table 5.1.11 (PRINCIPAL USE MIX).

Max Residential Use % of Net Site Area	
CD-4	85% max
CD-4C	85% max
CD-5	70% max
CD-5C	70% max
SD-INT	40% max
SD-LI	40% max
SD-HI	None Permitted
PUD-MU	40% max

5.2 THOROUGHFARES, INTERNAL DRIVES & ALLEYS

5.2.1 General.

Thoroughfares, Internal Drives, and Alleys shall be provided within and Adjacent to each Development Parcel, as necessary to comply with this Article 5.

5.2.2 Thoroughfare & Internal Drive Standards.

Any Thoroughfares, Internal Drives, and Alleys within or Adjacent to a Development Parcel shall comply with the following standards:

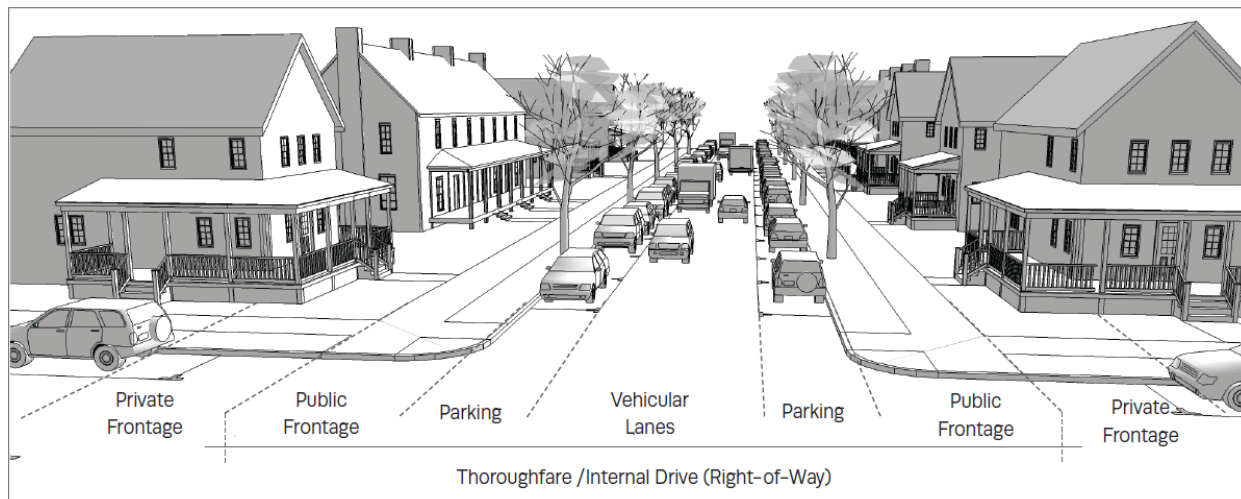
A. Access.

Thoroughfares and Internal Drives shall provide for vehicular and non-vehicular traffic and provide Access to Lots or Building Sites and Civic Spaces. Alleys, where provided, shall provide for vehicular Access to the side or rear of Lots or Building Sites and Civic Spaces.

B. Components.

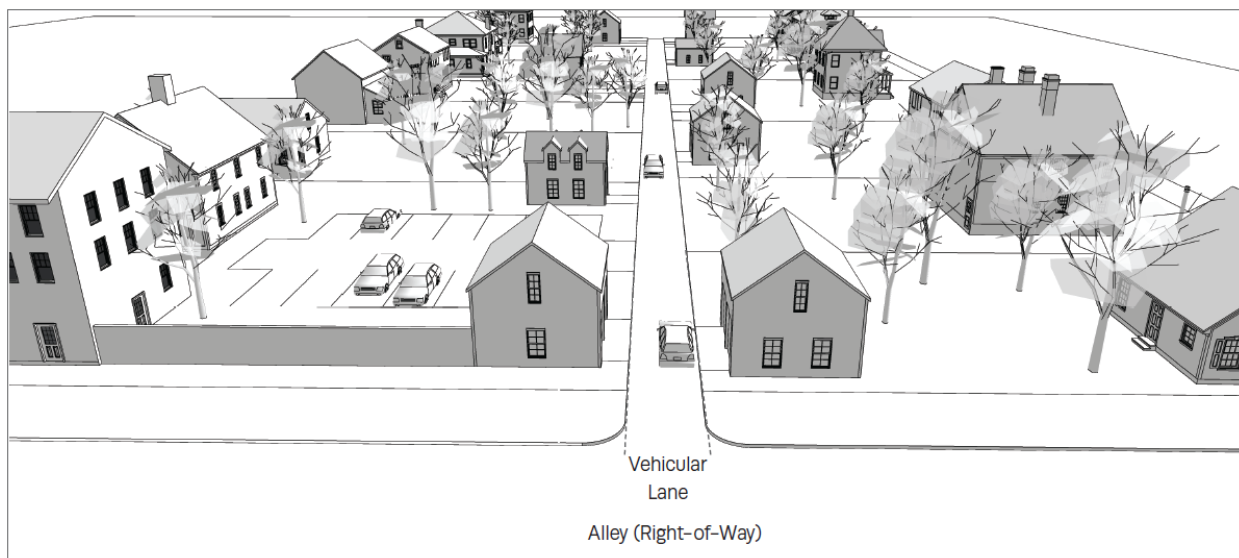
1. Each Thoroughfare and Internal Drive shall consist of Public Frontage, Vehicular Travel Lanes and any required Vehicular Parking Lanes, any allowed Loading Spaces, and any required Bicycle Accommodations. See **Illustration 5.2.2.B-1 (Thoroughfare / Internal Drive Components)** and details shown in the Engineering Standards & Specifications.

ILLUSTRATION 5.2.2.B-1 THOROUGHFARE / INTERNAL DRIVE COMPONENTS



2. Each Alley shall consist of the elements shown in the Engineering Standards & Specifications.

ILLUSTRATION 5.2.2.B-2 ALLEY COMPONENTS



C. Thoroughfares / Internal Drives in Multiple Districts.

The Public Frontages of Thoroughfares that pass from one District to another shall be adjusted accordingly or, alternatively, may follow the alignment of the Thoroughfare to the depth of one Lot or Building Site, retaining a single Public Frontage throughout its trajectory.

D. Blocks.

1. Thoroughfares and Internal Drives shall be provided and designed to define Blocks, subject to adjustment by Waiver of the Zoning Administrator at the edge of a Development Parcel or to accommodate specific site constraints.
2. Blocks shall not exceed the applicable perimeter size prescribed in **Table 5.2.2.D (Block Perimeter Standards)**, measured as the sum of Lot or Building Site Frontage Lines subject to adjustment by Waiver of the Zoning Administrator at the edge of a Development Parcel.

TABLE 5.2.2.D BLOCK PERIMETER STANDARDS,

DISTRICT	MAX PERIMETER
CD-2	Not Regulated
CD-3L	3600 ft max
CD-3	2800 ft max
CD-4, CD-4C, SD-MHP	2400 ft max
CD-5, CD-5C, PUD-R & PUD-MU	2,000 ft. max or 3,000 ft. max if a Parking Structure provided within Block
SD-INT, SD-LI, SD-HI & CV	Not Regulated
OTHER PUDs	Per approved Master PUD Development Plan

E. Network / Connections.

1. Thoroughfares and Internal Drives shall terminate at other Thoroughfares or Internal Drives, forming a network, connecting wherever possible to Thoroughfares or Internal Drives on Adjacent sites.
2. Cul-de-sacs are prohibited except where approved by Waiver of the Zoning Administrator to accommodate specific site conditions.

F. Thoroughfare / Internal Drive Types.

Each Thoroughfare or Internal Drive shall be one of the types described in **Table 5.2.2.F (Thoroughfare/ Internal Drive Types – Summary)** for the applicable District.

TABLE 5.2.2.F THOROUGHFARE / INTERNAL DRIVE TYPES – SUMMARY

ESS Detail	Applicable District	Name
DS02	CD2	RURAL NEIGHBORHOOD CURBED
DS06	CD3L	LARGE LOT NEIGHBORHOOD
DS10	CD3	SUBURBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES
DS11	CD3	SUBURBAN NEIGHBORHOOD PARALLEL PARKING ONE SIDE
DS12	CD3	SUBURBAN NEIGHBORHOOD NO PARALLEL PARKING
DS13	CD3	SUBURBAN BOULEVARD PARALLEL PARKING BOTH SIDES
DS14	CD3	SUBURBAN BOULEVARD NO PARALLEL PARKING
DS18	CD4	URBAN NEIGHBORHOOD PARALLEL PARKING BOTH SIDES
DS19	CD4	URBAN NEIGHBORHOOD NO PARALLEL PARKING
DS20	CD4C	URBAN CENTER PARALLEL PARKING BOTH SIDES
DS21	CD4C	URBAN CENTER NO PARALLEL PARKING
DS22	CD4/4C	URBAN BOULEVARD PARALLEL PARKING BOTH SIDES
DS23	CD4/4C	URBAN BOULEVARD NO PARALLEL PARKING
DS24	CD4/4C	URBAN BOULEVARD 4 LANE
DS25	CD4/4C	URBAN AVENUE PARALLEL PARKING BOTH SIDES
DS26	CD4/4C	URBAN AVENUE NO PARALLEL PARKING
DS27	CD4/4C	URBAN AVENUE 4 LANE
DS34	SD-LI/SD-INT/SD/HI	INDUSTRIAL TWO LANE
DS35	SD-LI/SD-INT/SD/HI	INDUSTRIAL THREE LANE
DS39	CD4/4C/CD5	INTERNAL DRIVE COMMERCIAL AND MIXED-USE
DS40		INTERNAL DRIVE INDUSTRIAL

Thoroughfares shall conform to the applicable standard detail in the City of Columbia Engineering Standards and Specifications (ESS). Where multiple standard details are available, the Zoning Administrator shall determine which standard is appropriate. The City Engineer may modify the composition of a Thoroughfare assembly as described in the ESS. The Zoning Administrator shall assign an appropriate Thoroughfare assembly for any Planned Unit Development based on the Character District with the most similar density, intensity, and character.

G. Assemblies & Standards.

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

Thoroughfares and Internal Drives within Districts and Adjacent to Districts shall conform to the applicable standards for such Districts set forth in the City of Columbia Engineering Standards & Specifications.

All street specifications shall meet engineering standards and are subject to approval by the Planning Commission. Elements of the street sections may be altered and approved by the City Engineer.

1. Boulevards and Avenues Required

A portion of thoroughfares shall be Boulevards or Avenues for Development Parcels in character districts CD-3, CD-4, CD-4C, PUD-R, and PUD-MU, where:

- (1) The total centerline length of all proposed Thoroughfares exceeds 19,999 linear feet;
 - (2) The number of residential units within the Development Parcel, or within a common scheme of development, exceeds 299; or
 - (3) Total frontage of all non-residential Lots and Building Sites exceeds 499 feet.
- b. Boulevards and Avenues shall be continuous in nature where possible and generally provide a continuous path from the entrance through the site.
- c. Boulevards and Avenues shall comprise a portion of the total Thoroughfare length in each Development Parcel with the following districts:

SECTION 3 Where a Traffic Impact Study indicates Average Annual Daily Traffic exceeds 1,200 trips per day, a 4-Lane Avenue shall be provided.

TABLE 5.2.2.G.1

CD-3	10%
CD-4	10%
CD-4C	20%
PUD-R	20%
PUD-MU	20%

H. Additional Pedestrian Walkways.

1. Pedestrian Access

- a. **Pedestrian ways, linkages and paths shall be provided from the Main Entrance of each principal Building to surrounding Thoroughfares, Internal Drives, external sidewalks, and Adjacent parcels.**
- b. **Pedestrian ways shall be designed to provide access between Parking Lots and Parking Areas and Building public entrances.**
- c. **At least one handicapped accessible route in accordance with all applicable regulations adopted by the City shall connect Buildings, facilities, elements and Parking spaces that are on the same Lot, Building Site, or Development Parcel.**

2. Pedestrian Crosswalks.

Crosswalks shall provide pedestrian access from Buildings to Parking Lots, Parking Areas and off-site Parking spaces, and shall be clearly designated with signage and variations in pavement materials or markings.

I. Sight Triangle.

At all Thoroughfare and Internal Drive intersections, the visibility standard of Section 4.3.3.G or Section 7.1.7.D shall be met.

J. Internal Drives.

Any Internal Drives shall be placed in a public access Easement and recorded as part of a Final Plat.

K. Alleys.

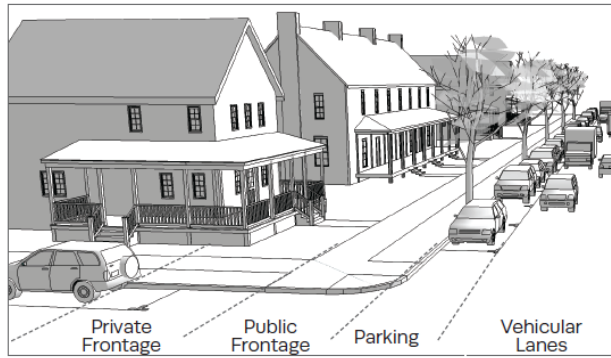
Alleys shall comply with the assembly and standards of the city of Columbia Engineering Standards & Specifications.

5.2.3 Public Frontages.

A. ELEMENTS.

The Public Frontage of any Thoroughfare or Internal Drive shall include the Sidewalk, Curb, planter, trees, bicycle accommodations, and lights, as required and designed in accordance with this Article 5, **Table 5.2.4.B (Bikeway Types)**, **Table 5.2.2.F (Thoroughfare & Internal Drive Types Summary)** and the City of Columbia Engineering Standards & Specifications. Trees are not required along any side of a Thoroughfare that is contiguous to a Civic Space.

ILLUSTRATION 5.2.3 PUBLIC FRONTAGE



B. CIVIC DISTRICTS

Within Civic Districts, the Public Frontage shall comply with the Public Frontage standards applicable to any Adjacent Character District.

C. PLANTINGS PROVIDED BY OWNER.

1. Within the Public Frontage, Public Planting, if any is required or is to be provided, shall be provided by the property Owner in accordance with the City of Columbia Engineering Standard & Specifications, provided that the spacing may be adjusted by Administrative Adjustment of the Zoning Administrator to accommodate specific site conditions.
2. Tree species shall be selected from **Table 4.3.16.D-1 (Native Plants of the Tennessee Valley)**; provided that coniferous trees are not allowed within the Public Frontage. The Zoning Administrator may approve alternative tree species where appropriate.

D. TREE HEIGHT AT MATURITY.

The Public Frontage shall include trees with shade canopies of a height which, at maturity, leaves clear at least one Story.

E. PLANT SPECIES.

Other than Public Frontage trees prescribed by this Section, the introduced landscape shall consist primarily of durable native species and hybrids that are tolerant of soil compaction and require minimal irrigation, fertilization and maintenance.

F. SIDEWALK CONSTRUCTION STANDARDS.

Sidewalks meeting the technical standards of the City Engineer and the standards and requirements set forth in the City of Columbia Engineering Standards & Specifications are required to insure pedestrian movement and safety.

G. PLACEMENT OF TREES.

Landscaping within the Public Frontage and landscaping within Civic Spaces shall comply with the following standards:

1. Trees shall be centered horizontally; and
2. Trees shall be placed minimally:

- a. At least two (2) feet from walkways, curbs, and other impervious surfaces if planted in a tree well or continuous planter;
- b. At least three (3) feet from walkways, curbs, and other impervious surfaces if planted in a continuous Swale or uncontained area.
- c. At least five (5) feet from street lights, utility meters and service lines, fences, walls and other ground level obstructions;
- d. At least six (6) feet from porch eaves, awnings and similar overhead obstructions associated with the ground level of Buildings; and
- e. At least eight (8) feet from balconies, verandas, Building eaves and cornices, and similar overhead obstructions associated with the upper stories of Buildings.

H. TREE SIZE - INSTALLATION.

At installation, trees shall be a minimum of two and a half inches (2.5") in caliper, measured three feet (3') above the ground and a minimum of ten feet (10') tall.

I. SHRUB SIZE.

At installation, Shrubs shall be a three (3) gallon container minimum and a height of 30 inches minimum. Shrubs shall be 18" minimum clear from any Sidewalk or pavement edge at the Lot Line or Building Site Line.

J. BARE / EXPOSED GROUND.

All bare or exposed ground on the site and in landscaped areas shall be covered with live plant materials and/or mulch, with the following exceptions:

1. Naturally occurring creek beds, rock outcroppings or similar landscape features typically lacking in vegetation.
2. Hiking trails and/or traces.
3. Clay or sand surfaces associated with recreation fields and facilities.

K. ARTIFICIAL PLANTS / TURF.

Artificial plants and artificial turf are prohibited.

L. WATER FEATURES.

Constructed water features such as fountains, streams and ponds that operate with water recirculation systems shall be designed to prevent seepage and leaks.

M. MINIMUM REQUIREMENTS.

Except as otherwise required by Sections 5.2.3.H and 5.2.3.I, all plant materials shall comply with the minimum container size, class and other requirements outlined in American Standards for Nursery Stock (ANSI Z60.1-2004) published by the American Nursery and Landscape Association (ANLA) or other local Nursery Association Standards.

N. PREVENTION OF COMPACTION.

The soil structure of planting strips shall be protected from compaction with a temporary construction fence. Standards of access, excavation, movement, storage and backfilling of soils in relation to the construction and maintenance of deep utilities and manholes shall be specified.

O. COMPACTED SOILS.

Landscape soils that have been compacted during construction activities shall be loosened and aerated to a depth of at least six (6) inches before planting.

5.2.4 Bicycle Accommodations

A. BICYCLE PARKING.

Bicycle Parking shall be provided in accordance with Section 4.3.13.

B. BIKEWAY TYPES.

1. A bicycle network comprised of the various allowed Bikeway Types indicated in **Table 5.2.4.B (Bikeway Types)** shall be provided through each Development Parcel of 10 acres or more.
2. The total length of the bicycle network provided must meet or exceed the total combined centerline length of roadways with a functional classification of Major Local and Collector within the Development Parcel, as indicated by the Traffic Impact Study or designated by the City Engineer.
3. Development Parcels of 80 acres or more shall utilize a Bikeway Type of Shared Use Path, Bicycle Lane, or Protected Bicycle Lane. Shared Use Paths may be located in Civic Space.

C. BIKEWAY NETWORK CONNECTIVITY

Bikeways established under this section shall connect to existing Bikeways within public rights-of-way and on Adjacent properties. Where no Bikeways currently exist, provision shall be made for future connections in the form of Bikeway Stubs. Such stubs should be placed in the location most suitable for continuation of the Bikeway in conjunction with development of the Adjacent property, as determined by the Zoning Administrator. The placement of Bikeways shall be consistent with the Parks & Greenways element of Connect Columbia.

D. RIGHT OF WAY

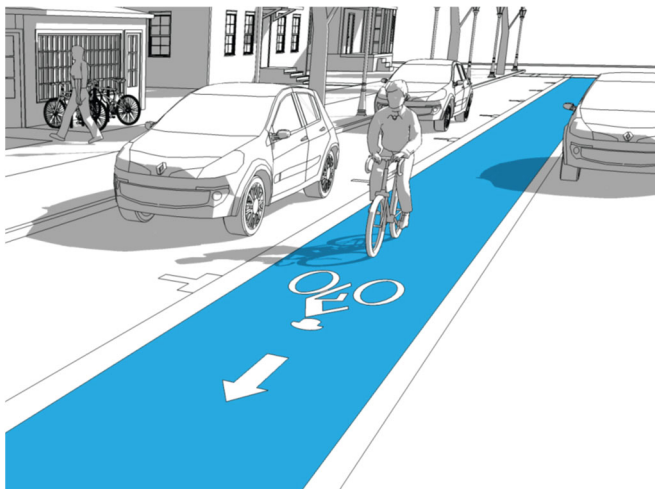
All Bikeways shall be placed in a public right-of-way or public access easement.

E. BICYCLE ACCOMMODATION STANDARDS – CIVIC DISTRICTS.

Within Civic Districts, any bicycle accommodations shall comply with the standards applicable to any Adjacent Character District.

TABLE 5.2.4.B BIKEWAY TYPES

Bicycle Lane

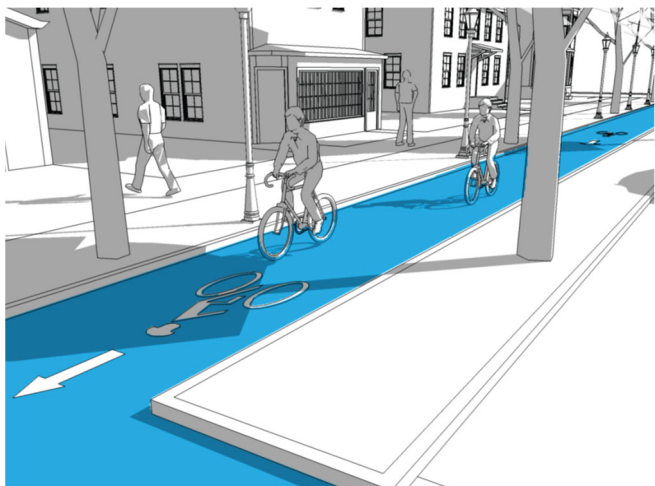


Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C
SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

Riding Surface Width	5 ft min
Buffer	None
Movement	With traffic
Intersection Detailing	Signalized, Peg-a-Track, colored, Bicycle Box
Bicycle Parking	Rack, bicycle shelter, bicycle station

Protected Bicycle Lane

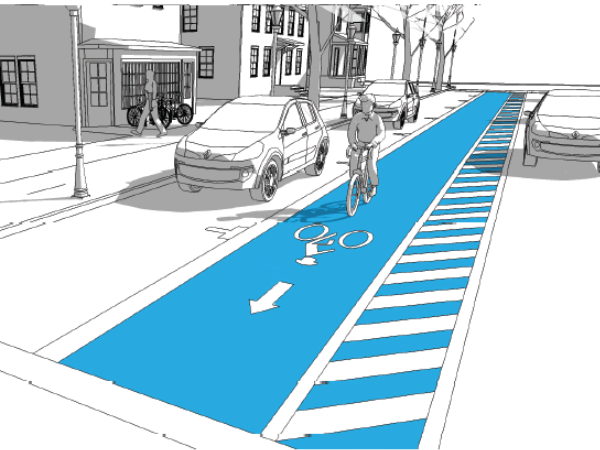


Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C
SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

Riding Surface Width	5 ft min
Buffer	3 ft min, painted buffer, curb, or planter strip
Movement	With traffic or dual direction
Intersection Detailing	Signalized, Peg-a-Track, colored, Bicycle Box
Bicycle Parking	Rack, bicycle shelter, bicycle station

Buffered Bicycle Lane

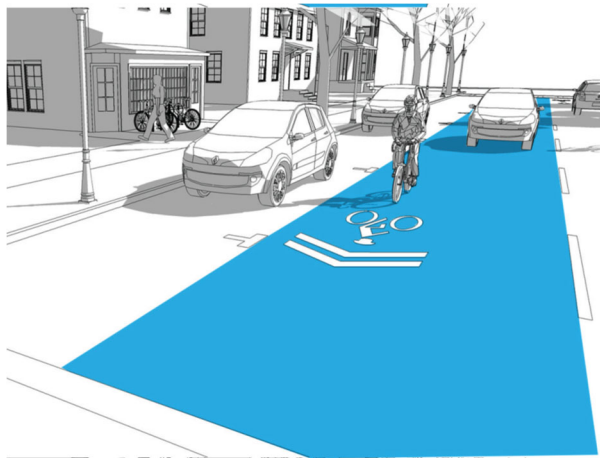


Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C
SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

Riding Surface Width	5 ft min each way
Buffer	2 ft min, painted buffer
Movement	With traffic or Contra-flow (2 lanes on the same side of the street or 1 lane on each side)
Intersection Detailing	Signalized, Peg-a-Track, colored, Bicycle Box
Bicycle Parking	Rack, bicycle shelter, bicycle station

Shared Use Lane



Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C
SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

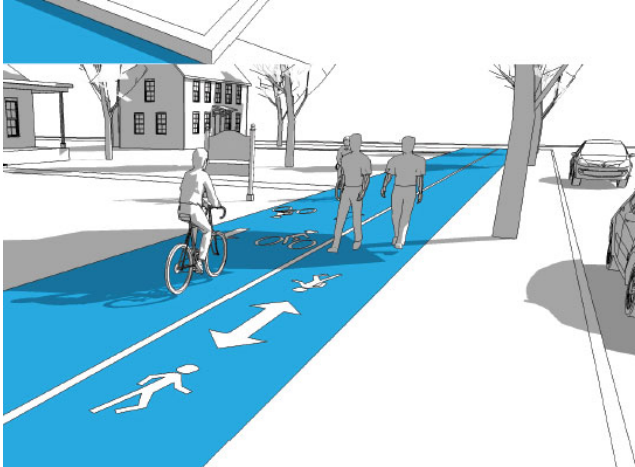
Riding Surface Width	Same as Vehicular Lane with signs or sharrows at intervals established by the City Engineer
Buffer	None
Movement	With traffic
Intersection Detailing	Signed, Signalized
Bicycle Parking	Opportunistic, rack, Bicycle Shelter

Shared Use Path

Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C
SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

Riding Surface Width	10 ft min
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Buffer	3 ft min, curb or planter strip
Movement	With traffic or dual direction
Intersection Detailing	Signed, Signalized, Peg-a-Track
Bicycle Parking	Rack, bicycle shelter, bicycle station

5.2.5 Public Planting

Public Planting shall be provided within the Public Frontage of Thoroughfares in accordance with **Table 5.2.2.F (Thoroughfare & Internal Drive Types - Summary)**, and **Table 5.2.5 (Public Planting)** and **Table 4.3.16.D-1 (Native Plants of the Tennessee Valley)**.

TABLE 5.2.5 PUBLIC PLANTING

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

TREE SHAPE		CD-2	CD-3L & CD3	CD-4 & CD4C	CD-5 & CD-5C	SD-MHP	SD-INT	SD-LI & SD-HI	PUD-R	PUC-MU	PUD-OTHERS	CV
Columnar		P	P	P	P	P	P	P	P	P	Per PUD approval	P
Oval		P	P	P	P	P	P	P	P	P	Per PUD approval	P
Rounded / Ball		P	P	P	P	P	P	P	P	P	Per PUD approval	P
Conical / Pyramid		P	P	P	NP, except in Civic Space or Open Space	P	P	P	NP, except in Civic Space or Open Space	NP, except in Civic Space or Open Space	Per PUD approval	NP, except in Civic Space or Open Space
Spreading / Umbrella		P	P	P	NP, except in Civic Space or Open Space	P	P	P	NP, except in Civic Space or Open Space	NP, except in Civic Space or Open Space	Per PUD approval	NP, except in Civic Space or Open Space
Vase		P	P	P	NP, except in Civic Space or Open Space	P	P	P	NP, except in Civic Space or Open Space	NP, except in Civic Space or Open Space	Per PUD approval	NP, except in Civic Space or Open Space

LEGEND
The following notations are utilized in this table.

 Permitted

 Not Permitted

 Per PUD Approval

5.3 CIVIC SPACES

5.3.1 Civic Space Requirement.

A. PERCENTAGE OF CIVIC SPACE.

Any Development Parcel shall include at least 5% of its gross acreage assigned as Civic Space(s). The Civic Space provided pursuant to this Section 5.3.1.A shall be in addition to all Yard, Setback, and Impervious Surface area required under this Ordinance and the Subdivision Regulations.

B. OTHER SPACES PERMITTED.

These provisions do not restrict or prohibit supplemental open space and amenities in addition to the required Civic Space.

C. COMPLIANCE WITH CIVIC DISTRICT STANDARDS.

All Lots, Building Sites, Buildings, Structures and Improvements within Civic Spaces shall comply with the standards applicable to Civic Districts at Table 4.3.1-U (District Standards-Civic).

D. CIVIC SPACE LOTS AND BUILDING SITE.

1. Civic Spaces shall be located on Lots or Building Sites identified on a Final Plat, Site Development Plan, or Planned Unit Development Master Plan.
2. Civic Spaces are exempt from the prohibition of through-lots at Section 4.3.3.D.

5.3.2 Civic Spaces - Design.

Civic Spaces shall be designed as generally described in **Table 5.3.3-A (Civic Space Types - Summary)** and **Table 5.3.3-B (Civic Space - Specific Standards)**. The Planning Commission may approve additional specifications for typical facilities within Civic spaces. The selection of Civic Spaces and placement of Civic Spaces within a Development Parcel shall be consistent with the Parks & Greenways element of Connect Columbia.

TABLE 5.3.3-A CIVIC SPACE TYPES - SUMMARY

Natural Area

A natural area available for unstructured recreation. A Natural Area may be independent of surrounding Building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Natural Areas may be lineal, following the trajectories of natural corridors. The minimum size is 8 acres.



CD-3L
CD-3
CD-4
CD-4C

Green

An open area, available for unstructured recreation. A Green may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of lawn and Trees, naturalistically disposed. The minimum size is 0.5 acre and the maximum is 8 acres



CD-2
CD-3L
CD-3
CD-4
CD-4C
SD-MHP
PUD-R

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

Square

An open area available for unstructured recreation and Civic purposes. A Square is spatially defined by Building Frontages. Its landscape shall consist of Paths, lawns and trees, formally disposed.

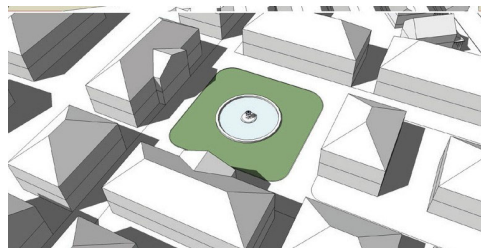
Squares shall be located at the intersection of important Thoroughfares. The minimum size is 0.5 acre and the maximum is 5 acres.



CD-4
CD-4C
CD-5
CD-5C
SD-MHP
SD-INT
SD-LI
SD-HI
PUD-R
PUD-MU

Plaza

An open area available for Civic purposes. A Plaza shall be spatially defined by Building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important Thoroughfares. The minimum size shall be 0.5 acre and the maximum is 2 acres



CD-4
CD-4C
CD-5
CD-5C
SD-MHP
SD-INT
SD-LI
SD-HI
PUD-R
PUD-MU

Playground

An open area designed and equipped for the recreation of children. A Playground may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within Natural Areas and Greens. There is no minimum or maximum size.



CD-2
CD-3L
CD-3
CD-4
CD-4C
CD-5
CD-5C
SD-MHP
SD-LI
PUD-R
PUD-MU

Sport Field or Court

An open area designed and equipped for team sports activities.



CD-2
CD-3L
CD-3
SD-LI
PUD-R

Pocket Park

A small predominantly green open area available for unstructured Passive Recreation.



CD-3L
CD-3
CD-4
CD-4C
CD-5
CD-5C
SD-MHP
SD-LI
SD-HI
PUD-R
PUD-MU

TABLE 5.3.3-B CIVIC SPACE - SPECIFIC STANDARD

Natural Area



Permitted In / Adjacent to:

CD-2

CD-3L

CD-3

CD-4

CD-4C

Intent

A natural area available for unstructured recreation. A natural area may be independent of surrounding Building Frontages. Its landscape shall consist of Paths and trails, meadows, waterbodies, woodland and open shelters, all naturalistically disposed. Natural areas may be lineal, following the trajectories of natural corridors. The minimum size is 8 acres.

Specifications

Size	8 ac min.
Frontage	Not Regulated
Character	Natural

Typical Facilities

- Passive and active recreation
- Recreational and community facilities
- Playgrounds and play structures
- Paths and trails
- Accessory structures

Green



Permitted In / Adjacent to:

CD-2

CD-3L

CD-3

CD-4

CD-4C

SD-MHP

PUD-R

Intent

An open area, available for unstructured recreation. A Green may be spatially defined by landscaping rather than Building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. The minimum size is 0.5 acre and the maximum is 8 acres.

Specifications

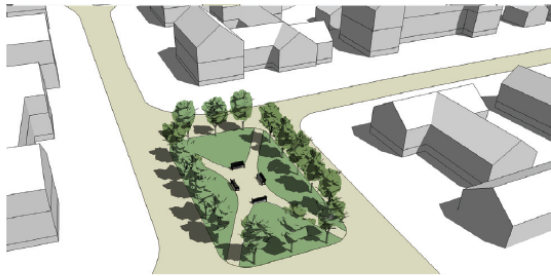
Size	0.5 ac min, 8 ac max
Frontage	Independent
Character	Informal

Typical Facilities

- Passive and active recreation
- Playgrounds and play structures
- Paths and trails
- Accessory structures

TABLE 5.3.3-B CIVIC SPACE - SPECIFIC STANDARD

Square



Permitted In / Adjacent to:

CD-4	CD-4C	CD-5	CD-5C	SD-MHP
SD-int	SD-LI	SD-HI	PUD-R	PUD-MU

Intent

An open area available for unstructured recreation and Civic purposes. A Square is spatially defined by Building Frontages. Its landscape shall consist of paths, lawns and trees, formally disposed. Squares shall be located at the intersection of important Thoroughfares. The minimum size is 0.5 acre and the maximum is 5 acres.

Specifications

Size	0.5 acres min. 5 acres max
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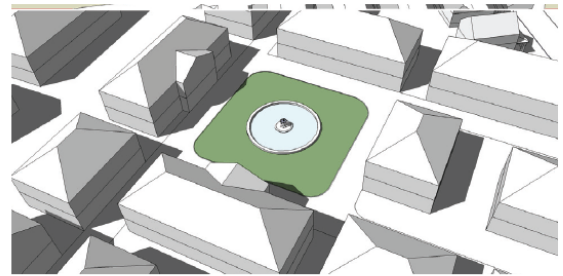
Frontage	Buildings
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Character	Formal
-----------	--------

Typical Facilities

- Passive Recreation
- Paths
- Accessory structures

Plaza



Permitted In / Adjacent to:

CD-4	CD-4C	CD-5	CD-5C	SD-MHP
SD-int	SD-LI	SD-HI	PUD-R	PUD-MU

Intent

An open area available for Civic purposes. A Plaza shall be spatially defined by Building Frontages. Its landscape shall consist primarily of pavement. Trees are optional. Plazas shall be located at the intersection of important Thoroughfares. The minimum size is 0.5 acre and the maximum is 2 acres.

Specifications

Size	0.5 ac min. 2 ac max
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Frontage	Buildings
----------	-----------

Character	Formal
-----------	--------

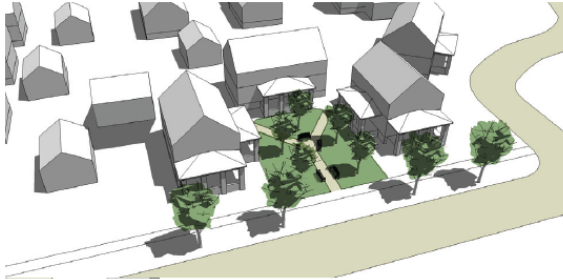
Typical Facilities

- Passive Recreation
- Paths
- Accessory structures
- Water features

TABLE 5.3.3-B CIVIC SPACE - SPECIFIC STANDARD

Playground  Permitted In / Adjacent to: CD-2CD-3LCD-3CD-4CD-4CCD-5CD-5CSD-MHPSD-LIPUD-RPUD-MU Intent An open area designed and equipped for the recreation of children. A Playground may include an open shelter. Playgrounds shall be interspersed within Residential areas and may be placed within a Block. Playgrounds may be included within Natural Areas and Greens. There is no minimum or maximum size. Specifications <table><tr><td>Size</td><td>No min. No max</td></tr><tr><td>Frontage</td><td>Buildings</td></tr><tr><td>Character</td><td>Formal or Informal</td></tr></table> Typical Facilities - Active recreation - Play structures - Paths - Water features	Size	No min. No max	Frontage	Buildings	Character	Formal or Informal	Sport Field or Court  Permitted In / Adjacent to: CD-2CD-3LCD-3SD-LIPUD-R Intent An open area designed and equipped for team sports activities. Specifications <table><tr><td>Size</td><td>No min. No max</td></tr><tr><td>Frontage</td><td>Buildings</td></tr><tr><td>Character</td><td>Formal</td></tr></table> Typical Facilities - Active recreation - Play structures	Size	No min. No max	Frontage	Buildings	Character	Formal
Size	No min. No max												
Frontage	Buildings												
Character	Formal or Informal												
Size	No min. No max												
Frontage	Buildings												
Character	Formal												

TABLE 5.3.3-B CIVIC SPACE - SPECIFIC STANDARD

Pocket Park**Permitted In / Adjacent to:**

CD-2	CD-3L	CD-3	CD-4	CD-4C	CD-5
CD-5C	SD-MHP	SD-LI	SD-HI	PUD-R	
PUD-MU					

Intent

A small predominantly green open area available for unstructured Passive Recreation.

Specifications

Size	500 sq. ft. min. 0.5 acres max.
Frontage	Independent
Character	Formal

Typical Facilities

- Passive Recreation
- Community gardens
- Playgrounds and play Structures
- Paths and trails
- Limited transient commercial concessions

5.3.3 Civic Spaces Required.

Each Development Parcel of 10 acres or more shall provide the following:

A. MAIN CIVIC SPACE.

Each Pedestrian Shed within such Development Parcel shall contain at least one Main Civic Space of the Green, Square, or Plaza type, as permitted within the applicable District and conforming to **Table 5.3.3-A (Civic Space Types - Summary)** and **Table 5.3.3-B (Civic Spaces – Specific Standards)**, within 800 feet of the geographic center of such Pedestrian Shed. Where topographic conditions, pre-existing Thoroughfare alignments or other circumstances prevent such location, the Zoning Administrator may approve an alternative location within the Pedestrian Shed.

B. PLAYGROUND.

A Civic Space designed and equipped as a Playground conforming to **Table 5.3.3-B (Civic Spaces – Playground)** (1) within 1,300 feet of each Lot or Building Site in Residential Use in all Districts CD-3, CD-4, CD-4C, CD-5; and

C. THOROUGHFARE ENFRONTMENT.

Each Civic Space shall have a portion of its perimeter equal to or greater than the minimum width of a Lot or Building Site in the applicable character district Enfronting a Thoroughfare, except for Sports Fields or Courts.

5.3.4 Civic Buildings within civic spaces.

Civic Buildings and community amenities, including mail kiosks, pool houses, and community centers may be located in Civic spaces.

5.3.5 Maintenance of Civic Buildings & Civic Space.

Civic Buildings and Civic Space shall be owned and maintained by a property owners’ association unless specifically dedicated to and accepted by the City. Any such property owner’s association shall be organized under the laws of the State of Tennessee. The deed conveying a Civic Building or Civic Space to a property owners’ association shall include covenants running with the land that permanently reserve it for Civic purposes and require the association to maintain and pay all expenses associated with such Civic Building or Civic Space.

5.4 DISTRICT DENSITY

A. DENSITY CALCULATIONS.

Any proposed Development Parcel, shall require compliance with the following District Density provisions:

1. District Density shall be calculated based on the gross acreage of a specific District covered by the Development Parcel Plan.
2. Density shall be expressed in terms of Density Units per gross acre as specified for the area of each District by **Table 5.4.A-1 (District Density)**.

TABLE 5.4.A-1 DISTRICT DENSITY

TABLE 5.4.A-1 DISTRICT DENSITY

Density Units	
CD-2	1 Density Units per acre, gross, max
CD-3L	2 Density Units per acre, gross, max
CD-3	4 Density Units per acre, gross, max
CD-4	12 Density Units per acre, gross, max
CD-4C	24 Density Units per acre, gross, max
CD-5	Not Regulated
CD-5C	Not Regulated
SD-MHP	6 Density Units per acre, gross, max
SD-INT	24 Density Units per acre, gross, max
SD-LI	Not Regulated
SD-HI	Not Regulated
PUD-R	12 Density Units per acre, gross, max
PUD-MU	12 Density Units per acre, gross, max
Other PUDs	Per PUD Approval
CV	Not Regulated

3. For purposes of calculating District Density:
 - a. the area shall include the Thoroughfares, Internal Drives, and Civic Space within the Development Parcel;
 - b. the quantities of the Principal Uses indicated on **Table 5.4.A-2 (Density Equivalencies)** shall constitute the indicated number of Density Units or portion thereof.

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

TABLE 5.4.A-2 DENSITY EQUIVALENCIES

PRINCIPAL USE	NO. OF DENSITY UNITS
Agricultural & Extractive uses (any amount)	0 Density Unit
1 Residential – Household Living Dwelling unit	1 Density Unit
Residential – Group Living – each bedroom	0.5 Density Unit
1500 sf. Civic Use, except Correctional Facilities, Civic Space & Open Spaces	1 Density Unit
3000 sf. Civic Use - Correctional Facility	1 Density Unit
Civic Space & Open Space (any amount)	0 Density Unit
Civic Support (any amount)	0 Density Unit
1500 sf. Educational Use or Institutional Use	1 Density Unit
1500 sf. Commercial Use, excluding Accommodations/ Lodging, Outdoor Recreation & Parking	1 Density Unit
1 Bed & Breakfast or Inn Dwelling	1 Density Unit plus .5 Density Units for each guest bedroom
1 Accommodations/ Lodging Bedroom, excluding Bed & Breakfast Dwellings	0.5 Density Unit
Outdoor Recreation or Parking (any amount)	0 Density Unit
1500 sf. Office Use	1 Density Unit
3000 sf. Industrial Use	1 Density Unit
3000 sf. Utility Use	1 Density Unit
1500 sf. Other Uses (any amount)	1 Density Unit
Accessory Building/ Accessory Dwelling (any amount)	0 Density Unit

SF. = BUILDING SQUARE FEET, EXCLUDING BASEMENTS AND ATTICS

B. MAXIMUM DENSITY.

The Maximum Density per Character District of a Development Parcel, shall not exceed that set forth in **Table 5.4.A-1 (District Density)**.

5.5 PROJECT BUFFERS

5.5.1 General.

Project Buffers shall be provided for Development Parcels in accordance with this Section 5.5.

5.5.2 Modification of Existing Structures.

Buildings and Structures lawfully existing as of the Effective Date may be modified without providing or modifying or Buffers in conformance with this Section 5.5, provided that the same does not constitute an Alteration of the Building footprint size by more than 15% and does not increase the degree by which the Building or Structure is Non-conforming.

5.5.3 Not Applicable for Certain Uses / Site Work

The standards and requirements herein set out for Buffers shall not apply to Temporary Uses or to site work on undeveloped sites which does not involve significant ground disturbance.

5.5.4 Minimum Standards / Conflicts.

Required Buffers, as specified in these regulations, are minimum standards. In those instances where this Ordinance specifies different Buffering requirements, then the more restrictive provisions shall govern.

5.5.5 Additional Measures Permitted.

None of the provisions of this Ordinance shall be construed as prohibiting plant material, Screening, and/or Buffer area in addition to that required by this Ordinance; or prohibiting the modification of existing Buffers to perform to an equivalent degree as the Buffer required by this Ordinance.

5.5.6 Buffer Plan Requirements.

Buffer plans submitted for approval to satisfy the requirements of this Ordinance shall clearly indicate the name, location, and size of vegetation to be installed as well as trees to be preserved.

5.5.7 Buffer Not Part of Civic Space.

A Buffer area may not be included as part of the calculation of any required Civic Space.

5.5.8 When Required.

A Project Buffer shall be required for new Development in the Districts indicated in **Table 5.5.8 (Project Buffers)** along such parts of the project that Abut any land zoned District CD-2, CD-3L, CD-3, CD-4, CD-4C, CD-5, CD-5C, or SD-MHP, or Civic District.

TABLE 5.5.8. PROJECT BUFFERS

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

DISTRICT OF NEW DEVELOPMENT	BUFFER DEPTH	DEISGN PLANTS / 100 LINEAR FEET
SD-MHP (N/A if abutting another SD-MHP District)	75'	15 Canopy Trees $\geq$ 50% Evergreen, 15 Understory Trees $\geq$ 50% Evergreen & 90 Shrubs $\geq$ 75 % Evergreen*
SD-INT	75'	20 Canopy Trees $\geq$ 50% Evergreen, 20 Understory Trees $\geq$ 50% Evergreen & 120 Shrubs $\geq$ 75 % Evergreen
SD-LI	75'	20 Canopy Trees $\geq$ 50% Evergreen, 20 Understory Trees $\geq$ 50% Evergreen & 120 Shrubs $\geq$ 75 % Evergreen
SD-HI	75'	20 Canopy Trees $\geq$ 50% Evergreen, 20 Understory Trees $\geq$ 50% Evergreen & 120 Shrubs $\geq$ 75 % Evergreen
PUD-R	75'	15 Canopy Trees $\geq$ 50% Evergreen, 15 Understory Trees $\geq$ 50% Evergreen & 90 Shrubs $\geq$ 75 % Evergreen
PUD-MU	50'	15 Canopy Trees $\geq$ 50% Evergreen, 15 Understory Trees $\geq$ 50% Evergreen & 90 Shrubs $\geq$ 75 % Evergreen
*SD-MHP Project Buffer shall also include a continuous 100% opaque fence at least 6' feet high		

5.5.9 Design.

A. PLANT MATERIALS.

A Project Buffer shall be designed and comprised of the plant materials indicated in **Table 5.5.8 (Project Buffers)**.

B. FENCES & WALLS.

Fences and walls may be used in a Project Buffer in addition to the required plant materials, provided that they comply with the following:

1. Minimum 100% opacity;
2. Minimum 6' high; and

3. Include a brick, natural rock, or authentic stucco masonry column at any end visible from a Thoroughfare or Internal Drive.

C. OPACITY.

Plant materials and any fence or wall shall be arranged in a manner that creates a 100% opaque Project Buffer.

D. RETENTION OF HERITAGE TREES.

With the exception of clearing required for required Driveways, the retention of Heritage Trees within a Project Buffer area shall be required.

E. CREDIT FOR EXISTING VEGETATION.

Existing vegetation within a Project Buffer, which meets the requirements of **Table 5.5.8 (Project Buffers)** and Section 5.5.9.G and is not described in Section 5.5.9.F shall be credited toward the Project Buffer requirement.

F. REMOVAL OF CERTAIN VEGETATION.

Existing vegetation listed on the Tennessee Exotic Plant Council list shall be removed from the Project Buffer and shall not be credited.

G. COMPLIANCE WITH LANDSCAPE STANDARDS.

1. With the exception of permitted existing vegetation, plant materials used in required Project Buffers shall comply with the standards of Section 4.3.16.
2. All Project Buffer areas shall have soils that comply with the standards of Section 4.3.16.
3. Installation of Project Buffer plants shall meet the minimum requirements set forth in Section 4.3.16.

H. SIGN VISIBILITY.

Project Buffers shall be designed to address visibility of any permitted ground Signs.

5.5.10 Location.

A. COMMON BOUNDARY

Any required Project Buffer shall be located along the common boundary of the abutting District.

B. CERTAIN LOCATIONS RESTRICTED.

Project Buffers shall not be located on any portion of an existing, dedicated or reserved public or private street, Thoroughfare, Internal Drive, or right-of-way.

C. LOCATION IN YARD / SETBACK.

Project Buffers may be constructed in any required Yard or Setback.

D. LOCATION IN EASEMENT.

ARTICLE 5: DEVELOPMENT PARCEL STANDARDS

Plantings in Project Buffers shall be subject to the same limitations regarding location in Easements as are applicable to landscape plantings under Section 4.3.16.E.

5.5.11 Development / Use within Buffer.

A. RESTRICTIONS.

Project Buffers shall not contain any:

1. Development;
2. Parking Area, Parking Lot, Garage, or Parking Structure;
3. Street, Thoroughfare, Driveway, drive aisle, Internal Drive, or Alley except as permitted under Section 5.8.11.B;
4. Impervious surfaces;
5. Dumpsters or garbage, trash or recycling receptacles; or
6. Site features that do not function to meet the standards of this Section or that require removal of existing vegetation, unless otherwise permitted in this Ordinance.

B. CERTAIN DEVELOPMENT / USES ALLOWED.

Project Buffers may contain the following Uses and Structures, provided that the Screening intent of this Section is met:

1. Passive Recreation, Sidewalks, trails, multi-use paths, picnic facilities, and bike or equestrian trails;
2. Fences and walls;
3. Landscape plantings;
4. Stormwater retention or detention facilities, green infrastructure, provided they do not interfere with the performance or maintenance of the Project Buffer area;
5. Utilities, provided that additional width shall be added to the Project Buffer in an amount equal to that occupied by the utility lines and any associated Easements and any path cleared by utility installation or maintenance shall be replaced; and
6. Streets, Thoroughfares, Driveways, drive aisles, Internal Drives or Alleys, provided they only cross the Project Buffer at a 90-degree angle and do not otherwise Encroach into the Project Buffer;
7. Appurtenances that require high visibility and easy access, such as fire hydrants, public and emergency telephones, mail boxes, and bus or other shelters or benches, none of which shall be Screened.
8. Ingress and egress to such Uses, Structures, utility lines, and appurtenances, may cross the Project Buffer provided they minimize the amount of Project Buffer taken.
9. Identification signs, as specifically permitted in Article 7 (Signs).
10. Lighting, as specifically permitted in Sections 4.3.17 and 5.25.

11. Any other Uses as specifically permitted elsewhere in this Ordinance.

5.5.12 Ownership.

Project Buffers may remain in the ownership of the original developer (and assignees) of a Lot, Building Site, or parcel of land; they may be subjected to deed restrictions and subsequently conveyed; or they may be transferred to any consenting grantees, such as a forest preserve, the City, Civic Space held by an association (homeowners, etc.), or conservation group. Any such conveyance shall adequately guarantee the protection and maintenance of the Project Buffer in accordance with the provisions of this Ordinance.

5.5.13 Maintenance.

A. RESPONSIBLE PARTIES / RESPONSIBILITIES.

The responsibility for maintenance of a required Project Buffer shall be that of the owner of the property, such owner's successors, heirs, and assignees or any consenting grantee. Upon arrival of a Development Plan which includes Project Buffers required by this Ordinance, the property owner shall execute and record a maintenance agreement guaranteeing performance by all successors in interest and authorizing the City and its agents for purposes of enforcement in 5.5.13.G.

B. PLANTINGS.

Dead or diseased plantings shall be removed and replaced with plants meeting all requirements of this Ordinance.

C. WATER COURSES.

Natural water courses within a Project Buffer shall be maintained in a natural condition consistent with any applicable regulations.

D. WATER SOURCE.

A water source shall be supplied within 100 feet of any planting requiring continuing watering. Where non-native or non-drought tolerant native vegetation is incorporated in the Project Buffer, an irrigation system shall be required.

E. STRUCTURAL FEATURES.

Landscape structural features such as walls, fences, or water features shall be maintained in a structurally safe and attractive condition.

F. OTHER USES / STRUCTURES.

Where other Uses or Structures are allowed within a Project Buffer, they shall be maintained to provide for their safe use.

G. ENFORCEMENT.

If the Person or Persons responsible for maintaining a Project Buffer fails to maintain same according to this Ordinance, the City may, but shall not be obligated to, and after reasonable notice and a demand that deficiency of maintenance be corrected, enter the Project Buffer area, maintain the same, and recover the cost thereof, including reasonable attorney fees, from the Person or Persons having the responsibility for maintenance of **the Buffer area**.

5.5.14 Hardship Relief.

A. MODIFICATION.

The Project Buffer requirement may be modified by the Zoning Administrator upon a finding that a modification would be consistent with the purpose and intent of this Ordinance, and any adopted land use plans, that such modification would not adversely affect the land use compatibility or public interest, and the relief requested will comply with one or more of the criteria in Section 5.7.14.A.

B. CRITERIA.

The criteria for relief under Section 5.7.14.B are as follows:

1. The affected Project Buffer is parallel and adjacent to an existing utility or drainage easement of at least 75 feet in width;
2. The affected Project Buffer is between Uses that are to be developed under a common Development Plan or Master PUD Development Plan or series of such Plans;
3. The affected Project Buffer is Adjacent to a property that has a joint use agreement with the subject parcel;
4. The affected Project Buffer is parallel and Adjacent to an existing railroad right-of-way; or
5. The topography of the subject property or the Adjacent property is such that Buffering would not be effective.

5.5.15 Tree Protection.

The Tree Protection provisions in Section 4.3.16.L are applicable to all Development Parcels.

SECTION 5.1 DEVELOPMENT PARCEL STANDARDS.

5.1.1 DEFINITION OF DEVELOPMENT PARCEL.

Development Parcel is defined in Article 9 (Definitions).

5.1.2 APPLICABILITY.

This Article applies to all Development Parcels located or proposed within the City, except as otherwise provided in Section 1.22 with respect to Nonconformities.

5.1.3 PLANS APPLICABLE TO DEVELOPMENT PARCEL.

Except as otherwise provided in Section 1.22 with respect to Nonconformities, none of the following shall occur with respect to any project or proposal involving a Development Parcel, except in compliance with this Article 5, the Official Zoning Map, and pursuant to a Development Plan or Master PUD Development Plan that conforms with and has been prepared, submitted, reviewed and approved in accordance with Section 8.5.6, this Article 5, and all other standards and requirements applicable thereto:

A. CONSTRUCTION ACTIVITIES.

Construction, re-construction, Alteration, modification, raising, moving, extending, reducing, or enlarging any Structure;

B. DEVELOPMENT ACTIVITIES.

Development, re-Development, Improvement, of any Lot, Building Site, or other parcel of land;

C. SUBDIVISION

Subdivision, or re-subdivision of any Lot, Building Site, or other parcel of land, except when approved by the Zoning Administrator and City Engineer in order to facilitate the orderly division of land for subsequent development review, any subsequent use of the property shall require review and approval of a Development Plan or Master PUD Development Plan;

D. USE.

Use of any Structure, Lot, Building Site, or other parcel of land;

E. APPLICATIONS AND ACTIONS.

Filing, issuing, applying for, certifying, or approving any subdivision application or plat, Building Permit, Development Plan or Master PUD Development Plan, or other Zoning Permit, relating to, or subdividing, re-subdividing, except as provided in 5.3.1.C commencing Construction on, or Developing, or Improving any part of a Development Parcel.

ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

5.1.4 PEDESTRIAN SHEDS.

A. PARCEL TO BE BASED ON PEDESTRIAN SHED.

Each Development Parcel shall be based upon one or several proposed or existing Standard or Linear Pedestrian Sheds, as applicable, located according to existing conditions, such as traffic intersections, Adjacent Development, and natural features.

B. COMMON DESTINATION.

Each Pedestrian Shed shall have a Common Destination near its center. See **Illustration 5.1.4.B-1 (Standard Pedestrian Shed)** and **Illustration 5.1.4.B-2 (Linear Pedestrian Shed)**.

C. PARCEL / SITE SIZE RELATIVE TO PEDESTRIAN SHED SIZE.

A Development Parcel and the overall plan may be smaller or larger than the Pedestrian Shed within which it is situated.

ILLUSTRATION 5.1.4.B-1 STANDARD PEDESTRIAN SHED

ILLUSTRATION 5.1.4.B-2 LINEAR PEDESTRIAN SHED

5.1.5 THOROUGHFARE / INTERNAL DRIVE NETWORK.

The Thoroughfare and Internal Drive network shall be laid out according to Section 5.2.

5.1.6 BUILDING TYPES.

Within each District of a Development Parcel or Plan of 10 acres or more there shall be a mix of Building Types in compliance with **Table 5.1.10 (Building Type Mix)**.

ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

Table 5.1.10 (Building Type Mix).

District	Building Types	Permitted Share of Total Building Frontage Width
<u>CD-4</u>	<u>Total of House, Duplex, Townhouse, Small Multifamily & Large Multifamily</u>	<u>85% max, with Large Multifamily < 20% of Total CD-4 Frontage width</u>
	<u>Total of Commercial, Mixed Use & Flex</u>	<u>15% min Frontage width</u>
<u>CD-4C</u>	<u>Total of House, Duplex, Townhouse, Small Multifamily & Large Multifamily</u>	<u>85% max, with Large Multifamily < 20% of Total CD-4C Frontage width</u>
	<u>Total of Commercial, Mixed Use & Flex</u>	<u>15% min Frontage width</u>
<u>CD-5</u>	<u>Total of House, Duplex, Townhouse, Small Multifamily & Large Multifamily</u>	<u>85% max, with Large Multifamily < 20% of Total CD-5 Frontage width</u>
	<u>Total of Commercial, Mixed Use & Flex</u>	<u>30% min Frontage width</u>
<u>CD-5C</u>	<u>Total of House, Duplex, Townhouse, Small Multifamily & Large Multifamily</u>	<u>85% max, with Large Multifamily < 20% of Total CD-5C Frontage width</u>
	<u>Total of Commercial, Mixed Use & Flex</u>	<u>15% min Frontage width</u>
<u>PUD-R</u>	<u>Any single permitted Building Type</u>	<u>Determined by Decision Making Authority</u>
<u>PUD-MU</u>	<u>Total of Commercial, Mixed Use, Flex & Mid-Rise</u>	<u>40% min</u>

5.1.7 USES.

Within each District of a Development Parcel or Plan of 10 acres or more there shall be a mix of Principal Uses in compliance with **Table 5.1.11 (Principal Use Mix)**.

ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

Table 5.1.110 (PRINCIPAL USE MIXBuilding Type Mix).

Max Residential Use % of Net Site Area	
<u>CD-4</u>	<u>85% max</u>
<u>CD-4C</u>	<u>85% max</u>
<u>CD-5</u>	<u>70% max</u>
<u>CD-5C</u>	<u>70% max</u>
<u>SD-INT</u>	<u>40% max</u>
<u>SD-LI</u>	<u>40% max</u>
<u>SD-HI</u>	<u>None Permitted</u>
<u>PUD-MU</u>	<u>40% max</u>

SECTION 5.2 THOROUGHFARES, INTERNAL DRIVES & ALLEYS

5.2.1 GENERAL.

Thoroughfares, Internal Drives, and Alleys shall be provided within and Adjacent to each Development Parcel, as necessary to comply with this Article 5.

5.2.2 THOROUGHFARE & INTERNAL DRIVE STANDARDS.

Any Thoroughfares, Internal Drives, and Alleys within or Adjacent to a Development Parcel shall comply with the following standards:

A. ACCESS.

Thoroughfares and Internal Drives shall provide for vehicular and non-vehicular traffic and provide Access to Lots or Building Sites and Civic Spaces. Alleys, where provided, shall provide for vehicular Access to the side or rear of Lots or Building Sites and Civic Spaces.

B. COMPONENTS.

ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

1. Each Thoroughfare and Internal Drive shall consist of Public Frontage, Vehicular Travel Lanes and any required Vehicular Parking Lanes, any allowed Loading Spaces, and any required Bicycle Accommodations. See **Illustration 5.2.2.B-1 (Thoroughfare / Internal Drive Components)** and details shown in the Engineering Standards & Specifications.

ILLUSTRATION 5.2.2.B-1 THOROUGHFARE / INTERNAL DRIVE COMPONENTS

2. Each Alley shall consist of the elements shown in the Engineering Standards & Specifications~~Illustration 5.2.2.B-2 (Alley Components)~~.

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ILLUSTRATION 5.2.2.B-2 ALLEY COMPONENTS

C. THOROUGHFARES / INTERNAL DRIVES IN MULTIPLE DISTRICTS.

The Public Frontages of Thoroughfares that pass from one District to another shall be adjusted accordingly or, alternatively, may follow the alignment of the Thoroughfare to the depth of one Lot or Building Site, retaining a single Public Frontage throughout its trajectory.

D. BLOCKS PERIMETER.

1. Thoroughfares and Internal Drives shall be provided and designed to define Blocks, subject to adjustment by Waiver of the Zoning Administrator at the edge of a Development Parcel or to accommodate specific site constraints not exceeding any applicable perimeter size prescribed in Table 5.2.2.D (Block Perimeter Standards), measured as the sum of Lot or Building Site Frontage Lines, subject to adjustment by Waiver of the Zoning Administrator at the edge of a Development Parcel.
2. Blocks shall not exceed the applicable perimeter size prescribed in Table 5.2.2.D (Block Perimeter Standards), measured as the sum of Lot or Building Site Frontage Lines subject to adjustment by Waiver of the Zoning Administrator at the edge of a Development Parcel.

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TABLE 5.2.2.D BLOCK PERIMETER STANDARDS.

E. NETWORK / CONNECTIONS.

1. Thoroughfares and Internal Drives shall terminate at other Thoroughfares or Internal Drives, forming a network, connecting wherever possible to Thoroughfares or Internal Drives on Adjacent sites, and

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ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

2. ~~Ceul-de-sacs are prohibited except where not being allowed unless~~ approved by Waiver of the Zoning Administrator to accommodate specific site conditions.

F. THOROUGHFARE / INTERNAL DRIVE TYPES.

Each Thoroughfare or Internal Drive shall be one of the types described in **Table 5.2.2.F (Thoroughfare-/ Internal Drive Types – Summary)** for the applicable District ~~or the District Adjacent to a Civic District.~~

TABLE 5.2.2.F THOROUGHFARE / INTERNAL DRIVE TYPES - SUMMARY

G. ASSEMBLIES & STANDARDS.

Thoroughfares and Internal Drives within Districts and ~~within Civic Districts~~ Adjacent to Districts shall conform to the applicable standards for such Districts set forth in the City of Columbia Engineering Standards & Specifications Table 5.2.2.G-1 (Thoroughfare / Internal Drive Assemblies and Standards). ~~Alleys shall conform to the standards of Table 5.2.2.L (Alley Assembly and Standards).~~

~~All dimensions and standards listed are considered the minimum for the general case. All street specifications shall meet engineering standards and are subject to approval by the Planning Commission City Engineer. Elements of the street sections may be altered and approved by the City Engineer. Permitted on minor local and major local roadway classifications. Greater classified roadways shall use standard engineering roadway sections for the appropriate roadway classification.~~

1. Boulevards and Avenues Required

- a. A portion of thoroughfares shall be Boulevards or Avenues for Development Parcels in character districts CD-3, CD-4, CD-4C, PUD-R, and PUD-MU, where:

(1) The total centerline length of all proposed Thoroughfares exceeds 19,999 linear feet;

(2) The number of residential units within the Development Parcel, or within a common scheme of development, exceeds 299; or

(3) Total frontage of all non-residential Lots and Building Sites exceeds 499 feet.

- b. Boulevards and Avenues shall comprise a portion of the total Thoroughfare length in each Development Parcel with the following districts:

- c. Boulevards and Avenues shall be continuous in nature where possible and generally provide a continuous path from the entrance through the site.

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ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

2. Where a Traffic Impact Study indicates Average Annual Daily Traffic exceeds 1,200 trips per day, a 4-Lane Avenue shall be provided.

TABLE 5.2.2.G.1

<u>CD-3</u>	<u>10%</u>
<u>CD-4</u>	<u>10%</u>
<u>CD-4C</u>	<u>20%</u>
<u>PUD-R</u>	<u>20%</u>
<u>PUD-MU</u>	<u>20%</u>

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TABLE 5.2.2.G-1 THOROUGHFARE / INTERNAL DRIVE ASSEMBLIES AND STANDARDS

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H. ADDITIONAL PEDESTRIAN WALKWAYS.

1. Pedestrian Access

- a. ~~In addition to the Public Frontage, Parking Lot and Parking Area sidewalk and walkway requirements and the sidewalk requirements contained in the Subdivision Regulations,~~ pedestrian ways, linkages and paths shall be provided from the Main Entrance of each principal Building entry to surrounding Thoroughfares, Internal Drives, external sidewalks, and Adjacent transit stops and out- parcels.
- b. Pedestrian ways shall be designed to provide access between Parking Lots and Parking Areas and Building public entrances.
- c. At least one handicapped accessible route in accordance with all applicable regulations adopted by the City shall connect Buildings, facilities, elements and Parking spaces that are on the same Lot, Building Site, or Development Parcel. ~~State requirements shall connect Buildings, facilities, elements and Parking spaces that are on the same Lot, Building Site, or Development Parcel.~~

2. PEDESTRIAN CROSSWALKS S

ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

Crosswalks shall ~~be designed and provided for~~ pedestrian access ~~to and from~~ Buildings to Parking Lots, Parking Areas and off-site Parking spaces, and shall be clearly designated with signage and variations in pavement materials or markings.

I. SIGHT TRIANGLE.

At all Thoroughfare and Internal Drive intersections, the visibility standard of Section 4.3.3.G or Section 7.1.7.D shall be met.

~~J. CONNECTING DRIVEWAYS.~~

~~Where a Driveway connects to a collector or major Thoroughfare, it shall be designed to provide for a turnaround to avoid backing into the Thoroughfare.~~

~~K.J.~~ INTERNAL DRIVES.

Any Internal Drives shall be placed in a public access Easement and recorded as part of a Final Plat.

K. Alleys.

Alleys shall comply with the assembly and standards of ~~Table 5.2.2.L (Alley Assembly & Standards).~~

~~the city of Columbia Engineering Standards & Specifications.~~

~~5.2.3~~ 5.2.3 Public Frontages.

A. ELEMENTS.

The Public Frontage of any Thoroughfare or Internal Drive shall include the Sidewalk, Curb, planter, trees, bicycle accommodations, and lights, as required and designed in accordance with this Article 5, **Table 5.2.4.B (Bikeway Types)**, **Table 5.2.2.F (Thoroughfare & Internal Drive Types Summary)** ~~and the City of Columbia Engineering Standards & Specifications and Table 5.2.2.G 1 (Thoroughfare & Internal Drive Assemblies and Standards).~~ Trees are not required along any side of a Thoroughfare that is contiguous to a Civic Space.

ILLUSTRATION 5.2.3 PUBLIC FRONTAGE

B. CIVIC DISTRICTS

Within Civic Districts, the Public Frontage shall comply with the Public Frontage standards applicable to any Adjacent Character District, ~~or if there is none, the nearest Character District.~~

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ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

C. PLANTINGS PROVIDED BY OWNER.

1. Within the Public Frontage, Public Planting, if any is required or is to be provided, shall be provided by the property Owner in accordance with the City of Columbia Engineering Standard & Specifications Table 5.2.2.G-1 (Thoroughfare & Internal Drive Assemblies and Standards), provided that the spacing may be adjusted by Administrative Adjustment of the Zoning Administrator to accommodate specific site conditions.
2. Tree species shall be selected from **Table 4.3.16.D-1 (Native Plants of the Tennessee Valley)**; provided that coniferous trees are not allowed within the Public Frontage. The Zoning Administrator may approve alternative tree species where appropriate.

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D. TREE HEIGHT AT MATURITY.

The Public Frontage shall include trees with shade canopies of a height which, at maturity, leaves clear at least one Story.

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E. PLANT SPECIES.

Other than Public Frontage trees prescribed by this Section, the introduced landscape shall consist primarily of durable native species and hybrids that are tolerant of soil compaction and require minimal irrigation, fertilization and maintenance.

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F. SIDEWALK CONSTRUCTION STANDARDS.

Sidewalks meeting the technical standards of the City Engineer and the standards and requirements set forth in the City of Columbia Engineering Standards & Specifications Table 5.2.2.G-1 (Thoroughfare & Internal Drive Assemblies and Standards) are required to insure pedestrian movement and safety.

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G. PLACEMENT OF TREES.

Landscaping within the Public Frontage and landscaping within Civic Spaces shall comply with the following standards:

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1. ~~Trees he same~~ shall be centered horizontally; ~~and and placed minimally;~~

- ~~1.2.~~ Trees shall be placed minimally:

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- a. ~~At least t~~Two (2) feet from walkways, curbs, and other impervious surfaces if planted in a tree well or continuous planter;
- b. ~~At least t~~Three (3) feet from walkways, curbs, and other impervious surfaces if planted in a continuous Swale or uncontained area.

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ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

~~2-c.~~ **At least five** (5) feet from street lights, utility meters and service lines, fences, walls and other ground level obstructions;

~~3-d.~~ **At least six** (6) feet from porch eaves, awnings and similar overhead obstructions associated with the ground level of Buildings; and

~~4-e.~~ **At least eight** (8) feet from balconies, verandas, Building eaves and cornices, and similar overhead obstructions associated with the upper stories of Buildings.

H. TREE SIZE - INSTALLATION.

At installation, trees shall be a minimum of two and a half inches (2.5") in caliper, measured three feet (3') above the ground and a minimum of ten feet (10') tall.

I. SHRUB SIZE.

At installation, Shrubs shall be a three (3) gallon container minimum and a height of 30 inches minimum. Shrubs shall be 18" minimum clear from any Sidewalk or pavement edge at the Lot Line or Building Site Line.

J. BARE / EXPOSED GROUND.

All bare or exposed ground on the site and in landscaped areas shall be covered with live plant materials and/or mulch, with the following exceptions:

1. Naturally occurring creek beds, rock outcroppings or similar landscape features typically lacking in vegetation.
2. Hiking trails and/or traces.
3. Clay or sand surfaces associated with recreation fields and facilities.

K. ARTIFICIAL PLANTS / TURF.

Artificial plants and artificial turf are prohibited.

L. WATER FEATURES.

Constructed water features such as fountains, streams and ponds that operate with water recirculation systems shall be designed to prevent seepage and leaks.

M. MINIMUM REQUIREMENTS.

Except as otherwise required by Sections 5.2.3.H and 5.2.3.I, all plant materials shall comply with the minimum container size, class and other requirements outlined in American Standards for Nursery Stock

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ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

(ANSI Z60.1-2004) published by the American Nursery and Landscape Association (ANLA) or other local Nursery Association Standards.

N. PREVENTION OF COMPACTION.

The soil structure of planting strips shall be protected from compaction with a temporary construction fence. Standards of access, excavation, movement, storage and backfilling of soils in relation to the construction and maintenance of deep utilities and manholes shall be specified.

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O. COMPACTED SOILS.

Landscape soils that have been compacted during construction activities shall be loosened and aerated to a depth of at least six (6) inches before planting.

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5.2.4 BICYCLE ACCOMMODATIONS

A. BICYCLE PARKING.

Bicycle Parking shall be provided in accordance with Section 4.3.13.

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B. BIKEWAY TYPES.

1. A bicycle network comprised of the various allowed Bikeway Types indicated in **Table 5.2.4.B (Bikeway Types)** shall be provided throughout each Development Parcel of **180** acres or more.

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2. The total length of the bicycle network provided must meet or exceed the total combined centerline length of roadways with a functional classification of Major Local and Collector within the Development Parcel, as indicated by the Traffic Impact Study or designated by the City Engineer.

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3. Development Parcels of 80 acres or more shall utilize a Bikeway Type of Shared Use Path, Bicycle Lane, or Protected Bicycle Lane. Shared Use Paths may be located in Civic Space.

C. BIKEWAY NETWORK CONNECTIVITY

Bikeways established under this section shall connect to existing Bikeways within public rights-of-way and on Adjacent properties. Where no Bikeways currently exist, provision shall be made for future connections in the form of Bikeway Stubs. Such stubs should be placed in the location most suitable for continuation of the Bikeway in conjunction with development of the Adjacent property, as determined by the Zoning Administrator. The placement of Bikeways shall be consistent with the Parks & Greenways element of Connect Columbia.

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ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

All Bikeways shall be placed in a public right-of-way or public access easement.

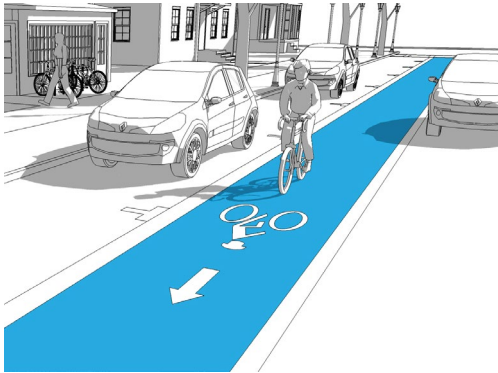
D. TABLE 5.2.4.B BIKEWAY TYPES

E. BICYCLE ACCOMMODATION STANDARDS – CIVIC DISTRICTS.

Within Civic Districts, any bicycle accommodations shall comply with the standards applicable to any Adjacent Character District.

TABLE 5.2.4.B BIKEWAY TYPES

Bicycle Lane



Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C
SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

Riding Surface Width 5 ft min

Buffer None

Movement With traffic

Intersection Detailing Signalized, Peg-a-Track,
colored, Bicycle Box

Bicycle Parking Rack, bicycle shelter,
bicycle station

Protected Bicycle Lane

Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C
SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

Riding Surface Width 5 ft min

Buffer 3 ft min, painted buffer,
curb,
or planter strip

Movement With traffic or dual
direction

Intersection Detailing Signalized, Peg-a-Track,
colored, Bicycle Box

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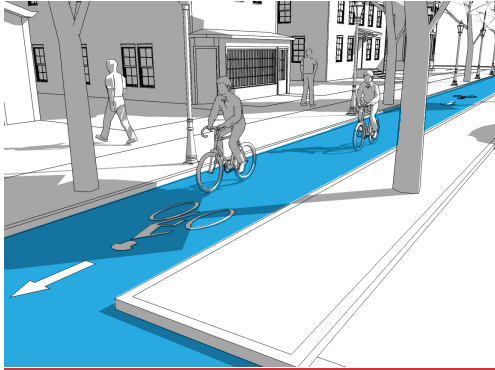
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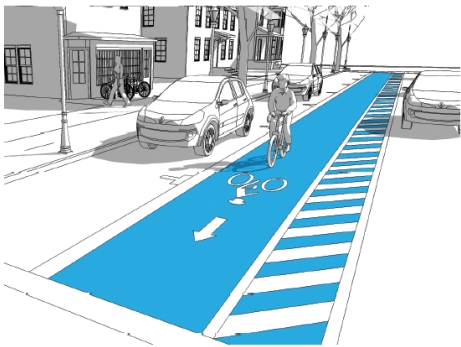
ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS



<u>Bicycle Parking</u>	<u>Rack, bicycle shelter, bicycle station</u>
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Buffered Bicycle Lane



Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C
SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

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<u>Riding Surface Width</u>	<u>5 ft min each way</u>
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<u>Buffer</u>	<u>2 ft min, painted buffer</u>
<u>Movement</u>	<u>With traffic or Contra-flow</u> <u>(2 lanes on the same side</u> <u>of the street or 1 lane on</u> <u>each side)</u>

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<u>Intersection Detailing</u>	<u>Signalized, Peg-a-Track,</u> <u>colored, Bicycle Box</u>
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<u>Bicycle Parking</u>	<u>Rack, bicycle shelter, bicycle station</u>
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Shared Use Lane

Permitted Districts

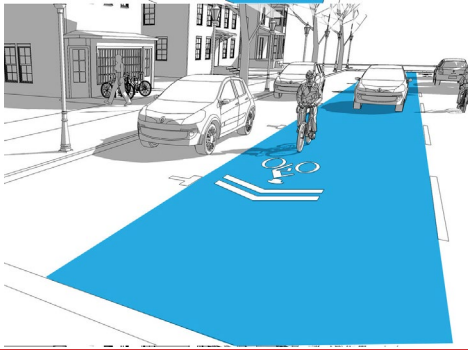
CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C
SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

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<u>Riding Surface Width</u>	<u>Same as Vehicular Lane</u> <u>with signs or sharrows at</u>
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ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS



	<u>intervals established by the City Engineer</u>
<u>Buffer</u>	<u>None</u>
<u>Movement</u>	<u>With traffic</u>
<u>Intersection Detailing</u>	<u>Signed, Signalized</u>
<u>Bicycle Parking</u>	<u>Opportunistic, rack, Bicycle Shelter</u>

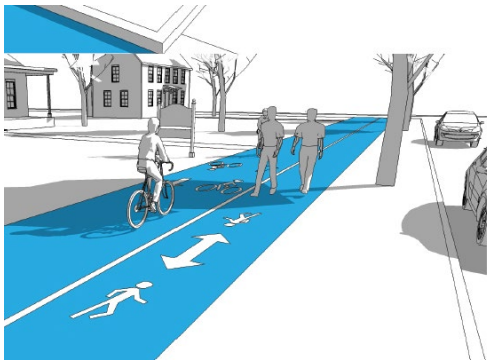
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Shared Use Path



Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C
SD-MHP SD-INT SD-LI SD-HI PUD-R PUD-MU

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Riding Surface Width 10 ft min

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Movement With traffic or dual direction

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Intersection Detailing Signed, Signalized, Peg-a-Track

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Bicycle Parking Rack, bicycle shelter, bicycle station

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~~D. BICYCLE ACCOMMODATION STANDARDS—SPECIAL DISTRICTS.~~

~~Within Special Districts, any bicycle accommodations shall comply with any applicable standards for the Special District.~~

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ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

5.2.5 PUBLIC PLANTING

Public Planting shall be provided within the Public Frontage of Thoroughfares in accordance with **Table 5.2.2.F (Thoroughfare & Internal Drive Types - Summary)**, **Table 5.2.2.G-1 (Thoroughfare & Internal Drive Assemblies & Standards)**, and Table 5.2.5 (Public Planting) and Table 4.3.16.D-1 (Native Plants of the Tennessee Valley).

TABLE 5.2.5 PUBLIC PLANTING

SECTION 5.3 CIVIC DISTRICT SPACES

5.3.1 CIVIC SPACE REQUIREMENT; CIVIC DISTRICT DESIGNATION.

A. PERCENTAGE OF CIVIC SPACE.

Any Development Parcel shall include at least 5% ~~but not more than 20%~~ of its gross acreage assigned as Civic Space(s). The Civic Space provided pursuant to this Section 5.3.1.A shall be in addition to all Yard, Setback, and Impervious Surface area required ~~not permitted to be covered~~ under this Ordinance and the Subdivision Regulations.

B. OTHER SPACES PERMITTED DESIGNATION ON ZONING MAP.

~~Civic District(s) shall be designated on the applicable Zoning Map as Civic Space (CS) and / or Civic Building (CB). Civic Districts shall be assigned in accordance with Section 2.4.2. These provisions do not restrict or prohibit supplemental open space and amenities in addition to the required Civic Space.~~

C. COMPLIANCE WITH CIVIC DISTRICT STANDARDS.

All Lots, ~~Building Sites~~Development, Buildings, Structures and Improvements within Civic ~~Spaces~~Districts shall comply with ~~the standards applicable to Civic Districts at~~ Table 4.3.1-U (District Standards-Civic).

D. CIVIC SPACE LOTS AND BUILDING SITE.

- ~~1. Civic Spaces shall be located on Lots or Building Sites identified on a Final Plat, Site Development Plan, or Planned Unit Development Master Plan.~~
- ~~2. Civic Spaces are exempt from the prohibition of through-lots at Section 4.3.3.D.~~

5.3.2 CIVIC SPACES - DESIGN.

Civic Spaces shall be designed as generally described in **Table 5.3.3-A (Civic Space Types - Summary)** and **Table 5.3.3-B (Civic Space - Specific Standards)**. ~~The Planning Commission may approve additional specifications for typical facilities within Civic spaces. The selection of Civic Spaces and placement of Civic Spaces within a Development Parcel shall be consistent with the Parks & Greenways element of Connect Columbia. as indicated~~

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ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

~~for any Adjacent Character District, Special District, or PUD District, or if not Adjacent to any such District, as indicated for the closest non-Adjacent District.~~

TABLE 5.3.3-A CIVIC SPACE TYPES - SUMMARY

TABLE 5.3.3-B CIVIC SPACE - SPECIFIC STANDARDS

5.3.3 CIVIC SPACES REQUIRED.

Each Development Parcel of 1.20 acres or more shall provide the following:

A. MAIN CIVIC SPACE.

Each Pedestrian Shed within such Development Parcel shall contain at least one Main Civic Space of the Green, Square, or Plaza type, as permitted within the applicable District and ~~-conforming to Table 5.3.3-A (Civic Space Types - Summary) and Table 5.3.3-B (Civic Spaces – Specific Standards), within 800 feet of the geographic center of such Pedestrian Shed. Where, —unless—~~topographic conditions, pre-existing Thoroughfare alignments or other circumstances prevent such location, the Zoning Administrator may approve an alternative location within the Pedestrian Shed.

B. PLAYGROUND.

A Civic Space designed and equipped as a Playground conforming to **Table 5.3.3-B (Civic Spaces – Playground)** (1) within 1,3800 feet of ~~each~~ every Lot or Building Site in Residential Use in all Districts CD-3, CD-4, CD-4C, CD-5 except CD-2, CD-3L, SD-INT, and SD-LI, ~~and (2) within 1300 feet of every Lot or Building Site in Residential Use in Districts CD-2, CD-3L, and SD-LI; and~~

C. THOROUGHFARE ENFRONTMENT.

Each Civic Space shall have a ~~portion minimum of 50%~~ of its perimeter equal to or greater than the minimum width of a Lot or Building Site in the applicable character district Enfronting a Thoroughfare, except ~~for~~ Playgrounds or Sports Fields or Courts Community Gardens.

~~5.3.4 CIVIC SPACES IN OR ADJACENT TO SPECIAL DISTRICTS.~~

~~Civic Space in addition to that required by Section 5.3.1.A and 5.3.3 shall be permitted.~~

~~5.3.5~~ **5.3.4 CIVIC BUILDINGS WITHIN CIVIC SPACES STANDARDS.**

~~Any Civic Building provided or required pursuant to this Ordinance shall be located within or Adjacent to a Civic Space, or at the axial termination of a significant Thoroughfare. Civic Buildings and community amenities, including mail kiosks, pool houses, and community centers may be located in Civic spaces.~~

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ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

~~5.3.6~~ 5.3.5 MAINTENANCE OF CIVIC BUILDINGS & CIVIC SPACE.

Civic Buildings and Civic Space shall be owned and maintained by a property owners' association unless specifically dedicated to and accepted by the City. Any such property owner's association shall be organized under the laws of the State of Tennessee. The deed conveying a Civic Building or Civic Space to a property owners' association shall include covenants running with the land that permanently reserve it for Civic purposes and require the association to maintain and pay all expenses associated with such Civic Building or Civic Space.

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SECTION 5.4 DISTRICT DENSITY

A. DENSITY CALCULATIONS.

Any proposed Development Parcel, ~~excluding any Special Districts~~, shall require compliance with the following District Density provisions:

1. District Density shall be calculated based on the gross acreage of a specific District covered by the Development Parcel Plan.
2. Density shall be expressed in terms of Density Units per gross acre as specified for the area of each District by **Table 5.4.A-1 (District Density)**.

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TABLE 5.4.A-1 DISTRICT DENSITY

Commented [KM2]: Correct CD-3 density.

TABLE 5.4.A-1 DISTRICT DENSITY	
Density Units	
CD-2	1 Density Units per acre, gross, max
CD-3L	2 Density Units per acre, gross, max
CD-3	4 Density Units per acre, gross, max
CD-4	12 Density Units per acre, gross, max
CD-4C	24 Density Units per acre, gross, max
CD-5	Not Regulated

ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

TABLE 5.4.A-1 DISTRICT DENSITY	
Density Units	
CD-5C	Not Regulated
SD-MHP	6 Density Units per acre, gross, max
SD-INT	24 Density Units per acre, gross, max
SD-LI	Not Regulated
SD-HI	Not Regulated
PUD-R	12 Density Units per acre, gross, max
PUD-MU	12 Density Units per acre, gross, max
Other PUDs	Per PUD Approval
CV	Not Regulated

3. For purposes of calculating District Density:

- the area shall include the Thoroughfares, Internal Drives, and Civic Space within the Development Parcel ~~the District, but not land assigned to Civic Zones;~~
- the quantities of the Principal Uses indicated on **Table 5.4.A-2 (Density Equivalencies)** shall constitute the indicated number of Density Units or portion thereof.

TABLE 5.4.A-2 DENSITY EQUIVALENCIES

B. MAXIMUM ~~DISTRICT~~ DENSITY.

The Maximum Density per Character District of a Development Parcel, shall not exceed that set forth in **Table 5.4.A-1 (District Density)**.

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ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

~~SECTION 5.5~~ DISTRICT DESIGNATION

~~All Districts within a Development Parcel shall be designated on the applicable Development Plan or Master PUD Development Plan.~~

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SECTION 5.6 SPECIAL DISTRICTS

5.6.1 PURPOSE OF SPECIAL DISTRICTS.

~~Special District designations are for areas which, due to their intrinsic size, Use, or Configuration, cannot conform to the requirements and standards of the applicable Character District(s).~~

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5.6.2 NOT TO BE USED TO AVOID COMPLIANCE.

~~Special Districts shall not be used to avoid compliance with standards and requirements for Character Districts, and instead, shall be used sparingly.~~

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5.6.3 ASSIGNMENT OF SPECIAL DISTRICTS.

~~Special Districts shall be assigned in accordance with Sections 2.4.3 and 3.3.~~

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SECTION 5.7 SPECIAL REQUIREMENTS

~~Any of the Special Requirements set forth in Section 2.2 may be designated for any Development Parcel on the applicable Development Plan or Master PUD Development Plan.~~

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~~SECTION 5.8~~ SECTION 5.5 PROJECT BUFFERS

5.8.15.5.1 GENERAL.

Project Buffers shall be provided for Development Parcels in accordance with this Section 5.8.

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5.8.25.5.2 MODIFICATION OF EXISTING STRUCTURES.

Buildings and Structures lawfully existing as of the Effective Date may be modified without providing or modifying or Buffers in conformance with this Section 5.7, provided that the same does not constitute an Alteration of the Building footprint size by more than 15% and does not increase the degree by which the Building or Structure is Non-conforming.

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5.8.35.5.3 NOT APPLICABLE FOR CERTAIN USES / SITE WORK

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ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

The standards and requirements herein set out for Buffers shall not apply to Temporary Uses or to site work on undeveloped sites which does not involve significant ground disturbance.

5.8.45.5.4 MINIMUM STANDARDS / CONFLICTS.

Required Buffers, as specified in these regulations, are minimum standards. In those instances where this Ordinance specifies different Buffering requirements, then the more restrictive provisions shall govern.

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5.8.55.5.5 ADDITIONAL MEASURES PERMITTED.

None of the provisions of this Ordinance shall be construed as prohibiting plant material, Screening, and/or Buffer area in addition to that required by this Ordinance; or prohibiting the modification of existing Buffers to perform to an equivalent degree as the Buffer required by this Ordinance.

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5.8.65.5.6 BUFFER PLAN REQUIREMENTS.

Buffer plans submitted for approval to satisfy the requirements of this Ordinance shall clearly indicate the name, location, and size of vegetation to be installed as well as trees to be preserved.

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5.8.75.5.7 BUFFER NOT PART OF CIVIC SPACE.

A Buffer area may not be included as part of the calculation of any required Civic Space.

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5.8.85.5.8 WHEN REQUIRED.

A Project Buffer shall be required for new Development in the Districts indicated in **Table 5.7.8 (Project Buffers)** along such parts of the project that Abut any land zoned District CD-2, CD-3L, CD-3, CD-4, CD-4C, CD-5, CD-5C, or SD-MHP, or Civic District.

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5.8.95.5.9 DESIGN.

A. PLANT MATERIALS.

A Project Buffer shall be designed and comprised of the plant materials indicated in **Table 5.7.8 (Project Buffers)**.

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B. FENCES & WALLS.

Fences and walls may be used in a Project Buffer in addition to the required plant materials, provided that they comply with the following:

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1. Minimum 100% opacity;

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ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

2. Minimum 6' high; and
3. Include a brick, natural rock, or authentic stucco masonry column at any end visible from a Thoroughfare or Internal Drive.

C. OPACITY.

Plant materials and any fence or wall shall be arranged in a manner that creates a 100% opaque Project Buffer.

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D. RETENTION OF HERITAGE TREES.

With the exception of clearing required for required Driveways, the retention of Heritage Trees within a Project Buffer area shall be required.

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E. CREDIT FOR EXISTING VEGETATION.

Existing vegetation within a Project Buffer, which meets the requirements of **Table 5.7.8 (Project Buffers)** and Section 5.7.9.G and is not described in Section 5.7.9.F shall be credited toward the Project Buffer requirement.

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F. REMOVAL OF CERTAIN VEGETATION.

Existing vegetation listed on the Tennessee Exotic Plant Council list shall be removed from the Project Buffer and shall not be credited.

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G. COMPLIANCE WITH LANDSCAPE STANDARDS.

1. With the exception of permitted existing vegetation, plant materials used in required Project Buffers shall comply with the standards of Section 4.3.16.
2. All Project Buffer areas shall have soils that comply with the standards of Section 4.3.16.
3. Installation of Project Buffer plants shall meet the minimum requirements set forth in Section 4.3.16.

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H. SIGN VISIBILITY.

Project Buffers shall be designed to address visibility of any permitted ground Signs.

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~~5.8.105.5.10~~ LOCATION.

A. COMMON BOUNDARY

Any required Project Buffer shall be located along the common boundary of the abutting District.

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ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

B. CERTAIN LOCATIONS RESTRICTED.

Project Buffers shall not be located on any portion of an existing, dedicated or reserved public or private street, Thoroughfare, Internal Drive, or right-of-way.

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C. LOCATION IN YARD / SETBACK.

Project Buffers may be constructed in any required Yard or Setback.

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D. LOCATION IN EASEMENT.

Plantings in Project Buffers shall be subject to the same limitations regarding location in Easements as are applicable to landscape plantings under Section 4.3.16.E.

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~~5.8.11~~ 5.11 DEVELOPMENT / USE WITHIN BUFFER.

A. RESTRICTIONS.

Project Buffers shall not contain any:

1. Development;
2. Parking Area, Parking Lot, Garage, or Parking Structure;
3. Street, Thoroughfare, Driveway, drive aisle, Internal Drive, or Alley except as permitted under Section 5.8.11.B;
4. Impervious surfaces;
5. Dumpsters or garbage, trash or recycling receptacles; or
6. Site features that do not function to meet the standards of this Section or that require removal of existing vegetation, unless otherwise permitted in this Ordinance.

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B. CERTAIN DEVELOPMENT / USES ALLOWED.

Project Buffers may contain the following Uses and Structures, provided that the Screening intent of this Section is met:

1. Passive Recreation, Sidewalks, trails, multi-use paths, picnic facilities, and bike or equestrian trails;
2. Fences and walls;
3. Landscape plantings;

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ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

4. Stormwater retention or detention facilities, green infrastructure, provided they do not interfere with the performance or maintenance of the Project Buffer area;
5. Utilities, provided that additional width shall be added to the Project Buffer in an amount equal to that occupied by the utility lines and any associated Easements and any path cleared by utility installation or maintenance shall be replaced; and
6. Streets, Thoroughfares, Driveways, drive aisles, Internal Drives or Alleys, provided they only cross the Project Buffer at a 90-degree angle and do not otherwise Encroach into the Project Buffer;
7. Appurtenances that require high visibility and easy access, such as fire hydrants, public and emergency telephones, mail boxes, and bus or other shelters or benches, none of which shall be Screened.
8. Ingress and egress to such Uses, Structures, utility lines, and appurtenances, may cross the Project Buffer provided they minimize the amount of Project Buffer taken.
9. Identification signs, as specifically permitted in Article 7 (Signs).
10. Lighting, as specifically permitted in Sections 4.3.17 and 5.25.
11. Any other Uses as specifically permitted elsewhere in this Ordinance.

ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

~~5.8.12~~ 5.12 OWNERSHIP.

Project Buffers may remain in the ownership of the original developer (and assignees) of a Lot, Building Site, or parcel of land; they may be subjected to deed restrictions and subsequently conveyed; or they may be transferred to any consenting grantees, such as a forest preserve, the City, Civic Space held by an association (homeowners, etc.), or conservation group. Any such conveyance shall adequately guarantee the protection and maintenance of the Project Buffer in accordance with the provisions of this Ordinance.

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~~5.8.13~~ 5.13 MAINTENANCE.

A. RESPONSIBLE PARTIES / RESPONSIBILITIES.

The responsibility for maintenance of a required Project Buffer shall be that of the owner of the property, such owner's successors, heirs, and assignees or any consenting grantee. Upon arrival of a Development Plan which includes Project Buffers required by this Ordinance, the property owner shall execute and record a maintenance agreement guaranteeing performance by all successors in interest and authorizing the City and its agents for purposes of enforcement in 5.6.13.G.

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B. PLANTINGS.

Dead or diseased plantings shall be removed and replaced with plants meeting all requirements of this Ordinance.

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C. WATER COURSES.

Natural water courses within a Project Buffer shall be maintained in a natural condition consistent with any applicable regulations.

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D. WATER SOURCE.

A water source shall be supplied within 100 feet of any planting requiring continuing watering. Where non-native or non-drought tolerant native vegetation is incorporated in the Project Buffer, an irrigation system shall be required.

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E. STRUCTURAL FEATURES.

Landscape structural features such as walls, fences, or water features shall be maintained in a structurally safe and attractive condition.

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F. OTHER USES / STRUCTURES.

Where other Uses or Structures are allowed within a Project Buffer, they shall be maintained to provide for their safe use.

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ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS

G. ENFORCEMENT.

If the Person or Persons responsible for maintaining a Project Buffer fails to maintain same according to this Ordinance, the City may, but shall not be obligated to, and after reasonable notice and a demand that deficiency of maintenance be corrected, enter the Project Buffer area, maintain the same, and recover the cost thereof, including reasonable attorney fees, from the Person or Persons having the responsibility for maintenance of **the Buffer area**.

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~~5.8.14~~ 5.14 **HARDSHIP RELIEF.**

A. MODIFICATION.

The Project Buffer requirement may be modified by the Zoning Administrator upon a finding that a modification would be consistent with the purpose and intent of this Ordinance, and any adopted land use plans, that such modification would not adversely affect the land use compatibility or public interest, and the relief requested will comply with one or more of the criteria in Section 5.7.14.A.

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B. CRITERIA.

The criteria for relief under Section 5.7.14.B are as follows:

1. The affected Project Buffer is parallel and adjacent to an existing utility or drainage easement of at least 75 feet in width;
2. The affected Project Buffer is between Uses that are to be developed under a common Development Plan or Master PUD Development Plan or series of such Plans;
3. The affected Project Buffer is Adjacent to a property that has a joint use agreement with the subject parcel;
4. The affected Project Buffer is parallel and Adjacent to an existing railroad right-of-way; or
5. The topography of the subject property or the Adjacent property is such that Buffering would not be effective.

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~~5.8.15~~ 5.15 **TREE PROTECTION.**

The Tree Protection provisions in Section 4.3.16.L are applicable to all Development Parcels.

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ARTICLE 5: DEVELOPMENT PARCEL PLANS & STANDARDS



Q1 and Q2 – 2023 Zoning Text Amendment

Project #:	24-0223, 0221, 0053, 0043	Location:	N/A
Applicant:	Kevin C. McCarthy, AICP	Case Type(s):	Text Amendment
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	N/A

SUMMARY

The applicant, the Zoning Administrator, requests to amend the text of Ordinance 4400, the zoning ordinance for the City of Columbia. This is the second and third of five rounds of zoning text amendments staff will present to the Planning Commission between December 2023 and December 2024. These changes will implement Connect Columbia, better align zoning regulations with community preferences, and calibrate the standards based on “lessons learned” during the first two years administering the Ordinance. This round of proposed amendments is detailed in the attached list of topics and track changes documents.

- The Planning Commission is a **recommending body** for zoning text amendments. The City Council is the decision-making authority.
- The staff comments section details the proposed changes, which are provided in the agenda packet in ~~striketrough~~ and underlines.
- Planning Commission may recommend adoption of the proposed text, modify the proposal, or decline the request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

CONSISTENCY WITH CONNECT COLUMBIA

The ongoing current process of reviewing and updating the Zoning Ordinance, Subdivision Regulations, Engineering Standards & Specifications, and other regulating documents is part of the implementation of Connect Columbia, the City's comprehensive plan.

REVIEW PROCESS

Section **8.5.16** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the text of the Ordinance. The Planning Commission is the recommending body for text amendments under **§ 8.3.3.B.2** of the Zoning Ordinance.

Section **8.5.18.C** of the Zoning Ordinance requires that Planning Commission determine that the proposed changes are consistent with the comprehensive plan.

8.5.18.G of the Zoning Ordinance establishes the review criteria for approval of all changes to the text of the Ordinance:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

The criteria for City Council action on a Zoning Ordinance Amendment at § 8.5.18.J.4 are identical to the criteria for Planning Commission review at 8.5.18.G.3.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The City Council adopted the current ordinance on July 14, 2022. The Zoning Ordinance implements the City's comprehensive plan, Connect Columbia. On November 8, 2023, the Planning Commission recommended adoption of a five-year update of the framework, land use, and transportation elements of Connect Columbia. The framework element of the plan directs planning staff to initiate revisions to the ordinance in order to bring it into consistency with changes to the future land use plan. It further directs staff to engage residents and property owners to solicit suggestions for further changes to the ordinance. As mentioned above, this is

the second and third of five rounds of zoning text amendments staff plans to present to the Planning Commission between December 2023 and December 2024.

Planning staff will present detailed commentary at the June 5, 2024 meeting of the Planning Commission.

The Planning Commission may recommend approval of the proposed text amendments, direct staff to prepare an alternative text amendment, or decline to act on the proposed changes.

SAMPLE MOTIONS

Approve:

Move to find, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed text amendments **[may be subject to modificaitons proposed by the Planning Commission]**.

Deny:

Move to recommend denial of the requested text amendment having found, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance are not satisfied *[list specific reasons for denial and provide direction to staff]*.

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and direct staff to provide: *[list additional information]* for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director paul@columbiatn.com 931-560-1560

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 4519 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING SUPPLEMENTAL STANDARDS IN ARTICLE 6 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 6, SUPPLEMENTAL STANDARDS - CITYWIDE

RECOMMENDATION: Approve Ordinance No. 4519 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 6: Supplemental Standards, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

The City Council evaluates zoning text amendments as directed by section 8.5.18.J.4 of the Zoning Ordinance. The proposed changes to the zoning ordinance are consistent with the remainder of the Ordinance (8.5.18.J.4.a) and correct errors in the text of the Ordinance (8.5.18.J.4.c).

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance 4519, Exhibit A.

**AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING
THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE
REGARDING SUPPLEMENTAL STANDARDS IN ARTICLE 6 BY REPEALING
SUCH ARTICLE AND REPLACING SUCH ARTICLE 6 WITH A NEW
ARTICLE 6, SUPPLEMENTAL STANDARDS**

WHEREAS, Section §13-7-201 of the Tennessee Code Annotated empowers the city to enact a zoning ordinance and to provide for its administration, enforcement, and amendment; and

WHEREAS, the City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 5th day of June 2024, the Planning Commission reviewed and recommended specific changes in accordance to Section 8.5.18, to the Zoning Ordinance regarding Supplemental Standards in Article 6. As a result, Article 6 is being repealed in its entirety and replaced with a new Article 6 which is attached hereto as Exhibit "A" and incorporated herein. Said recommendations are being considered after a public hearing held on the 8th day of August, 2024, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA as follows:

Section 1: That Ordinance Number 4400, the same being the Zoning Ordinance of the City of Columbia, Tennessee is hereby amended by repealing and deleting Article 6 in its entirety and replacing such Article with a new Article 6, Supplemental Standards, which is attached hereto as Exhibit "A" and incorporated herein by reference;

Section 2: That the City Council satisfies the requirements of Section 8.5.18.J.4, by making specific findings as to the following:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

Section 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
COLUMBIA, TENNESSEE, this the 12th day of September, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

ARTICLE 6: SUPPLEMENTAL STANDARDS

SECTION 6.1 GENERAL.

The following standards and requirements shall be complied with in addition to all other standards and requirements of the City Subdivision Regulations, the City Code and Engineering Regulations.

SECTION 6.2 PRESERVATION OF NATURAL FEATURES.

Development shall preserve the natural features of the site, such as wetlands, unique wildlife habitats, Historic Structures, major trees and scenic views both from, and into the site.

SECTION 6.3 STREETScape REPAIRS, REPLACEMENTS & IMPROVEMENTS.

6.3.1 Applicability.

This Section applies to all Development of Lots or Building Sites enfronting existing Thoroughfares and Internal Drives are to be provided, or modified, in accordance with Article 5 (Development Parcel Stan.

6.3.2 Streetscape Repairs, Replacements & Improvements.

Prior to the issuances of any Certificate of Occupancy for a Building or Improvement, the following Streetscape improvements, repairs, or replacements, shall be provided by the Lot or Building Site owner with respect to each Building or Improvement, and the Streetscape that Enfronts the applicable Lot or Building Site:

A. Damage Repair.

Any walkway, planter well or planter strip, street light, or curb, that exists in the Public Frontage, Thoroughfare or Internal Drive Adjacent to the applicable Lot prior to commencement of construction of such Building or Improvement, and which is damaged during such construction, shall be repaired so that it is at least good, or better condition as it was prior such damage, or shall be replaced.

B. Absent Elements.

If the Public Frontage Adjacent to the applicable Lot, or Building Site, does not include a Sidewalk, Planter, Trees, or street lights, or any such absent element shall be provided by the applicable Lot or Building Site owner in accordance with the following standards and requirements:

1. If there is an adjoining Sidewalk, a Sidewalk shall be constructed along the entire Front Lot or Building Site Line, which Sidewalk must match any existing Sidewalk Enfronting an Adjacent Lot or Building Site; and
2. If there is an adjoining planter strip or plant well, planting accommodations shall be constructed along the entire Front Lot or Building Site Line, which planting accommodations must match any exiting planter strip or plant well Enfronting an Adjacent Lot.

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.3 STREETScape REPAIRS, REPLACEMENTS & IMPROVEMENTS CONTINUED.

3. If there is no tree within the Frontage Adjacent to the Lot or Building Site, one or more trees shall be installed along the Front Lot or Building Site Line, which tree(s) must meet the tree shape, spacing and size standards for the applicable District as set forth in Section 5.2, s if such standards were applicable.

C. Reservation of Right-of-Way.

If there is not sufficient right-of-way area for all or any of the required Streetscape repairs, replacements, or improvements as set forth in this Section 6.3, such element, or elements, shall be provided within the Lot or Building Site Adjacent to the right-of-way within a reservation strip of land that all set-backs will recognize as planned future property lines for such Lot or Building Sites.

D. Minimum Standards.

Each Streetscape, repair, replacement or Improvement made pursuant to this Section 6.3 must comply with the rules, regulations and requirements of the City that are applicable and in effect from time to time in respect of each element, so that it qualifies, or would qualify if within the public right-of-way, for dedication to the City.

E. Payment in Lieu.

1. Where this section requires repair or installation of sidewalks within the public frontage, applicants may make Payment of fees in-lieu to the City Sidewalk Fund installing a required public side walk may only occur when: The timing of the installation of the sidewalk would result in its removal shortly thereafter due to a fully-funded street widening, streetscape project, or other capital improvement project; or
2. The right-of-way, developing lot, or lot abutting a required sidewalk is not suitable for sidewalks due to floodplain, wetlands, riparian buffers, tree save areas, PUDE, or slopes exceeding 20 percent.
3. The decision-making authority for the associated review shall determine whether payment of fees in-lieu are applicable. The decision-making authority shall consider the advice of the City Engineer in making the determination.
4. The fees in-lieu of sidewalks shall be paid prior to: Recording of the final plat, issuance of a building permit, or issuance of a grading permit.
5. Fees received pursuant to this Subsection shall be used in accordance with the City Sidewalk Fund as direct by the City Council.

SECTION 6.4 FIRE SAFETY

Any Multifamily, Mixed-Use, Non-Residential Use or Development shall be reviewed by the Fire Marshal, who shall make a recommendation to the Decision-Making Authority for the Development Plan or Master PUD Development Plan.

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.5 TRAFFIC CIRCULATION

6.5.1 General.

Development shall not negatively impact the traffic conditions of the surrounding roadway system and shall organize Thoroughfares or Internal Drives, as applicable, vehicular and pedestrian ingress/egress in a well-defined system in order to avoid conflicts.

6.5.2 Vehicular Circulation Plan.

Portions of the Development Plan or Master Development Plan relating to location and design of ingress/egress traffic control, arrangement of Parking and loading space, and internal circulation shall be referred to the City Engineer for review, and no Plan for a Development Parcel shall be approved without consideration of the recommendations of the City Engineer. Additional conditions and safeguards on such matters may be included by the Decision-Making Authority.

6.5.3 Vehicular Access Location.

A vehicular access location shall consist of such entrance and exit Driveway, and/or Internal Drive openings so designed and located so as to minimize ingress and egress.

SECTION 6.6 FLOODPLAIN PROTECTION.

6.6.1 Statutory Authorization.

The Legislature of the State of Tennessee has in Sections 13-7-201 through 13-7-210; Tennessee Code Annotated delegated the responsibility to local governmental units to adopt regulations to protect the public health, safety, and general welfare of its citizenry. Therefore, the Columbia, Tennessee Mayor and City Council, does ordain as follows:

A. Findings of Fact.

1. The Columbia Mayor and its Legislative Body wish to maintain eligibility in the National Flood Insurance Program in order to do so, must meet the requirements of 60.3 of the Federal Insurance Administration Regulations found at 44 CFR Ch. 1 (10-1-04 Edition).
2. Areas of Columbia are subject to periodic inundation which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, as well as impairment of the tax base; all of which affect the public health, safety and general welfare.
3. These flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities; by uses in flood hazard areas which are vulnerable to floods, or construction which is inadequately elevated, flood-proofed, or otherwise unprotected from flood damages.

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

B. Findings of Fact.

It is the purpose of this Ordinance to promote public health, safety and general welfare; and to minimize public and private loss due to flood conditions in specific areas. This Ordinance is designed to:

1. Restrict or prohibit uses which are vulnerable to water or erosion hazards; or which result in damaging increases in erosion, flood heights, or velocities;
2. Require that uses vulnerable to floods, including community facilities, be protected against flood damage at the time of initial construction;
3. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;
4. Control filling, grading, dredging, and other development which may increase flood damage or erosion, and;
5. Prevent, or regulate, the construction of flood barriers which will unnaturally divert flood waters, or which may increase flood hazards to the lands.

C. Findings of Fact.

4. The Columbia Mayor and its Legislative Body wish to maintain eligibility in the National Flood Insurance Program in order to do so, must meet the requirements of 60.3 of the Federal Insurance Administration Regulations found at 44 CFR Ch. 1 (10-1-04 Edition).
5. Areas of Columbia are subject to periodic inundation which could result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, as well as impairment of the tax base; all of which affect the public health, safety and general welfare.
6. These flood losses are caused by the cumulative effect of obstructions in floodplains, causing increases in flood heights and velocities; by uses in flood hazard areas which are vulnerable to floods, or construction which is inadequately elevated, flood-proofed, or otherwise unprotected from flood damages.

D. Findings of Fact.

It is the purpose of this Ordinance to promote public health, safety and general welfare; and to minimize public and private loss due to flood conditions in specific areas. This Ordinance is designed to:

6. Restrict or prohibit uses which are vulnerable to water or erosion hazards; or which result in damaging increases in erosion, flood heights, or velocities;
7. Require that uses vulnerable to floods, including community facilities, be protected against flood damage at the time of initial construction;
8. Control the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of floodwaters;

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

9. Control filling, grading, dredging, and other development which may increase flood damage or erosion, and;
10. Prevent, or regulate, the construction of flood barriers which will unnaturally divert flood waters, or which may increase flood hazards to o the lands.
11. To help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize blight in flood areas;
12. To ensure that potential homebuyers are notified that property is in a floodplain area; and
13. To maintain eligibility for participation in the National Flood Insurance Program.

6.6.2 Definitions.

Unless specifically defined below, words or phrases used in this Section 6.6 shall be interpreted as to give them the meaning they have in common usage and to give this Ordinance its most reasonable application given its stated purpose and objectives.

“Accessory Structure:” shall represent a subordinate structure to the principal structure and, for the purpose of this section, shall conform to the following:

1. Accessory structures shall not be used for human habitation.
2. Accessory Structures shall be designed to have low flood damage potential.
3. Accessory Structures shall be constructed and placed on the building site so as to offer the minimum resistance to the flow of floodwaters.
4. Accessory Structures shall be firmly anchored to prevent flotation which may result in damage to other structures.
5. Service facilities such as electrical and heating equipment shall be elevated, or flood-proofed.

“Act:” the statutes authorizing the National Flood Insurance Program that are incorporated in 42 U.S.C 4001-4128.

“Addition (to an existing building):” any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall, other than a fire wall. Any walled and roofed addition, which is connected by a firewall, or separated by an independent perimeter load-bearing wall, shall be considered “New Construction”.

“Appeal:” a request for a review of the local enforcement officer’s interpretation of any provision of this Ordinance, or a request for a variance.

“Area of Shallow Flooding:” a designated AO or AH Zone on a community’s Flood Insurance Rate Map (FIRM) with one percent, or greater, annual chance of flooding to an average depth of one (1) to three (3) feet where a clearly defined channel does not exist; where the path of flooding is unpredictable and intermediate, and where velocity flow may be evident. (Such flooding is characterized by ponding or sheet flow).

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

“Area of Special Flood-related Erosion Hazard:” the land within a community which is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area in preparation of the FRIM, Zone E may be further refined.

“Area of Special Flood Hazard:” the land in the floodplain within a community subject to a one-percent, or greater, chance of flooding in any given year. The area may be designated Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE, or A99.

“Base Flood:” the flood having a one percent chance of being equaled, or exceeded, in a given year.

“Basement:” that portion of a building having its subgrade (below ground level) on all sides.

“Breakaway Wall:” a wall that is not part of the structural support of the building and is intended through its design, and construction, to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

“Building:” any structure built for support, shelter, or enclosure for any occupancy or storage (see “Structure”).

“Development:” any man-made change to improved or unimproved real estate, including but not limited to buildings, or other structures, mining, dredging, filling, grading, paving, excavating, drilling operations, or permanent storage of equipment or materials.

“Elevated Building:” a non-basement building built to have the lowest floor of the lowest enclosed area elevated above the ground level by means of fill, solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of floodwater, piling, columns, piers, or shear walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

“Emergency Flood Insurance Program” or “Emergency Program:” the program as implemented on an emergency basis in accordance with section 1336 of the Act. It is intended as a program to provide a first layer amount of insurance on all insurable structures before the effective date of the initial FIRM.

“Erosion:” the process of gradual wearing away of landmasses. This peril is not per se covered under the Program. +

“Exception:” a waiver from the provisions of this Ordinance which relieves the applicant from requirements of a rule, regulation, order or other determination made or issued pursuant to this Ordinance.

“Existing Construction:” any structure for which the “Start of Construction” commenced before the effective date of the first floodplain management code or ordinance adopted by the community as a basis for that community’s participation in the National Flood Insurance Program (NFIP).

“Existing Manufactured Home Park or Subdivision:” a manufactured home park, or subdivision, for which the construction of facilities for servicing the lots in which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, final grading site, or the pouring of concrete pads) is completed before the effective date of the first floodplain management code, or ordinance adopted by the community as the basis for that community’s participation in the National Flood Insurance Program (NFIP).

“Existing Structures” see **“Existing Construction”**.

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

“Expansion to an Existing Manufactured Home Park or Subdivision:” the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

“Flood” or “Flooding:” a general and temporary condition of partial or complete inundation of normally dry land areas from:

1. The overflow of inland or tidal waters;
2. The unusual and rapid accumulation or runoff of surface waters from any source.

“Flood Elevation Determination:” a determination by the Administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent, or greater, chance of occurrence in any given year.

“Flood Elevation Study:” an examination, evaluation and determined of flood hazards and, if appropriate, corresponding water surface evaluations, or an examination, evaluation and determination of mudslide (i.e., mudflow) or flood-related erosion hazards.

“Flood Hazard Boundary Map (FHBM):” an official map of community, issued by the Federal Emergency Management Agency, where the boundaries of areas of special flood hazard have been designated as Zone A.

“Flood Insurance Rate Map (FIRM):” an official map of a community issued by the Federal Emergency Management Agency, delineating the areas of special flood hazard, or the risk premium zones applicable to the community.

“Flood Insurance Study:” the official report provided by the Federal Emergency Management Agency, evaluating flood hazards and containing flood profiles and water surface evaluation of the base flood.

“Floodplain Management:” the operation of an overall program of corrective and preventative measures for reducing flood damage, including, but not limited to, emergency preparedness plans, flood control works and floodplain management regulations.

“Flood Protection Systems:” those physical structural works for which funds have been authorized, appropriated, expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to a “special flood hazard” and the extent of the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees, or dikes. These specialized flood modifying works are those constructed in conformance with sound engineering standards.

“Floodproofing:” any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce, or eliminate flood damage to real estate, or improved real property, water and sanitary facilities, structures and their contents.

“Flood-related Erosion:” the collapse, or subsidence of land along the shore of a lake, or other body of water as result of undermining caused by waves or currents of water exceeding anticipated cyclical levels, or suddenly caused by an unusually high-water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as a flash flood; or by some similarly unusual and unforeseeable event which results in flooding.

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

“Flood-related Erosion Area” or **“Flood-related Erosion Prone Area:”** a land adjoining the shore of a lake or other body of water, which due to the composition of the shoreline or bank, and high-water levels, or wind-driven currents, is likely to suffer flood-related erosion damage.

“Flood-related Erosion Area Management:” the operation of an overall program of corrective and preventive measures for reducing flood-related erosion damage. Including but not limited to, emergency preparedness plans, flood-related erosion control works and flood plain management regulations.

“Floodway:” the channel of a river, or other watercourse, and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively the water surface elevation more than a designated height.

“Floor:” the top surface of an enclosed building (including basement), i.e., top of slab in concrete slab construction, or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

“Freeboard:” a factor of safety usually expressed in feet above a flood level for purpose of floodplain management. “Freeboard” tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions; such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

“Functionally Dependent Use:” a use which cannot perform its intended purpose unless it is located, or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo, or passengers, ship building, and ship repair facilities; but does not include long-term storage or related manufacturing facilities.

“Highest Adjacent Grade:” the highest natural elevation of the ground surface, prior to construction adjacent to the proposed walls of a structure.

“Historic Structure:” any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminary determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified, or preliminary, determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district, or a district preliminary, determined by the Secretary to qualify as a registered historic district;
3. Individually listed on the Tennessee inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or
4. Individually listed in a local inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified either:
 - a. By an approved state program, as determined by the Secretary of the Interior, or
 - b. Directly by the Secretary of the Interior.

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

“Levee:” a man-made structure, usually earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

“Levee System:” a flood protection system, which consists of a levee, or levees, and associated structures, such as closure and drainage devices; which are constructed and operated in accordance with sound engineering practices.

“Lowest Floor:” the lowest floor of the lowest enclosed area, including a basement. An unfinished, or flood resistant enclosure used solely for parking of vehicles, building access, or storage, in an area other than a basement area is not considered a buildings lowest floor; provided that such enclosure is not built so as to render the structure in violation of the applicable elevation design requirements of this Ordinance.

“Manufactured Home:” a structure, transportable in one or more sections, which is built on a permanent chassis and designed for use with or without a permanent foundation when attached to the required utilities. The term “Manufactured Home” does not include a “Recreational Vehicle”, unless such transportable structures are placed on a site for one hundred and eighty (180) consecutive days, or longer.

“Manufactured Home Park or Subdivision:” a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

“Map:” the Flood Hazard Boundary Map (FHBM) or the Flood Insurance Rate Map (FIRM) for a community issued by the Agency.

“Mean Sea Level:” the average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For the purposes of this Ordinance, the term is synonymous with National Geodetic Vertical Datum (NGVD) or other datum, to which Base Flood Elevations shown on a community’s Flood Insurance Rate Map are referenced.

“National Geodetic Vertical Datum (NGVD):” as corrected in 1929 is a vertical control used as reference for establishing varying elevations within the floodplain.

“New Construction:” any structure for which the “Start of Construction” commenced after the effective date of this Ordinance, or the effective date of the first floodplain management ordinance, and includes any subsequent improvements to such structure.

“New Manufactured Home Park or Subdivision:” a manufactured home park or subdivision for which the construction of such facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading, or the pouring of concrete pads) is completed after the effective date of this Ordinance, or the effective date of the first floodplain management ordinance, and includes subsequent improvements to such structures.

“North American Vertical Datum (NAVD):” as corrected in 1988 is a vertical control used as a reference for establishing varying elevations within the floodplain.

“100-year Flood” see **“Base Flood.”**

“Person:” includes any individual, or group of individuals, corporation, partnership, association, or any other entity including State, Local Governments and agencies.

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED

“Recreational Vehicle:” a vehicle which is:

1. Built on a single chassis;
2. 400 square feet, or less, when measured at the largest horizontal projection;
3. Designed to be self-propelled, or permanently towable by a light duty truck; and
4. Designed primarily not for use as a permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

“Regulatory Floodway:” the channel of a river, or other watercourse, and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

“Riverine:” relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

“Special Hazard Area:” an area having special flood, mudslide (i.e., mudflow) and/or the flood-related erosion hazards are shown on an FHBM, FIRM as in Zone A, AO, A1-30, AE, A99 or AH.

“Start of Construction:” includes substantial improvement, and means the date the building permit was issued; provided the actual Start of Construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within one hundred and eighty (180) days of the permit date. The actual start means either the first placement of the permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footing, the installation of piles, the construction of columns, or any work beyond the stage of excavation, and includes the placement of a manufactured home on a foundation (permanent construction does not include initial land preparation, such as clearing, grading and filing; nor does it include the installation of streets and/or walkways, nor does it include excavation for a basement, footing, piers, foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings such as garages, or sheds not occupied as dwelling units, or part of the main structure. For substantial improvement the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building; whether or not that alteration affects the external dimensions of the building.

“State Coordinating Agency:” The Tennessee Department of Economic and Community Development’s local Planning Assistance Office as designated by the Governor of the State of Tennessee at the request of the Administrator to assist in the implementation of the National Flood Insurance Program for the state.

“Structure:” for the purpose of this section, a walled and roofed building that is principally above ground, a manufactured home, a gas or liquid storage tank, or other man-made facilities or infrastructures.

“Substantial Damage:” means damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal, or exceed, fifty (50) percent of the market value of the structure before the damage occurred.

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

“Substantial Improvement:” any repairs, reconstructions, rehabilitations, additions, alterations, or other improvements to a structure, taking place during a five (5) year period, in which the cumulative cost equals, or exceeds, fifty (50) percent of the market value of the structure before the “Start of Construction” of the improvement. The market value of the structure should be (1) the appraised value of the structure prior to the start of the initial repair or improvement, or (2) in the case of damage, the value of the structure prior to damage occurring. This term includes structures which have incurred “substantial damage”, regardless of the actual repair worked performed.

For the purpose of this definition, “substantial Improvement” is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences; whether or not that alteration affects the external dimensions of the building. The term does not, however, include either: (1) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been pre-identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions and not solely triggered by an improvement or repair; or (2) Any alteration of a “historic structure”, provided that the alteration will not preclude the structure’s continued designation as a “historic structure”.

“Substantially Improved Existing Manufactured Home Park or Subdivision:” where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds fifty (50) percent of the value of the streets, utilities, and pads before the repair, reconstruction, or improvement commenced.

“Variance:” a grant of relief from the requirements of this Ordinance which permits construction in a manner otherwise prohibited by this Ordinance where specific enforcement would result in unnecessary hardship.

“Violation:” the failure of a structure or other development to be fully compliant with the community’s floodplain management regulations. A structure or other development without the elevation certificate, other certification, or other evidence of compliance required in this Ordinance is presumed to be in violation until such time as that documentation is provided.

“Water Surface Elevation:” the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains of riverine areas.

6.6.3 General Provisions.

A. Application

This Ordinance shall apply to all areas within the incorporated area of Columbia, Tennessee. Unless specifically exempted by this Ordinance, all Development and Construction must conform to the requirements of this Ordinance.

B. Basis for Establishing the Areas of Special Flood Hazard.

The Areas of Special Flood Hazard identified on the Maury County, Tennessee, and Incorporated Areas, Federal Emergency Management Agency, Flood Insurance Study (FIS) Number 470123C0000E, dated April 16, 2007 and all subsequent amendments and revisions, Flood Insurance Rate Map (FIRM), Community Panel Numbers 47119C0145E, 47119C0160E, 47119C0165E, 47119C0170E, 47119C0180E, 47119C0190E, 47119C0195E, 47119C0260E, 47119C0280, 47119C0285E dated April 16, 2007, and all subsequent amendments and revisions along with all supporting technical data, are adopted by reference and declared to be a part of this Ordinance.

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

C. Requirement for Development Permit.

A development permit shall be required in conformity with this Ordinance prior to the commencement of any development activities.

D. Compliance.

No land, structure, or use, shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of this Ordinance and other applicable regulations.

E. Abrogation and Greater Restrictions.

This Ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this Ordinance conflicts or overlaps with another regulatory instrument, whichever imposes the more stringent restrictions shall prevail.

F. Interpretation.

In the interpretation and application of this Ordinance, all provisions shall be: (1) considered as minimum requirements, (2) liberally construed in favor of the governing body, and (3) deemed neither to limit or repeal any other powers granted under Tennessee statutes.

G. Warning and Disclaimer of Liability.

The degree of flood protection required by this Ordinance is considered reasonable for regulatory purpose and is based on scientific and engineering considerations. Larger floods can, and will happen on rare occasions. Flood heights may be increased by man-made or natural causes. This Ordinance does not imply that land outside the Areas of Special Flood Hazard, or uses permitted within such areas will be free from flooding or flood damages. This Ordinance shall not create liability on the part of the City of Columbia, Tennessee or by any officer, or employee, thereof for any flood damages that result from reliance on this Ordinance or any administrative decision lawfully made hereunder.

H. Penalties for Violation

Violations of the provisions of this Ordinance or failure to comply with any of its requirements, including violations of conditions and safeguards established in connection with grants of variance shall constitute a misdemeanor punishable as other misdemeanors as provided by law. Each day such violation continues shall be considered a separate offence. Nothing herein contained shall prevent the City of Columbia, Tennessee from taking such other lawful actions to prevent, or remedy, any violation.

6.6.4 Administration.

A. Designation of Ordinance Administrator.

The Director of Development Services Department and/or assignee is hereby appointed as the Administrator to implement the provisions of this Ordinance.

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

B. Permit Procedures.

Application for a development permit shall be made to the Administrator on forms furnished by the community prior to any development activities. The development permit may include, but is not limited to the following; plans in duplicate drawn to scale and showing the nature, locations, dimensions, and elevations of the area in question; existing or proposed structures, earthen fill placement, storage of materials or equipment, and drainage facilities. Specifically, the following information is required:

C. Application Stage.

Elevation in relation to main sea level of the proposed lowest floor, including basement, of all buildings where BFE's are available, or to the highest adjacent grade when applicable under this Ordinance.

D. Construction Stage.

Within unnumbered A zones, where flood elevation data are not available, the Administrator shall record the elevation of the lowest floor on the development permit. The elevation of the lowest floor shall be determined as the measurement of the lowest floor of the building relative to the highest adjacent grade.

For all new construction and substantial improvements, the permit holder shall provide to the Administrator an as-built certification of the regulatory floor elevation, or floodproofing level, upon the completion of the lowest floor or floodproofing.

Within unnumbered A zones, where flood elevation data is not available, the elevation of the lowest floor shall be determined as the measurement of the lowest floor of the building relative to the highest adjacent grade.

Any work taken prior to submission of the certification shall be at the permit holder's risk. The Administrator shall review the above-referenced certification data. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further work being allowed to proceed. Failure to submit the certification, or failure to make said corrections required hereby shall be cause to issue a stop-work order for the project.

E. Duties & Responsibilities of Administrator.

Duties of the Administrator shall include, but not limited to:

Review of all development permits to assure the permit requirements of this Ordinance have been satisfied, and that proposed building sites will be reasonably safe from flooding.

Advice to permittee that additional federal or state permits may be required, and if specific federal or state permits are known, require that copies if such permits are provided and maintained on file with the development permit. This shall include Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C 1334.

Notification to adjacent communities and the Tennessee Department of Economic and Community Development, Local Planning Assistance Office prior to any alteration or relocation of a watercourse; and submission of evidence of such notification to the Federal Emergency Management Agency.

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

For any altered or relocated watercourse, submit engineering data/analysis within six (6) months to the Federal Emergency Management Agency to ensure accuracy of community flood maps through the Letter of Map Revision process. Assure the flood carrying capacity within an altered or relocated portion of any watercourse is maintained.

Record the elevation, in relation to mean sea level or the highest adjacent grade, where applicable of the lowest floor including the basement of all new, or substantially improved Buildings, in accordance with Sections 6.6.4.B, 6.6.4.C, and 6.6.4.D.

Record the actual elevation, in relation to mean sea level or the highest adjacent grade, where applicable; to which the new or substantially improved Buildings have been flood-proofed, in accordance with this Section 6.6.

When flood-proofing is utilized for a structure, the Administrator shall obtain certification of design criteria from a registered professional engineer or architect; in accordance with this Section 6.6.

Where interpretation is needed as to the exact location of boundaries of the areas of special flood hazard (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Administrator shall make the necessary interpretation. Any person contesting the location of a boundary shall be given a reasonable opportunity to appeal the interpretation as provided in this Ordinance.

When Base Flood Elevation data or floodway data have not been provided by the Federal Emergency Management Agency then the Administrator shall obtain, review, and reasonably utilize any Base Flood Elevation and floodway data available from a Federal, State or other source, including data developed as a result of these regulations as criteria for requiring that new construction, substantial improvement, or other development in Zone A on the Community FIRM meet the requirements of this Ordinance.

Within unnumbered A zones, where Base Flood Elevations have not been established, and where alternative data is not available, the Administrator shall require the lowest floor of a building to be elevated or flood-proofed to a level of at least three (3) feet above the highest adjacent grade (lowest floor and highest adjacent grade being defined in Section 9.15 of this Ordinance). All applicable data including elevations or flood-proofing certifications shall be recorded as set forth in Section 6.6.4.B, 6.6.4.C, and 6.6.4.D.

All records pertaining to the provisions of this Ordinance shall be maintained in the office of the Administrator and shall be open for public inspection. Permits issued under the provisions of this Ordinance shall be maintained in a separate file, or marked expedited retrieval within combined files.

6.6.5 Provisions for Flood Hazard Reduction.

A. General Standards.

In all flood prone areas, the following provisions are required:

1. New construction and substantial improvements to existing buildings shall be anchored to prevent flotation, collapse, or lateral movement of the structure;
2. Manufactured homes shall be elevated and anchored to prevent flotation, collapse, or lateral movement. Methods may include, but are not limited to; use of over-the-top or frame ties to ground anchors. This standard shall be in addition to, and consistent with applicable state requirements for resisting wind forces;
3. New construction and substantial improvements to new buildings shall be constructed with materials and utility equipment resistant to flood damage;
4. New construction and substantial improvements to new buildings shall be constructed by methods and practices to minimize flood damage;
5. All electrical, heating ventilation, plumbing, air conditioning equipment, and other service facilities shall be designed, and/or located so as to prevent water from accumulating within the components during conditions of flooding;

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICT

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

6. New and replaced water supply systems shall be designed to minimize, or eliminate, infiltration of flood waters into the system;
7. New and replaced sanitary sewage systems shall be designed to minimize, or eliminate, infiltration of flood waters into the systems, and discharges from the system into flood waters;
8. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;
9. Any alteration, repair, reconstruction, or improvements to a building that is in compliance with the provisions of this Ordinance, shall meet the requirements of “new construction” as contained in this Ordinance; and,
10. Any alteration, repair, reconstruction, or improvements to a building that is not in compliance with the provisions this Ordinance, shall be undertaken only if said non-conformity is not further extended or replaced.

B. Specific Standards.

These provisions shall apply to ALL areas of Special Flood Hazard as provided herein:

1. Residential Construction:

Where Base Flood Elevation data is available, new construction or substantial improvement of any Residential building (or manufactured home) shall have the lowest floor, including basement, elevated no lower than two (2) feet above the Base Flood Elevation. Should solid foundation perimeter walls be used to elevate a structure, openings sufficient to facilitate equalization of flood hydrostatic forces on both sides of exterior walls, and to ensure unimpeded movement of floodwater shall be provided in accordance with Section 6.6.5.B.3.

Within unnumbered A zones, where Base Flood Elevations have not been established and where alternative data is not available, the Administrator shall require the lowest floor of a building to be elevated, or flood-proofed, to a level of at least three (3) feet above the highest adjacent grade (lowest floor and highest adjacent grade being defined in Section 6.6.2 of this Ordinance). All applicable data including elevations, or flood-proofing certifications shall be recorded as set forth in this Section 6.6.

2. Non-Residential Construction:

New construction or substantial improvement of any commercial, industrial, or Non-Residential building, when BFE data is available, shall have the lowest floor, including basement, elevated, or flood-proofed, no lower than two (2) feet above the level of the Base Flood Elevation.

Within unnumbered A zones, where Base Flood Elevations have not been established, and where alternative data is not available, the Administrator shall require the lowest floor of a building to be elevated, or flood-proofed, to a level of at least three (3) feet above the highest adjacent grade (lowest floor and highest adjacent grade being defined in Section 6.6.2 of this Ordinance). All applicable data including elevations and flood-proofing certifications shall be recorded as set forth in this Section 6.6.

Buildings located in all A zones may be flood-proofed in lieu of being elevated, provided that all areas of the building below the elevation are watertight, with walls substantially impermeable to the passage of water, and are built with structural components have the capability of resisting hydrostatic and hydrodynamic loads, and the effects of buoyancy. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with the accepted standards of practice for meeting the provisions above; and shall provide such certification to the Administrator as set forth by this Section 6.6.

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

Buildings located in all A zones may be flood-proofed in lieu of being elevated, provided that all areas of the building below the elevation are watertight, with walls substantially impermeable to the passage of water, and are built with structural components have the capability of resisting hydrostatic and hydrodynamic loads, and the effects of buoyancy. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with the accepted standards of practice for meeting the provisions above; and shall provide such certification to the Administrator as set forth by this Section 6.6.

3. Elevated Building:

All new construction or substantial improvements to existing buildings that include ANY fully enclosed areas formed by foundation and other exterior walls below the Base Flood Elevation, or required height above the highest adjacent grade, shall be designed to allow for the entry and exit of flood waters to automatically equalize hydrostatic flood forces on exterior walls.

- a. Designs for complying with this requirement must either be certified by a professional engineer or architect, or meet the following minimum criteria:
 - (1) Provide a minimum of two (2) openings having a total net area of no less than one (1) square inch for every square foot of enclosed area subject to flooding:
 - (2) The bottom of all openings shall be no higher than one foot above the finish grade, and
 - (3) Openings must be equipped with screens, louvers, valves, other coverings, or devices provided they limit the automatic flow of floodwaters in both directions.
 - (4) Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment used in connection with premises (standard exterior door), or entry to the elevated living area (stairway or elevator), and
 - (5) The interior portion of such enclosed area shall not be partitioned, or finished, into separate rooms in such a way as to impede the movement of floodwaters, and all such provisions shall comply with the provisions of Section 6.6.5.

4. Standards for Manufactured Homes and Recreational Vehicles:

- a. All Manufactured Homes placed, or substantially improved on: (1) individual lots or parcels, (2) in expansions to existing manufactured home parks or subdivisions, or (3) new or substantially improved manufactured home parks or subdivisions must meet all the requirements of new construction, including elevations and anchoring.
- b. All Manufactured Home placed, or substantially improved, in an existing Manufactured Home Park or subdivision must be elevated so that either:
 - (1) When Base Flood Elevations are available, the lowest floor of the Manufactured Home is elevated on permanent foundation no lower than two (2) feet above the level of the Base Flood Elevation, or;
 - (2) Absent Base Flood Elevations the Manufactured Home chassis is elevated and supported by reinforced piers (or other foundation elements) at least three (3) feet in height above the highest adjacent grade.
- c. Any Manufactured Home which has incurred "substantial damage" as the result of a flood, or that has substantially improved, must meet the standards of Section 6.6.5.B.4.
- d. All Manufactured Homes must be securely anchored to an adequately anchored foundation system to resist flotation, collapse and lateral movement.

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED

- e. All recreational vehicles placed on identified flood hazard sites must either:
 - (1) Be on the site for fewer than one hundred eighty (180) consecutive days;
 - (2) Be fully licensed and ready for highway use. (A recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions).
- f. The recreational vehicle must meet all of the requirements for new construction, including anchoring, and elevation requirements of this section above if on the site for longer than one hundred eighty (180) consecutive days.

5. Standards for Subdivisions:

Subdivisions and other proposed new developments, including manufactured home parks, shall be reviewed to determine whether such proposals will be reasonably safe from flooding. If a subdivision proposal or other proposed new development is in a flood-prone area, any such proposal shall be reviewed to ensure that:

- a. All subdivisions proposals shall be consistent with the need to minimize flood damage.
- b. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located, and constructed to minimize or eliminate flood damage.
- c. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards.
- d. Base Flood Elevation data shall be provided for subdivision proposals and other proposed developments (including manufactured home parks and subdivisions) that are greater than fifty lots and/or five acres in area.

6.6.6 Standard for Areas of Special Flood Hazard with Established Base Flood Elevations and with Floodways Designated.

Located within the Areas of Special Flood Hazard established in Section 6.12.3.B, are areas designated as floodways. A floodway may be an extremely hazardous area due to the floodwaters, debris, or erosion potentials. In addition, the area must remain free of encroachment in order to allow for the discharge of the base flood without increased flood heights and velocities. Therefore the following shall apply:

A. Encroachments.

No encroachments, including fill material, new structures or substantial improvements shall be located within areas of special flood hazard, unless by a Tennessee registered professional engineer provides certification demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the community. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles. The administrator or assignee shall establish minimum standards for the format and content of such certification.

B. New Construction or Substantial Improvement.

New construction or substantial improvements of buildings shall comply with all applicable flood hazard reduction provisions of this Section 6.6.5.

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

6.6.7 Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but without Floodways Designated.

Located within the Areas of Special Flood Hazard established in Section 6.6.3.B, where streams exist with base flood data provided, but where no floodways have been designated, (Zones AE) the following provisions apply:

A. Encroachments.

Encroachments are prohibited, including earthen fill material, new construction, substantial improvements, or other developments within the regulatory floodway. Development may be permitted, however provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the cumulative effect of the proposed encroachments, or new development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than two (2) feet at any point within the community. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.

B. New Construction or Substantial Improvements.

New construction or substantial improvement of buildings shall be elevated or flood-proofed to elevations established in accordance with Section 6.6.5.B.

6.6.8 Standards for Streams without Established Base Flood elevations or Floodways (A Zones).

Located within the Areas of Special Flood Hazard established in Section 6.6.3.B, where streams exist, but no base flood data has been provided (A Zones), OR where a Floodway has not been delineated, the following provisions shall apply:

A. Data Not Provided

When Base Flood Elevation data or floodway data have not been provided in accordance with Section 6.6.3, the Administrator shall obtain, review, and reasonably utilize any specific or historic Base Flood Elevation and floodway data available from a Federal, State, or other source, in order to administer the provisions of Section 6.6.5. ONLY if data is not available from these sources, then the following provisions shall apply:

1. No encroachments, including structures or fill material, shall be located within an area equal to the width of the stream, or twenty (20) feet, whichever is greater; measured from the top of the stream bank, unless certification by registered professional engineer is provided, demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of more than one (1) foot at any point in the community. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principals. The administrator or assignee shall establish minimum standards for the format and content of such certification
2. In special flood hazard areas without Base Flood Elevation data, new construction or substantial improvements of existing structures shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than three (3) feet above the highest adjacent grade at the building site. Openings sufficient to facilitate the unimpeded movements of the standards of Section 6.6.5.B, and "Elevated Buildings".

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

6.6.9 Standards for areas of Shallow Flooding (AO & AH Zones).

A. Designated Areas.

Located within the Areas of Special Flood Hazard established in Section 6.6.3.B, are areas designated as shallow flooding areas. These areas have special flood hazards associated with base flood depths of one to three feet (1' – 3') where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate; therefore the following provisions apply:

1. All new construction and substantial improvements of Residential and Non-Residential buildings shall have the lowest floor, including the basement, elevated to at least two (2) feet above the flood depth number specified on the Flood Insurance Rate Map (FIRM), in feet, above the highest adjacent grade.
2. If no flood depth number is specified, the lowest floor, including basement, shall be elevated, at least three (3) feet above the highest adjacent grade.
3. Openings sufficient to facilitate unimpeded movements of floodwaters shall be provided in accordance with standards of Section 6.6.5.B, and "Elevated Buildings".

B. Flood Protection in Lieu of Evaluation.

All new construction and substantial Improvements of Non-Residential buildings may be flood-proofed in lieu of elevation. The structure together with attendant utility and sanitary facilities must be flood-proofed to at least two (2) feet above the specified FIRM flood level, with walls substantially impermeable to the passage of water and with structural components having the capacity of resisting hydrostatic and hydrodynamic loads, and the effect of buoyancy. If no depth number is specified, the lowest floor, including basement, shall be flood-proofed to at least three (3) feet above the highest adjacent grade. A registered professional engineer or architect shall certify that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this Ordinance, and shall provide such certification to the Administrator as set forth above and required on Section 6.6.4.

1. Adequate drainage paths shall be provided around slopes to guide floodwaters around and away from proposed structures.
2. The Administrator shall certify the elevation or highest grade, where applicable, and the record shall become a permanent part of the permit file.

6.6.10 Standards for Areas Protected by Flood Protection System (A-99 Zones).

Located within the areas of special flood hazard established in Section 6.6.3.B, are areas of the 100-year floodplain protected by a flood protection system, but where Base Flood Elevations and flood hazard factors have not been determined. Within these areas (A-99 Zones) all provisions of Sections 6.6.4 and 6.6.5 shall apply.

6.6.11 Standards for Unmapped Streams.

Located within the City are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams the following provisions shall apply:

1. In areas adjacent to such unmapped streams, no encroachments including fill material or structures shall be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank, unless by a Tennessee registered professional engineer provides certification demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one (1) foot at any point within the locality. The administrator or assignee shall establish minimum standards for the format and content of such certification.

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

2. When new elevation data are available, new construction or substantial improvements of buildings shall be elevated, or flood-proofed to elevations established in accordance with Sections 6.6.4 through 6.6.10.

6.6.12 Variance Procedures.

The provisions of this section shall apply exclusively to areas of Special Flood Hazard within Columbia, Tennessee.

A. Board of Zoning Appeals.

1. The Columbia Board of Zoning Appeals shall hear and decide appeals, and requests for variances from the requirements of this Section 6.12
2. Variances may be issued for the repair or rehabilitation of historic structures (see definition) upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum to preserve the historic character and design of the structure.
3. In passing upon such applications, the Board of Zoning Appeals shall consider all technical evaluations, all relevant factors, all standards specified in other sections of this Section 6.6, and:
 - a. The danger that materials may be swept onto other property to the injury of others;
 - b. The danger to life and property due to flooding or erosion;
 - c. The susceptibility of the proposed facility to the community;
 - d. The importance of the service provided by the proposed facility to the community;
 - e. The necessity of the facility to a waterfront location, in the case of a functionally dependent facility;
 - f. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use;
 - g. The relationship of the proposed use to the comprehensive plan and floodplain management program for that area;
 - h. The safety access to the property in times of flood for ordinary and emergency vehicles;
 - i. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site;
 - j. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, streets and bridges.
4. Upon consideration of the factors listed above and the purposes of this Ordinance, the Board of Zoning Appeals may attach such conditions to the granting of variances as it deems necessary to effectuate the purposes of this Ordinance.
5. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

B. Conditions for Variances.

1. Variances shall be issued upon a determination that the variance is the minimum relief necessary, considering the flood hazard; and in the instance of a historical building, a determination that the variance is the minimum necessary so as to not destroy the historic character and design of the building.
2. Variances shall only be issued upon: showing of good and sufficient cause, a determination that failure to grant the variance would result in exceptional hardship; or a determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create a nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.
3. Any applicant to whom a variance is granted, shall be given written notice that the issuance a variance to construct a structure below the base flood level will result in increased premium rates for flood insurance, and that such construction below the base flood level increases risk to life and property.

ARTICLE 3: ZONING DISTRICTS & CIVIC DISTRICTS

SECTION 6.6 FLOODPLAIN PROTECTION CONTINUED.

4. The Administrator shall maintain the records if all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

6.6.13 Legal Status Provisions.

A. Conflict with Other Ordinances

In case of conflict between this Section 6.12 or any other part thereof, and the whole or part of any existing, or future ordinance of the City, the most restrictive shall prevail.

B. Validity³

If any section, clause, provisions or portion of this Section 6.6 shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, provision, or portion of this Section 6.6 which is not of itself invalid or unconstitutional.

6.6.14 Tree Protection.

All Development and construction shall comply with the Tree Protection provisions of Section 4.3.16.L.

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Article 6 Supplemental Standards
Proposed Zoning Text Amendment

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Proposed Changes

§ 6.3 Streetscape Repairs, Replacements & Improvements (p. 343) 2

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§ 6.3 Streetscape Repairs, Replacements & Improvements (p. 343)

6.3.1 Applicability.

This Section applies to all Development ~~other than Buildings, of~~ Lots, or Building Sites ~~within a Development Parcel for which~~ fronting existing Thoroughfares or Internal Drives ~~are to be provided or modified in accordance with Article 5 (Development Parcel Standards), which Thoroughfares and Internal Drives must comply with the applicable provisions of Article 5 (Development Parcel Standards).~~

Removes confusing language and makes clear when the Absent Elements provisions apply.

6.3.2 Streetscape Repairs, Replacements & Improvements.

Prior to the issuance of any Certificate of Occupancy for a Building or Improvement, the following Streetscape improvements, repairs, or replacements shall be provided by the Lot or Building Site owner with respect to each Building or Improvement and the Streetscape that Enfronts the applicable Lot or Building Site:

A. Damage Repair.

Any walkway, planter well or planter strip, street light or curb that exists in the Public Frontage, Thoroughfare or Internal Drive Adjacent to the applicable Lot prior to commencement of construction of such Building or Improvement and which is damaged during such construction shall be repaired so that it is in at least as good or better condition as it was in prior to such damage or shall be replaced.

B. Absent Elements.

If the Public Frontage Adjacent to the applicable Lot or Building Site does not include a Sidewalk, Planter, ~~Thoroughfare or~~

Corrects formatting

Article 6 Supplemental Standards Proposed Zoning Text Amendment

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~~Internal Drive~~, Trees, or street lights, any such absent element shall be provided by the applicable Lot or Building Site owner in accordance the following standards and requirements:

1. If there is an adjoining Sidewalk, a Sidewalk shall be constructed along the entire Front Lot or Building Site Line, which Sidewalk must match any existing Sidewalk Enfronting an Adjacent Lot or Building Site~~;~~;

2. If there is an adjoining planter strip or plant well, planting accommodations shall be constructed along the entire Front Lot or Building Site Line, which planting accommodations must match any existing planter strip or plant well Enfronting an Adjacent Lot~~;~~; and

3. If there is no tree within the Frontage Adjacent to the Lot or Building Site, one or more trees shall be installed along the Front Lot or Building Site Line, which tree(s) must meet the tree shape, spacing, and size standards for the applicable District as set forth in Section 5.2, as if such standards were applicable~~;~~;

4C. Reservation of Right-of-Way

If there is not sufficient right-of-way area for all or any of the required Streetscape repairs, replacements, or improvements as set forth in this Section 6.3, such element or elements shall be provided within the Lot or Building Site Adjacent to the right-of-way within a reservation strip of land that all setbacks will recognize as planned future property lines for such Lot or Building Site.

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5.D. Minimum Standards

Each Streetscape repair, replacement or Improvement made pursuant to this Section 6.3 must comply with the rules, regulations, and requirements of the City that are applicable and in effect from time to time in respect of such element, so that it qualifies, or would qualify if within the public right-of-way, for dedication to the City.

E. Payment in lieu

Creates option for payment in lieu

1. Where this section requires repair or installation of sidewalks within the public frontage, applicants may make Payment of fees in-lieu to the City Sidewalk Fund installing a required public sidewalk may occur only when: The timing of the installation of the sidewalk would result in its removal shortly thereafter due to a fully-funded street widening, streetscape project, or other capital improvement project; or
2. The right-of-way, developing lot, or lot abutting a required sidewalk is not suitable for sidewalks due to floodplain, wetlands, riparian buffers, tree save areas, PUDE, or slopes exceeding 20 percent.
3. The decision-making authority for the associated review shall determination whether payment of fees in-lieu are applicable. The decision-making authority shall consider the advice of the City Engineer in making the determination.
4. The fees in-lieu of sidewalks shall be paid prior to: Recording the final plat, Issuance of a building permit, or issuance of a grading permit.

Article 6 Supplemental Standards Proposed Zoning Text Amendment

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D. Fees received pursuant to this Subsection shall be used in accordance with the City Sidewalk Fund as directed by the City Council.

Section 6.6 FLOODPLAIN PROTECTION

B. Basis for Establishing the Areas of Special Flood Hazard.

The Areas of Special Flood Hazard identified on the Maury County, Tennessee, and Incorporated Areas, Federal Emergency Management Agency, Flood Insurance Study (FIS) Number 470123C0000E, dated April 16, 2007 and all subsequent amendments and revisions, and Flood Insurance Rate Map (FIRM), Community Panel Numbers 47119C0145E, 47119C0160E, 47119C0165E, 47119C0170E, 47119C0180E, 47119C0190E, 47119C0195E, 47119C0260E, 47119C0280, 47119C0285E dated April 16, 2007, and all subsequent amendments and revisions along with all supporting technical data, are adopted by reference and declared to be a part of this Ordinance.

Avoids potential contradiction between ordinance and subsequent map revisions

§ 6.6.6 Standards for Areas of Special Flood Hazard with Established Base Flood

Article 6 Supplemental Standards Proposed Zoning Text Amendment

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Elevations and with Floodways Designated (P. 357)

99 **6.6.6 Standards for Areas of Special Flood Hazard with**
100 **Established Base Flood Elevations and with Floodways**
101 **Designated.**

102 Located within the Areas of Special Flood Hazard
103 established in Section 6.12.3.B, are areas designated as
104 floodways. A floodway may be an extremely hazardous
105 area due to the velocity of floodwaters, debris or erosion
106 potential. In addition, the area must remain free of
107 encroachment in order to allow for the discharge of the
108 base flood without increased flood heights and
109 velocities. Therefore, the following provisions shall
110 apply:

111
112 **A. Encroachments.**

113 Encroachments are prohibited, including earthen fill
114 material, new construction, substantial improvements or
115 other developments within the regulatory floodway.
116 Development may be permitted however, provided it is
117 demonstrated through hydrologic and hydraulic analyses
118 performed in accordance with standard engineering
119 practices that the cumulative effect of the proposed
120 encroachments or new development, when combined
121 with all other existing and anticipated development, shall
122 not result in ANY increase the water surface elevation of
123 the base flood level, velocities or floodway widths during

Corrects typo in adopted ordinance

Article 6 Supplemental Standards Proposed Zoning Text Amendment

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the occurrence of a base flood discharge at any point within the community. A registered professional engineer must provide supporting technical data and certification thereof.

B. New Construction or Substantial Improvements.

New construction or substantial improvements of buildings shall comply with all applicable flood hazard reduction provisions of this Section 6.6.5.

§ 6.6.7 Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but without Floodways Designated (p. 357)

6.6.7 Standards for Areas of Special Flood Hazard Zones AE with Established Base Flood Elevations but without Floodways Designated.

Located within the Areas of Special Flood Hazard established in Section 6.6.3.B, where streams exist with base flood data provided but where no floodways have been designated, (Zones AE) the following provisions apply:

Article 6 Supplemental Standards Proposed Zoning Text Amendment

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144 **A. Encroachments.** No encroachments, including fill
145 material, new structures or substantial improvements
146 shall be located within areas of special flood hazard,
147 unless ~~certification by a~~ Tennessee registered
148 professional engineer ~~provides certification is provided~~
149 demonstrating that the cumulative effect of the
150 proposed development, when combined with all other
151 existing and anticipated development, will not increase
152 the water surface elevation of the base flood more than
153 ~~two-one (12) f000et~~ (12) feet at any point within the community.
154 The engineering certification should be supported by
155 technical data that conforms to standard hydraulic
156 engineering principles. The administrator or assignee
157 shall establish minimum standards for the format and
158 content of such certification.
159
160 **B. New Construction or Substantial Improvements.** New
161 construction or substantial improvements of buildings
162 shall be elevated or flood-proofed to elevations
163 established in accordance with Section 6.6.5.B.

*Corrects an error in the
adopted Ordinance and
authorizes staff to
establish minimum
standards (plan to use
[TEMA No-Rise Guidance](#))*

Article 6 Supplemental Standards Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

§ 6.6.8 Standards for Streams without Established Base Flood Elevations- or Floodways (A Zones) (p. 358)

6.6.8 Standards for Streams without Established Base Flood Elevations or Floodways (A Zones).

Located within the Areas of Special Flood Hazard established in
Section 6.6.3.B, where streams exist, but no base flood data has
been provided (A Zones), OR where a Floodway has not been
delineated, the following provisions shall apply:

A. Data Not Provided

When Base Flood Elevation data or floodway data have
not been provided in accordance with Section 6.6.3, then
the Administrator shall obtain, review and reasonably
utilize any scientific or historic Base Flood Elevation and
floodway data available from a Federal, State or other
source, in order to administer the provisions of Section
6.6.5. ONLY if data is not available from these sources,
then the following provisions ~~(1 & 2)~~ shall apply:

1. No encroachments, including structures or fill
material, shall be located within an area equal to
the width of the stream or twenty feet,
whichever is greater, measured from the top of
the stream bank, unless certification by
registered professional engineer is provided
demonstrating that the cumulative effect of the

*Corrects an error in the
adopted Ordinance and
authorizes staff to establish
minimum standards (plan to
use [TEMA No-Rise Guidance](#))*

Article 6 Supplemental Standards Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

188 proposed development, when combined with all
189 other existing and anticipated development, will
190 not increase the water surface elevation of the
191 base flood more than ~~two-one~~ (21) ~~feet-foot~~ at
192 any point within the community. The
193 engineering certification should be supported by
194 technical data that conforms to standard
195 hydraulic engineering principles. The
196 administrator or assignee shall establish
197 minimum standards for the format and content
198 of such certification.

199
200 2. In special flood hazard areas without Base
201 Flood Elevation data, new construction or
202 substantial improvements of existing shall have
203 the lowest floor of the lowest enclosed area
204 (including basement) elevated no less than three
205 (3) feet above the highest adjacent grade at the
206 building site. Openings sufficient to facilitate the
207 unimpeded movements of floodwaters shall be
208 provided in accordance with the standards of
209 Section 6.6.5.B, and "Elevated Buildings".

Article 6 Supplemental Standards Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

§ 6.6.11 Standards for Unmapped Streams (p. 359)

6.6.11 Standards for Unmapped Streams.

~~1.~~ Located within the City are unmapped streams where areas of special flood hazard are neither indicated nor identified. Adjacent to such streams the following provisions shall apply:

~~21.~~ In areas adjacent to such unmapped streams, no encroachments including fill material or structures shall be located within an area of at least equal to twice the width of the stream, measured from the top of each stream bank, unless ~~certification by a Tennessee~~ registered professional engineer ~~provides certification is provided~~ demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than ~~two-one (12)~~ feet-foot at any point within the locality. The administrator or assignee shall establish minimum standards for the format and content of such certification.

~~32.~~ When new elevation data ~~is~~are available, new construction or substantial improvements of buildings shall be elevated or flood-proofed to elevations established in accordance with ~~this~~Section ~~6.6.4~~ through 6.6.10.

Corrects an error in the adopted Ordinance and authorizes staff to establish minimum standards (plan to use [TEMA No-Rise Guidance](#)) and corrects formatting of paragraphs.



Q1 and Q2 – 2023 Zoning Text Amendment

Project #:	24-0223, 0221, 0053, 0043	Location:	N/A
Applicant:	Kevin C. McCarthy, AICP	Case Type(s):	Text Amendment
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	N/A

SUMMARY

The applicant, the Zoning Administrator, requests to amend the text of Ordinance 4400, the zoning ordinance for the City of Columbia. This is the second and third of five rounds of zoning text amendments staff will present to the Planning Commission between December 2023 and December 2024. These changes will implement Connect Columbia, better align zoning regulations with community preferences, and calibrate the standards based on “lessons learned” during the first two years administering the Ordinance. This round of proposed amendments is detailed in the attached list of topics and track changes documents.

- The Planning Commission is a **recommending body** for zoning text amendments. The City Council is the decision-making authority.
- The staff comments section details the proposed changes, which are provided in the agenda packet in ~~striketrough~~ and underlines.
- Planning Commission may recommend adoption of the proposed text, modify the proposal, or decline the request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

CONSISTENCY WITH CONNECT COLUMBIA

The ongoing current process of reviewing and updating the Zoning Ordinance, Subdivision Regulations, Engineering Standards & Specifications, and other regulating documents is part of the implementation of Connect Columbia, the City's comprehensive plan.

REVIEW PROCESS

Section **8.5.16** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the text of the Ordinance. The Planning Commission is the recommending body for text amendments under **§ 8.3.3.B.2** of the Zoning Ordinance.

Section **8.5.18.C** of the Zoning Ordinance requires that Planning Commission determine that the proposed changes are consistent with the comprehensive plan.

8.5.18.G of the Zoning Ordinance establishes the review criteria for approval of all changes to the text of the Ordinance:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

The criteria for City Council action on a Zoning Ordinance Amendment at § 8.5.18.J.4 are identical to the criteria for Planning Commission review at 8.5.18.G.3.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The City Council adopted the current ordinance on July 14, 2022. The Zoning Ordinance implements the City's comprehensive plan, Connect Columbia. On November 8, 2023, the Planning Commission recommended adoption of a five-year update of the framework, land use, and transportation elements of Connect Columbia. The framework element of the plan directs planning staff to initiate revisions to the ordinance in order to bring it into consistency with changes to the future land use plan. It further directs staff to engage residents and property owners to solicit suggestions for further changes to the ordinance. As mentioned above, this is

the second and third of five rounds of zoning text amendments staff plans to present to the Planning Commission between December 2023 and December 2024.

Planning staff will present detailed commentary at the June 5, 2024 meeting of the Planning Commission.

The Planning Commission may recommend approval of the proposed text amendments, direct staff to prepare an alternative text amendment, or decline to act on the proposed changes.

SAMPLE MOTIONS

Approve:

Move to find, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed text amendments **[may be subject to modificaitons proposed by the Planning Commission]**.

Deny:

Move to recommend denial of the requested text amendment having found, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance are not satisfied *[list specific reasons for denial and provide direction to staff]*.

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and direct staff to provide: *[list additional information]* for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 4521 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING ZONING MAP IN ARTICLE 2 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 2 WITH A NEW ARTICLE 2, ZONING MAP

RECOMMENDATION: Approve Ordinance No. 4521 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 2: Zoning Map, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

The City Council evaluates zoning text amendments as directed by section 8.5.18.J.4 of the Zoning Ordinance. The proposed changes to the zoning ordinance are consistent with the remainder of the Ordinance (8.5.18.J.4.a) and correct errors in the text of the Ordinance (8.5.18.J.4.c).

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance No. 4521, Exhibit A, Marked Changes "A".

**AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING
THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE
REGARDING ZONING MAP IN ARTICLE 2 BY REPEALING SUCH ARTICLE
AND REPLACING SUCH ARTICLE 2 WITH A NEW ARTICLE 2, ZONING
MAP**

WHEREAS, Section §13-7-201 of the Tennessee Code Annotated empowers the city to enact a zoning ordinance and to provide for its administration, enforcement, and amendment; and

WHEREAS, the City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 5th day of June 2024, the Planning Commission reviewed and recommended specific changes in accordance to Section 8.5.18, to the Zoning Ordinance regarding Definitions in Article 2. As a result, Article 2 is being repealed in its entirety and replaced with a new Article 2 which is attached hereto as Exhibit "A" and incorporated herein. Said recommendations are being considered after a public hearing held on the 8th day of August, 2024, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA as follows:

Section 1: That Ordinance Number 4400, the same being the Zoning Ordinance of the City of Columbia, Tennessee is hereby amended by repealing and deleting Article 2 in its entirety and replacing such Article with a new Article 2, Zoning Map, which is attached hereto as Exhibit "A" and incorporated herein by reference;

Section 2: That the City Council satisfies the requirements of Section 8.5.18.J.4, by making specific findings as to the following:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

Section 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

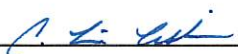
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 12th day of September, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

ARTICLE 2: ZONING MAP

SECTION 2.1 ZONING MAP.

2.1.1 Establishment of Districts.

Districts are established in Section 3.7. Establishment of any other Districts shall be in accordance with Section 3.8.

2.1.2 Designations on Zoning Map.

Districts, Thoroughfares, Internal Drives, and any Special Requirements, as referred to in this Ordinance and approved by the City Council, shall be bounded and designated on the Zoning Map and any amendment thereto, as adopted by the City Council pursuant to this Ordinance.

2.1.3 Incorporation into Ordinance.

The Zoning Map shall be kept on file in the City offices and the Zoning Administrator shall maintain a copy of the Zoning Map (which may be in a digital format), reflecting all amendments approved by the City Council.

2.1.5 District Boundaries.

A. Establishment of Boundaries.

The Boundaries of each of the Districts identified in Section 3.7 are hereby established as shown on the duly adopted Zoning Map.

B. Intent.

The District boundary lines, unless shown otherwise, are intended generally to follow Thoroughfare center lines, railroad right-of-way boundary lines or their center lines, other similar right-of-way lines, Lot lines or Building Site Lines, boundaries of subdivisions or City boundary lines, all as shown on the Zoning Map. Where a District boundary line does not follow such a line, but is shown parallel to such a line on the Zoning Map, the distance between the parallel lines shall be as dimensioned on the Zoning Map. Such dimensions shall be construed to read from the outside edge of all right-of-way rather than from their center lines.

C. Discrepancy in Map and Physical Boundaries.

Where the Thoroughfare layout actually on the ground varies from the Thoroughfare layout shown on the Zoning Map, the designation shown on the mapped Thoroughfare shall be applied in such a way as to carry out the Zoning Administrator's determination as to the purpose and intent of the Zoning Map for the particular area in question.

D. Determination of Boundary Location.

When the location of a District boundary line cannot be otherwise determined, the determination thereof shall be made by the Zoning Administrator by scaling the distance on the Zoning Map from a line of known location to such District boundary line.

ARTICLE 2: ZONING MAP

SECTION 2.1 ZONING MAP.

2.1.5 District Boundaries Continued.

E. Interpretation of District Boundaries.

When uncertainty exists as to the boundaries of Districts shown on the Official Zoning Map, the following shall apply:

1. Boundaries indicated as approximately following the center lines of alleys shall be construed to follow such center lines;
2. Boundaries indicated as approximately following platted lots shall be construed as following such lot lines;
3. Boundaries indicated as approximately following city limits shall be construed as following such city limits;
4. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;
5. Boundaries indicated as following shore lines shall be construed to follow such lines, and in the event of change in the shore line shall be construed as moving with the actual shore line; boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines;
6. Boundaries indicated as parallel to, or extensions of features indicated in Sections 2.1.5.E.1 – 2.1.5.E.5 above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map;
7. Where physical or cultural features existing on the ground are different than those shown on the official zoning map, or in other circumstances not covered by Sections 2.1.5.E.1 – 2.1.5.E.6, the Board of Appeals shall interpret the district boundaries;
8. Where a district boundary line divides a lot which was in single ownership at the time of the passage of this ordinance, the Board of Appeals may permit the extension of the regulations for either portion of the lot not to exceed 500 feet beyond the district line into the remaining portion of the lot.

F. Appeal to Board of Zoning Appeals.

In the case of uncertainty as to the true location of a District boundary line in a particular instance, an appeal of the Zoning Administrator's determination may be taken to the Board of Zoning Appeals, as provided in Article 8 (Administration, Procedures & Enforcement).

G. Boundary Dividing Lot.

When a District boundary line divides a lot in a single ownership at the Effective Date of this Ordinance, any amendment thereto, or any amendment of the Zoning Map, the Board of Zoning Appeals may permit extension into one District of a lawful conforming Use and the standards applicable existing in the other District, as provided in Article 8 (Administration, Procedures & Enforcement).

H. Lot or Parcel in More than One Jurisdiction.

If any Lot or parcel of land is situated partially within the City and partially within one or more other jurisdictions, the portion of such Lot or parcel land situated within the City must comply with City standards and requirements for the applicable City District.

ARTICLE 2: ZONING MAP

SECTION 2.1 ZONING MAP.

2.1.6 Adoption by City Council.

The Zoning Map shall be adopted by the City Council upon the Effective Date.

The Zoning Map may be amended from time to time in accordance with Section 8.5.19.

2.1.7 Identification & Location of Official Zoning Map.

A. Identification.

The official Zoning Map shall be identified by the signature of the Mayor, attested by the City Recorder, bear the seal of the City under the following words: "This is to certify that this is the Official Zoning Map referred to in Article 2 of the Zoning Ordinance of the City of Columbia, Tennessee".

And bear the date of the adoption of this Ordinance.

B. Location

Regardless of the existence of purported copies of the Official Zoning Map, which may be from time to time be made or published, the Official Zoning Map maintained by the Zoning Administrator pursuant to Section 2.1.4 shall be the final authority as to the current zoning status of land and water areas, Buildings, and other Structures within the City's zoning jurisdiction.

2.1.8 Replacement of Official Zoning Map.

In the event that the official Zoning Map becomes damaged, destroyed lost, or difficult to interpret because of the nature of number of changes and additions, the City Council may, by resolution, adopt a new Official Zoning Map, which shall supersede the prior Official Zoning Map. The City may use the resolution process to address minor drafting, omissions, or other errors but must use the rezoning process described in Section 8.5.18 to make substantive modifications to the Official Zoning Map. The new Official Zoning Map shall be identified by the signature of the Mayor, attested by the City Recorder, and bear the seal of the City under the following words:

"This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted -----, by the City of Columbia, Tennessee"

And bear the date on which the new Official Zoning Ordinance replaced the prior Official Zoning Ordinance.

2.1.9 Preservation of Maps.

All prior Official Zoning Maps and any significant portions of Official Zoning Maps shall be preserved, together with all available records pertaining to their adoption or amendment.

ARTICLE 2: ZONING MAP

SECTION 2.2 CHANGES TO ZONING MAP.

Any change to the adopted Zoning Map shall be subject to compliance with the requirements and procedures of this Ordinance, which shall include without limitation in cases where the change was initiated by any Person other than the City, submission, review, and approval of an application for approval of a proposed Zoning Map Amendment that complies with all standards, conditions, and requirements of this Ordinance, in accordance with Section 8.5.19 and related provisions of Article 8 (Administration, Procedures & Enforcement).

SECTION 2.3 NEWLY ANNEXED PROPERTIES.

Newly annexed properties shall have an initial zoning of CD-3L. However, an application for rezoning to any other District may be considered concurrently with the action for annexation subject to Section 8.5.19.

Article 2 Zoning Map
Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

Proposed Changes

§ 2.2 Special Requirements (p. 30) 2

§ 2.3 Changes To Zoning Map (p. 31)..... 3

§ 2.4 Assignment of Districts for Parcels > 80 Gross Acres. (P. 31 - 32) 4

§ 2.5 Newly Annexed Properties (p. 32) 6

Article 2 Zoning Map

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

§ 2.2 SPECIAL REQUIREMENTS. (p. 30)

~~Section 2.2 SPECIAL REQUIREMENTS.~~

~~2.2.1 Designation on Zoning Map.~~

~~The Zoning Map and any amendment thereto may designate any of the Special Requirements listed in Section 2.2.2 below. If there is any conflict between an applicable Special Requirement and another standard or requirement, the Special Requirement shall be controlling.~~

~~2.2.2 Effect of Designation.~~

~~If a Zoning Map or any amendment designates any one or more of such Special Requirements, such designation indicates that the following requirements shall be applied as follows:~~

~~A. Shopfront Frontage.~~

~~A Shopfront Frontage designation requires that each Private Frontage within the designated area be provided a Shopfront Frontage at Sidewalk level, except at any allowed Driveways or Streetscreen areas, as provided in Table 4.3.7.A (Private Frontage Types) and specified in Article 4 (Building, Lot & Building Site Standards).~~

~~B. Mandatory Retail Frontage.~~

~~A Mandatory Retail Frontage designation requires that each Private Frontage within the designated area be provided a Shopfront Frontage at Sidewalk level, except at any allowed Driveways or Streetscreen areas, as Provided in Table 4.3.7.A (Private Frontage Types) and specified in Article 4 (Building, Lot & Building Site Standards) and that the ground level be available for Retail Use.~~

~~C. Terminated Vista.~~

~~A Terminated Vista designation requires that a Building be provided with a cupola, chimney, entry feature, or~~

Removes inappropriate language related to incorporation of standards into the Official Zoning Map

Article 2 Zoning Map

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

habitable tower that intersects the centerline axis of the view to which it responds.

~~D. Cross Block Passage.~~

~~A Cross Block Passage designation requires that a minimum 10-foot-wide pedestrian access be reserved between Buildings.~~

~~E. Special Height Range.~~

~~A designation of Special Height Range requires that Buildings within the designated area comply with the Height noted rather than the Height standard that otherwise would be applicable within the District.~~

~~F. Residential/Dwelling Use Restriction.~~

~~A designation of Residential/Dwelling Use Restriction prohibits Uses categorized as Residential/Dwelling Uses within the ground floor of Buildings within the designated area, irrespective of whether Residential/Dwelling Use would otherwise be permitted within the applicable District.~~

~~G. Residential/Dwelling Use Only.~~

~~A designation of Residential/Dwelling Use Only requires that the only Principal Uses that are allowed within the designated area are Uses categorized as Residential/Dwelling in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), irrespective of whether other Principal Uses would otherwise be permitted within the applicable District~~

§ 2.3 CHANGES TO ZONING MAP (p. 31)

Section 2.~~3~~2 Changes to Zoning Map

Renumbers headings

Any change to the adopted Zoning Map shall be subject to compliance with the requirements and procedures of this Ordinance, which shall include without limitation in cases where the change was initiated by any Person other than the City, submission, review and approval of an application for approval of a proposed Zoning Map Amendment that complies with all standards,

Article 2 Zoning Map Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

conditions, and requirements of this Ordinance, in accordance with Section 8.5.19 and related provisions of Article 8 (Administration, Procedures & Enforcement).

§ 2.4 ASSIGNMENT OF DISTRICTS FOR PARCELS > 80 GROSS ACRES. (p. 31 - 32)

~~2.4.1 Character Districts.~~

~~A. Assignment.~~

~~Character Districts must be assigned within parcels of land of 80 or more gross acres, excluding any Special Districts, in accordance with Article 5 (Development Parcel Standards). For any Development Parcel of 80 or more gross acres excluding any Special Districts, assignment of each Character District type (i.e., CD-2, CD-3L, CD-3, CD-4, CD-4C, CD-5, or CD-5C) for any Zoning Map Amendment must be consistent with the then effective City Comprehensive Plan. Except for applications and approvals for a rezoning related to a PUD District, all applications for and approvals of a Zoning Map Amendment covering a parcel of land of 80 or more gross acres, excluding any Special Districts, must be in accordance with this Section 2.4.1.~~

~~B. Zoning Map Amendment.~~

~~Assignment of Character Districts shall be subject to approval as a Zoning Map Amendment pursuant to Section 8.5.19.~~

~~2.4.2 Civic Districts.~~

~~A. Assignment.~~

~~Civic Districts must be assigned within parcels of land of 80 or more gross acres, excluding any Special Districts, in accordance with Article 5 (Development Parcel Standards). B. Zoning Map Amendment. Assignment of Civic Districts shall be subject to approval as a Zoning~~

Removes language related to district assignments within development parcels that was not ultimately not adopted as part of the zoning ordinance.

Article 2 Zoning Map

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

~~Map Amendment pursuant to Section 8.5.19. 2.4.3~~
~~Special Districts. A. Assignment. A Special District may~~
~~be assigned to an area within a parcel of land over 10~~
~~gross acres, excluding any Special Districts, only if due~~
~~to the necessary and intrinsic Uses, size, or form, a~~
~~proposed Development cannot under any plan, design,~~
~~or circumstances conform to one or more of the~~
~~Character Districts and standards therefor. Special~~
~~Districts shall not be proposed or used to avoid, or have~~
~~the effect of avoiding compliance with the standards~~
~~and requirements of this Ordinance for Character~~
~~Districts, and instead, shall be used sparingly and only in~~
~~exceptional situations.~~

~~B. Zoning Map Amendment.~~

~~Assignment of Special Districts shall be subject to~~
~~approval as a Zoning Map Amendment pursuant to~~
~~Section 8.5.19.~~

~~2.4.3 Special Districts.~~

~~A. Assignment.~~

~~A Special District may be assigned to an area within a~~
~~parcel of land over 10 gross acres, excluding any Special~~
~~Districts, only if due to the necessary and intrinsic Uses,~~
~~size, or form, a proposed Development cannot under~~
~~any plan, design, or circumstances conform to one or~~
~~more of the Character Districts and standards therefor.~~

~~Special Districts shall not be proposed or used to avoid,~~
~~or have the effect of avoiding compliance with the~~
~~standards and requirements of this Ordinance for~~
~~Character Districts, and instead, shall be used sparingly~~
~~and only in exceptional situations.~~

~~B. Zoning Map Amendment. Assignment of Special~~
~~Districts shall be subject to approval as a Zoning Map~~
~~Amendment pursuant to Section 8.5.19.~~

~~2.4.4 PUD Districts.~~

~~A. Assignment.~~

~~A PUD District may be assigned to an area within~~

Article 2 Zoning Map Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

~~a parcel of land over 10 gross acres, only if due to
unique site conditions or the necessary and intrinsic
Uses, size, or form, a proposed Development cannot
under any plan, design, or circumstances conform to
one or more of the Character Districts and standards
therefor. PUD Districts shall not be proposed or used to
avoid, or have the effect of avoiding compliance with
the standards and requirements of this Ordinance
for Character Districts, and instead, shall be used
sparingly and only in exceptional situations.~~

~~B. Zoning Map Amendment.~~

~~Assignment of PUD Districts shall be subject to
approval as a Zoning Map Amendment pursuant to
Section 8.5.19.~~

§ 2.5 NEWLY ANNEXED PROPERTIES (p. 32)

Section 2.~~5~~4 NEWLY ANNEXED PROPERTIES

Newly annexed properties shall have an initial
zoning of CD-3L. However, an application for
rezoning to any other District may be considered
concurrently with the action for annexation subject to
Section 8.5.19

*Renumber sections to reflect
changes above.*



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 4522 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING DEFINITIONS IN ARTICLE 9 BY REPEALING SUCH ARTICLE AND REPLACING SUCH ARTICLE 9 WITH A NEW ARTICLE 9, DEFINITIONS

RECOMMENDATION: Approve Ordinance No. 4522 on second consideration.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 9: Definitions, as reviewed and recommended by the Planning Commission at the June 5, 2024 meeting. Approval was recommended by a vote of five to zero.

The City Council evaluates zoning text amendments as directed by section 8.5.18.J.4 of the Zoning Ordinance. The proposed changes to the zoning ordinance are consistent with the remainder of the Ordinance (8.5.18.J.4.a), represent revisions necessitated by changing circumstances over time (8.5.18.J.4.b), and correct errors in the text of the Ordinance (8.5.18.J.4.c).

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance 4522, Exhibit A, Marked Changes.

**AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING
THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE
REGARDING DEFINITIONS IN ARTICLE 9 BY REPEALING SUCH ARTICLE
AND REPLACING SUCH ARTICLE 9 WITH A NEW ARTICLE 9,
DEFINITIONS**

WHEREAS, Section §13-7-201 of the Tennessee Code Annotated empowers the city to enact a zoning ordinance and to provide for its administration, enforcement, and amendment; and

WHEREAS, the City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 5th day of June 2024, the Planning Commission reviewed and recommended specific changes in accordance to Section 8.5.18, to the Zoning Ordinance regarding Definitions in Article 9. As a result, Article 9 is being repealed in its entirety and replaced with a new Article 9 which is attached hereto as Exhibit "A" and incorporated herein. Said recommendations are being considered after a public hearing held on the 8th day of August, 2024, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA as follows:

Section 1: That Ordinance Number 4400, the same being the Zoning Ordinance of the City of Columbia, Tennessee is hereby amended by repealing and deleting Article 9 in its entirety and replacing such Article with a new Article 9, Definitions, which is attached hereto as Exhibit "A" and incorporated herein by reference;

Section 2: That the City Council satisfies the requirements of Section 8.5.18.J.4, by making specific findings as to the following:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

Section 3: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
COLUMBIA, TENNESSEE, this the 12th day of September, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

ARTICLE 9:

DEFINITIONS

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SECTION 9.1 WORD USAGE.

The following shall be applicable to certain words used in this Ordinance and the interpretation of this Ordinance. Unless the context or natural construction of the wording clearly indicates otherwise:

1. All words used in the present tense include the future tense; all words in the plural number include the singular number and all words in the singular number include the plural number.
2. The words “must” and “shall” are mandatory.
3. The words “used” or “occupied” include the words intended, designed, maintained, or arranged to be used or occupied.
4. The particular shall control the general.
5. The word “may” is permissive.
6. In the case of any difference of meaning or implication between the text of this Ordinance and any caption or illustration, the text shall control. Where in conflict, numerical metrics shall take precedence over graphical metrics.
7. The word “permitted” or words “permitted as of right,” whether or not capitalized, means permitted without meeting the requirements for a Conditional Use Permit or compliance with limited use standards.
8. The words “conditionally permitted” or “permitted by Conditional Use Permit” mean permitted subject to the requirements for Conditional Use by special permit pursuant to Section 4.3.9.D, of this Ordinance, and all other applicable provisions.
9. The words “Permitted Subject to Limited Use Standards” means permitted subject to compliance with the applicable limited use standards pursuant to Section 4.3.9.D and all other applicable provisions of this Ordinance.
10. The word “applicant” includes any authorized agent of the applicant.
11. The phrase “used for “ shall include the phrases “arranged for”, “designed for”, intended for”, maintained for”, and “occupied for”.
12. Unless the context clearly indicates to the contrary, conjunctions shall be interpreted as follows:
 13. “and” indicates that all connected items, conditions, provisions or events shall apply.
 14. “or” indicates that any of the connected items, provisions, or events shall apply.
 15. “either . . . or” indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.
16. Unless expressly provided otherwise, all public officials, bodies, and agencies to which reference is made are those of the City.

SECTION 9.2 TERMS.

A. Capitalized Terms.

Certain capitalized terms used in this Ordinance are defined below or elsewhere in this Ordinance and shall be given such meanings unless the context clearly indicates or requires a different meaning.

B. Undefined Terms.

Undefined terms used in this Ordinance shall have the meanings customarily assigned to them.

SECTION 9.3 DEFINED TERMS.

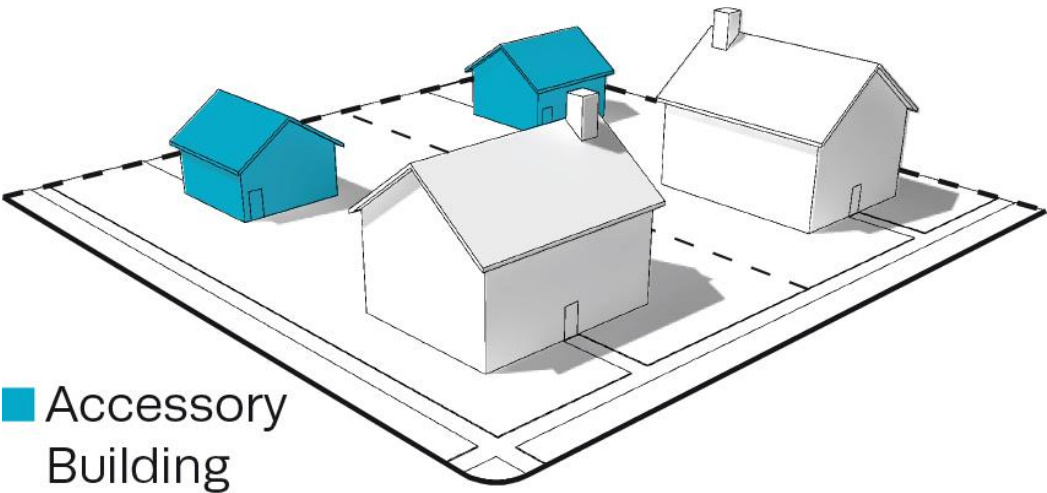
For purposes of this Ordinance, the following terms shall have the meanings set forth below unless the context clearly indicates or requires a different meaning:

Abut/Abutting: to share or sharing a common property line. For the purposes of this definition, properties across an intervening right-of-way shall not be considered abutting.

Access: as a noun, a legal and physical means of entering premises, whether by Adjacency, Easement, or otherwise; as a verb, the act of entering premises.

Accessory Building: a Building that shares a Lot or Building Site with a Principal Building and that is customarily and clearly incidental and subordinate to the Principal Building. An Accessory Building may or may not have an Accessory Unit or be occupied or devoted to one or more Accessory Uses. An Accessory Building may or may not be attached to the Principal Building. See Illustration 9.3.A-1 (Principal Building & Accessory Building).

ILLUSTRATION 9.3.A-1 ACCESSORY BUILDING



Accessory Dwelling:

A residential living unit on the same parcel as a single-family dwelling. The Accessory Dwelling provides complete non-transient independent living facilities for one or more persons while remaining physically subordinate and accessory to the principal residence. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled primary dwelling.

Accessory Use: a Use that is customarily and clearly incidental and subordinate to a Principal Use of land or a Structure and located on the same parcel of land, Lot, or Building Site as such Principal Use.

Accommodations / Lodging Uses: a Commercial Use sub-category characterized by premises available for daily or weekly renting of bedrooms or suites for periods of less than 30 days, including without limitation Bed and Breakfast, Inn, Hotel, and Motel. A Short-Term Rental Unit is not an Accommodations / Lodging Use. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses).

Private campground, hunting/fishing camp, and dude ranch, shelter for the homeless, and Recreational vehicle (RV) park are not included in Accommodations / Lodging Uses.

Actual Construction or Development: the excavation of a site and/or the systematic placement of building materials in conjunction with the Development of land or construction of a Building or other Structure.

Addition: with respect to an existing Building, any walled and roofed new construction expansion to the perimeter of a Building in which the addition is connected by a common load - bearing wall other than a fire wall or is separated by independent perimeter load – bearing walls.

Adult Day Care: as defined in the Rules of Tennessee Department of Human Services Community and Social Services.

Address Sign: a Sign type, described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Adjacent/Adjoin: having any distance of real property boundary in common with another property, or being separated from the other property boundary by a right- of-way, Thoroughfare, Internal Drive, Alley, Easement, or Civic Space. Not synonymous with Abutting.

Administrative Adjustment: administrative relief from a standard or requirement of this Ordinance, granted pursuant to the provisions of Article 8 (Administration, Procedure, & Enforcement) by the Zoning Administrator or other staff as specifically authorized by this Ordinance.

Adult Arcade: any place to which the public is permitted or invited wherein coin – operated or slug – operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors or other image – producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting of Specified Sexual Activities or Specified Anatomical Areas.

Adult Bookstore or Adult Video Store: an establishment having as its principal Business purpose the sale or rental of books, magazines, slides, films, video cassettes, video discs, or any other form of media, which are distinguished or characterized by their emphasis on matter depicting, describing or relating to Specific Sexual Activities or Specific Anatomical Areas.

Adult Care Home: a single family residence licensed pursuant to TSA Title 68, Chapter 11, Part 2, in which twenty-four-hour residential care, including assistance with activities of daily living, is provided in a homelike environment to no more than five (5) adults who are elderly or have a disability, as defined in TSA section 68- 11-201.

Adult Day Care Facility: premises at which care, supervision, or guidance is provided for one or more adults, whether or not the facility is operated for profit and whether or not the facility charges for services offered by it. Notwithstanding the foregoing, Adult Day Care Facility does not include:

- (1) Facilities for disabled or mentally ill Persons;
- (2) Facilities owned and operated by a local church congregation or an established religious denomination or a religious college or university which does not receive State or federal financial assistance for adult care services.

Adult Entertainment: any conduct that presents material by books, films, slides, video cassettes, video discs, or any other media or by live presentation, or services to the patron of an establishment, which material or services are distinguished or characterized by an emphasis on matters depicting, describing engaging in, or relating to Specified Sexual Activities or Specified Anatomical Areas.

Adult Motion Picture Theater: a Building regularly used for presenting material having as a dominant theme or presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to Specified Sexual Activities or Specified Anatomical Areas, for observation by patrons therein.

Adult-Oriented Entertainment: Use whereby premises to which the public or members of the public are invited or admitted and which are so physically arranged as to provide booths, cubicles, rooms, compartments or stalls separate from the common areas of the premises for the purpose of viewing Adult – Oriented Motion Pictures, or wherein an entertainer provides Adult Entertainment to a member of the public, a patron or a member, when such Adult Entertainment is held, conducted, operated or maintained for a profit, direct or indirect, including without limitation, Adult Bookstores or Adult Video Stores, Adult Motion Picture Theaters, Adult Arcades, Adult Theaters or Cabarets. any Adult Entertainment studio or any premises physically arranged and used as such, whether advertised or represented as an adult entertainment studio, rap studio, exotic dance studio, encounter studio, sensitivity studio, modeling studio or any other term of like import.

Agricultural Uses: sub-category of Agricultural and Extractive Use category characterized by Uses that create or preserve areas intended primarily for the raising of animals and crops, and the secondary industries associated with agricultural production.

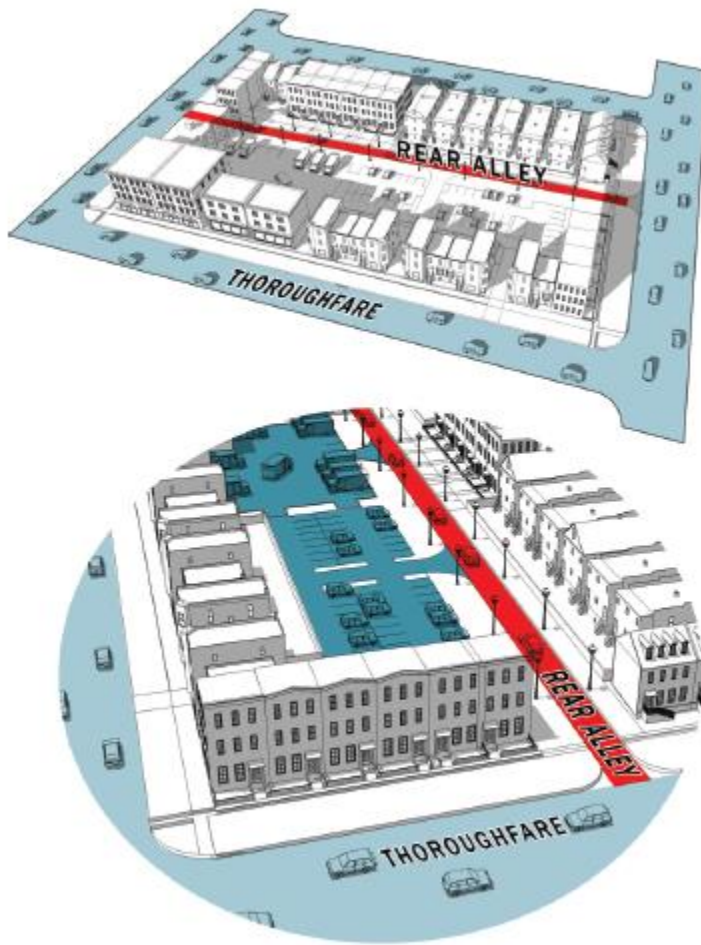
Agricultural and Extractive Uses: (1) collectively, Agricultural Uses and Extractive Uses; (2) a collective reference to Uses in the following sub- Categories: Agricultural Uses and Extractive Uses, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses) Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-1 (Building, Lot & Building Site Temporary Uses).

Alcoholic Beverage: any fermented liquor, such as wine, beer, or distilled spirit, which contains ethyl alcohol (ethanol) as an intoxicating agent.

Alcoholic Beverage Retail Sales: an establishment engaged in the Retail sale of Alcoholic Beverages for off- premises consumption.

Alley: generally, a vehicular way, which is not intended for general traffic circulation, which affords secondary access to Abutting property, and which may or may not be dedicated to public use. An Alley is not a Thoroughfare or an Internal Drive. See Illustration 9.3.A-2 (Alley). See also Rear Alley.

ILLUSTRATION 9.3.A-2 ALLEY



Alteration / Alter: as applied to a Structure, an Addition or a change, rearrangement, or modification in the structural members or elements or the exit facilities, or in any element of the Private Frontage, the Facade or any other exterior architectural feature, including without limitation erection, construction, reconstruction, or removal; any diminution; any enlargement, whether by extending on a side or by increasing in height; moving from one location or position to another; increasing the Floor Area; expending an amount more than 50% of the fair market value; or increasing the fair market value by more than 50%. Alteration does not include Ordinary Maintenance or Repair. The term Alter, in its various modes and tenses and its participial form, refers to the making of an Alteration.

Alternative Tower Structure: as related to Wireless Communication Facilities, trees, clock towers, bell steeples, light poles, water tanks and similar alternative – design mounting structures that camouflage or conceal the presence of antennas or towers.

Antenna: any exterior apparatus designed for telephonic, radio or television communications through the sending and/or receiving of electromagnetic waves.

Applicant: the owner, lessee, or contract vendee of the subject premises, or other person or entity authorized to make application to a Decision-Making Authority or administrative Person pursuant to this Ordinance.

Arcade: a Private Frontage type, which is conventional for Retail / Personal Service / Repair / Artistic / Artisan Use, wherein a colonnade supporting habitable space in one or more upper levels overlaps the Sidewalk, while the Façade at the first level remains at the Frontage Line. See Table 4.3.7.A (Private Frontage Types).

Area of Special Flood Hazard: as defined in Section 6.12.2. Also may be referred to as “Special Flood Hazard Area”.

Artisan Establishment: any Structure, premises, or establishment in or on which articles of artistic quality or effect or handmade workmanship are produced with or without Retail sales of such articles. Examples of activities that may be conducted in an Artisan Establishment are candle making, furniture making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and tailoring.

Art or Photography Studio: premises accommodating the creation of works of art or photography, with or with the exhibition or sale of such works.

Artist Studio Space: space used for the creation, production, rehearsal, or teaching of any performance, visual, or literary art or craft, including but not limited to painting, drawing, graphic design, photography, video, film, sculpture, pottery, written works of fiction or nonfiction, whether for live or recorded, including music, dance, and theater, and accessory sales of such art.

Assisted Living Apartment: multiple unit Residential premises for elderly, infirm, or disabled residents, in which housekeeping, meals, and other assistance are available to residents.

Attached: an enclosure having continuing walls, roof and floor.

Attached Dwelling: Residential premises characterized by two or more Dwelling Units being incorporated into a single Structure or attached Structures, specifically being Apartments, the Residence portion of a Live/Work Building, Mixed Use Building, or Flex Building, Multifamily Dwellings, Two-Family Dwellings, Duplexes, Rowhouses, Large Multi-family Buildings and Small Multi-Family Buildings.

Attic: the interior part of a Building contained within a pitched roof structure. See Illustration 9.3.A-3 (Attic).

ILLUSTRATION 9.3.A-3 ATTIC



Avenue (AV): a Thoroughfare or Internal Drive of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and sometimes equipped with a landscaped median, described as such in Table 4.3.8.A (Thoroughfare Types - Summary) and Table 4.3.8.B (Thoroughfare Assemblies and Standards).

Awning Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Bakery: premises at which cakes, cookies, bread, pastries, tarts, and/or other baked goods are made, whether or not such items are sold at Retail.

Band Sign: the Sign Type described as such in Tables 7.1.2.B-1 (Sign Types - Summary) and 7.1.2.B-2 (sign Types - Specific Standards).

Bar or Tavern: an establishment serving Alcoholic Beverages to be consumed on the premises.

Base: The structural elements, design features, and materials associated with the part of a building that meets the ground and visually differentiates it from the Middle, typically a Knee Wall or Foundation Cladding.

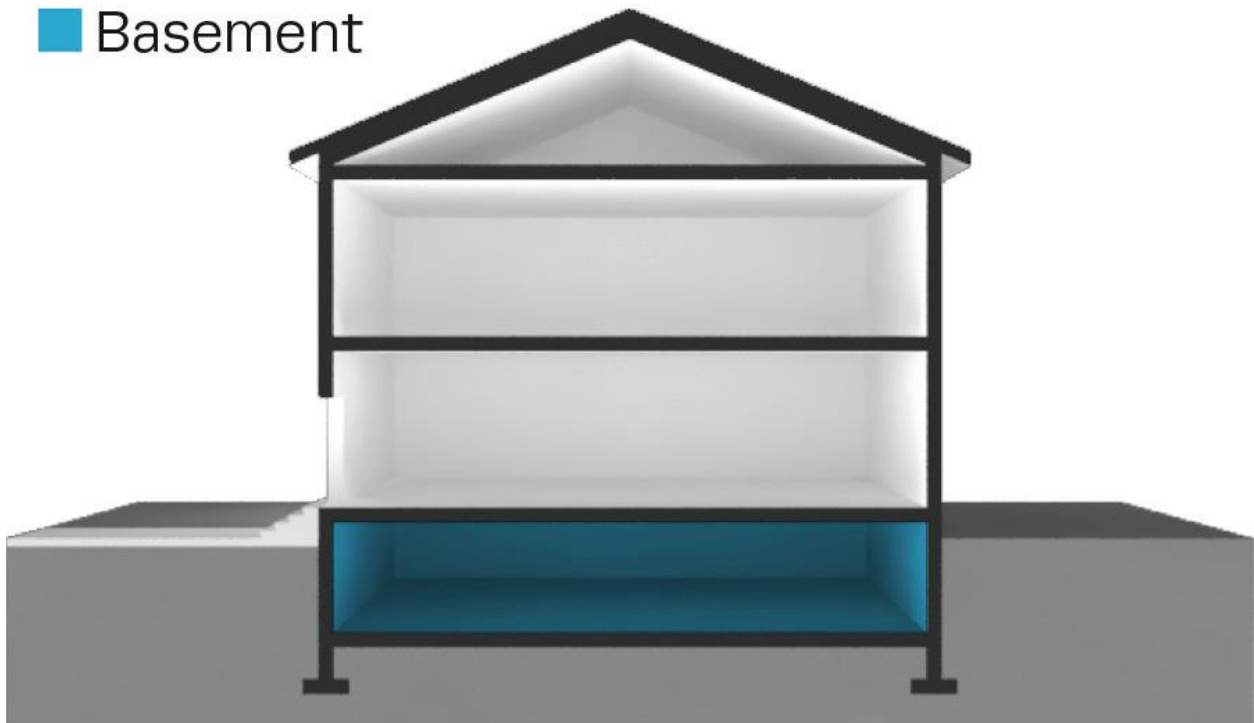


Base Flood Elevation: as defined in Section 6.12.2.

Basement: a portion of a Building having more than half (1/2) of its clear floor- to- ceiling height below the average finished grade of the ground. See Illustration 9.3.B-1 (Basement).

ILLUSTRATION 9.3.B-1 BASEMENT

■ Basement



Bed and Breakfast: an Accommodations / Lodging Use characterized by 1 to 5 bedrooms of an owner-occupied Building or Accessory Building being offered to paying guests for overnight Lodging with breakfast. A Short- Term Rental Unit is not a Bed and Breakfast.

Bicycle Lane (BL): a dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping. See Table 5.2.4.B (Bikeway Types).

Bicycle Locker: A fully enclosed space for one bicycle, accessible only to the owner or operator of the bicycle. It protects the entire bicycle, its components and accessories from theft and inclement weather. Bicycle lockers may be pre-manufactured or may be designed for individual sites.

Bicycle Rack: A stationary object to which the bicycle user can lock the frame and one or both wheels of a bicycle with a user-provided U-shaped lock or cable, and which is either anchored to an immovable surface or is heavy enough that it cannot be easily moved.

Bicycle Route (BR): a Thoroughfare that is suitable for the shared use of bicycles and automobiles moving at low speeds. See Table 5.2.4.B (Bikeway Types).

Bikeway Stub: A nonpermanent, dead-end Bikeway within a public right-of-way or a public access easement which extends to the boundary of an Adjacent property. Stubs allow the continuation of Bikeways in conjunction with development on adjacent property.

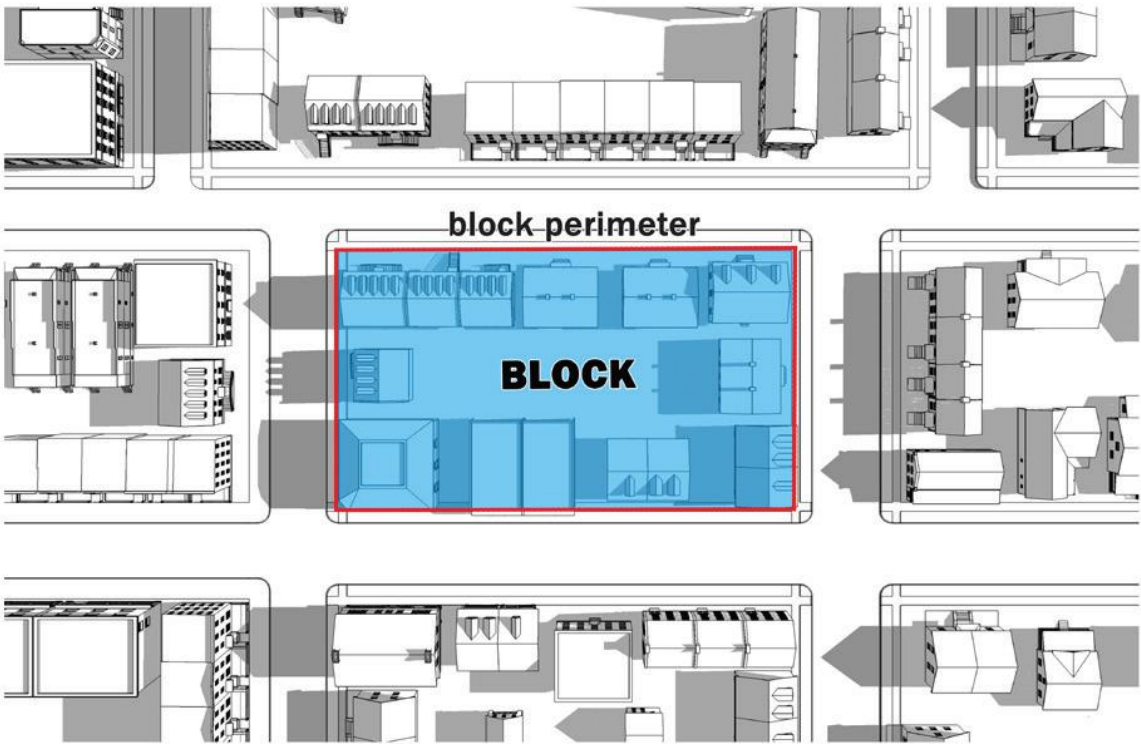
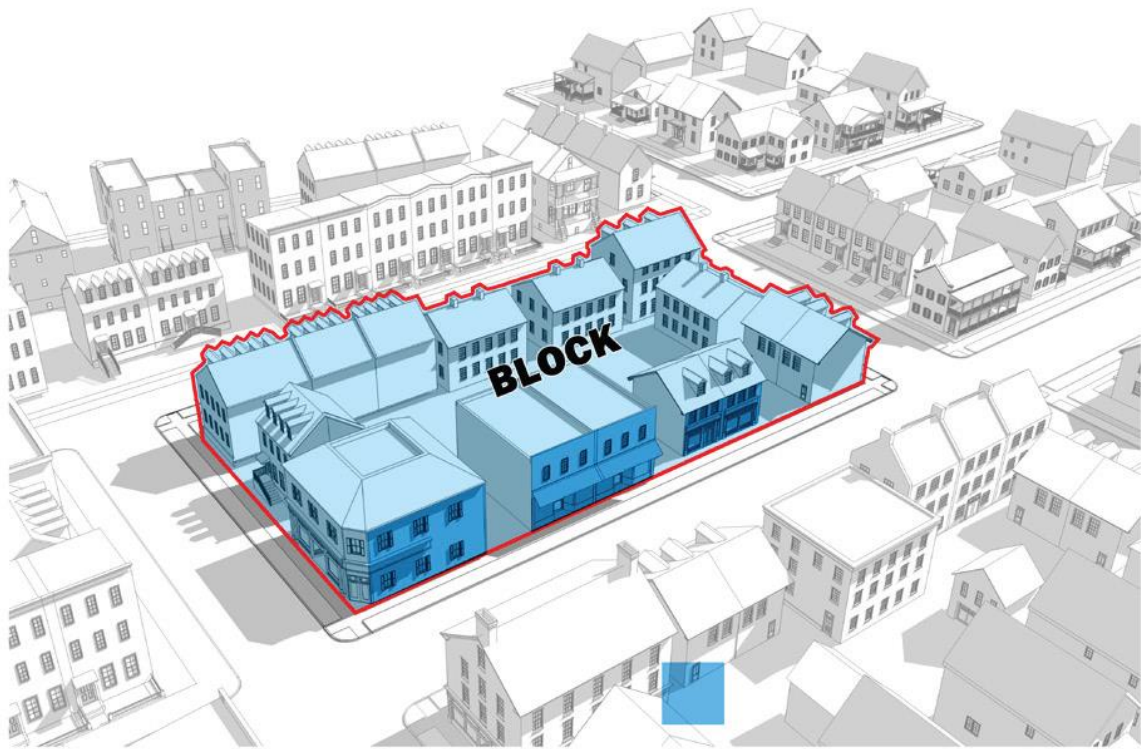
Bicycle Trail (BT): a bicycle way running independently of a vehicular Thoroughfare. See Table 5.2.4.B (Bikeway Types).

Billboard: a Sign intended for viewing from extended distances, which is mounted on one or two poles. A Pylon Sign is not a Billboard.

Blade Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Block: the aggregate of Lots, Building Sites, Passages, Civic Spaces and Rear Alleys, circumscribed by Thoroughfares or Internal Drives, or where applicable, circumscribed by Thoroughfares, Internal Drives, Civic Space, and/or waterbodies. See Illustration 9.3.B-2 (Block).

ILLUSTRATION 9.3.B-2 BLOCK



Block Face: the aggregate of all Building Facades on one side of a Block.

Board or Board of Appeals: the Board of Zoning Appeals of the City.

Boat - Related Uses: the term referring collectively to Boat Body Shop, Maintenance, Repair, or Cleaning, Boat Dock, Boat Sales, Rental, Leasing, or Chartering, Boat Ramp, Boat Rack, Boat Slip, Boat Slip Sales or Leasing, and Boat Storage.

Boat Body Shop, Maintenance, Repair, Cleaning, or Service: a Structure, premises, or establishment in or on which watercraft are maintained, repaired, serviced, and/ or cleaned, including without limitation, incidental storage for fewer than sixty (60) days of watercraft that are being maintained, repaired, serviced, and/or cleaned. This term does not include boat building or Boat Storage.

Boat Dock: a Structure extending into or upon a waterway or water feature, which provides access to the water for the launching and retrieving of watercraft.

Boat Rack: a storage slip for a boat in a dry stack storage facility.

Boat Ramp: an inclined area providing access to the water for the launching and retrieving of watercraft.

Boat Sales, Rental, Leasing, or Chartering: a Structure, premises, or establishment in, on, or from which watercraft are available for sale, rental, leasing, or chartering.

Boat Slip: a docking space alongside a pier, wharf or mooring dolphins in which a waterborne boat may be moored. For purposes of this Ordinance and in the absence of an authorized quantity of Boat Slips by State or federal regulating agencies, a Boat Slip shall be a minimum length of 25 feet for side mooring and 15 feet for stern moorings.

Boat Storage: a Structure, premises, or establishment in or on which watercraft are stored. This term does not include boat building or Boat Body Shop, Maintenance, Repair or Cleaning.

Breakaway Wall: as defined in Section 6.12.2.

Brewery: an establishment that is primarily used for the manufacture of beer. Such establishment may sell beer for on-site consumption or for off- site distribution in accordance with applicable state and local regulations.

Brewpub: a Use or establishment that is primarily engaged in the sale and service of food for on- premises consumption and that also brews beer for on-site consumption in accordance with applicable state and local regulations.

Buffer: a specified land area, located parallel to and within the outer perimeter of a Lot, Building Site, or parcel of land and extending to the Lot, Building Site, or parcel boundary line, together with the planting and landscaping required on the land. A Buffer may also contain, or be required to contain, a barrier such as a fence or wall, or combination thereof, where additional Screening is necessary to achieve the desired level of buffering between various Uses. The term “Buffer” is not synonymous with the term “Setback Area or Yard” or the term “Stormwater Management Area.”

Building: any Structure, other than a Parking Structure, having a roof supported by columns or by Walls and intended for the shelter, housing, enclosure, or storage of Persons or property.

Building Element: any component or part of a Building.

Building Official: the City Chief Building Official or designee.

Building Site: a parcel of land that has not been subdivided as a separate Lot, but which is designated by an applicant as a Building Site to be separately built on in a Development Plan or Master PUD Development Plan, site plan, permit application, or plat, and which accommodates, or is available to accommodate, a Principal Building. See Illustration 9.3.L-4 (Lot / Building Site). See also “Lot”, “Lot or Building Site of Record”, and “Zoning Lot or Building Site”.

Building Systems Business: establishment that installs, services, maintains, and/or repairs Building systems, such as heating, ventilation, air conditioning, electrical, and plumbing contractors.

Business: operation of or engagement in for-profit activities and endeavors, including without limitation Commercial and Industrial activities and endeavors.

Business Office: premises available for any function of a Business. Examples are advertising office, Business management, consulting, data processing, collection agency, real estate or insurance agent, sales office, travel agency, Business incubator, TV or radio studio, Utility office, and conference center.

Business, Trade, or Vocational School: an Education Use providing education or training in Business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a Home Occupation, College, or University.

Canopy Tree: a tree that has an expected height at maturity greater than 40 feet and which produces significant shade because it has a crown that is oval, round, vase-shaped, or umbrella-shaped.

Canteen Truck: A Mobile Vending Apparatus used to serve pre-cooked products to workers at various locations where other food service options are unavailable or impractical (e.g. construction site). Service is often from the Right-of-Way.

Cap: The structural elements, design features, and materials associated with the top floor or top edge of the building to differentiate it from the middle and create a visual end to the building, typically a parapet, cornice or eaves line.



Catering Service: an establishment that prepares and provides food and related services to off-premises locations.

Catering Events Establishment: any non-Residential room, place, or space where food and beverages are available for consumption, that is regularly leased or hired out for functions, occasions, or events, to which the general public is not invited or admitted and wherein music or entertainment may be provided.

Cemetery: land used or intended to be used for the burial of the dead and dedicated for purposes of containing graves, tombs, and funeral urns, including when located or operated in conjunction with and within the boundaries of the Cemetery, columbariums, crematoriums, mausoleums, and mortuaries.

Central Sewage Collection and Treatment System: a wastewater collection and/or treatment system owned and operated by a public or quasi – public organization and approved by all appropriate licensing and oversight agencies. This term shall not be construed to include any type of privately owned and operated individual disposal system such as private septic or other similar systems.

Certificate of Appropriateness: a certificate issued by the Historic Zoning Commission indicating its approval of plans for Alteration, Construction, removal, or demolition of a Historic Structure or Structure within a Historic District or Historic Landmark District.

Certificate of Completion: a certificate issued with respect to a submission pursuant to this Ordinance, which certifies that such submission is complete in accordance with the applicable requirements under this Ordinance.

Certificate of Compliance: a certificate issued with respect to a submission pursuant to this Ordinance, which certifies that such submission complies with the applicable requirements under this Ordinance.

Certificate of Economic Hardship: a certificate issued pursuant to Section 8.5.14, which evidences a determination that an Economic Hardship exists with respect to remedying a Condition of Neglect related to a Historic Property, which certificate authorizes such Alteration, Construction, removal, or demolition even though a Certificate of Appropriateness therefor has previously been denied.

Certificate of Occupancy: a written permit, which is required before occupying or commencing to use any Building, Lot, Building Site, or other parcel of land.

Character District: one of several areas on a Zoning Map to which certain Character District Development, Lot or Building Site, Building, Development Parcel standards are applied. See Tables 4.3.1-A - 4.3.1.G (District Standards Character Districts).

Child Care Facility: premises at which care, supervision, or guidance is provided for a minor child who is not related by blood, marriage, or adoption to the owner or operator of the facility, whether or not the facility is operated for profit and whether or not the facility charges for services offered by it. Notwithstanding the foregoing, Childcare Facility does not include:

- (1) An educational facility, whether private or public, which operates solely for educational purposes in Grades K or above;
- (2) Kindergarten programs for five-year-olds;
- (3) Children's Day Camps;
- (4) School vacation or school holiday day camps for children operating in distinct sessions running less than three weeks per session;
- (5) Summer resident camps for children;
- (6) Bible schools normally conducted during vacation periods;
- (7) Facilities for disabled or mentally ill Persons;
- (8) Facilities owned and operated by a local church congregation or an established religious denomination or a religious college or university which does not receive State or federal financial assistance for childcare services.

Children's Day Camp: premises at which activities are offered to school-aged children in a social setting and the children return home in the evenings.

City: the City of Columbia, Tennessee.

City Code: the municipal code of the City, as the same may be amended and in effect from time to time.

City Council: the City Council of the City.

Civic Uses: (1) not-for-profit Uses dedicated to arts, charitable, philanthropic, culture, Education or Recreation, government, transit, or Parking purposes;

(2) a collective reference to the Uses listed under the heading “Civic Uses” in Table 4.3.9.1-A (Building, Lot, & Building Site Principal Use), Table 4.3.9.1-B (Building, Lot, & Building Site Accessory Use), and Table 4.3.9.1- C (Building, Lot, & Building Site Temporary Use).

Civic Building: a medium- to large-sized attached or detached Principal Building type, which is operated by a not-for-profit organization or governmental entity, is dedicated to Civic activities, and is designed to stand apart from its surroundings due to the specialized nature of its Civic purpose. Examples include but are not limited to Auditoriums, Conference / Convention / Exhibition Centers, Libraries, Places of Assembly, Courthouses, centers of government, Performing Arts Venues, and Museums. Civic Buildings are often the most prominently sited and architecturally significant Buildings in a community. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Civic Space: an outdoor area dedicated for Civic Use, which meets the applicable standards of this Ordinance. See Table 5.3.3-A (Civic Space Types - Summary) and Table 5.3.3-B (Civic Space Types -Specific Standards).

Civic District: an area on the Official Zoning Map designated for Civic Building(s) and/or Civic Space(s).

Civil Support: Use category collectively referring to the Uses listed as such in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses).

Clinic: a Medical Clinic or Dental Clinic.

College or University: an educational institution that offers courses of general or specialized study leading to a degree.

Commercial Uses: the Use category, which is a collective reference to the Uses in the following Use sub-Categories, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses):

Accommodations / Lodging, Day Care (non-Civic), Educational Facilities (non-Civic), Indoor Recreation, (Commercial), Group Assembly, Outdoor Recreation (Commercial), Commercial Parking (Commercial),

Restaurant, Retail / Personal Service / Repair / Art / Artisan, Self-Service Storage, Boat-Related Uses, Motor Vehicle-Related Uses, Manufactured Home Sales, and Wholesale Sales.

Commercial Building: a small- to medium-sized attached or detached non-Residential Building Type, typically designed to facilitate pedestrian-oriented Retail/ Personal Service / Repair / Art / Artisan Uses and Office Uses. See Table 4.3.8.A (Principal Building Types Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Commercial Indoor Athletic Training Facility: Business establishment providing indoor facilities designed and used for active participatory athletic activities or training, including but not limited to personal strength and fitness training, gymnasiums, skating rinks, swimming pools, and tennis courts. Specifically excluded are Health Clubs, Day Spas, and Sports Venues.

Commercial Parking: a Parking Lot or Parking Structure operated as a for-profit endeavor.

Common Destination: an area of focused community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, or a transit station, and may act as the social center of a neighborhood.

Common Open Space: a parcel or parcels of land and/or an area of water within a Development site designated, designed, and intended for use or enjoyment of the occupants of the Development site. Common Open Space may contain such complementary Structures and Improvements as are necessary and appropriate for the benefit and enjoyment of the occupants of such Development site

Common Yard: a planted Frontage wherein the Facade is set back substantially from the Frontage Line, and the Front Yard so created remains unfenced and is visually continuous with Abutting yards, supporting a common landscape. See Table 4.3.7.A (Private Frontage Types).

Communications Equipment: equipment used for communication, transmission or reception by Business, governmental, or other public or quasi-public users, including without limitation cellular towers. This does not include communication equipment for amateur radio operators licensed by the Federal Communications Commission that are exempt from local zoning restrictions.

Communication Services: an establishment primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms, including without limitation, Radio or Television Broadcasting Studio, News Syndicates, Video or Audio Studio, Telecommunication Service Center, and Telegraph Service Center.

Communications Tower: a tower of any size that supports Communications Equipment, transmission or reception by Commercial, governmental, or other public or quasi- public users, including without limitation cellular towers. This does not include communication towers for amateur radio operators licensed by the Federal Communications Commission that are exempt from local zoning restrictions or communications towers under 100 feet in height used solely for educational communications purposes.

Community Garden: a private or public Civic Space type for the cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family, described as such in Table 5.3.3.A (Civic Space Types- Summary) and Table 5.3.3.B (Civic Space - Specific Standards).

Community Service: sub-category of the Civic Uses category, being Uses of a public, non-profit, or charitable nature providing ongoing education, training, or counseling to the general public on a regular basis, without a Residential component, including without limitation, Civic Building, club or lodge (Civic), food distribution center (Civic), gallery (Civic), Parking Lot or Parking Structure (Civic), Philanthropic Institution, Place of Assembly, post office, neighborhood arts center (Civic), recreation facility (Civic), Senior Center (Civic), Sports Venue (Civic), transit shelter, transit station, transit terminal with or without vehicle storage or maintenance, and union hall.

Completely Enclosed: refers to a Building or other Structure having a roof, separated on all sides from adjacent open areas, by exterior walls or Party Walls, pierced only by windows or entrance and exit doors normally provided for persons, goods or vehicles.

Comprehensive Plan: The general plan of the City of Columbia as adopted according to T.C.A. § 13-4-201 through 203, also referred to as Connect Columbia. The Comprehensive Plan includes all text and maps of Connect Columbia as well as any ancillary special area plans.

Conditional Use: a Use that would not be appropriate generally or without restriction throughout the applicable District, but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare. Conditional Uses are subject to all such controls and to approval by the

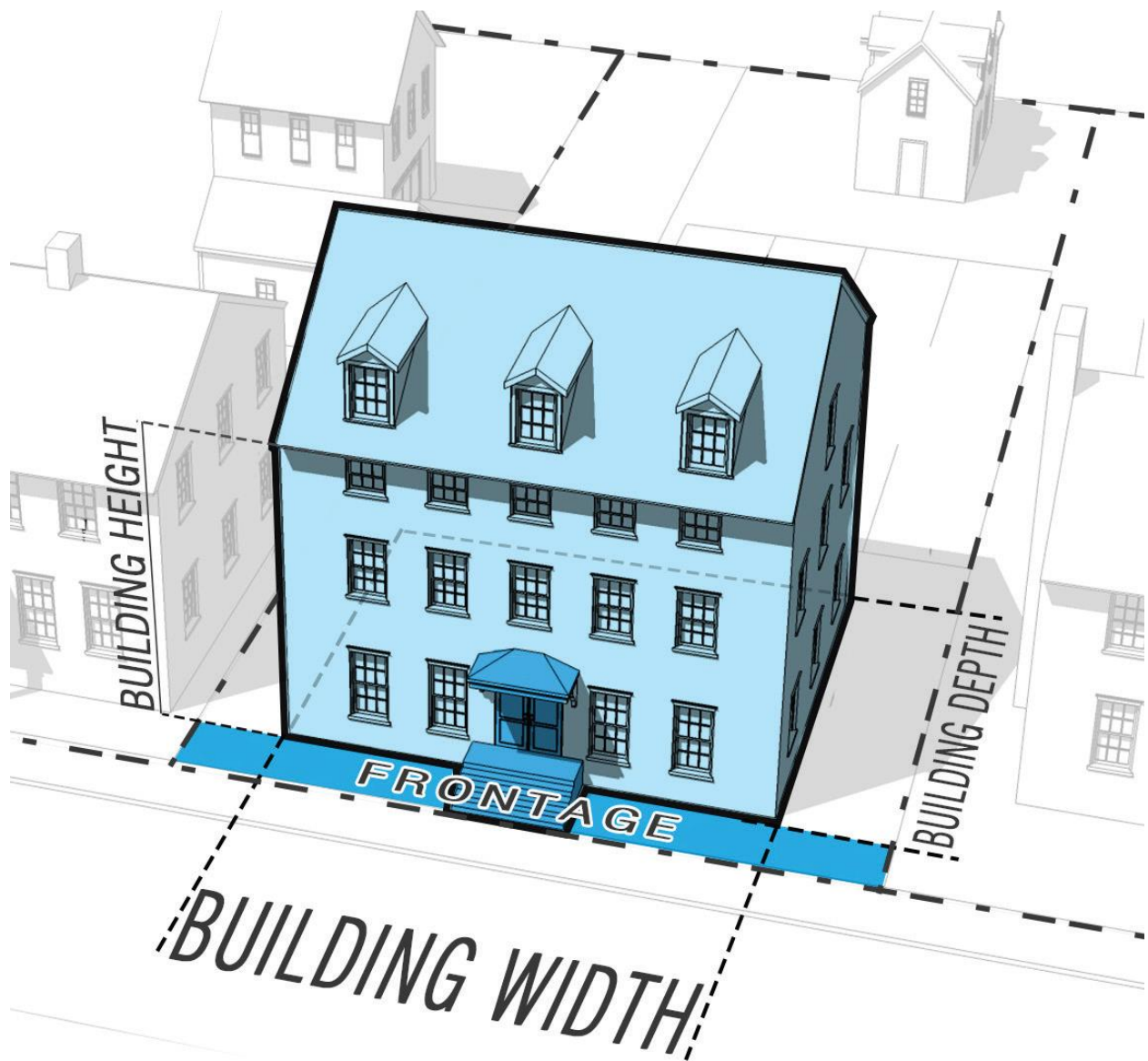
Board of Zoning Appeals. For purposes of the administration of this Ordinance, Conditional Uses shall be construed as synonymous with special exceptions, as controlled by TCA Section 13 – 7 – 206.

Conditional Use Permit: a permit issued pursuant to Section 8.5.16.C.

Conditions of Neglect: as defined in Section 8.5.14.C.1.

Configuration: with respect to a Building, its form, including its Massing, Private Frontage, Width, and Height. See Illustration 9.3.C-1 (Configuration).

ILLUSTRATION 9.3.C-1 CONFIGURATION



Conference / Convention / Exhibition Center: premises that accommodate conferences, exhibitions, meetings, seminars, training sessions, and other similar gatherings.

Construction: the act of adding an Addition to an existing Structure or the erection of a new Structure.

Construction Business: an establishment engaged in any Business involving activities generally referred to general contracting, construction trades, building, or Development.

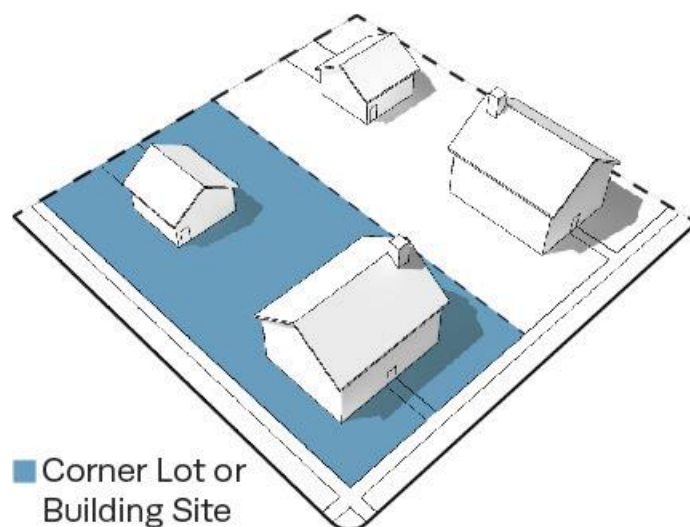
Continuum of Care Facility: a facility providing one or any combination of assisted living, nursing home, or skilled nursing for the elderly or other individuals incapacitated in some manner for medical reasons, as determined and licensed and/or certified by the Tennessee Department of Health, Board of Licensing Health Care Facilities. Included in this definition are homes for the aged, as defined by TCA Sections 68-11-201. Continuum of Care Facilities may include a small amount of age-restricted independent living as part of the overall continuum of care.

Contractor Materials Sales: the sale of building materials at wholesale without Outdoor Storage.

Convenience Store: an establishment primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, newspapers, and limited household supplies, to customers who generally purchase only a few items. Convenience stores shall not include fuel pumps or the selling of fuel for motor vehicles.

Corner Lot or Building Site: a Lot or Building Site type of which at least two Abutting sides Abut Thoroughfares, Internal Drives, Pedestrian Ways, Civic Spaces, or other public places. See Illustration 9.3.C-2 (Corner Lot or Building Site).

ILLUSTRATION 9.3.C-2 CORNER LOT OR BUILDING SITE



Corridor: a lineal geographic system incorporating a Thoroughfare, Internal Drive, Greenway, or other Civic Space.

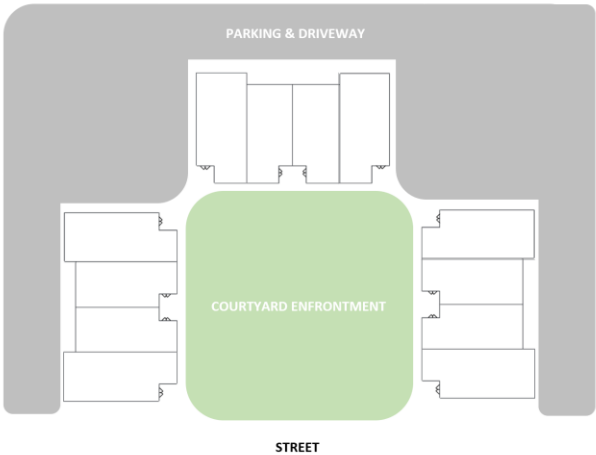
Cosmetic Reconditioning: incidental repair and refinishing of a vehicle, limited to plastic and trim parts, including bumpers, moldings, mirrors, headlight lenses, and the restoration of alloy wheels. Vehicle side panels may also be refinished when a bumper scrape carries onto a fender. Cosmetic Reconditioning shall not include painting of a complete vehicle, or use of traditional collision repair equipment, such as a frame machine, weld, or unibody straightening machine.

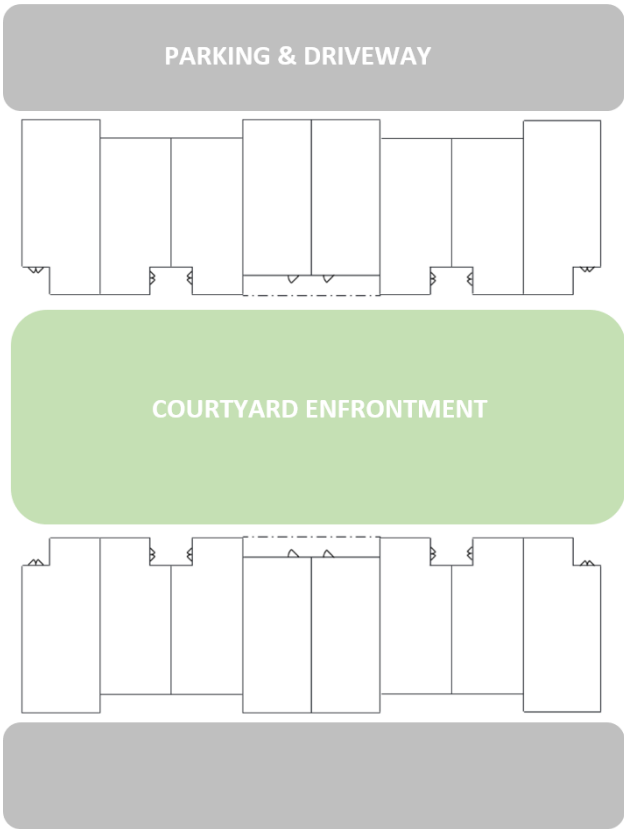
Counseling Service: an establishment providing counseling, guidance, or similar services to persons requiring rehabilitative or vocational assistance. This term includes job training and placement services.

Court: an open unoccupied space, other than a Setback Area or Yard, on the same Lot or Building Site with a Building or group of Buildings, which is bounded on two or more sides by such Building or Buildings.

Courthouse: a Building in which courts of law are held.

Courtyard Enfrontment: Where permitted in Table 4.3.1, the arrangement of buildings, typically Townhomes, facing a parklike area that enfronts a Thoroughfare or Internal Drive on at least one side with a minimum frontage width of fifty (50) feet.





Crisis Counseling Center: premises from which Persons who have experienced a traumatic event are provided short-term counseling to assist in coping with the event.

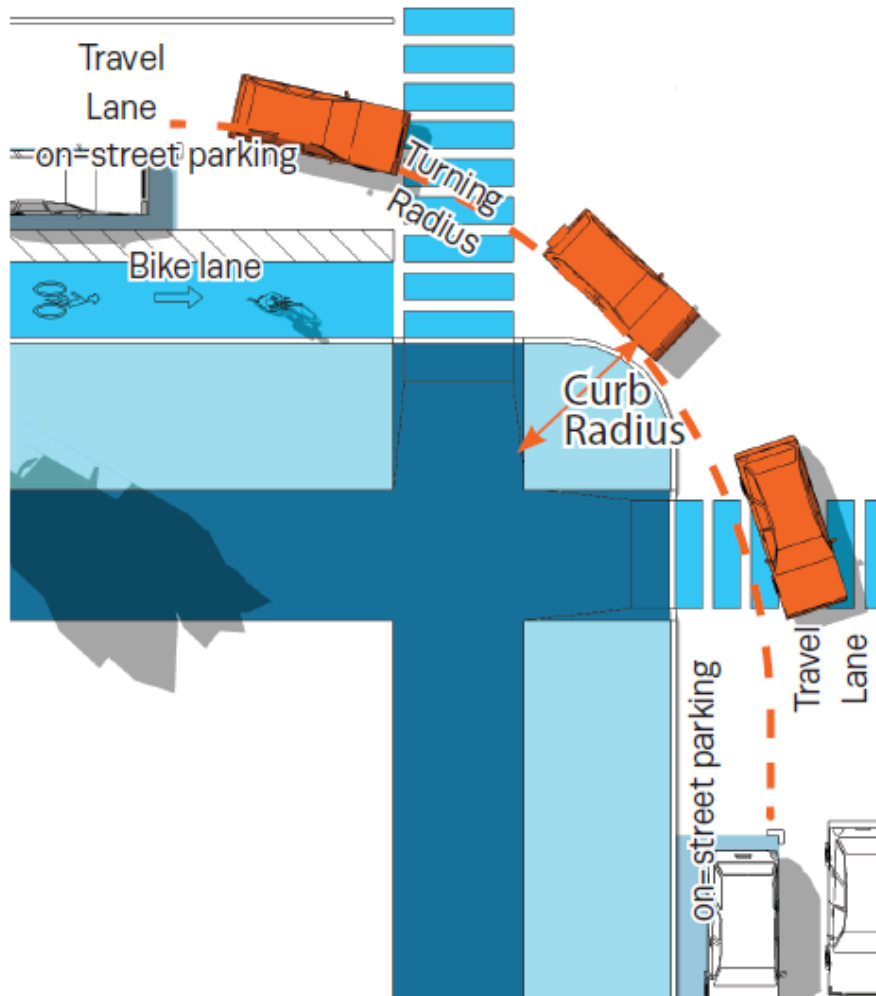
Critical Root Zone: with respect to a tree, a circular area measured outward from the tree trunk, representing the essential area of the roots that must be maintained for the tree’s survival. The Critical Root Zone is measured one foot of radial distance for every inch of tree at diameter at breast height, with a minimum of ten feet.

Cross Block Passage: a minimum 10 foot wide pedestrian access reserved between Buildings.

Curb: the edge of the vehicular pavement that may be either raised or flush with a Swale to the extent allowed by this Ordinance. It usually incorporates or is associated with the drainage system. See Table 4.3.8.A (Thoroughfare Types - Summary) and Table 4.3.8.B (Thoroughfare Assemblies and Standards).

Curb Radius: the radius of the curb at an intersection. See Illustration 9.3.C-3 (Curb Radius).

ILLUSTRATION 9.3.C-3 CURB RADIUS



Data Processing or Storage Services: establishments primarily involved in the compiling, storage, and maintenance of documents, records, and other types of information in digital form utilizing a main frame computer.

Day Care Center or Facility: a place other than an occupied Dwelling, which for a payment, fee, or grant provides care, protection, and supervision for more than 5 children or adults on a regular basis away from their primary Residence for fewer than 18 hours each day (although the facility may be open 24 hours each day), with no overnight accommodations. Those receiving care are not all related to each other by blood or marriage and are not legal wards or foster children of the attendant adults. A Day Care Center or Facility must meet all applicable State and County requirements for standards, licensing, and inspections.

Examples are Adult Day Care program, Child Care Center, Nursery School, Preschool, and Latch-key Program.

Decision-Making Authority: any City administrative Person, legislative or quasi-legislative body, or appellate body authorized to make decisions under this Ordinance, including without limitation, the Zoning Administrator, the Planning Commission, the Board of Zoning Appeals and the City Council.

Deck: a covered or uncovered horizontal, platform-like Structure similar to a floor, which is constructed outdoors of wood, composite wood, or vinyl material, is capable of supporting weight, and may be connected or unconnected to a Building.

Demolition: any act or process that destroys in part or in whole a Historic Structure or a landmark or a Structure within a Historic District or Historic Landmark District.

Demolition by Neglect: the existence of any one or more Conditions of Neglect with respect to a Historic Property.

Density: the intensity of Development within a standard measure of land area. The maximum Density established for a District is not a guarantee that such Density may be obtained, nor shall the inability of a Development to achieve the stated maximum Density be considered sufficient justification for a Variance or Administrative Adjustment or otherwise adjusting other Density or other requirements.

Dental Office / Dental Clinic: an Office or other premises for the private practice of dental care professionals licensed by the State, wherein a majority of patient encounters involve dental examination, diagnosis, treatment, surgical procedures, preventive care, restorative care, cosmetic care, and/or emergency care on an outpatient basis.

Dental Lab or Laboratory: premises or establishment at which products to assist in the provision of oral health care by a licensed dentist are made, such as crowns, bridges, dentures, dental implants, and therapeutic and orthodontic devices.

Design Guideline: as related to a Historic District, Historic Landmark District, or Structure in a Historic District or Historic Landmark District, a standard of appropriate activity that will preserve the historic and architectural character of such Structure or district.

Designed for Residential Use: a Building or part thereof which was originally designed for Residential Use.

Develop/Development: (1) commencing, making or planning for man-made changes to land, Structures, or other real property, including without limitation, re-development, clearing, excavation, grading, filling, Construction, re-Construction, Alteration, demolition, modification, subdivision or re-subdivision, installation of infrastructure, mining, dredging, paving, drilling, and storage of materials, whether such changes are horizontal, vertical, or subterranean, but excluding agricultural and gardening activities and Ordinary Maintenance and Repair;

(2) the resulting changes to such land, Structures, or other real property; and (3) with respect to a specific plan of

development or development project, such development or project.

Development Parcel: a parcel of land:

- (1) which, either alone or together with one or more other parcels under a common Development scheme, program or plan, is ten (10) or more gross acres;
- (2) with respect to the Development of which any new Thoroughfare, Internal Drive, or extension or change of the design of any existing Thoroughfare or Internal Drive is required or will be made or proposed; or
- (3) with respect to which any District assignment or any Thoroughfare or Internal Drive or alignment thereof is proposed to be made or changed by a Zoning Map or Zoning Map amendment.

Development Area Per Dwelling Unit: the measurement of Density for Residential Development, which term refers to the number of Dwelling Units per unit of land area, subject to adjustment for Lot or Building Site Area Remainder as follows:

if an amount of Lot or Building Site Area not allocated to a Dwelling Unit is less than that required for one such Dwelling, the remaining Lot or Building Site Area may be used to satisfy Lot or Building Site Area

requirements if it represents at least 75% of the total area required for a Dwelling Unit; provided, however, that the project shall comply with all other applicable regulations including without limitation access, Setbacks, Setback Areas, and Yards.

Development Plan: a Site Development Plan or Sketch Development Plan, as described in Section 8.5.6. See also “Master PUD Development Plan”.

Development Permit: any permit or approval issued or granted pursuant to this Ordinance.

Deviation: Alternative Compliance with design standards, Alternative Performance, the customized standards of a Planned Unit Development, Administrative Adjustment, or a Variance.

Directory Sign: the Sign type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Distillery: an establishment which is primarily used for the manufacture of alcoholic spirits in accordance with applicable state and local regulations.

Distribution: the movement of goods including the storage of goods awaiting movement.

Distribution Facility: premises used for Distribution.

District: a Character District, Special District, PUD District, or Civic District; when capitalized and not accompanied by the word “Historic”, the word “District” specifically excludes any Local Historic Districts. See also “Zoning District”.

Dooryard: a Private Frontage type intended for ground floor Residential Use, wherein the Façade is set back a small distance and the Frontage Line is defined by a low Wall, decorative Fence or hedge, creating a small raised, sunken, or at-grade Dooryard consisting of a front garden or patio. The Dooryard shall not be used for public circulation along a Thoroughfare. See Table 4.3.7.A (Private Frontage Types).

Double-Wide Manufactured Home: (1) A single detached dwelling constructed primarily off-site, designed to be transported on a flat-bed truck or Trailer in 2 or more sections to be attached on site. As used in this Ordinance, Double-Wide Manufactured Home does not include Manufactured Homes constructed as a single self-contained unit and mounted on a single chassis.

(2) A Double-Wide Manufactured Home, shall be considered a Single-Family Dwelling and shall be subject to all standards and regulations applicable to Single-Family Dwellings, as provided by this Ordinance.

Drive: a Thoroughfare or Internal Drive along the boundary between an urbanized and a natural condition, usually along a waterfront, Park, or promontory, with one side having the urban character of a Street, with Sidewalk and Buildings, and the other having the qualities of a Road or Parkway with naturalistic planting and rural details. See Table 5.3.3.F (Thoroughfare / Internal Drives Types – Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies and Standards).

Drive Aisle: a vehicular accessway that serves and is within a Parking Area, Parking Lot, or Parking Structure. A Drive Aisle is not a Thoroughfare, Internal Drive, or Driveway.

Drive-Through: any accommodation designed or used for the transaction of Business wherein the patrons may avail themselves of the services or products of an establishment while remaining in their vehicles, whether or not patrons are also able to obtain services or products inside of a Structure.

Driveway: For Houses, Duplexes, and Townhomes, an area for parking and vehicular access conforming to the standards of Table 4.3.1. For all other Lots and Building Sites, a vehicular accessway within a Lot or Building Site to provide access only from a Thoroughfare or Internal Drive to a Parking Area, Parking Lot, Garage, Parking Structure, or Building entrance, but not designed to provide space within the First Layer or Second Layer for vehicular Parking additional to the minimum space required for such access.

Duplex: a small- to medium- sized Building, other than a Manufactured Home, situated on a single or two Abutting small- to medium- sized Lot(s) or Building Site(s) with an Edgeyard or Sideyard, which either is (a) attached to another Building of the same type, each of which consists of a separate Dwelling Unit with a separate entrance or (b) contains two Dwelling Units, each of which has a separate entrance. In each case, the entrance of at least one of the Dwelling Units must face a Thoroughfare, Internal Drive, or Civic Space. Dwelling Units may be side-by-side, front- to-back, or over-and-under. See Table 4.3.8.A (Principal Building Types Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Dwelling / Dwelling Unit: a Building or portion thereof designed or used exclusively as Residential quarters for one or more Families living independently of each other, which includes separate complete sleeping, cooking, eating, and sanitation facilities for each such Family, and occupied for a monthly or longer basis. The term shall not be deemed to include Hotel, Extended Stay Hotel, Motel, Boarding or Rooming House, or any Transient living accommodations.

Easement: a privilege or right of use, access or enjoyment granted on, above, under or across a particular tract of land by the landowner to another Person.

Economic Hardship: an economic burden imposed upon the owner, which is unduly excessive and prevents a realization of a reasonable rate of return upon the value of his property.

Edgeyard: a Yard type that results from a Building being set back from its Lot or Building Site boundaries at the front, rear, and both sides.

Education or Educational: a Use category characterized by the process of receiving or giving instruction. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use).

Educational Facility: public and private (including charter or religious) schools at the pre-school, kindergarten, primary, intermediate, or secondary school levels; colleges, universities, community colleges, graduate and professional schools, nursing, dental, and medical schools, seminaries, and other post-secondary institutions of higher learning that offer courses of general or specialized study leading to a degree, usually in a campus setting. The following are not Educational Facilities: dance, art, music, or photographic studios or classrooms (see Retail Sales and Personal Service), driving schools other than truck driving schools (see Retail Sales and Personal Service), and Martial Arts schools (see Retail Sales and Service).

Effective Date: the date on which this Ordinance was adopted by the city Council.

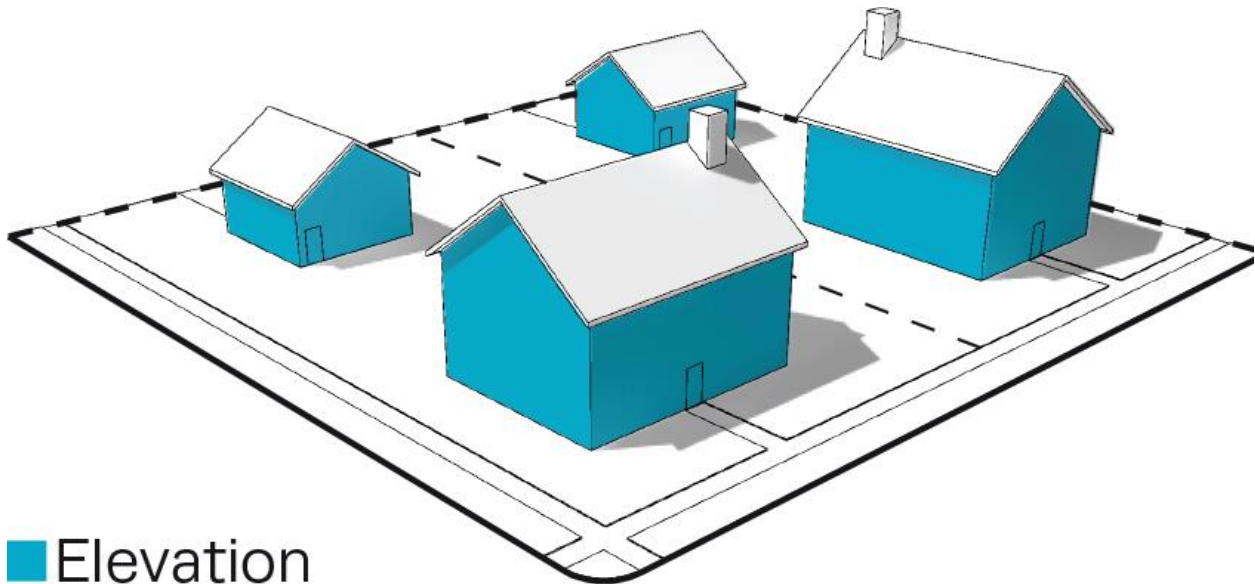
Effective Turning Radius: the measurement of the inside Turning Radius, taking parked cars into account.

Electronic Message Board: a panel or screen with the capability to display electronically programmed variable messages.

Elementary School: a public, private or parochial school offering instruction between Kindergarten and Grade 4 in the branches of learning and study required to be taught in the public schools of Tennessee.

Elevation: as related to the exterior walls of a Building, one that is not along a Frontage Line; when not capitalized, “elevation” means the height above a given level or a drawing or design that represents an object or Structure as being projected geometrically on a vertical plane parallel to one of its sides, as the context indicates. See also Facade. See Illustration 9.3.F-5 (Frontage and Lot or Building Site Lines) and Illustration 9.3.E-1 (Elevation).

ILLUSTRATION 9.3.E-1 ELEVATION



Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, Setback Area, or Yard or into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, Setback Area, or Yard or into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in “porches Enfront the Thoroughfare.”

Exempt Wireless Communications Tower: communication tower used by amateur radio operators licensed by the FCC that are exempt from local zoning restrictions or communications towers under 100 feet in height used solely for educational communications purposes.

Exempt Sign: a Sign listed in Section 7.1.10 that does not require a Sign Permit.

Existing Local Codes: all City laws, codes, and ordinances in effect on the Effective Date.

Extended Stay Hotel: a Building or part of a Building, containing six (6) or more guest rooms or suites, offering temporary residence for compensation and specifically constructed, licensed, and/or maintained, all or in part, for non-Transient extended stays and/or stays longer than 30 days, regardless of the presence of leases for shorter periods of time. An Extended Stay Hotel is not a Hotel, Motel, Bed and Breakfast, Inn or Short-Term Rental Unit.

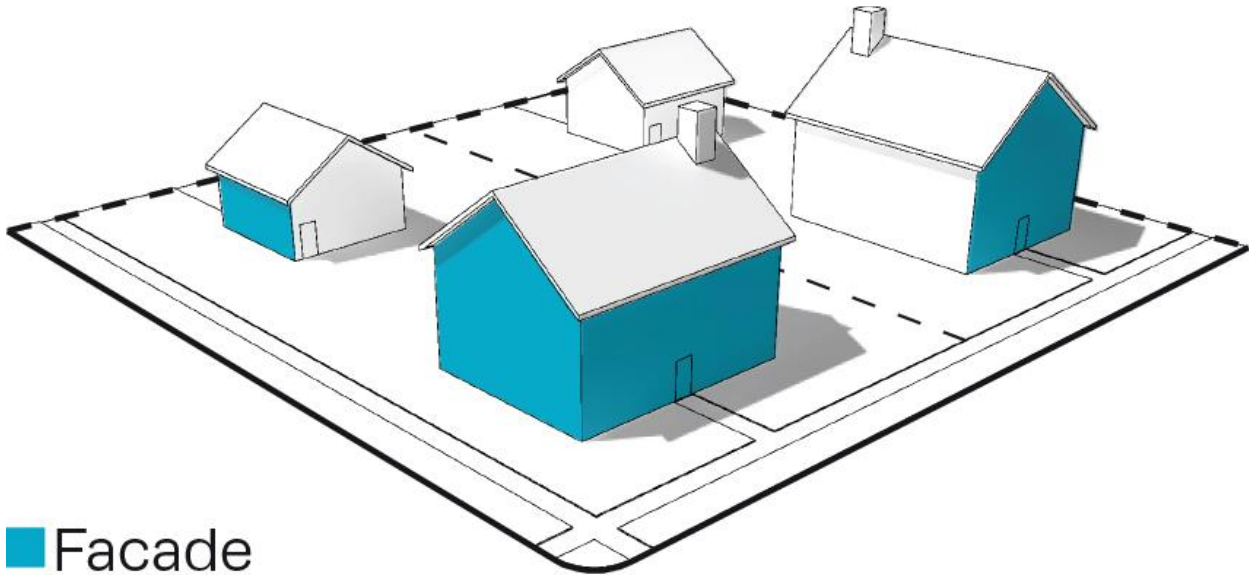
Exterior Architectural Appearance: the architectural character and general composition of the exterior of a Structure, including but not limited to the kind, color, and texture of the building materials and the type, design, and character of all windows, doors, light fixtures, Signs, and appurtenant elements.

Extractive Uses: sub-category of Agricultural and Extractive Uses Category characterized by Uses in which minerals or other solids or liquids are extracted from the earth, including without limitation, chemical fertilizer and non-metallic mineral mining, clay, ceramic, and refractory mineral mining, coal mining, crude petroleum and natural gas production field, metal ore and mineral mining, sand, stone, and gravel quarrying.

FAA: Federal Aviation Administration.

Facade: the exterior Wall of a Building that is set along a Frontage Line. See Illustration 9.3.F-1 (Facade). See also “Elevation”.

ILLUSTRATION 9.3.F-1 FACADE



■ Facade

Family: (1) one or two Persons and their children by birth, adoption, foster care, or guardianship or (2) any number of related or unrelated Persons living together in a single, more or less permanent and stable rather than Transient living arrangement as a not-for-profit housekeeping unit, which is the functional and factual equivalent of a traditional family, including without limitation a group headed by a householder caring for a reasonable number of children as one would be likely to find in a traditional family; provided that the criteria “stable rather than Transient living arrangement” shall not be applied in cases where handicapped persons are affected.

Family Day Care: a facility which provides day care and supervision services for up to 18 hours per day for no more than 12 recipients at any one time, without overnight accommodations, by a provider of such services who is not related to such recipients, which provider has received and maintains in full force and effect all necessary State approvals and licenses. Those receiving care are not all related to each other by blood or marriage and are not legal wards or foster children of the attendants.

Farm and Construction Equipment: equipment used in the conduct of farming or construction activities.

Farmer’s Market: an open air area, without or without a Structure, used for the Retail sale of fresh fruits, vegetables, nuts, grains, eggs, flowers, herbs, or plants. A Roadside Stand is not a Farmer’s Market.

FCC: Federal Communication Commission.

Fence:

- (1) as a Private Frontage type, a Frontage wherein the Facade is set back from the Frontage Line, and the Front Setback Area, Front Yard, or Street Yard so created is separated from the Public Frontage by a Fence. See Table 4.3.7.A (Private Frontage Types);
- (2) as a Structure, a device erected to serve as an architectural element, landscape element, Screen, Streetscreen, or physical barrier.

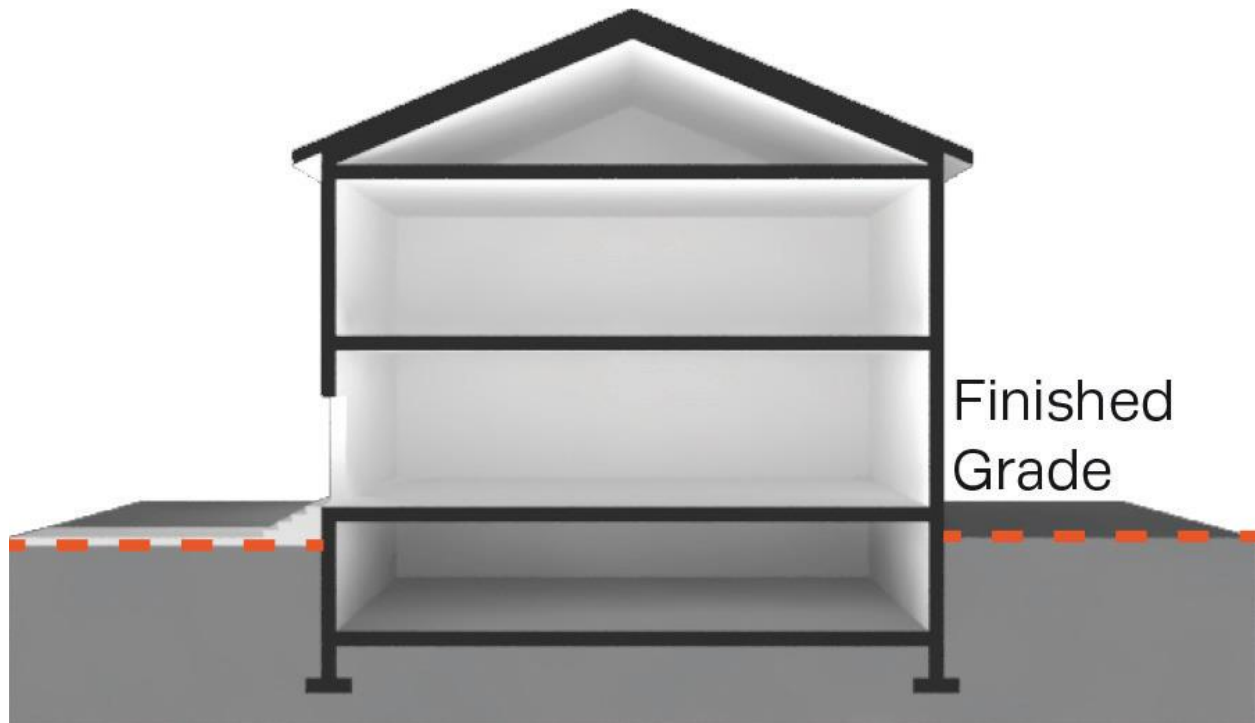
Final Plat: as defined in City Subdivision Regulation Section 2.3.

Financial Institution: an establishment that is regulated by the Federal Deposit Insurance Corporation (FDIC) and/ or Tennessee Department of Financial Institutions and provides a variety of financial services, generally including banks, credit unions, and mortgage companies.

Financial Services: a Business, other than a Financial Institution or Non-Banking Financial Institution, characterized by the provision of financial, investment, and/or similar services.

Finished Grade: the elevation of the completed surfaces of lawns, walks and Thoroughfares and Internal Drives Adjoining a Building wall at that point along such wall. See Illustration 9.3.F-3 (Finished Grade).

ILLUSTRATION 9.3.F-3 FINISHED GRADE



Fire / EMS Station: premises accommodating operations of fire-fighting and emergency medical personnel and other members of staff.

First Layer: See "Layer".

Flex Building: a large footprint Principal Building type designed to accommodate either a single Use or a vertical or horizontal mix of Uses. See Table 4.3.8.A (Principal Building Types- Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Flood: as defined in Section 6.12.2.

Floodplain: as defined in Section 6.12.2.

Flood Fringe Overlay District: an area designated as such on the Official Zoning Map.

Floodplain District: as defined in Section 6.12.2.

Floodway Overlay District: an area designated as such on the Official Zoning Map.

Floor Area: the total of the gross horizontal areas of all floors, including usable Basements and cellars, below the roof and within the outer surface of the main walls of Buildings or the center lines of Party Walls separating such Buildings or portions thereof, or within lines drawn parallel to and two feet within the roof line of any Building or portion thereof without walls, but excluding the following:

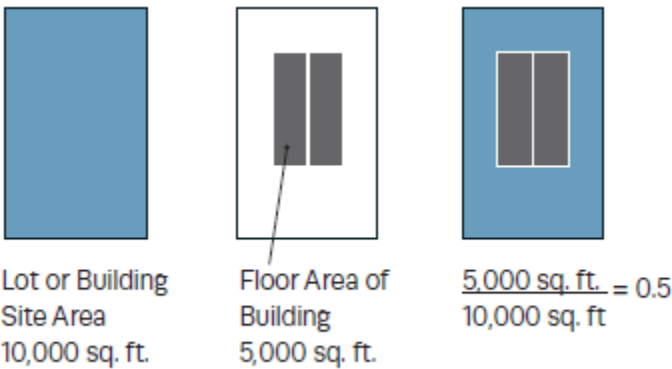
- (1) Areas used for off – street Parking spaces or loading berths and Driveways and maneuvering relating thereto where required by this Ordinance
- (2) In the case of Non-Residential facilities: arcades, porticoes, and similar open areas which are accessible to the general public, and which are not designed or used as sales, display, storage, service, or production areas.

Floor Area Ratio (“FAR”) or Floor-to-Area Ratio: a measurement of Non-Residential land use intensity, being the ratio of Building Floor Area- to -Lot or Building Site Area. FAR is determined by dividing (1) the aggregate Floor Area of the several floors and mezzanine areas of all Buildings on a Lot or Building Site by (2) the Lot or Building Site Area, as follows:

$$\frac{\text{Aggregate Floor Area}}{\text{Lot or Building Site Area}} = \text{Floor Area Ratio}$$

For example:

- (1) a Building containing 20,000 square feet of Floor Area on a Lot or Building Site that has a Lot or Building Site Area of 10,000 square feet has a Floor Area Ratio of 2.0; and
- (2) similarly, a Floor Area Ratio of .5:1 would mean that the Floor Area of the Building is 50% of the Lot or Building Site Area of the Lot or Building Site on which the Building is located.



Food Distribution Center: premises operated for Civic purposes, with or without a Structure, from which edible goods are distributed to the public, with or without compensation.

Food Processing: Use characterized by processing and packaging of edible goods and beverages for consumption off of the premises.

Food Truck: A Mobile Vending Apparatus which qualifies as a vehicle or tow-behind trailer under TCA § 55-1-101-126 from which edible food products and beverage are cooked, prepared, assembled and offered for sale to the general public for immediate consumption. A food truck is not a Mobile Kitchen.

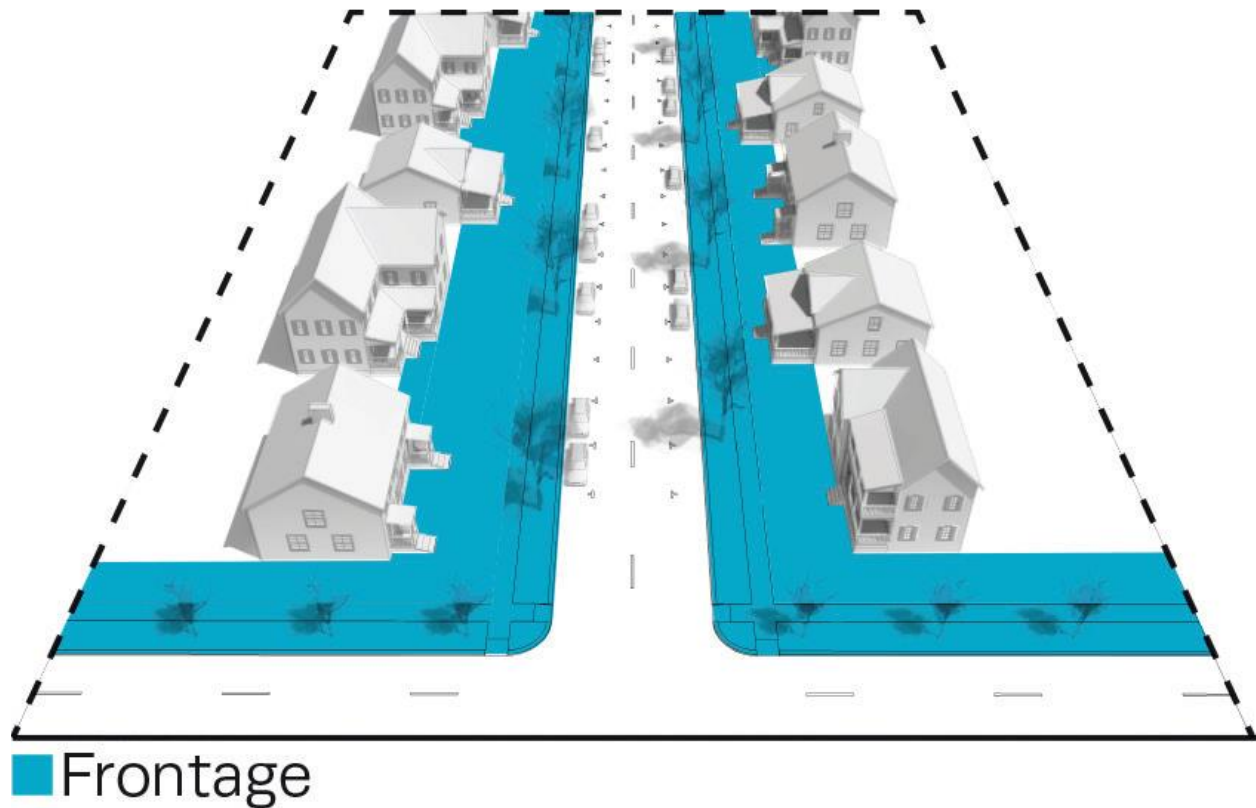
Food Truck Court: A parcel of land where two or more Mobile Vendors congregate to offer food and beverage for sale to the public as the principal use of the site, where permitted by Table 4.3.9.A-1. This definition shall not be interpreted to include a congregation of mobile food vendors as an accessory use or temporary use, where permitted by Table 4.3.9.A-2 and 4.3.9.A-3.

Forecourt: a Private Frontage type wherein a portion of the Facade is close to the Frontage Line and the central portion is set back, creating an gathering space for residents or additional shopping or restaurant seating area within Retail / Personal Service / Repair / Art / Artisan Use areas. This type should be used sparingly and may be used in conjunction with other Private Frontage types. See Table 4.3.7.A (Private Frontage Types).

Freestanding Sign: any Sign supported by Structures or supports that are anchored in the ground and that are independent of any Building or other Structure.

Frontage: the area between a Building Facade and a Path, Passage, waterbody, Civic Space, or the curb (or if there is no curb, the edge) of the Vehicular Lanes of a Thoroughfare or Internal Drive having Vehicular Lanes, inclusive of the built and planted components of such area. Frontage is divided into Private Frontage and Public Frontage. See Illustration 9.3.F-5 (Frontages and Lot or Building Site Lines), Table 5.2.2.G-1 (Thoroughfare & Internal Drive Assemblies and Standards), and Table 4.3.7.A (Private Frontage Types). Corner Lots and Building Sites have two Frontages, a Principal Frontage and a Secondary Frontage. See Illustration 9.3.F-4 (Principal Frontage and Secondary Frontage).

ILLUSTRATION 9.3.F-4 PRINCIPAL FRONTAGE AND SECONDARY FRONTAGE

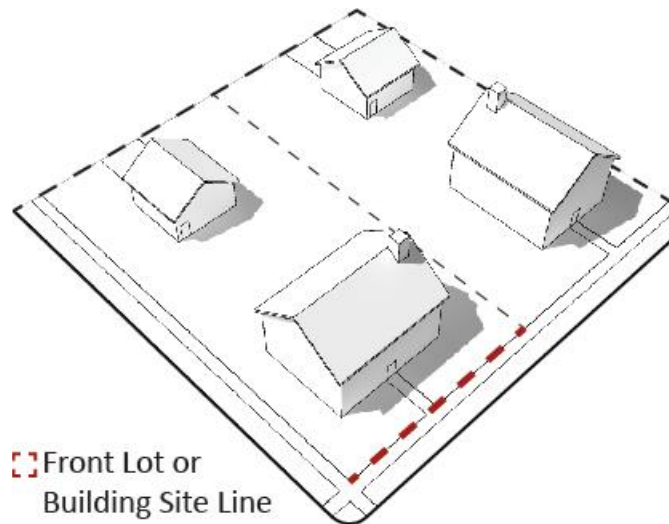


Frontage Line: the common line that separates the Private Frontage from the Public Frontage, typically at the Front Lot or Building Site Line in cases where the entire Public Frontage is with the public right-of-way.

See Illustration 9.3.F-5 (Frontages and Lot or Building Site Lines). On a Corner Lot or Building Site, there are two Frontage Lines.

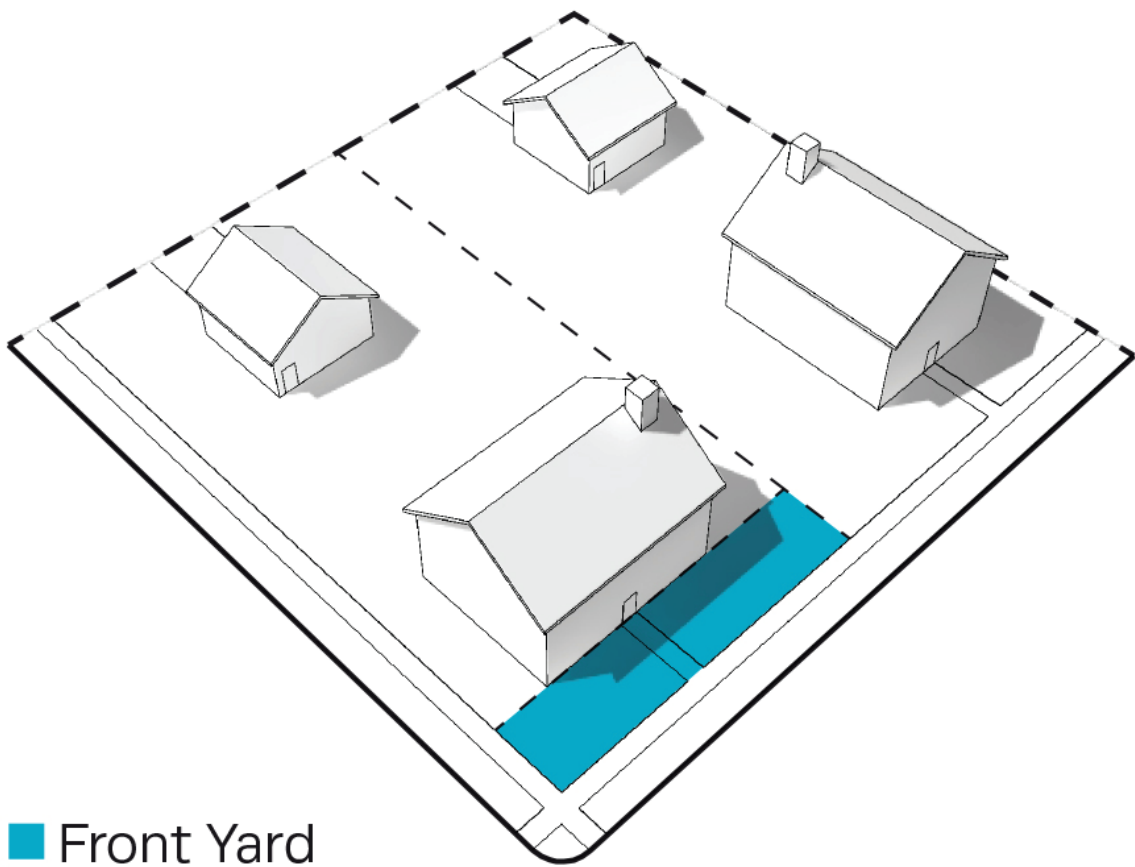
Front Lot or Building Site Line: the boundary at the front of a Lot or Building Site along the Thoroughfare right-of-way or Internal Drive. See Illustration 9.3.F-5 (Frontages and Lot or Building Site Lines).

ILLUSTRATION 9.3.F-5 FRONTAGES AND LOT OR BUILDING SITE LINES



Front Setback Area or Yard: a portion of a Lot or Building Site that is situated between (1) the nearest roofed portion of the Principal Building or of any Accessory Building on the Lot or Building Site and (2) the Front Lot or Building Site Line, extending the full width of the Lot or Building Site, from Side Lot or Building Site Line to Side Lot or Building Site Line. See Illustration 9.3.F-6 (Front Yard). Sometimes referred to as “Street Yard”.

ILLUSTRATION 9.3.F-6 FRONT (STREET) SETBACK AREA OR YARD



■ Front Yard

Full Value: with respect to a Nonconforming Structure or a Structure used for a Nonconforming Use, the Full Value of a Structure shall be determined by subtracting

(1) the estimated value of the foundation as provided by the owner’s engineer and approved by the City Engineer from (2) the current assessed value of the Structure.

$$\text{Current Assessed Value of Structure} - \text{Estimated Value of Foundation} = \text{Full Value}$$

Functional Classification: The categorization of Thoroughfares and Internal Drives within the transportation element of Connect Columbia and the Access Management Ordinance which represents the progressive trade-off between access and movement within the regional transportation system. The rubric includes Principal Arterials, Minor Arterials, Collectors, Major Local Streets, and Minor Local Streets.

Funeral Services: a Use characterized by an establishment engaged in undertaking services such as preparing the human or animal dead for burial and arranging and managing funerals, including without limitation, Funeral Home, Mortuary, Cemetery, and Crematorium.

Future Land Use Character Area: The general classification of land identified in the future land use element of Connect Columbia, the comprehensive plan. The comprehensive plan indicates the community's preference for general land use categories and desirable intensity of development corresponding to each future land use character area. Connect Columbia also describes the typical aesthetic and material qualities which provide distinctive character to each area. Each future land use character area corresponds to one or more Character Areas or Special Districts as provided in Article 3. The use, bulk, and design standards of this ordinance, when applied to specific properties, implement the general future land use character area designations. The Planning Commission shall determine the pace of implementation through the process of zoning map amendments (rezoning) described in Article 8.

Gallery: (1) with respect to the Frontage, the Private Frontage type conventional for Retail / Personal Service/ Repair / Art / Artisan Use, wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk (see Table 4.3.7.A (Private Frontage Types);

(2) with respect to the Use of premises or part thereof, the collection and/or exhibition, and often the sale, of works of art, photography, objects of permanent value, or artisan or cultural items.

Garage: an enclosed, detached Building, or an enclosed extension of a Principal Building, used for the storage of one or more motor vehicles on a Lot or Building Site as an Accessory Use, provided that no Business, occupation or service is conducted for profit therein.

Governmental Facility: Governmental Offices and storage and other facilities for the operation of local, state, or federal government. Examples are Courthouses, correctional facilities, jails, prisons, emergency services, paramedic, fire department, and law enforcement facilities, and post offices. Educational Facility, Maintenance Facility, Civic Spaces and Open Areas, solid or liquid waste transfer or composting and Utility Facilities are not Governmental Facilities.

Green: a type of Civic Space for unstructured recreation, spatially defined by landscaping rather than Buildings, described as such in Table 5.3.3.A (Civic Space Types

- Summary) and Table 5.3.3.B (Civic Space - Specific Standards).

Gross: as related to an area of land, that which is inclusive of all land uses, Thoroughfares, Internal Drives, and other public areas located within a Development site.

Ground Floor Elevation: the distance between the top of the fronting Sidewalk and the top of the finished ground floor.

Group Assembly: sub-category of the Commercial Use category, characterized by people congregating regularly for participation in or holding meetings, workshops, lectures, civic activities, religious services, performances, and other similar activities, including Buildings, facilities, and venues in which such functions and activities are held.

Group Care Home or Family Boarding Home: a Group Care Home or a Family Boarding Home, as those terms are defined under the Rules of the Tennessee Department of Children's Services Social Service Division, Chapter 0250-4-2, which is licensed by the State under 0250-4- 2-.01 of said Chapter.

Group Care Facility: shared living quarters (without separate kitchen or bathroom facilities for each room or unit) for nine (9) or more persons with physical or mental impairments that substantially limit one or more of such person's major life activities, provided that such arrangements do not meet the definition of Household Living. A Group Care Facility is not a Group Home for Persons with Disabilities.

Group Day Care: synonymous with Family Day Care.

Group Home for Persons with Disabilities: any home in which eight (8) or fewer unrelated "persons with disabilities" as defined in TSA section 13-24-101 reside, which may include three (3) additional persons acting as support staff or guardians, who need not be related to each other or to any of the persons with disabilities residing in the home.

Group Living: sub-category within the Residential Uses category, characterized by Residential occupancy of a Structure by a group of people, which does not meet the definition of Household Living. Tenancy is usually arranged on a monthly or longer basis. Generally, Structures for Group Living have a common eating area for Residents, and the Residents may receive care, training, or treatment. Examples include

but are not limited to Adult Care Home, Group Home for Persons with Disabilities, and Group Care Home or Family Boarding Home.

Health Care Institution: subcategory within the Institutional Use category, characterized by an establishment providing medical or surgical care to patients. Some uses may offer overnight care.

Nursing or medical schools not accessory to a Hospital (see Educational Facilities) and Urgent Care or Emergency Medical Clinic Offices (see Offices) are not Health Care Institutions.

Health Club: premises that contain one or more of the following types of athletic facilities: swimming pool, racquetball courts, squash courts, exercise rooms, weight rooms, gymnasium or similar facilities available exclusively to members and their guests.

Heavy Industrial: the sub-category of Industrial Uses characterized by and collectively referring to factory production and industrial yards; research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities; Industrial Businesses, the sale of heavy equipment, Uses involving storage or use of highly flammable, toxic matter or explosive materials, or of Hazardous Materials; Uses that generate pollution, dust, odor, heat, glare, or vibration beyond the walls of such enclosed Building or any light or glare beyond the boundaries of the land on which the Building is situated; any activity or Use that (1) is detrimental to the environment, (2) poses any danger or hazard of fire or explosion or other physical hazard, (3) causes, disseminates, or discharges any material, dust, smoke, gas, fumes, odor, noise, vibration beyond the Lot or Building Site on which the Building is situated, (4) involves any Outside Storage, (5) results in any unusual traffic hazard or congestion, or (6) for which any water, air, or other environmental or pollution license or permit is required; as more specifically listed under such sub- category in Table 4.3.9.1-A (Building, Lot, & Building Site Principal Use).

Not included in this sub-category are animal waste processing (see Waste-Related Service); Repair and service of Motor Vehicles, motorcycles, Recreational Vehicles, boats, or light and medium trucks (see Vehicle Sales and Service); in-store sales, lease, or rental of consumer, household, or business goods (see Retail Sales and Service).

Height: (1) as related to a Structure other than a Tower, the vertical dimension of the Structure, described as applicable, (a) in number of Stories of the Structure or (b) by the distance between (i) the average Finished Grade, as measured at the outside corners of the Structure, and (ii) the highest point of such Structure on the roof surface; excluding in each case (i) Attics under 14 feet in height at their tallest point; (ii) raised Basements; and (iii) masts, belfries, clock towers, spires, steeples, chimneys, chimney flues, flagpoles, silos, water tanks, elevator or stair bulkheads, water tanks, cooling towers, Exempt Communications Towers, or parapet walls not more than four feet (4') high. See Illustration 9.3.H-1 (Height- Building).

ILLUSTRATION 9.3.H-1 HEIGHT - BUILDING



(2) as related to a Tower, the distance measured from ground level to the highest point on the Tower, even if said highest point is an Antenna.

Heritage Tree: a tree of any species listed under “Canopy Trees” in Table 4.3.16.D-1 (Native Plants of the Tennessee Valley) having with a trunk caliper of 24” or greater, measured 3 feet from the base of the trunk.

High School: premises at which education is provided for students from Grade 9 through Grade 12.

Highway: a rural or suburban Thoroughfare or Internal Drive of high vehicular speed and capacity, described as such in Table 5.3.3.F (Thoroughfare / Internal Drives Types – Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies and Standards).

Historic District: a geographically definable area which possesses a significant individual Structure or a concentration, linkage or continuity of sites, Buildings, Structures, or objects which are united by past events or aesthetically by plan or physical development, which meets one (1) or more of the following criteria:

- (1) It is associated with an event which has made a significant contribution to local, state or national history;

- (2) It includes Structures associated with the lives of persons significant in local, state or national history;
- (3) It contains Structures or groups of Structures which embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;
- (4) It has yielded or may be likely to yield archaeological information important in history or prehistory; or
- (5) It is listed in the National Register of Historic Places.

Historic Landmark: a property, Building, district, object, site, or Structure that has outstanding historical significance and is designated as such pursuant to this Ordinance.

Historic Property: the term used as a collective reference to designated Historic Structures, Historic Landmarks, and Historic Districts, together with properties therein identified as “contributing” or “pivotal” in a designated Historic District.

Historic Structure: any Structure that is:

- (1) listed individually in the National Register of Historic Places maintained by the Department of the Interior or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (2) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historical district or a district preliminary determined by the Secretary to qualify as a registered Historic District;
- (3) individually listed on the state inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or

(4) individually listed on a local inventory of historic places and determined as eligible by communities with historic preservation programs which have been certified either:

(a) by an approved state program as determined by the Secretary of the Interior;
or

(b) directly by the Secretary of the Interior.

Home Occupation: any gainful occupation conducted entirely within a Dwelling solely by the owners- or tenant- residents thereof as an Accessory Use, which does not change the character of the Structure as a Residence; provided that (1) said activity shall not occupy more than 50% of the Floor Area of the Dwelling, (2) there shall be no external evidence other than an Identification Sign, (3) no goods shall be kept, and (4) no mechanical or electrical equipment shall be used except customary household equipment; and provided further that the following are not allowed as Home Occupations: Clinic, Hospital, Home Professional Office, barbershop, beauty shop, Restaurant,

Kennel, antique dealer, Retail sales on the premises, or loading of ammunition.

Horticulture and Landscaping Services: landscaping, tree, plant, lawn, and/or other landscape material installation, care, maintenance, and removal, and other similar services, together with associated equipment and machinery directed toward the care of trees, plants, or lawns.

Hospice: the provision of palliative care and emotional support to the terminally ill so that quality of life is maintained and family members may be active participants in care.

Hospital: premises used for the diagnosis, medical treatment, or similar care of human ailments including without limitation: the term "Hospital" shall be deemed to include (1) psychiatric and substance abuse facilities, ambulatory care, outpatient services, diagnostic and treatment centers, Clinics, Rehabilitation Facilities, Medical Laboratories, Hospices, teaching facilities, and meeting areas associated with and on the same premises as the Hospital, and (2) Accessory Uses such as dining and housing for patients' Families and guests, staff members, nurses, interns, resident physicians and their immediate families, and maintenance, service and parking facilities. The term "Hospital" shall not be deemed to include (3) Offices of doctors, dentists, chiropractors, or nurse practitioners, sanitariums, Nursing Homes, Long Term premises used for the diagnosis, medical treatment, or similar care of human ailments including without limitation: the term "Hospital" shall be deemed to include (1) psychiatric and substance abuse facilities,

ambulatory care, outpatient services, diagnostic and treatment centers, Clinics, Rehabilitation Facilities, Medical Laboratories, Hospices, teaching facilities, and meeting areas associated with and on the same premises as the Hospital, and (2) Accessory Uses such as dining and housing for patients' Families and guests, staff members, nurses, interns, resident physicians and their immediate families, and maintenance, service and parking facilities. The term "Hospital" shall not be deemed to include (3) Offices of doctors, dentists, chiropractors, or nurse practitioners, sanitariums, Nursing Homes, Long Term Care Facilities, Rehabilitation Facilities, psychiatric and substance abuse facilities, ambulatory care, outpatient services, diagnostic and treatment centers, Clinics, Rehabilitation Facilities, Medical Laboratories, Hospices, teaching facilities, or meeting areas not associated with and on the same premises as the Hospital, or (2) Accessory Uses such as dining and housing for patients' families and guests, staff members, nurses, interns, resident physicians and their immediate families, and maintenance, service and parking facilities not on the same premises and associated with Hospital.

Hostel: an establishment that provides inexpensive food and lodging for a specific group of people, such as students, workers, or travelers.

Hotel: a Business that offers to Transients, on a daily or weekly basis for compensation, sleeping accommodations accessible from interior hallways, whether or not such Business also includes dining facilities. Not synonymous with Motel, motor court, tourist court, auto court, motor lodge, or similar facilities. Neither a Hotel nor a room therein is a Short-Term Rental Unit.

House: a Building Type that was designed as a Single- Family Detached Dwelling on a medium or large Lot or Building Site with an Edgeyard, often shared with an Accessory Building in the rear, described as such in Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Household Living: the sub-Category of Uses designated as such in Table 4.3.9.1-A (Building, Lot, & Building Site Principal Uses), characterized by permanent, non- Transient Residential activities that involve the occupancy of a Residential Dwelling Unit. A Short-Term Rental Unit is not a Household Living Use.

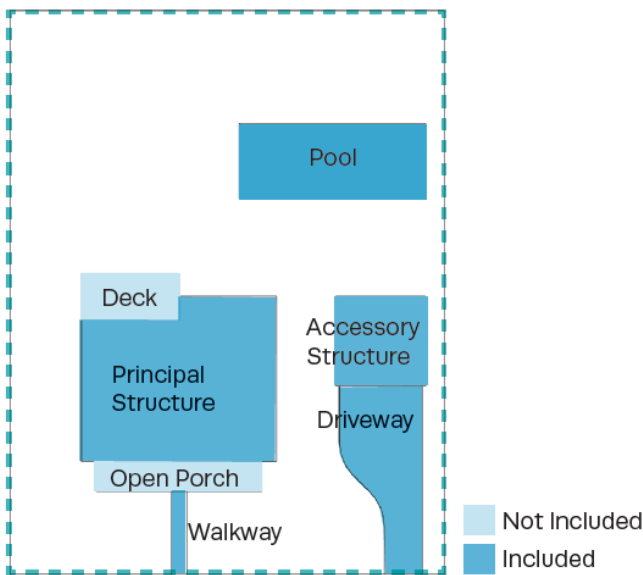
House Trailer: any Trailer designed to be used for living purposes with its wheels, roller or skids in place.

Ice Cream Truck: are motorized vehicles from which the operator vends only pre-packaged frozen dairy or frozen water based food products. Service is often from the Right-of-Way.

Identification Sign: a Sign that directs attention to a Business, profession, or Building with Multi-Family Residential Dwelling Units, which is conducted upon the same Lot, Building Site, or Development Site where such Sign is located.

Impervious Surface Coverage: that portion of a Lot, Building Site, or Development site, as applicable, covered with Buildings, asphalt, or concrete paving or hard-packed, prepared, graveled surfaces that prevent or restrict absorption of rain or surface water into the ground. If a Lot, Building Site, or Development site, as applicable, is located in more than one District, the Impervious Surface Coverage shall be separately computed for each District and no Impervious Surface Coverage may be transferred between Districts. See Illustration 9.3.I-1 Impervious Surface Coverage.

ILLUSTRATION 9.3.I-1 IMPERVIOUS SURFACE COVERAGE



Impound Yard: a facility that provides temporary outdoor storage for: (1) mechanically operable/drivable, licensed vehicles that are to be claimed by titleholders or their agents; and/or (2) wrecked motor vehicles awaiting insurance adjustments and transport to repair shops. This term excludes: Scrap and Salvage Yards / Services; Junkyard; Towing Facilities; Motor Vehicle Storage; or accessory storage of inoperable vehicles.

Improvement: any man-made change of land, a Lot, a Building Site, or Development site, or a change to or creation of a Structure.

Independent Living Apartment: a multiple Dwelling Unit accommodation that provides Residential quarters for Persons over a specified age who do not require skilled nursing care, health care, or assistance with daily activities, such as assistance with eating, dressing, ambulation, medication, bathing, or toileting.

Indoor Recreation: Use characterized by generally Commercial, for-profit Uses, varying in size, providing daily or regularly scheduled entertainment-oriented activities in an indoor setting, including without limitation bowling alley, game arcade, pool hall, skating rink, gymnastic facility, indoor sports academy, Indoor firing range, membership club or lodge, and movie or other theater, but excluding Adult-Oriented Entertainment, Bar, Tavern, Nightclub, athletic, tennis, swim or Health Club (see Retail Sales and Service) and outdoor entertainment (see Outdoor Recreation).

Industrial Uses: (1) a Use category characterized by manufacturing, re-manufacturing, processing, fabricating, creating, producing, packaging, converting, altering, assembling, handling, storing, stockpiling, sorting, recycling, treating, disposing of, wholesaling, warehousing, and distributing materials, products, or information, research and development, trucking, shipping, and transportation Business, repairing and maintaining commercial machinery or equipment, and waste management;

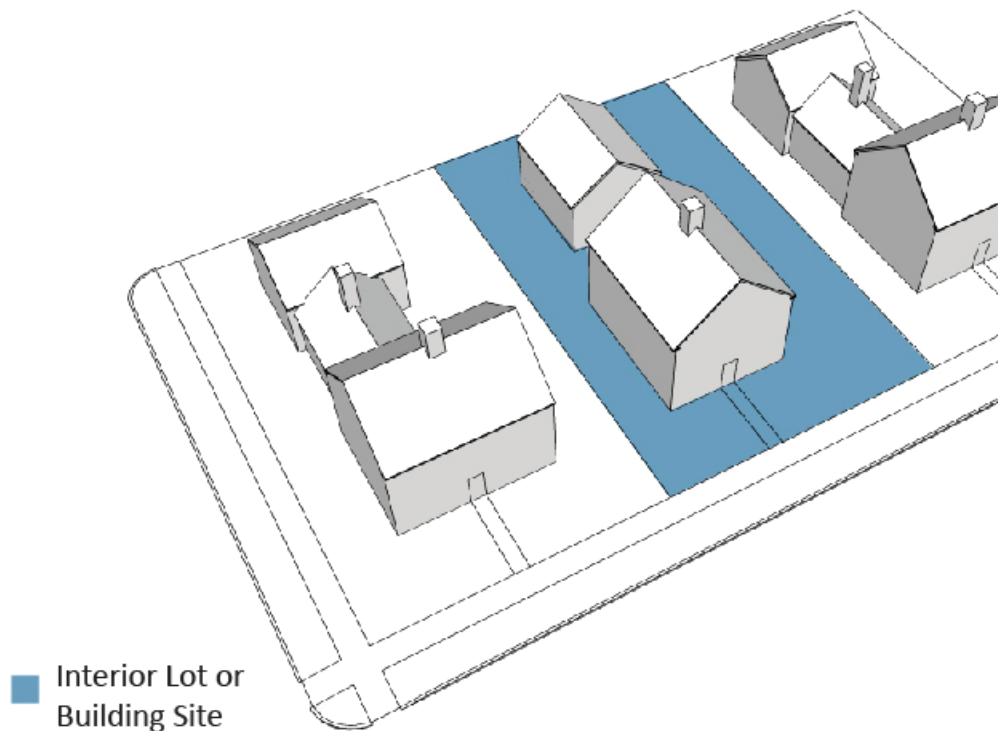
(2) Industrial Uses is the Use category, which is a collective reference to Uses in the following Use sub-Categories, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses) Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Temporary Uses): Heavy Industrial, Light Industrial, Warehouse and Freight Movement, and Waste-Related Service.

Information Services: enterprises and organizations whose purpose is to produce and process information and to develop the infrastructure and delivery mechanisms to distribute information.

Inn: an owner-occupied Lodging Use, offering 6 to 12 bedrooms, which may serve breakfast to guests. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses). Neither a Bed and Breakfast nor a Short-Term Rental Unit is an Inn.

Interior Lot or Building Site: a Lot or Building Site type other than a Corner Lot or Building Site. See Illustration 9.3.I-2 (Interior Lot or Building Site).

ILLUSTRATION 9.3.I-2 INTERIOR LOT OR BUILDING SITE



Kennel: any Structure or premises on which four (4) or more dogs, cats and/or other household pets over four (4) months of age are kept for boarding, breeding, selling, grooming, or training, excluding, however, any Structure or premises on which such animals are kept solely for Retail sale.

Kindergarten: premises accommodating a program that prepares children for first grade.

Knee Wall: As used in the Façade standards of this Ordinance, a low-wall that is incorporated into the Façade of a building beginning at grade and extending upward at least twelve (12) inches but not more than twenty-four (24) inches. Glazing is typically located above the Knee Wall.

Internal Drive: a curbed pedestrian and vehicular access way, for commercial and industrial land uses within a Lot, Building Site, or Development Parcel that connects to a Thoroughfare or another Internal Drive, and provides access and circulation to or through such Lot, Building Site, or Development Parcel

and the Building(s) and Parking accommodations thereon. An Internal Drive is required to meet the Thoroughfare and Internal Drive assemblies and standards for the applicable District.

Inverted Crown: surface shaping of an Alley, Thoroughfare, or Internal Drive having the low point in the middle, causing surface runoff to flow down the center.

Junk Vehicle: a vehicle which does not lawfully display a current license plate and which is partially dismantled or wrecked, or cannot operate under its own power.

Junkyard: any land or Structure or part thereof used for the collection, storage or sale of wastepaper, rags, scrap metal or other scrap or discarded material or for the collecting, dismantling, storage or salvage of machinery or vehicles not in running condition or for the sale of the parts thereof.

Laboratory: a place where scientific studies are conducted, including testing, research, or analysis of a medical, chemical, physical, biological, mechanical, or electronic nature.

Landholder: the legal or beneficial owner or owners of all the land proposed to be included in a Planned Unit Development. The holder of an option or contract to purchase, a lessee having a remaining term of not less than 50 years in duration, or other person having an enforceable proprietary interest may be considered a “landholder” for the purpose of this Ordinance.

Landscaping: (1) live materials such as grass, ground cover, shrubs, vines, hedges and trees, or durable natural material such as crushed stone, wood chips, rock and weathered wood; or (2) the activity of installing or maintaining such materials.

Land Use Plans: as defined in Section 8.5.20.A.

Large Multi-Family Building: Principal Building type that incorporates seven (7) or more side-by-side and/or horizontally stacked Dwelling Units, typically with one or more shared entries. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Large Projecting Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Laundromat: an establishment with machines for the washing and drying of clothes and garments.

Layer: a range of depth of a Lot or Building Site within which certain elements are permitted. There are three Layers within each Lot or Building Site, as follows:

(1) First Layer: that portion of a Lot or Building Site bounded by

(a) the Side Lot or Building Site Lines,

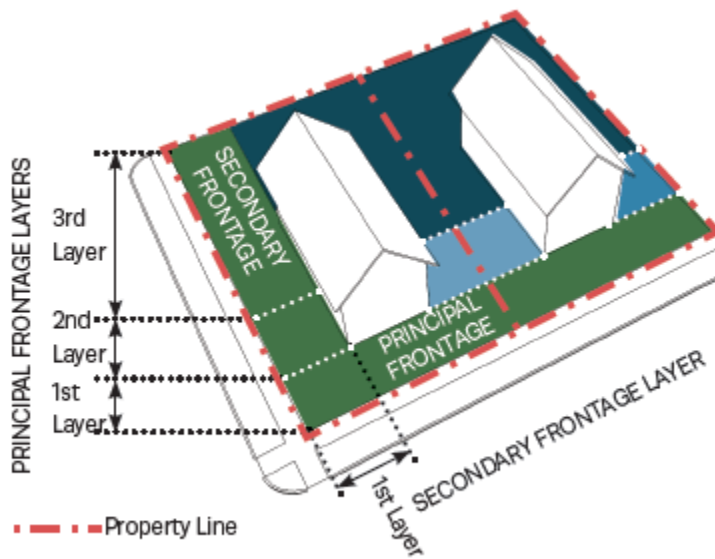
(b) the Frontage Line, and

(c) the Facade of the Principal Structure, or, on a Secondary Frontage, a Building Elevation.

(2) Second Layer: that portion of a Lot or Building Site directly behind the First Layer and extending twenty (20) feet into the lot parallel to the Principal Frontage.

(3) that Third Layer: that portion of a Lot or Building Site that is not within the First and Second Layer and is least visible from the Thoroughfare.

ILLUSTRATION 9.3.L-5 LAYERS



Library: a Building or part thereof containing collections of books, periodicals, and/or other media for Persons to read, borrow, or refer to.

Light Industrial: the sub-category of the Industrial Uses Category characterized by and collectively referring to fabrication, creation, processing, production, packaging, converting, altering, assembling, handling, storage, treatment, distribution, disposal, creation, assemblage, processing, or production, and/or treating, designing, fitting, compounding, repairing, assembling, testing, storing, warehousing, selling at wholesale, distributing or transferring, and/or repair, of or from natural, man- made, products or other goods, raw, secondary, partially completed or completed materials, components, products, by-products, goods, materials, or information, and wholesaling of industrial, Business, or consumer machinery, equipment, which activity is:

- (1) conducted solely within an enclosed Building,
- (2) is not detrimental to the environment;
- (3) does not pose any danger or hazard of fire or explosion or other physical hazard;

- (4) does not generate, cause, disseminate, or discharge any pollution, material, dust, smoke, gas, fumes, odor, noise, heat, light, glare, or vibration beyond the Building Site on which the Building is situated;
- (5) does not involve any Outside Storage;
- (6) will not result in any unusual traffic hazard or congestion;
- (7) does not require any water, air, or other environmental or pollution license or permit is required; and
- (8) does not involve storage or use of highly flammable, toxic matter or explosive materials, or of Hazardous Materials;

Not included in the Light Industrial Uses sub-category are:

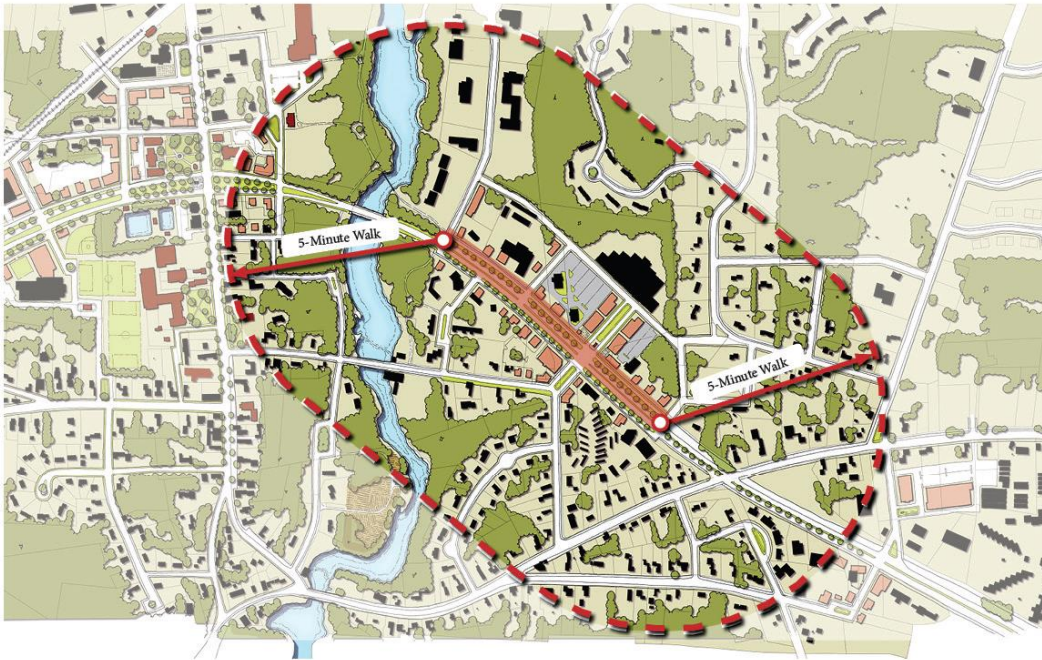
- (1) Heavy Industrial Uses;
- (2) Manufacture and production of goods from composting organic material (see Waste-Related Service);
- (3) Outdoor storage yard (see Warehousing and Freight Movement);
- (4) Sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures (see Wholesale Sales); or
- (5) Small-scale catering establishments (see Restaurants).

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses).

Lightwell: a Private Frontage type that is a below-grade entrance or recess designed to allow light into basements. See Table 4.3.7.A (Private Frontage Types).

Linear Pedestrian Shed: a Pedestrian Shed that is elongated along an important Corridor. A Linear Pedestrian Shed extends approximately 1/4 mile from each side of the Corridor. The resulting area is oblong. See Illustration 9.3.L-1 (Linear Pedestrian Shed).

ILLUSTRATION 9.3.L-1 LINEAR PEDESTRIAN SHED



Liner Building: a Building that is at least 20 feet deep measured from the Façade, which masks a Parking Area, Parking Lot, or a Parking Structure from the Frontage. See Illustration 9.3.L-2 (Liner Building).

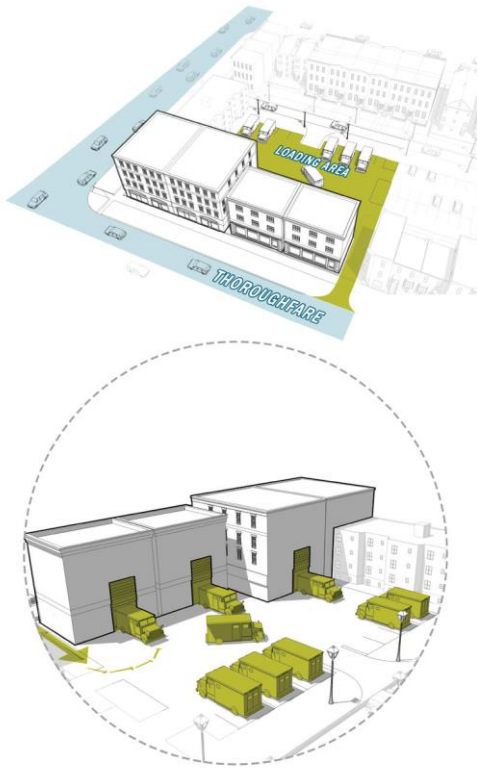
ILLUSTRATION 9.3.L-2 LINER BUILDING

Live / Work Building: a small- to medium-sized attached or detached Principal Building type, which includes a flexible space for Commercial Use and an internally connected Residential Dwelling Unit above and/or behind the flexible space. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Living Room: a room designed for general living purposes in a Dwelling Unit. Every Dwelling Unit shall be deemed to have a Living Room.

Loading Area: an area on a Lot or rear Building Site with a Building or along the Thoroughfare or Internal Drive Abutting such Lot or rear Building Site, used for temporary parking of Commercial vehicles while loading or unloading goods. See Illustration 9.3.L-3 (Loading Area).

ILLUSTRATION 9.3.L-3 LOADING AREA



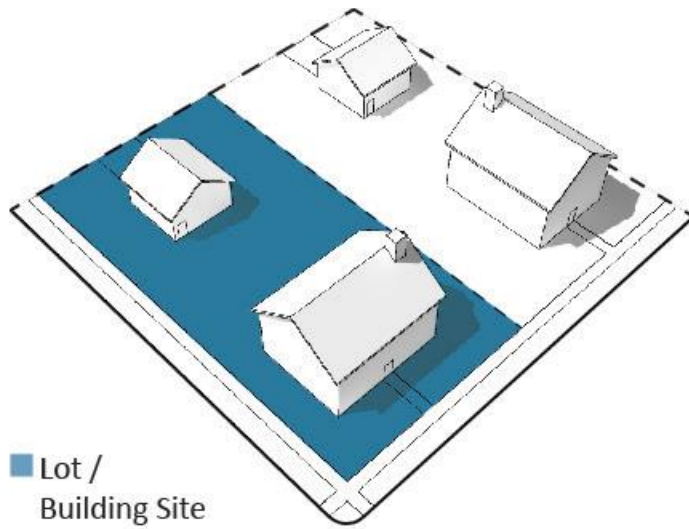
Loading Space: a space within a Loading Area that meets the design and dimensional requirements of Section 4.3.14.

Long Term Care Facility: premises at which living accommodations, bed care, boarding, in-patient service, and/or nursing or other medical care are provided for aged, infirm, disabled persons, persons or who are afflicted with or convalescing from any disease or ailment, or other persons requiring regular medical attention.

Long Term Care Facility does not include Rehabilitation Centers, Assisted Living Apartments, or facilities that provide surgical or emergency medical services, care for alcoholism, drug addiction, substance abuse, mental disease other than dementia, or communicable disease.

Lot: a parcel, plot, tract, or piece of land identified on and established by plat, subdivision, or as otherwise permitted by law, and recorded in the official records of the Maury County Register of Deeds, to be separately owned, used, Developed, or built on. See Illustration 9.3.L-4 (Lot / Building Site). See also “Building Site”, “Lot or Building Site of Record” and “Zoning Lot or Building Site”.

ILLUSTRATION 9.3.L-4 LOT / BUILDING SITE

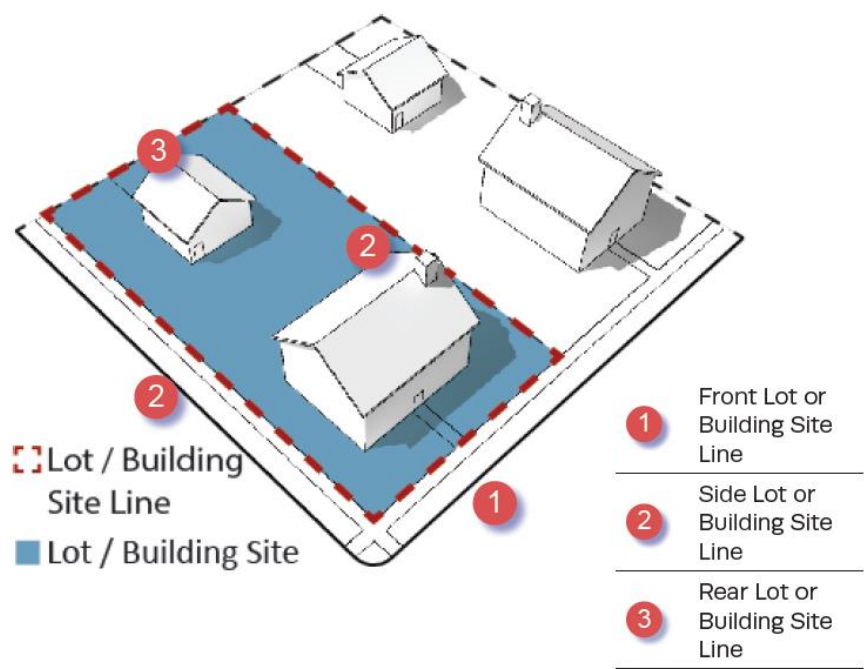


Lot or Building Site Area: the total horizontal area included within the Lot or Building Site Lines.

Lot or Building Site Depth: the shortest horizontal distance between the Front Lot or Building Site Line and Rear Lot or Building Site Line of a Lot or Building Site.

Lot or Building Site Line: any boundary line of a Lot or Building Site. See Illustration 9.3.L-6 (Lot or Building Site Line).

ILLUSTRATION 9.3.L-6 LOT OR BUILDING SITE LINE

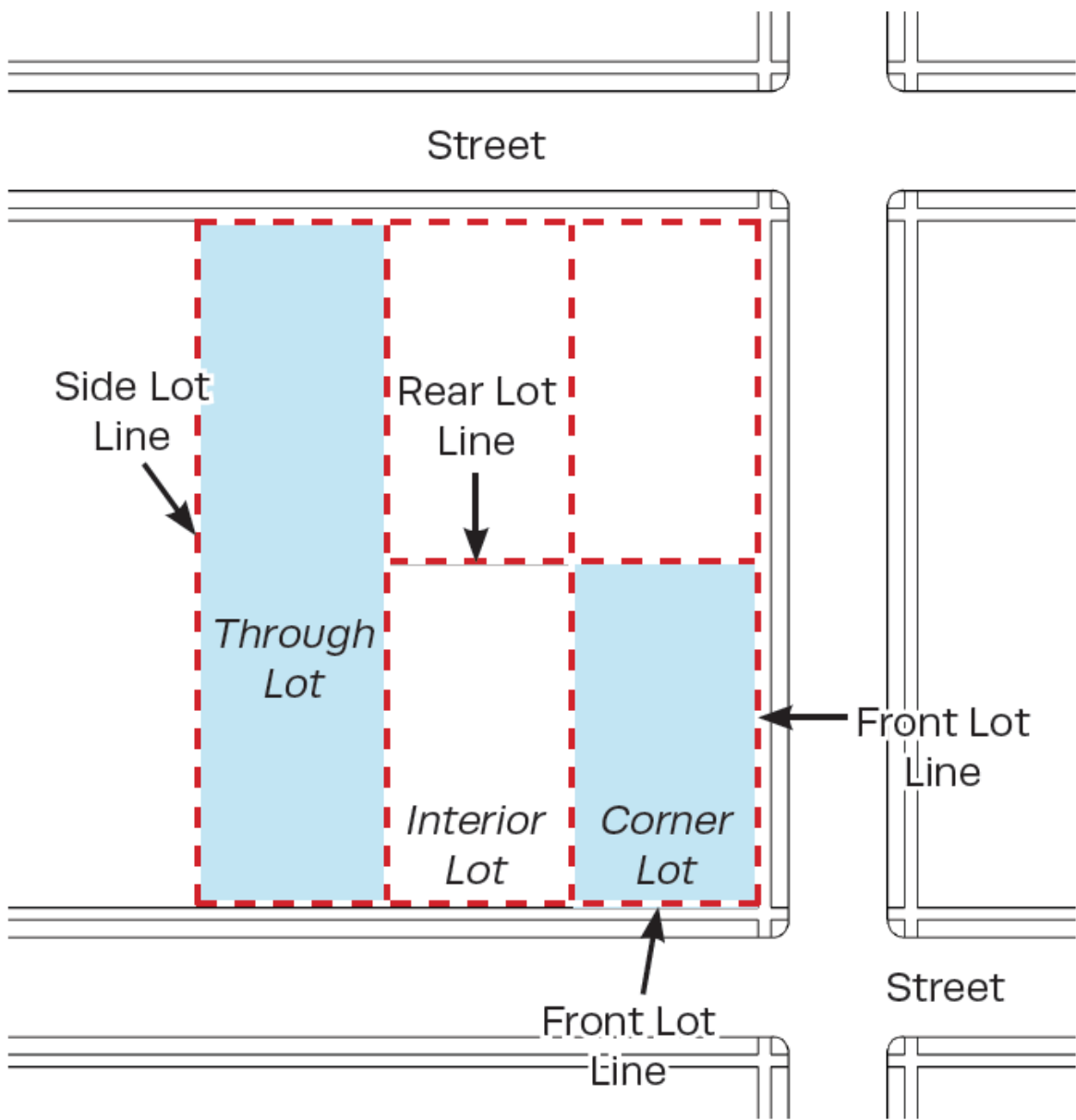


Lot or Building Site Width: the length of the Principal Frontage Line of a Lot or Building Site.

Lot or Building Site of Record: a Lot or Building Site, as applicable, which is part of a subdivision or other plat recorded in the office of the Maury County Register of Deeds, or a Lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot or Building Site Type: the classification of a Lot or Building Site , as shown in the following diagram:

ILLUSTRATION 9.3.L-7 LOT OR BUILDING SITE TYPES



Machine Shop: premises at which mechanical items are made or repaired using machinery or equipment.

Main Civic Space: the primary outdoor gathering place within a Development Parcel. The Main Civic Space may be associated with an important Civic Building.

Manufactured Home: a detached one family dwelling constructed as a single self contained unit and mounted on a single chassis transportable after fabrication on its own wheels or detachable wheels with all the following characteristics as prescribed in Section 68-126-202, (4), (6) and (7) of TCA:

- (1) Designed for long term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems.
- (2) Arriving at the site where it is to be occupied as a dwelling complete, including major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations, location of foundation supports, connections to utilities and the like.
- (3) Manufactured Home dwellings do not include camping Trailers, commercial mobile Structures, motor homes, recreational vehicles, travel Trailers, truck campers or similar units designed to provide temporary living quarters.

Manufactured Home- Class A: a Structure manufactured before June 15, 1976, that is not constructed in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, as amended (42 U.S.C. § 5401 et seq.). It is a Structure that is transportable in one or more sections that in the traveling mode is eight body-feet or more in width and 40 body-feet or more in length, or, when erected on site, is 320 or more square feet and that is built on a chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes any associated plumbing, heating, air conditioning and electrical systems.

Manufactured Home Park or Subdivision: an area, tract, site, or parcel (or contiguous parcels) of land divided into two or more Manufactured Home Sites for rent or sale and associated Lots or Building Sites and Buildings necessary to support the Residential occupancy of Manufactured Homes.

Manufactured Home Sales: a subcategory of the Commercial Use category, characterized by the offer for sale or lease and the sale or lease of Manufactured Homes.

Manufactured Home Site: a designated area within a Manufactured Home Park for the exclusive use of the occupants of a single home.

Manufactured Home Stand: that part of an individual Manufactured Home Site which has been reserved for the placement of the Manufactured Home.

Marina: any of the following: (1) lock harbor facility; (2) any facility which provides fueling, pump-out, maintenance or repair services; or (3) any facility which has permanent docking space for three (3) or

more Boat Slips (4) any water area with a Structure that is used for docking or otherwise mooring Vessels and constructed to provide temporary or permanent docking space for more than ten Vessels; or (5) a dry stack facility.

Marquee Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Massage Studio: an establishment at which manual manipulation of muscle, connective tissue, tendons, and/or ligaments is provided to enhance a Person's health and well-being.

Massing: the overall shape or arrangement of the Bulk or volume of a Building.

Medical Office / Medical Clinic / Outpatient Clinic / Dental Office: an Office or other premises for the private practice of health care or dental professionals licensed by the State, wherein a majority of patient encounters involve examination, diagnose is, treatment, or surgical procedures on an outpatient basis not extending beyond a 24 hour period.

Medical Laboratory: a facility where testing or observation of clinical specimens from which information about the health of a patient can be obtained in order to provide diagnosis, treatment , and/or prevention of disease.

Meeting Hall: a Building that provides accommodations as a Place of Assembly.

Middle: As used in the Façade standards of this Ordinance, all of the Façade which is visually defined by the Base and Cap of the building.

Middle School: premises at which Education is provided for children from Grade 5 through Grade 8.

Mid-Rise Building: an attached or detached Principal Building Type of 4 Stories, which may provide a vertical and/or horizontal mix of Uses, typically designed to facilitate pedestrian-oriented Retail / Personal Service/ Repair / Art / Artisan, Accommodation / Lodging, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Mixed Use: multiple Uses within the same Building or on the same Lot or Building Site through superimposition or Adjacency, or in multiple Buildings or on multiple Lots or Building Sites by Adjacency or proximity.

Mixed-Use Building: a typically attached Principal Building Type, which provides a vertical and/or horizontal mix of Uses typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan, Accommodations / Lodging, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Mobile Vending: any temporary activity which includes preparation, assembly, or display of items with the intent to sell such items to the general public (excluding produce stands).

Mobile Vending Apparatus: Any vehicle, trailer, cart, table, tent or other equipment utilized for Mobile Vending.

Monument Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-1 (Sign Types - Specific Standards).

Motel: an establishment where short-term Accommodation / Lodging in guest rooms is offered for compensation and one or more rooms are accessed by exterior doors opening directly to exterior Parking accommodations, passageways, or the outdoors. Neither a Hotel, Extended Stay Hotel, or unit therein, nor a Short- Term Rental Unit is a Motel.

Motor Vehicle: every vehicle that is self-propelled by a motor, which can be licensed and registered to be driven on public streets, roads or rights-of-ways, and every vehicle that is propelled by electric power obtained from overhead trolley wires, but not operated upon rails.

Examples are passenger vehicles, trucks, motorcycles and other consumer motor vehicles, and motorized Recreational Vehicles.

This term does not include Boats or other watercraft, non-motorized Recreational Vehicles, Manufactured Homes, or Farm and Construction Equipment.

Motor Vehicle Body Shop: premises or a portion of premises used for the adjustment, painting, replacement of parts, or body repair of Motor Vehicles.

Motor Vehicle Maintenance, Repair, Fuel Sales, Service, or Cleaning: a Structure, premises, or establishment in or on which Motor Vehicles are maintained, repaired, serviced, re-fueled, and/or cleaned, including without limitation, incidental storage for fewer than sixty (60) days of Motor Vehicles that are being maintained, repaired, serviced, and/or cleaned.

Examples are car wash, full vehicle service including alignment shop, auto upholstery shop, towing service, limited vehicle service including auto detailing, auto repair, battery sales and installation, fuel sales, quick lubrication facilities, and tire services.

This term does not include Parking Lots, Parking Structures, Motor Vehicle Storage, Motor Vehicle Body Shop, Motor Vehicle Parts Sales, or Convenience Store with Gasoline Sales (see Retail Sales and Service).

Motor Vehicle Parts Sales: a Structure, premises, or establishment in, from, or on which Motor Vehicle parts other than tires are sold, either at Retail or Wholesale.

Motor Vehicle - Related Sales and Service: Motor Vehicle Body Shop, Motor Vehicle Maintenance, Repair, Service, Fuel Sales, or Cleaning, Motor Vehicle Parts Sales, Motor Vehicle Sales, Rental, or Leasing, and Motor Vehicle Storage.

Motor Vehicle - Related Uses: the term collectively referring to Motor Vehicle Body Shop, Motor Vehicle Maintenance, Repair, Fuel Sales, Service, or Cleaning, Motor Vehicle Parts Sales, Motor Vehicle Sales, Rental, or Leasing, and Motor Vehicle Storage. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses).

Motor Vehicle Sales, Rental, or Leasing: a Structure, premises, or establishment in or on which Motor Vehicles are sold, rented, leased, or chartered, including incidental storage, maintenance, and servicing as an Accessory Use.

Motor Vehicle Storage: long or short term storage of operating Motor Vehicles. This term excludes Parking Lots, Parking Structures, Impound Yards, Towing Facilities, and any dismantling, Scrap and Salvage Yards/Service, or Junkyards.

Multi-Family Building: a Large Multi-Family Building or a Small Multi-Family Building. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Multi-Family Dwelling: a Building containing three(3) or more Dwelling Units, including without limitation Residential condominiums, cooperatives, Independent Living Apartments and other Apartments, Large Multi-Family Buildings, and Small Multi-Family Buildings.

Museum: a Use characterized by the display, preservation, collection, curation, and/or exhibit of objects of community and cultural interest in one or more of the arts and sciences.

Neighborhood Street: the Thoroughfare or Internal Drive type described as such in Table 5.3.3.F (Thoroughfare/ Internal Drives Types – Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies and Standards).

Neon Tube Illuminated Sign: a Sign with a light source supplied by a neon tube, which is bent to form letters, symbols or other shapes.

Net Site Area: all developable land within a site including Thoroughfares and Internal Drives, but excluding land allocated as Civic Space or Civic District.

Nightclub: an establishment for nighttime entertainment, typically serving Alcoholic Beverages for consumption on site and offering music, dancing, or other entertainment. Adult-Oriented Entertainment is excluded from the term “Nightclub”.

Non-Banking Financial Institution: a Financial Institution that is not regulated by the Federal Deposit Insurance Corporation (FDIC) and is governed by T.C.A Title 45 Chapters 15, 17, and 18, including without limitation, Pawn Shops, title loan lenders, cash advance Lenders, and check cashing establishments and other Short-Term Lenders.

Nonconforming Improvement: any Improvement, or part thereof, that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Improvement, but upon such Effective Date does not conform to this Ordinance;

Nonconforming Lot or Building Site: any Lot or Building Site, or part thereof, that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Lot or Building Site, but upon such Effective Date does not conform to this Ordinance.

Nonconforming Sign: a Sign that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Sign but upon such Effective Date does not conform to this Ordinance.

Nonconforming Structure: a Structure that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Structure, but upon such Effective Date does not conform to this Ordinance.

Nonconforming Use: any Use of land, of a Structure, or of an Improvement, or part thereof, that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Use, but upon such Effective Date does not conform to this Ordinance.

Nonconformity: a Nonconforming Lot or Building Site, Nonconforming Structure, Nonconforming Sign, Nonconforming Improvement, or Nonconforming Use.

Non-Hazardous Waste Treatment or Disposal: facilities for receiving, sorting, treatment, or disposal of nonhazardous solid waste, including waste transfer stations, compost dumps, and combustors, incinerators, and cogeneration plants, and the collection and hauling of nonhazardous waste incidental to the treatment or disposal operations.

Non-Motor Vehicle or –Boat Body Shop Maintenance/ Cleaning / Repair / Service: a Structure, premises, or establishment in or on which goods other than Motor Vehicles or Boats are maintained, repaired, serviced, and/ or cleaned. This term does not include Parking or Outdoor Storage.

Non-Motor Vehicle or –Boat Rental / Leasing: a Structure, premises, or establishment in or on which goods other than Motor Vehicles or Boats are rented or leased. This term does not include Parking or Outdoor Storage.

Non-Profit Office: premises available for any function of a not-for-profit organization.

Nursery School: see “Pre-School”.

Occupancy: the Principal Use of a Lot, Building Site, or Structure for the performance of a function or operation by a Person.

Office Uses: (1) a Use category characterized by premises available for the transaction of Commercial, governmental, professional, medical, dental, not-for profit, or financial services, but excluding Retail / Personal Service / Repair/ Art / Artisan Uses, Light Industrial Uses, and Heavy Industrial Uses.

(2) Office Uses is the Use category, which is a collective reference to Uses in the following Use sub-Categories, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses) 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses):

Business / Government / Non-Profit Offices (excluding Civic Uses), Medical / Dental Offices, Professional Offices, and Other Offices Not Listed;

Office Building: a Building in which space is made available for Office Use. Office Building is not a Building Type.

Officefront: a Private Frontage type wherein the Facade is aligned close to or at the Frontage Line with the Building entrance at or above Sidewalk grade. This type is conventional for Office Use. It may have a substantial glazing on the Facade. See Table 4.3.7.A (Private Frontage Types).

Off-Premises Sign: a Sign the owner or lessee of which is not the owner or lessee of the premises on which such Sign is located.

Open Air Market: a Farmer’s Market, a Roadside Stand, or an Outdoor Market.

Open Space: Use characterized by large expanses of land.

Ordinance or Zoning Ordinance: this City of Columbia, Tennessee Zoning Ordinance, as the same may be amended and in effect from time to time.

Ordinary Maintenance and Repair: (1) keeping a Lot or Building Site , parcel, or Structure in good condition through ongoing minor intervention, undertaken from time to time, in a manner that does not change its external appearance except through the elimination of the usual and expected effects of weathering; (2) strengthening or restoring any portion of a Structure or Improvement to a safe condition, provided no material enlargement results; (3) repairing or replacing interior walls, fixtures, wiring or plumbing; or (4) repaving Driveways, private Thoroughfares, Internal Drives, and Parking and loading accommodations, (5) replacing exterior windows and siding, and (6) painting exterior Structures and fixtures. Ordinary Maintenance and Repair does not constitute Development, Construction or building for the purposes of this Ordinance.

Outbuilding: synonymous with “Accessory Building”.

Outdoor Display Case: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Outdoor Market: an open air area, without or without a Structure, used for the Retail sale of goods other than fresh fruits, vegetables, nuts, grains, eggs, flowers, herbs, or plants.

Outdoor Recreation: Commercial uses, varying in size, providing daily or regularly scheduled recreation or entertainment-oriented activities. Such activities may take place outdoors or within a Structure.

Athletic, tennis, swim, or Health Club (see Retail Sales and Service), botanical garden, nature preserve (see Parks and Open Areas), and Indoor Recreational Facility (see Indoor Recreation) are excluded from Outdoor Recreation.

Outdoor Storage: one or more assemblages, collections, stacks, or stockpiles of vehicles, equipment, goods, materials, tanks, or other items in any area other than within a Building, including without limitation, parked operative or non-operative vehicles or equipment.

Parcel Services: providing for-profit package and message routing, distribution, and delivery services.

Park: as a noun, a Civic Space type that is a natural preserve available for unstructured recreation, described as such in Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards); as a verb, to stop and disengage a Motor Vehicle and leave it unoccupied.

Parking: (1) an accommodation designed for the of stopping and disengagement of a Motor Vehicle and leaving it unoccupied; or (2) the act of stopping and disengaging a Motor Vehicle and leaving it unoccupied.

Parking Area: an off-street, ground-level open area within a Lot or Building Site for Parking vehicles as an Accessory Use incidental to a Principal Use of a Lot or Building Site or a Principal Building on a Lot or Building Site. Not synonymous with Parking Lot.

Parking Lot: an off-street, ground-level open area within a Lot or Building Site for Parking vehicles as a Principal Use for which a fee may or may not be charged. Not

synonymous with Parking Area. Parking Lot does not include Bus barn (see Warehouse and Freight Movement) or sale or servicing of vehicles (see Vehicle Sales and

Service).

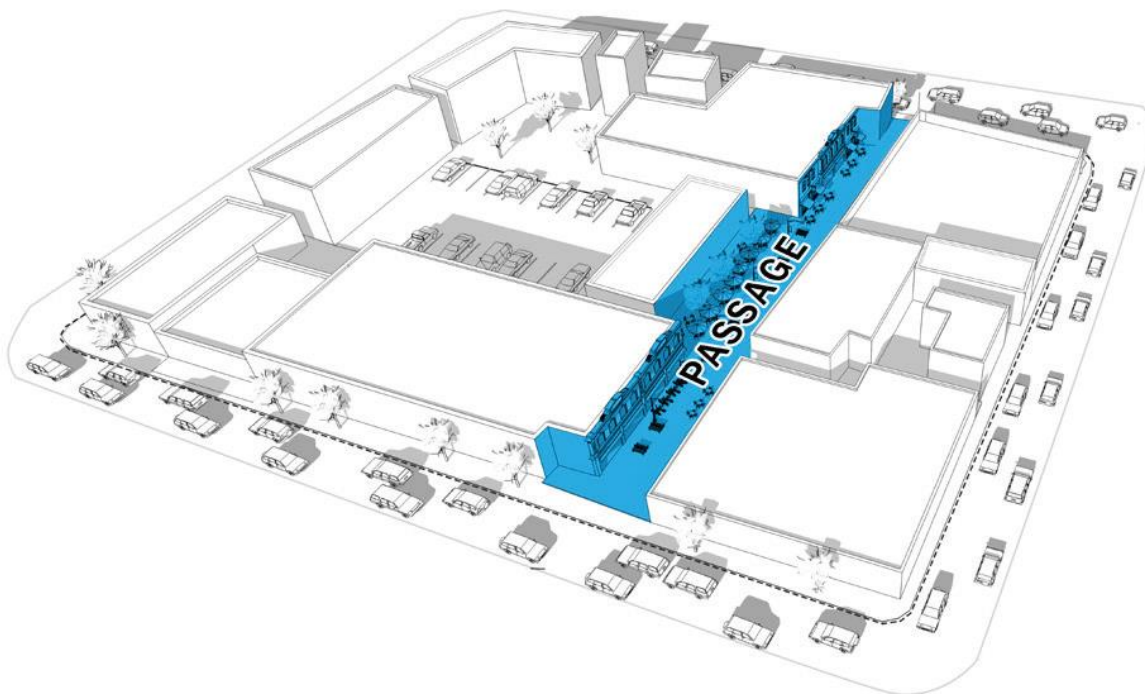
Parking Space: an area required or provided for Parking a vehicle, meeting the requirements of Section 4.3.12.

Parking Structure: a vertical or vertical and subterranean Improvement other than a Garage, containing one or more levels of vehicular Parking above grade. A Parking Structure may not be used for Motor Vehicle Body Shop, Maintenance Repair, Service or Cleaning.

Party Wall: a Wall on an Interior Lot or Building Site Line, used or adopted for joint service between two or more Buildings; such walls shall fully comply with fire and all other provisions and standards established for such walls in the Standard Building Code.

Passage (PS): a pedestrian connector, open or roofed, that passes between Buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages. See Illustration 9.3.P-1 (Passage).

ILLUSTRATION 9.3.P-1 PASSAGE



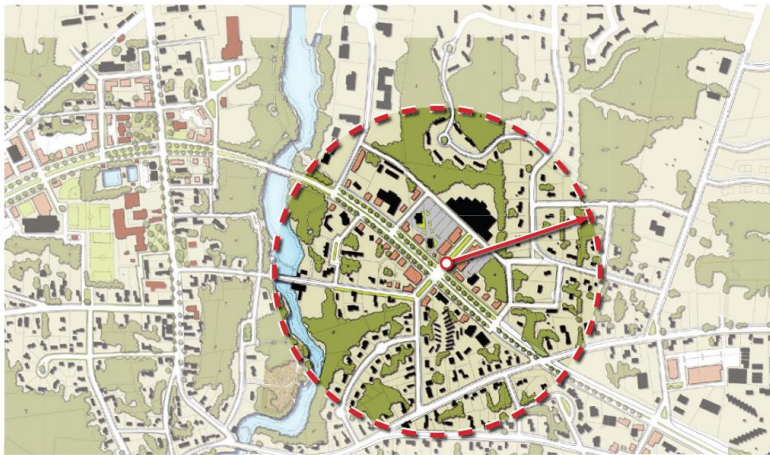
Passive Recreation: outdoor recreational activities, such as nature observation, hiking, and canoeing or kayaking, which require a minimum of facilities or Development and which have minimal environmental impact on the recreational site.

Path (PT): a pedestrian way traversing an open greenspace with a minimum area of 5,000 square feet , with landscape matching contiguous Civic Space, connecting directly with the Sidewalk network.

Pawnshop: a Business that lends money based upon the security of pledged goods left in pawn, or that is in the Business of purchasing tangible personal property to be left in pawn on the condition that it may redeemed or repurchased by the seller for a fixed price within a fixed period of time. See also, Short-Term Lender.

Pedestrian Shed: an area of a size approximately equal to the average distance comfortably walked by pedestrians and approximately centered on a Common Destination. There are two types of Pedestrian Sheds: Standard Pedestrian Sheds and Linear Pedestrian Sheds. See “Standard Pedestrian Shed” or “Linear Pedestrian Shed”. See Illustration 9.3.P-2 (Pedestrian Sheds).

ILLUSTRATION 9.3.P-2 PEDESTRIAN SHEDS



Performance Guarantee: as defined in Section 1.26.

Performing Arts Venue: a site, with or without a Structure, intended for the presentation of performing arts, such as dance, music, and theatre.

Performing Arts Studio: an establishment that provides instruction in one or more of the performance arts, such as dance, music, and theatre.

Person: an individual, firm, partnership, corporation, company, association, organization, joint stock association, proprietorship, trust, body politic, or other legal entity, or and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.

Plot plan: A graphic depiction, drawn to an appropriate scale, indicating the dimensions of the lot or parcel which is the subject of an application for a zoning district amendment or special use permit including a legal description of such lot or parcel and the location of the lot or parcel in relation to adjacent street right-of-way.

Day Care / Personal Care Facilities (Civic): Civic Use sub-category characterized by non-Residential care for adults, children, or families, which does not meet the definition of Household Living or Group Living.

Day Care / Personal Care Facilities (Commercial): Commercial Use sub-category characterized by non-Residential care for adults, children, or families, which does not meet the definition of Household Living or Group Living.

Personal Improvement Education: an establishment primarily engaged in the provision of information or instruction relating to a particular subject or hobby.

Personal Services: Uses in which a service is provided to or for a customer for compensation, in which the Person providing such service deals directly with the consumer, which Uses may or may not include the Retail sale of goods related to the services provided.

Excluded from Personal Services are Motor Vehicle - Related Uses, services provided by a medical or dental professional, and Adult-Oriented Entertainment.

Pharmacy: an establishment having a primary function of dispensing prescription drugs and medications and whose stock-in-trade may or may not include other merchandise.

Place of Assembly: a Building, room, or space that is occupied or arranged for occupation by the public for recreational, amusement, social, sports, or similar purposes.

Place of Worship: a Building, room, or space that is occupied or arranged for occupation for religious, spiritual, recreational, or similar purposes.

Placement: with respect to a Building, the manner in which the Building is situated on the Lot or Building Site. See “Layers”, Illustration 9.3.L-5 (Layers); see also “Setback”, and “Yard” and Illustration 9.3.S-2 (Setbacks and Yards).

Plan: a Development Plan, Master PUD Development Plan, site plan, Landscape Plan, Sign Plan, or any other plan submitted or prepared pursuant to this Ordinance.

Planned Unit Development: See Section 8.5.21.

Planned Unit Development District: one of the several Districts listed as such in Section 3.7.C. See also Section 8.5.21.

Planning Commission: the Planning Commission of the City.

Planning Director: the City Director of Planning and Development.

Planter: the element of the Public Frontage that accommodates trees along Thoroughfares and Internal Drives, whether continuous or individual.

Plaque Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Playground: a Civic Space type, described as such in Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards).

Plaza: a Civic Space type described as such in Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards).

Police Station: premises accommodating operations of law enforcement officers and other members of staff.

Porch: a Private Frontage type, having a planted Frontage, the Facade is set back from the Frontage Line, and an attached exterior covered area large enough to accommodate outdoor furniture and/or gathering, which is permitted to Encroach into the Front Setback, Setback Area, or Street Yard. This may be used with or without a Fence to maintain Thoroughfare spatial definition. A Stoop is not a Porch. See Table 4.3.7.A (Private Frontage Types).

Porch Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Portable Sign: a Sign the principal supporting Structure of which is intended, by design and construction, to be used by resting upon the ground for support and may be easily moved or relocated. Portable Signs include, but are not limited to, Signs mounted on a Trailer, wheeled carrier, or other non-motorized mobile structure, with wheels or with wheels removed.

Post Office: premises operated by or under contract for the United States Postal Service at which letters, parcels, packages or other mail may be received, deposited, processed, sorted, and/or handled and/or postage may be purchased.

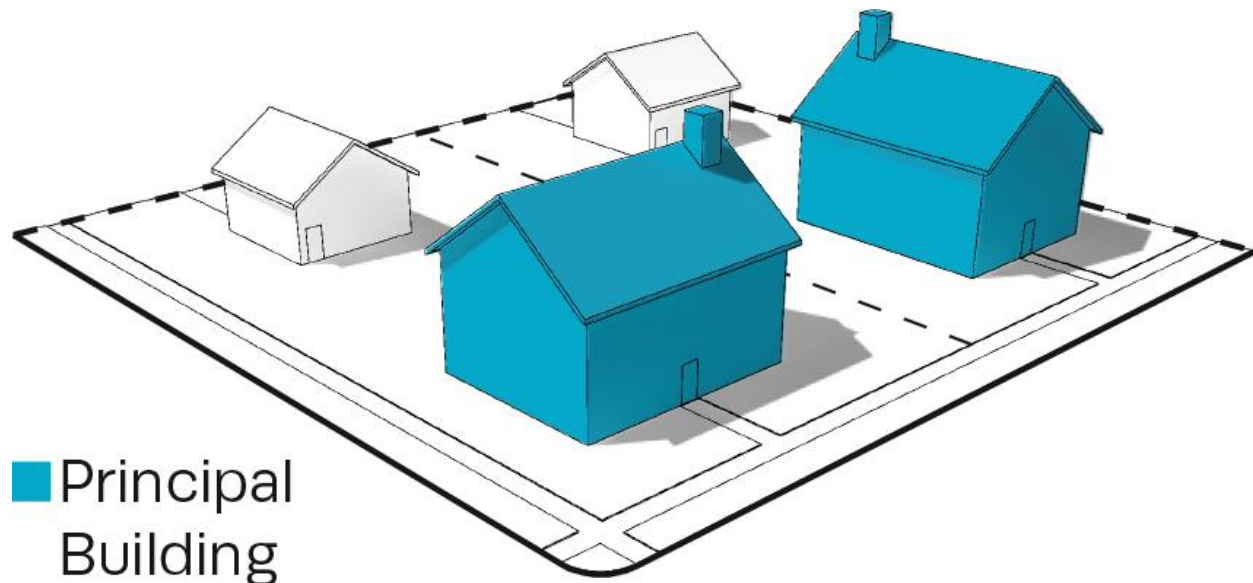
Post Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards)

Pre-School: a school, licensed by the State, with an accredited training program and staffed with certified teachers, providing day time care or instruction for two (2) or more children between the ages of two (2) and five (5) years old. Synonymous with Nursery School.

Preliminary Plat: as defined in City Subdivision Regulation Section 2.2.

Principal Building: the main Building on a Lot or Building Site, located toward the Frontage, in which is conducted a Principal Use of such Lot or Building Site. See Illustration 9.3.P-3 (Principal Building).

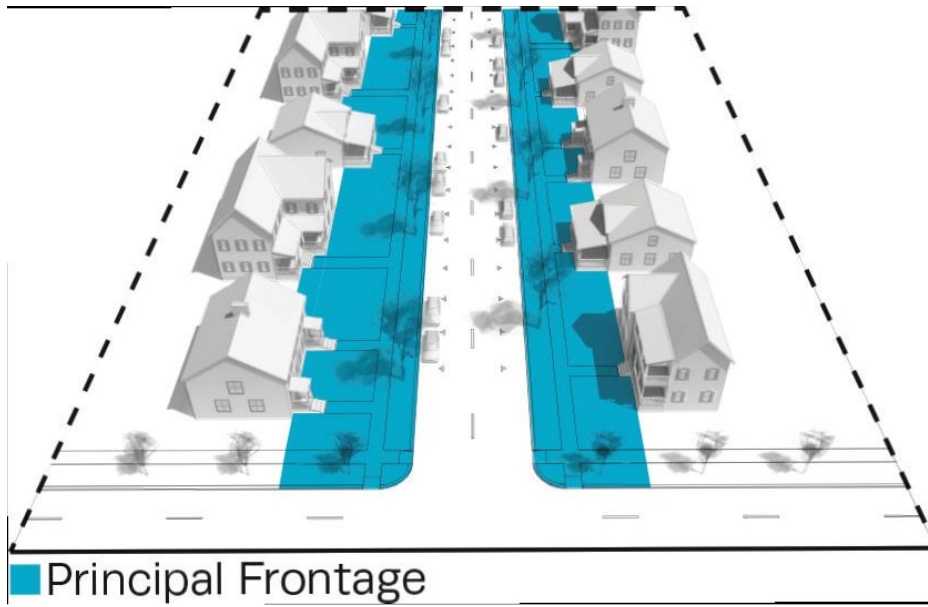
ILLUSTRATION 9.3.P-3 PRINCIPAL BUILDING



Principal Entrance: the main point of access for pedestrians into a Building; the Main Entrance. A building may have more than one Principal Entrance.

Principal Frontage: with respect to: (a) Corner Lots or Building Sites, the Frontage designated to bear the address and Principal Entrance to the Building, and the measure of minimum Lot or Building Site Width; and (b) non-Corner Lots or Building Sites, the Frontage. See “Frontage”. See Illustration 9.3.P-4 (Principal Frontage).

ILLUSTRATION 9.3.P-4 PRINCIPAL FRONTAGE

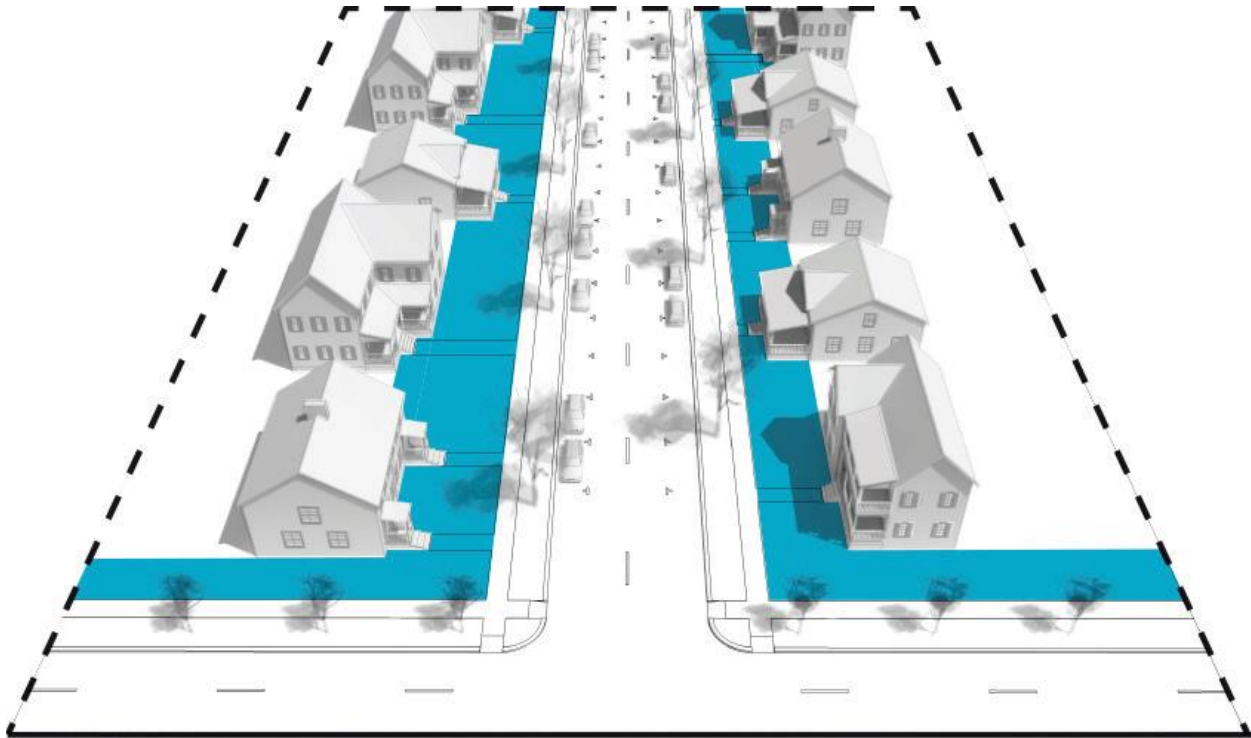


Principal Use: the primary or predominant Use of a Lot, Building Site, or Structure.

Printing Services Shop: Retail premises in which photocopying, scanning, short-run printing, and related services are provided.

Private Frontage: the privately held area between the Frontage Line and the Facade of the Principal Building. See Illustration 9.3.P-5 (Private Frontage); see also Table 4.3.7.A (Private Frontage Types), and Illustration 9.3.F-5 (Frontage & Lot or Building Site Lines).

ILLUSTRATION 9.3.P-5 PRIVATE FRONTAGE



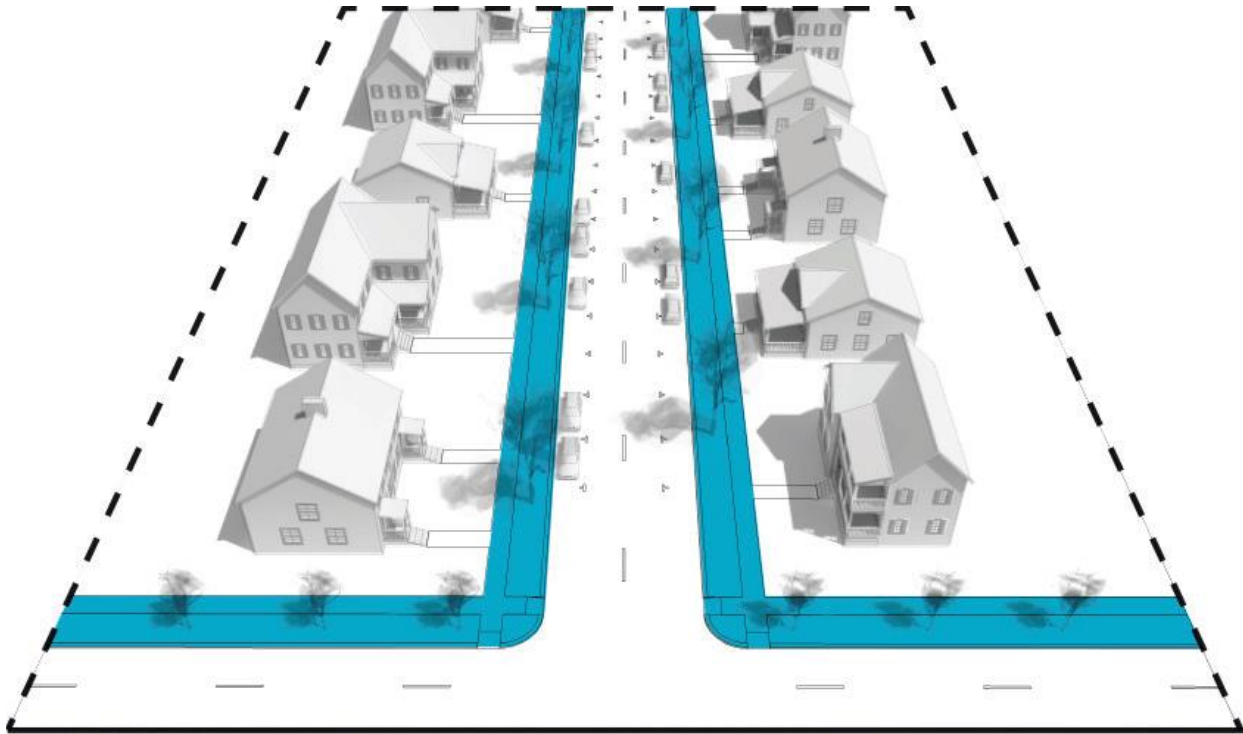
■ Private Frontage

Public Frontage: the area between the Frontage Line and:

- (1) the curb (or if there is no curb, the edge) of the Vehicular Lanes in the case of a Lot or Building Site that Enfronts a Thoroughfare or Internal Drive having Vehicular Lanes, or
- (2) the Enfronting Civic Space, Path, Passage, waterbody, or Driveway in the case of a Lot or Building Site that Enfronts a Civic Space, Path, Passage, waterbody, or Driveway.

See Illustration 9.3.P-6 (Public Frontage); see also Table 5.2.2.G-1 (Thoroughfare Assemblies & Standards); and Illustration 9.3.F-5 (Frontage & Lot or Building Site Lines)

ILLUSTRATION 9.3.P-6 PUBLIC FRONTAGE



■ Public Frontage

Pushcart: A mobile vending apparatus which may be moved without assistance of a motor from which merchandise or food is stored and prepared with the intent to sell to the public.

Professional Office: Use sub-category of Office Uses category characterized by premises in or from which professional or consulting services in the fields of law, architecture, planning, design, engineering, accounting, bookkeeping, and similar professions are conducted. This term does not include “Medical Office”, “Dental Office”, or “Clinic”.

Project Boundary Buffer: a Buffer located along the boundary of a development.

Public Art: art in any media that has been planned and executed with the intention of being staged in or viewed from the physical public domain, usually outside and accessible to all.

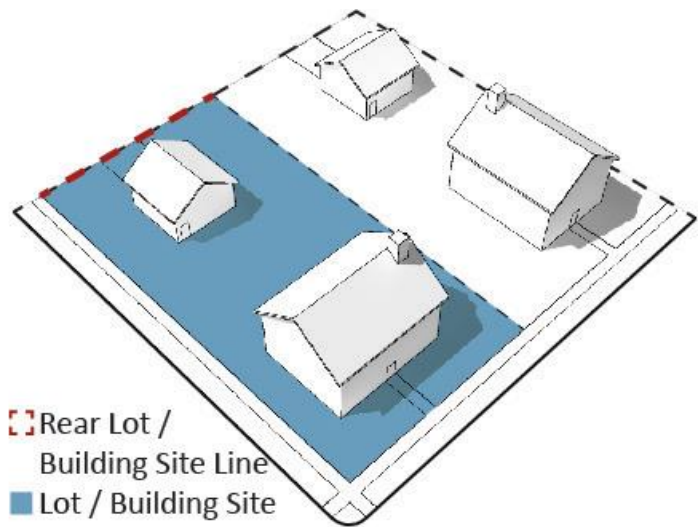
Public Meeting: a duly convened meeting of a Decision- Making Authority as contemplated under applicable state law, including public meetings, public hearings, workshops, and site visits.

Publishing: the Business of issuing software, Internet content, or newspapers, books, or other printed textual or graphical material for sale or distribution to the public.

Pylon Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-1 (Sign Types - Specific Standards).

Rear Setback Area or Yard: a portion of a Lot or Building Site that is situated between (1) the nearest roofed portion of the Principal Building or of any Accessory Building on the Lot or Building Site and (2) the Rear Lot or Building Site Line, extending the full width of the Lot or Building Site, from Side Lot or Building Site Line to Side Lot or Building Site Line. See Illustration 9.3.R-2 (Rear Setback Area or Yard).

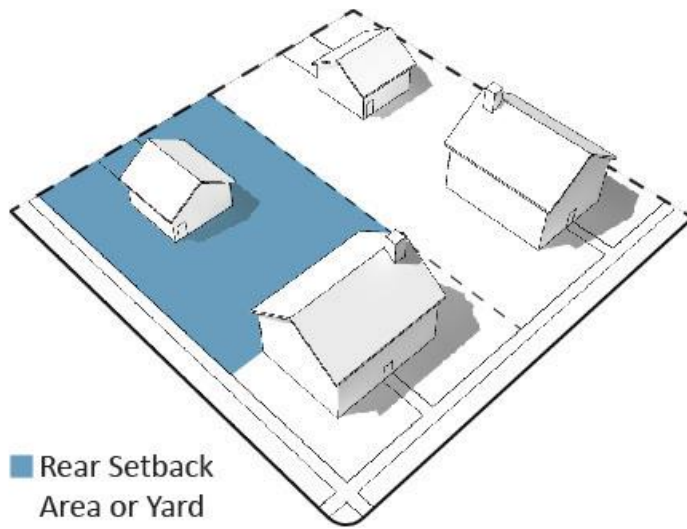
ILLUSTRATION 9.3.R-2 REAR SETBACK AREA OR REAR YARD



Rail Equipment Storage / Repair: Use involving premises for storing or repairing locomotives, rail cars, or other rail vehicles.

Rear Lot or Building Site Line: the Lot or Building Site Line opposite the Front Lot or Building Site Line. See Illustration 9.3.R-1 (Rear Lot or Building Site Line).

ILLUSTRATION 9.3.R-1 REAR LOT OR BUILDING SITE LINE



Recreation: Use characterized by activities for personal enjoyment or entertainment during a Person's discretionary time.

Recreation Facility: premises accommodating Indoor Recreation and/or Entertainment and/or Outdoor Recreation and/or Entertainment. A Recreation Facility may be Civic or non-Civic.

Recreational Vehicle: a vehicle which is:

- (1) built on a single chassis;
- (2) four hundred (400) square feet or less when measured at the largest horizontal projection;
- (3) designed to be self – propelled or permanently towable by a light duty truck: and

- (4) designed primarily for use as a non – permanent dwelling but as temporary living quarters for recreational, camping, vacation, travel, or seasonal use. The term includes camping Trailer, motor home, travel Trailer, and truck campers.

Recreational Vehicle does not include Manufactured Homes.

Recreation and Entertainment, Indoor: participatory and spectator-oriented Recreation activities conducted within an enclosed Building, including without limitation billiard rooms, bowling centers, ice or roller skating rinks, Shooting Ranges, Theater, and arcades.

Recreation and Entertainment, Outdoor: participatory and spectator-oriented Recreation activities conducted in open, partially enclosed, or screened facilities, including without limitation amusement parks, fairgrounds, golf courses and driving ranges, and go-cart tracks.

Recycling Collection Facility: a facility used for the collection and transfer, but not the actual processing, of any of the following recyclable materials: glass, paper, plastic, cans, or other source-separated, non-decayable materials. Recyclable materials at a Recycling Collection Facility must not include motor oil, chemicals, household appliances, tires, automobiles, automobile parts, or decayable materials.

Rehabilitation Facility: a facility operated for the primary purpose of assisting in the rehabilitation of individuals through an integrated program of medical, psychological, physical, occupational, substance, social, or vocational evaluation and services under competent professional supervision.

Religious Facilities: facilities used by a non-profit group or institution for organized religious services, meetings, assembly, practice, activities, and supporting uses.

Examples are Places of Worship, church, mosque, synagogue, temple, monastery, convent, retreat center or any permanent or temporary Structure providing regular, organized religious worship of any denomination and religious education incidental thereto. A property tax exemption for a religious group or institution obtained pursuant to state law shall constitute prima facie evidence of a Religious Facilities Use.

Athletic, tennis, swim or Health Club (see Retail Sales and Service), Educational Uses, Day Care facilities, for distribution or production of products, including printed matter, for groups other than immediate membership, public neighborhood arts center or similar community facility (see Community Service),

community center, revival or gospel tent, senior center (see Community Service), Social service facility (see Social Service Institution), and Treatment center, transient lodging, or shelter for the homeless (see Social Service Institutions) are not included in this Use Category.

Required Yard or Setback Area: a Yard or Setback Area required by this Ordinance, which is open and unobstructed from 30 inches above the general ground level of the graded lot upward to the sky except as permitted in Section 4.3.10 and no part of which is included as part of a Setback, Setback Area, or Yard for any other Building.

Research Laboratory: premises that contain research, development, and testing laboratories that do not involve the mass manufacture, fabrication, processing, or sale of products Such Uses must not be detrimental to the environment through the release of dust, smoke, fumes, odor, noise, or vibration and must not create an unsafe risk of fire or explosion given the location of the use, the Building in which it is located, and the nature of the surrounding Uses and Structures.

Residence: a Building or part of a Building containing one or more Dwelling Units or Rooming Units, including Single – Family or Two – Family Dwellings, Multi-Family Dwellings, Boarding Houses, Rooming Houses, or residence- apartment hotels. Residences shall not include:

- (1) Transient accommodations, such as Transient hotels, Motels, or similar establishments;
- (2) Dormitories, fraternity or sorority houses, monasteries, or convents, or similar establishments containing Group Living or sleeping accommodations;
- (3) Nurses' residences, sanitariums, nursing homes, convalescent homes, rest homes, or other sleeping or living accommodations in community facility buildings or portions of buildings used for community facilities; or
- (4) In any Building with a mix of Uses, the part of the Building used for any Non-Residential Uses, except Uses accessory to Residential Uses.

Residential: pertaining to premises available for long- term, non-Transient human habitation.

Residential Building: any Building or part thereof utilized solely for Residential Use and Accessory Uses.

Residential Uses: (1) a Use category characterized by premises available for long-term non-Transient human habitation; (2) Residential Uses is the Use category, which is a collective reference to the following Use sub-Categories, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses): Household Living and Group Living.

Restaurant: an establishment engaged in preparing, serving, and selling food at Retail for on- or off-premises consumption. Bars, Taverns, and Nightclubs are not Restaurants.

Restricted-Access Bicycle Enclosure: A locked area containing within it one bicycle rack space for each bicycle to be accommodated, and accessible only to the owners or operators of the bicycles parked within it.

Retail: Use characterized by selling, renting, or leasing new or used goods in person , on-line, or by mail-in transactions dealing directly with the consumer of such goods.

Retail / Personal Service / Repair / Arts / Artisan:

Use sub-category of the Commercial Uses category characterized by selling, renting, or leasing new or used goods in person, on-line, or by mail-in transactions dealing directly with the consumer of such goods, providing personal services or repair services to the general public, and art- related and artisan-related establishments. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses).

Examples of Retail Uses included in the Retail / Personal Service / Repair / Arts / Artisan sub-category are Convenience Store (with or without petroleum sales), selling, renting or leasing Alcoholic Beverages, antiques, appliances, art supplies, baked goods, bicycles, books, cameras, carpet and floor coverings, crafts, clothing, computers, dry goods, electronic equipment, fabric, flowers, furniture, garden supplies, gasoline, gifts, groceries, hardware, home improvement goods, household products, jewelry, medical supplies, musical instruments, Open Air Market, outdoor farmers market, pets, pet supplies, pharmaceuticals, picture frames, plants, printed materials, produce, sporting goods, stationery, tobacco and related products, vehicle parts, and videos, and Brewpubs, Tasting Rooms, Retail Food Sales with or without on-premises preparation or processing, Retail Membership Clubs, and Warehouse Retail.

Examples of Personal Service Uses included in the Retail

/ Personal Service / Repair / Arts / Artisan sub-category are art, music, dance, or photographic gallery or studio, athletic, tennis, swim or Health Club, mailing or package delivery service, dry-cleaning or laundry drop-off facility, Laundromat, funeral home or mortuary, hair, nail, tanning, massage therapy and personal care service, photocopy, blueprint, and quick-sign service, photo finishing psychic or medium, security service, tailor, milliner, upholsterer, taxi or ride-share dispatch center, taxidermist, veterinary clinic, animal hospital, or Kennel, and urgent care or emergency medical office.

Examples of Repair Uses included in the Retail / Personal

Service / Repair / Arts / Artisan sub-category are appliance, bicycle, canvas, clock, computer, gun, jewelry, musical instrument, office equipment, radio, shoe, television or watch repair, and locksmith.

Examples of Arts-Related Uses included in the Retail / Personal Service / Repair / Arts / Artisan sub-category are the non-Residential portion of Artist Live/Work Space, Artist Studio Space, arts-related educational facility, crafts-related retail store, non-Civic art museum/gallery, sale of art and art supplies.

Examples of Artisan-Related Uses included in the Retail / Personal Service / Repair / Arts / Artisan sub-category are Artisan Establishments, candle making, furniture making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and tailoring.

The following are excluded from the Retail / Personal Service / Repair / Arts / Artisan sub-category :

Adult Video Stores (see Indoor Recreation), any Use that is potentially dangerous, noxious or offensive to neighboring Uses or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television reception, radiation or any other likely cause (see Heavy Industrial), Motor Vehicle- and Boat- Related Uses, Crematorium (see Light Industrial), Large-scale catering (see Light Industrial), laundry or dry-cleaning plant (see Light Industrial), Restaurant (see Restaurants), Sale, lease, or rental of machinery, Farm and Construction Equipment, or other equipment, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures (see Wholesale Trade).

Retail Food Sales: the sale of food for off-premises consumption, excluding Restaurants.

Retail Membership Club: a discount Retail establishment that sells merchandise to its members.

Rezoning: A change in the district boundaries or district classifications of the zoning map pursuant to Section 8.5.19. For the purposes of this Ordinance, rezoning also includes the initial zoning of a property that occurs with annexation.

Right-of-Way Line: a line contiguous with a Lot or Building Site Line, dividing a Lot or Building Site from an Abutting Thoroughfare or Internal Drive.

Road (RD): a local, rural and suburban Thoroughfare or Internal Drive of low-to-moderate vehicular speed and capacity, described as such in Table 5.3.3.F (Thoroughfare / Internal Drives Types – Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies and Standards).

Roadside Stand: a small open air Structure for the Retail sale of produce or other goods grown or produced on the property where the Roadside Stand is located. Roadside Stand does not include Farmer's Markets or Outdoor Markets.

Rooming House: a Residential type in a private Dwelling in which at least three (3) but not more than six (6) rooms are offered for rent, payable in money and/ or other consideration, whether or not table board is furnished to roomers, and in which no Transient guests are accommodated and no Restaurant is maintained for service to any Persons who are not residents of the Rooming House.

Rooming Unit: a unit of Residential occupancy.

Rowhouse: a Townhouse Building Type described as such in **Table 4.3.8.B (Principal Building Types)**.

School: Business or Trade School, College / University, High School, Middle School, Pre-School or Nursery School, Primary or Elementary School, or Secondary School.

School, Primary or Elementary: See "Primary or Elementary School".

School, Secondary: See “Secondary School”.

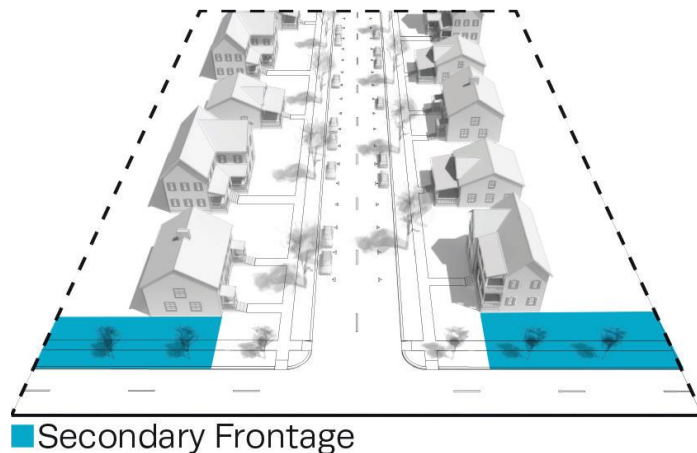
Scrap or Salvage Yard / Service: a Use, other than an Impound Yard or Towing Facility, in which an establishment is engaged primarily in the sale, storage, assembling, dismantling, sorting, distributing, or other processing of scrap, used equipment, mechanical components, or waste materials, including a Junkyard.

Screen/Screening: (1) used as a verb, to block an item or condition from view from a vantage point in accordance with the requirements of this Ordinance by interposition of a Building, Building Element, Wall or Fence constructed of an opaque material, or an evergreen hedge; or

(2) used as a noun, a Building, Building Element, Wall or Fence constructed of an opaque material or an evergreen hedge, which blocks an item or condition from view from a vantage point, as required by this Ordinance. Not synonymous with Streetscreen.

Secondary Frontage: on Corner Lots or Building Sites, the Frontage that is not the Principal Frontage. See Illustration 9.3.S-1 (Secondary Frontage).

ILLUSTRATION 9.3.S-1 SECONDARY FRONTAGE



Second Layer: See “Layer”.

Secondary School: a public, private, or parochial school offering instruction at the Middle School and /or High School levels in the branches of learning and study required to be taught in the public schools of the state.

Self-Service Storage Facility: premises at which customers rent separate storage units within a Building designed to allow private access by the customer for storing or removing personal property.

Examples are mini-warehouse, multi-story enclosed storage facility, and storage garage.

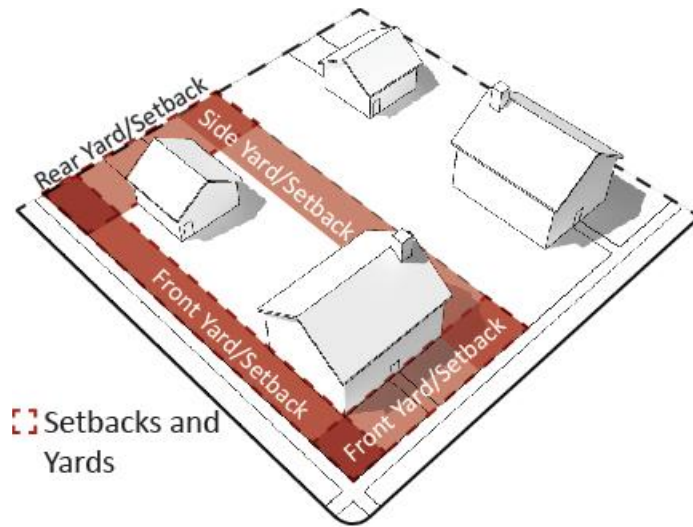
The following are not Self-Service Storage Facilities:

Rental of light or medium trucks, storage area used for Manufacturing use, storage area used for sales, service, and repair operations, and transfer and storage Business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred.

Septic Equipment Installation, Service, or Cleaning: establishments that install, pump, or service septic tanks and cesspools, or that rent or service portable toilets.

Setback or Setback Area: the portion of a Lot or Building Site measured from a Lot or Building Site Line to a Building Facade or Elevation, which area is maintained clear of permanent Structures, with the exception of permitted Encroachments allowed pursuant to Tables 4.3.1-A -4.3.1.U (District Standards). See Illustration 9.3.S-2 (Setbacks). See also, "Yard".

ILLUSTRATION 9.3.S-2 SETBACKS AND YARDS



Sewage Lines: lines for the movement, distribution, or collection of sewage.

Sewage Facility: utility facilities for the movement, receipt, treatment, and disposal of sewage.

Shared Parking: Parking spaces shared by two or more uses that are in proximity to one another and the parking area, and that have different operational characteristics such that utilization of the parking spaces by one use will not generally overlap with the utilization of the parking spaces by the other use(s). Shared parking on private property must be supported by binding agreement.

Shared Parking Factor: an accounting for Parking spaces that are available to more than one Principal Use. See Table 4.3.12.B-2 (Shared Parking Factor).

Shooting or Firing Range: a specialized facility within a Building, which accommodates firearms training, practice, and qualification.

Shopfront: a Private Frontage Type conventional for Retail / Personal Service / Repair / Art / Artisan Use, wherein the Facade is aligned close to or at the Frontage

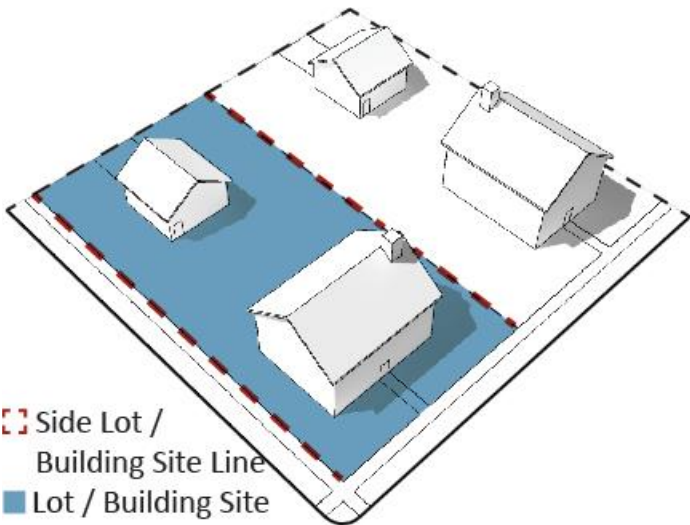
Line with the Building entrance at Sidewalk grade. This Frontage has substantial glazing at the Sidewalk level and may include an awning overlapping the Sidewalk. See Table 4.3.7.A (Private Frontage Types).

Short-Term Lender: a Business or Use that regularly (1) accepts checks from a borrower drawn on the borrower’s account to be presented for payment at a later date and that charges a fee for the service or (2) extends short- term non-purchase money loans secured by titles to motor vehicles. The term does not include Financial Institutions. See also, Non-Banking Financial Institution.

Short-Term Rental Unit: a Dwelling Unit in a Building originally used or designed to be used as an abode or home of a person, family, or household in either a portion of a single-family house, or an individual Dwelling Unit in a two-family Dwelling, townhouse, or multi-family Building having no more than 6 Dwelling Units, which Short-Term Rental Unit is rented wholly or partially for a period of less than thirty (30) continuous days occupancy for a fee; specifically excluding however a “hotel” as defined in TSA section 68-14-302 or a “bed and breakfast establishment” or a “bed and breakfast homestay” as those terms are defined in TSA section 68-14-502, all as contemplated in TSA section 13-7-602. A Hotel, Extended Stay Hotel, Motel, Bed and Breakfast, or Inn is not a Short-Term Rental Unit.

Side Lot or Building Site Line: any Lot or Building Site Line that is not a Front Lot or Building Site Line or a Rear Lot or Building Site Line. See Illustration 9.3.S-3 (Side Lot Line).

ILLUSTRATION 9.3.S-3 SIDE LOT OR BUILDING SITE LINE



Side Setback, Setback Area or Yard: the portion of a Lot or Building Site that is situated between (1) the nearest roofed portion of the Building or of any Accessory Building on a Lot or Building Site and (2) the Side Lot or Building Site Line, and extending through from the Front Setback Area or Yard or from the Front Lot or Building Site Line where no Front Setback Area or Yard exists to the Rear Setback Area or Yard or to the Rear Lot or Building Site Line where no Rear Setback Area or Yard exists. See Illustration 9.1.S-2 (Setbacks and Yards).

Side Setback Area or Yard Width: the dimension of a Side Setback Area or Yard, measured in such a manner that the Yard is a strip of the minimum width required by the applicable District standards, with its inner edge parallel with the Side Lot or Building Site Line.

Sidewalk: the paved section of the Public Frontage dedicated exclusively to pedestrian activity. See Illustration 9.3.S-4 (Sidewalk).

ILLUSTRATION 9.3.S-4 SIDEWALK

Sidewalk Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Sign: any name, number, symbol, identification, description, direction, declaration, demonstration, display, representation, illustration, insignia, instruction, directive, information, illustration, object, graphic, device, display, visual communication, material, Structure or device, or part thereof, in view of the general public, whether permanent, temporary, portable, or affixed, composed of lettered, or pictorial, or graphical matter or upon which lettered or pictorial, or graphical matter is used, that announces, directs attention to, names, gives notice of, informs, advertises, or promotes an ideology, position, interest, cause, object, project, product, place, activity, person, institution, organization, or Business; provided that the term “Sign” shall not be deemed to include any badge or insignia of any government agency or any civic, charitable, religious, patriotic, fraternal or similar organization, Public Art, or any directional sign erected and maintained pursuant to law.

Single-Family Detached Dwelling: a Dwelling Unit, other than a Manufactured Housing Unit, for exclusive occupancy for one only Family, situated on a Lot or Building Site with no other Dwelling Units and not attached to any other Dwelling Unit.

Single - Family Dwelling: a Dwelling Unit shall be considered a Single-Family Dwelling only if permanent occupants are limited to one of the following categories:

- (1) One individual or
- (2) Any number of persons constituting a “Family”.

For purposes of this definition, the following are not considered to be Single-Family Residences:

- (1) Boarding Houses.
- (2) Apartment houses.
- (3) Dwelling Units in which more than two rooms are rented to unrelated tenants.
- (4) Structures or portions of Structures which are designed or constructed for any of the above purposes; and such Structures and Uses of Structures are explicitly prohibited in each Residential District unless otherwise specifically permitted. Notwithstanding the foregoing, “Single-Family Residence” may include a Dwelling Unit which includes separate quarters for persons who are related by blood, marriage or adoption to the primary occupants, provided such quarters are connected by interior passageways to the other portions of the dwelling unit, and are not rented to any unrelated tenants or otherwise used in violation of this Ordinance. If more than one meter is installed for the same type of household utility service, it will be presumed that Structure is not being used as a Single- Family Residence.

Notwithstanding any other provisions to the contrary, subject to the City Manager’s approval, and for such periods of time as the City Manager deems reasonable and necessary, a Single-Family Residence may include, on a temporary basis, one or more persons, not related to the primary occupants, who have been dislocated from their permanent residence due to an officially recognized local, regional or national emergency. A report shall be provided to advise the City Council, Planning Commission, and Development Services Department of any such situations approved by the City Manager.

Single Ownership: a proprietary interest of a Landholder as defined herein.

Site Development Plan: a map required by Section 8.5.6.H, which indicates the intended Development of a parcel of land and which meets the standards and requirements of, and is prepared in accordance with, Section 8.5.6.H and other applicable provisions of this Ordinance.

Small Multi-Family Building: Principal Building type that incorporates between three (3) and six (6) side-by-side and/or horizontally stacked Dwelling Units, typically with one or more shared entries. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Social or Civic Club or Lodge: a Use characterized by a Structure and/or land owned by or leased to one or more Social or Civic Organizations for meeting, recreational, or social purposes primarily by their members and their guests.

Social or Civic Organization: a private non-profit group, association, organization, club, establishment, brotherhood, membership, or other similar group providing meeting, recreational, social, fraternal, youth, or similar activities or facilities primarily for its members and guests; excluding, however any type of Residential facility such as fraternity or sorority houses.

Solid Waste Facility: premises, appurtenances and Improvements used for treating, storing, or disposing of solid waste, whether publicly or privately owned or operated. A Solid Waste Facility may consist of several treatment, storage, or disposal operational units, including, but not limited to, one or more landfills, surface impoundments, or combination thereof.

Special District: an area which, due to its intrinsic size, Use, Configuration, cannot conform to the requirements and standards of one or more of the applicable Character Districts or Civic District as specified in this Ordinance.

Special Exception: synonymous with Conditional Use.

Special Requirements: provisions of Section 2.2 and Section 5.7 and/or the associated designations on the Zoning Map for those provisions.

Specified Anatomical Areas: less than completely and opaquely covered human genitals, pubic region, buttock, and female breast below a point immediately above the top of the areola. Also, human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities: human genitals in a state of sexual stimulation or arousal; acts of human masturbation, sexual intercourse or sodomy; fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

Specimen Tree: any Canopy Tree with a diameter of 24 inches or greater measured at diameter breast height (DBH) 4.5 ft.

Sports Field: a Civic Space type that accommodates the play of athletic endeavors, described as such in Table

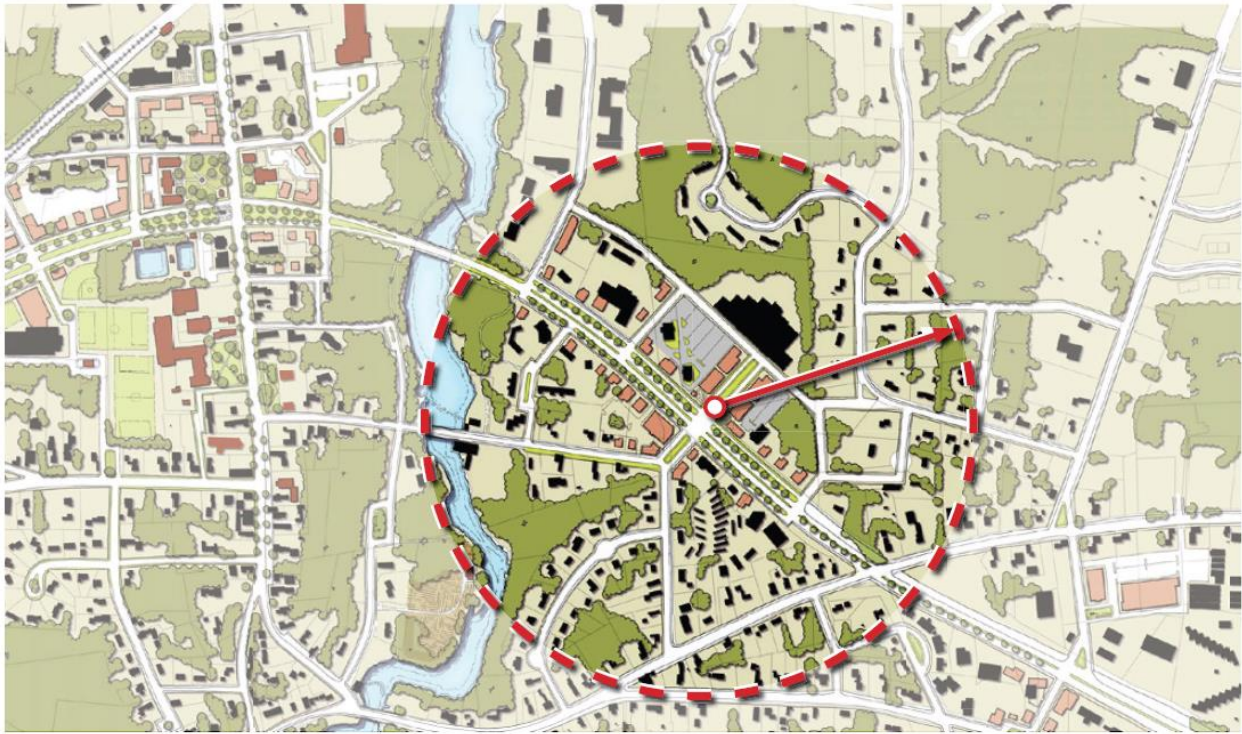
5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards); excluding Sports Venues. May include associated Structures.

Sports Venue: premises at which athletic events are presented.

Square: a Civic Space type described as such in Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards).

Standard Pedestrian Shed: a Pedestrian Shed that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. See “Pedestrian Shed”. See Illustration 9.3.S-5 (Standard Pedestrian Shed).

ILLUSTRATION 9.3.S-5 STANDARD PEDESTRIAN SHED

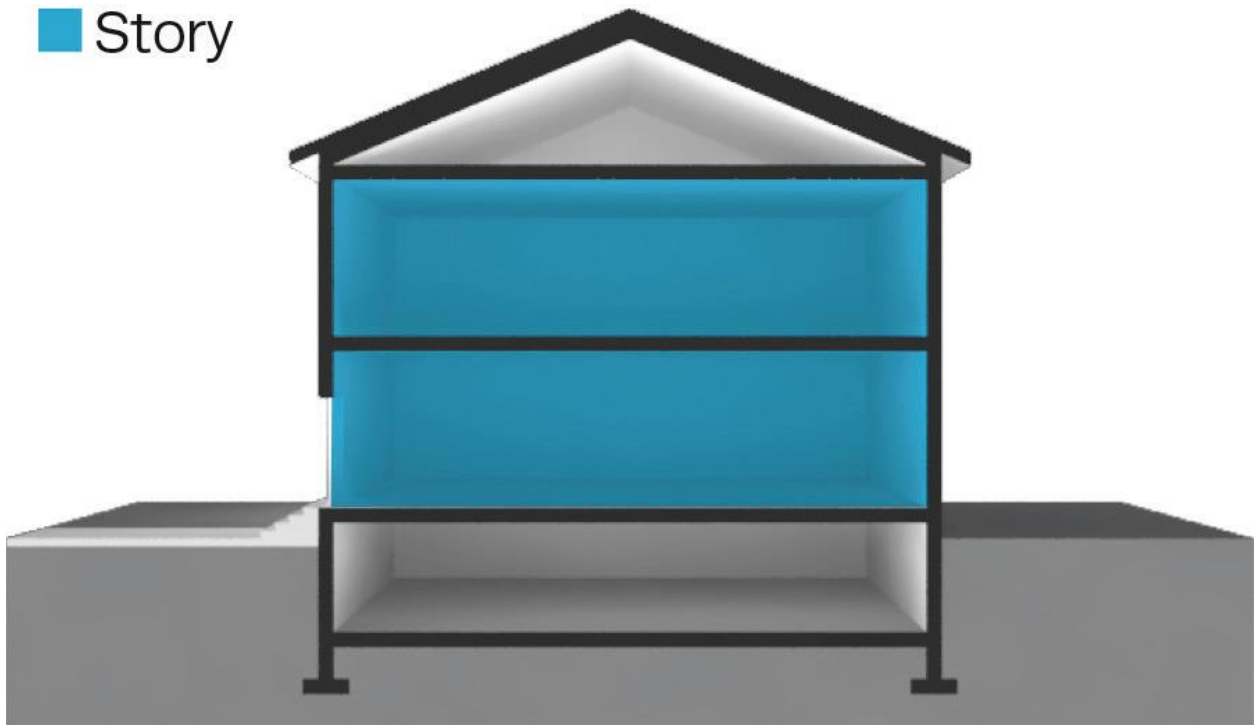


Stoop: a Private Frontage type wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy. An exterior stair and landing provides access to the entrance. This type is recommended for ground-floor Residential Use. See Table 4.3.7.A (Private Frontage Types).

Story: a habitable level within a Building, being that portion included between the surface of any floor and the surface of the floor next above it; if there is no floor above it, then the space between the floor and the ceiling next above it; excluding an Attic or a raised Basement. See Illustration 9.3.S-6 (Story).

ILLUSTRATION 9.3.S-6 STORY

■ Story



Street (ST): a local urban Thoroughfare or Internal Drive of low speed and capacity, which meets the standards and requirements for such Thoroughfare type as set forth in and as described as such Table 5.3.3.F (Thoroughfare / Internal Drive Types - Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies & Standards). When not capitalized, the term “street” means any public way not within a Lot or Building Site on which vehicles travel.

Streetscape: street lights, trees, planting accommodations and Sidewalk along a Thoroughfare or Internal Drive.

Streetscreen: a type of Screen situated along a Frontage Line, or along the same plane as a Façade, and consisting of a planted evergreen hedge or freestanding Wall constructed of brick or stucco over masonry, which blocks the view of Parking, equipment, or other item or condition from the Frontage, provides privacy to a Side Yard, or strengthens the spatial definition of the public realm.

Street Setback, Setback Area, or Yard: synonymous with Front Setback, Setback Area, or Yard.

Street Setback, Setback Area, or Yard Depth: the dimension of a Street Setback, Setback Area, or Yard that is measured as follows:

The depth of a Street Setback, Setback Area, or Yard shall be measured at right angles to a straight line joining the foremost points of the Side Lot or Building Site Lines; provided that in the case of rounded property corners at Thoroughfare or Internal Drive intersections, the foremost point of the Side Lot or Building Site Lines shall be the point at which the Side Lot or Building Site Lines and Front Lot or Building Site Lines would have met without such rounding.

Synonymous with Front Setback, Setback, or Yard Depth.

Structure: anything constructed, installed, or erected, the use of which requires a permanent location on the ground or attachment to something having a permanent location on the ground, regardless whether the same is horizontal or vertical. The word “Structure” includes Buildings and other Improvements and all parts thereof.

Swimming Pool: a constructed basin or Structure for swimming and aquatic recreation, excluding plastic, canvas or rubber pools temporarily erected upon the ground and holding less than 300 gallons of water.

Tasting Room: an establishment or portion of an establishment that allows customers to taste samples of beer, alcoholic spirits, or vinous beverages. In addition to such products, a Tasting Room may include the Retail sale of related items, marketing events, special events, entertainment, and/or food sales.

TCA: Tennessee Code Annotated.

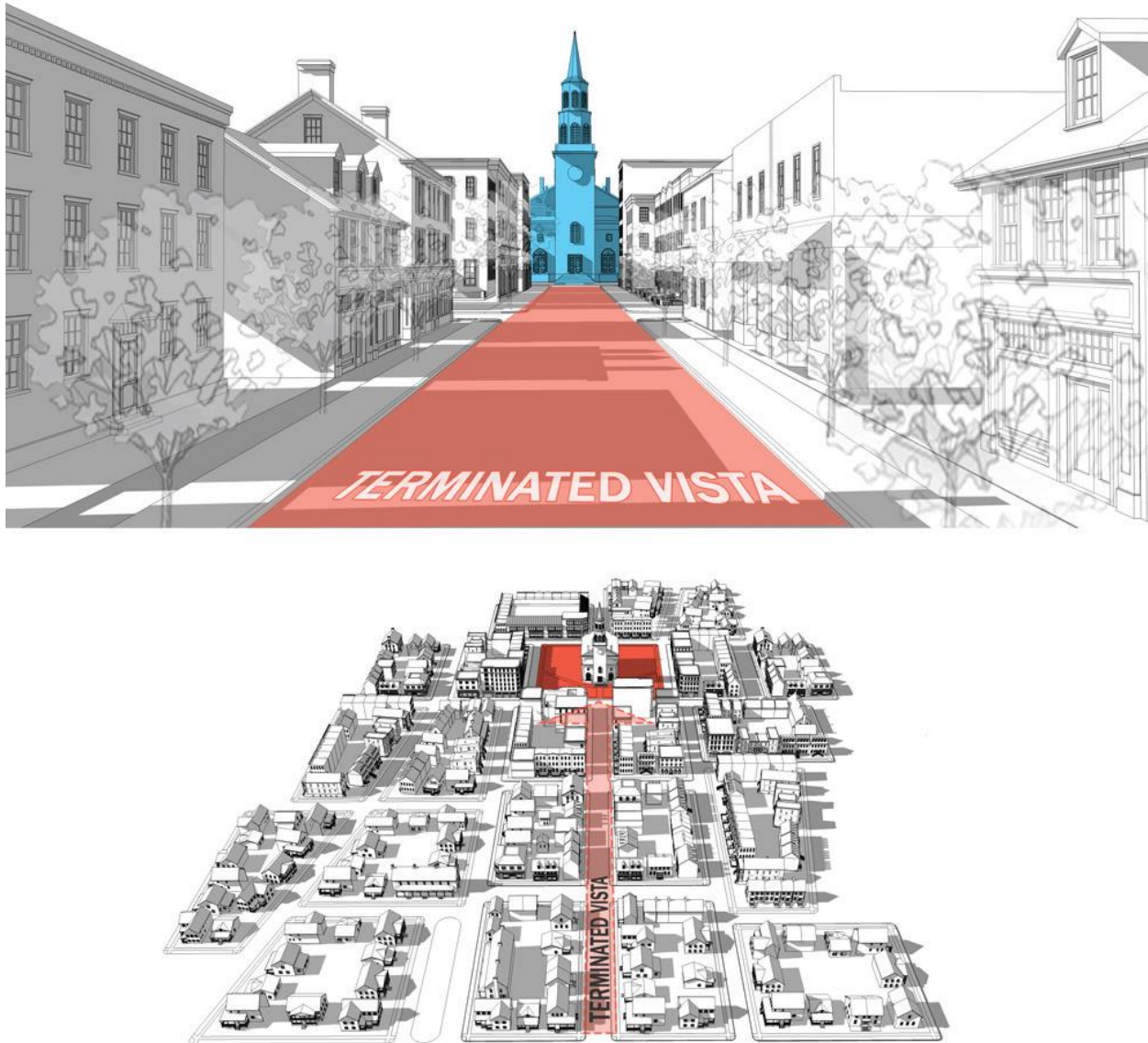
Temporary Sign: any Sign which is not permanently installed, mounted, or placed. Signs of the types described in Table 7.1.2.B-1 (Summary of Sign Types) and Table 7.1.2.B-2 (Sign Types - Specific Standards) are not Temporary Signs.

Temporary Use: Use of premises for fewer than 60 days or such other period as may be specifically provided in this Ordinance, and permitted by right, by conditional use, or subject to limited use standards

under Section 4.3.9G in accordance with Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses), for which a Temporary Use Permit has been issued and is in effect.

Terminated Vista: a location at the axial conclusion of a Thoroughfare or Internal Drive. A Building located at a Terminated Vista location designated on a Zoning Map is required to be designed in response to the axis. See Illustration 9.3.T-1 (Terminated Vista).

ILLUSTRATION 9.3.T-1 TERMINATED VISTA



Terrace/Lightwell: a Private Frontage type wherein the Facade is set back from the Frontage Line by an elevated landing and a sunken Lightwell. This type buffers Residential Uses from urban Sidewalks with the first Story elevated from the Sidewalk for privacy, and may allow for activation of space below grade. An exterior stair and landing provides access to the entrance. This type is recommended for ground-floor Residential Use. See Table 4.3.7.A (Private Frontage Types).

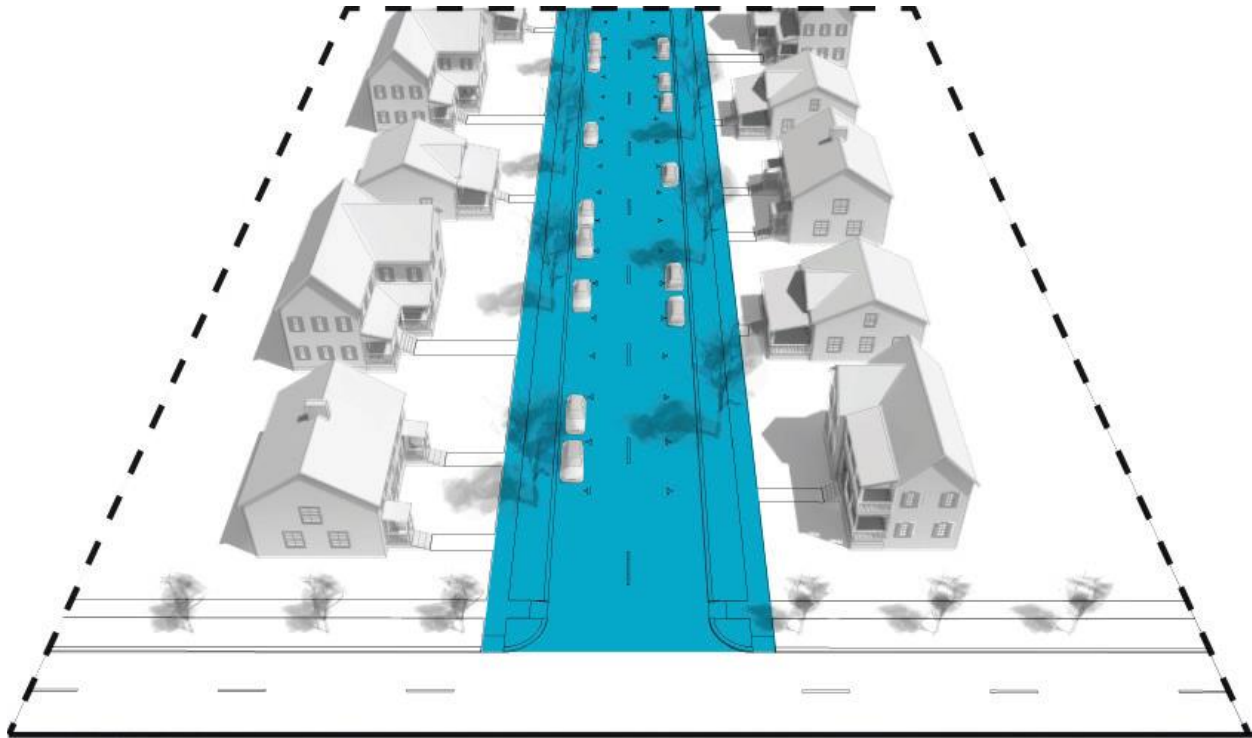
Theater: a Building or part of a Building devoted to the showing of motion pictures, or theatrical or performing arts productions, as a Principal Use.

Third Layer: See “Layer”.

Thoroughfare: a way, whether public or private, open for common and general use by vehicular and/or pedestrian traffic and to provide access to Lots or Building Sites and Civic Spaces, consisting of Vehicular Lanes and the Public

Frontage. See Illustration 9.3.T-2 (Thoroughfare). See also Table 5.3.3.F (Thoroughfare / Internal Drive Types Summary) and Table 5.3.3.G-1 (Thoroughfare / Internal Drive Assemblies and Standards). See also “Internal Drive”.

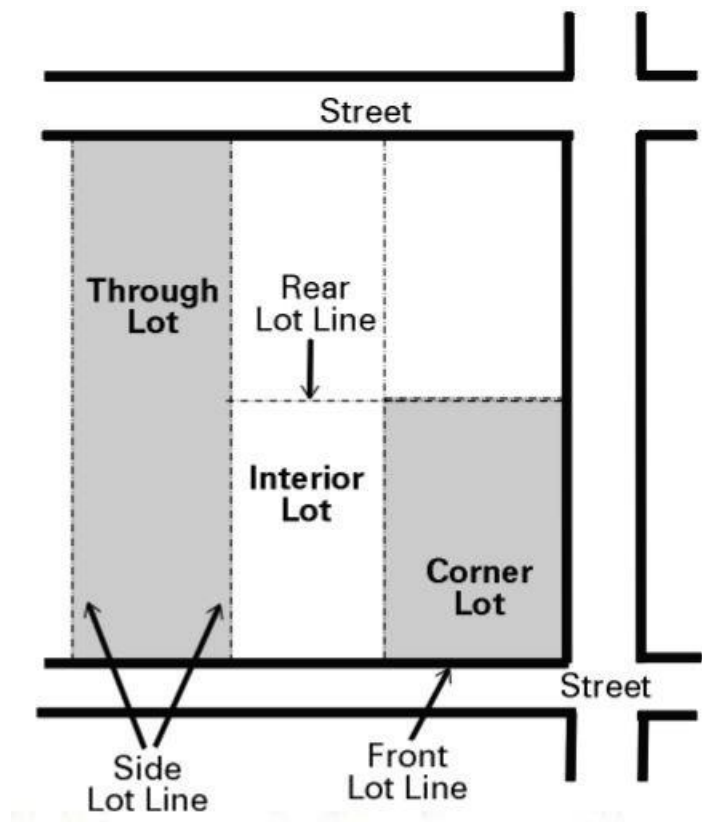
ILLUSTRATION 9.3.T-2 THOROUGHFARE



■ Thoroughfare

Through Lot or Building Site: a Lot or Building Site type that extends through from Thoroughfare or Internal Drive to Thoroughfare or Internal Drive.

ILLUSTRATION 9.3.T-3 THROUGH LOT / BUILDING SITE



Tire Sales: a Structure, premises, or establishment in or on which tires are sold, installed, and/or repaired.

Tower: with respect to communications equipment, any Structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self – supporting lattice towers, guy towers or monopole towers. The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, alternative tower structures and the like.

Towing Facility: an establishment that provides vehicle towing services and accessory temporary outdoor storage for the vehicles it tows, which shall only include: (1) mechanically operable/drivable, licensed vehicles that are to be claimed by titleholders or their agents; and/or (2) wrecked motor vehicles awaiting insurance adjustments and transport to repair shops.

The term “Towing Facility” excludes: automotive services that have a tow truck on-site; Salvage or Scrap Yard / Service; Junkyards, Impound Yards; Motor Vehicle storage; and storage of inoperable vehicles.

Townhouse: the Building Type described as such in Table

4.3.8.B (Principal Building Types).

Trailer: an unpowered, portable, or mobile vehicle designed to be designed to be towed by a Motor Vehicle.

Transient: as a noun, a Person who is staying in a place for fewer than thirty (30) days; as an adjective or adverb, a duration of fewer than thirty (30) days.

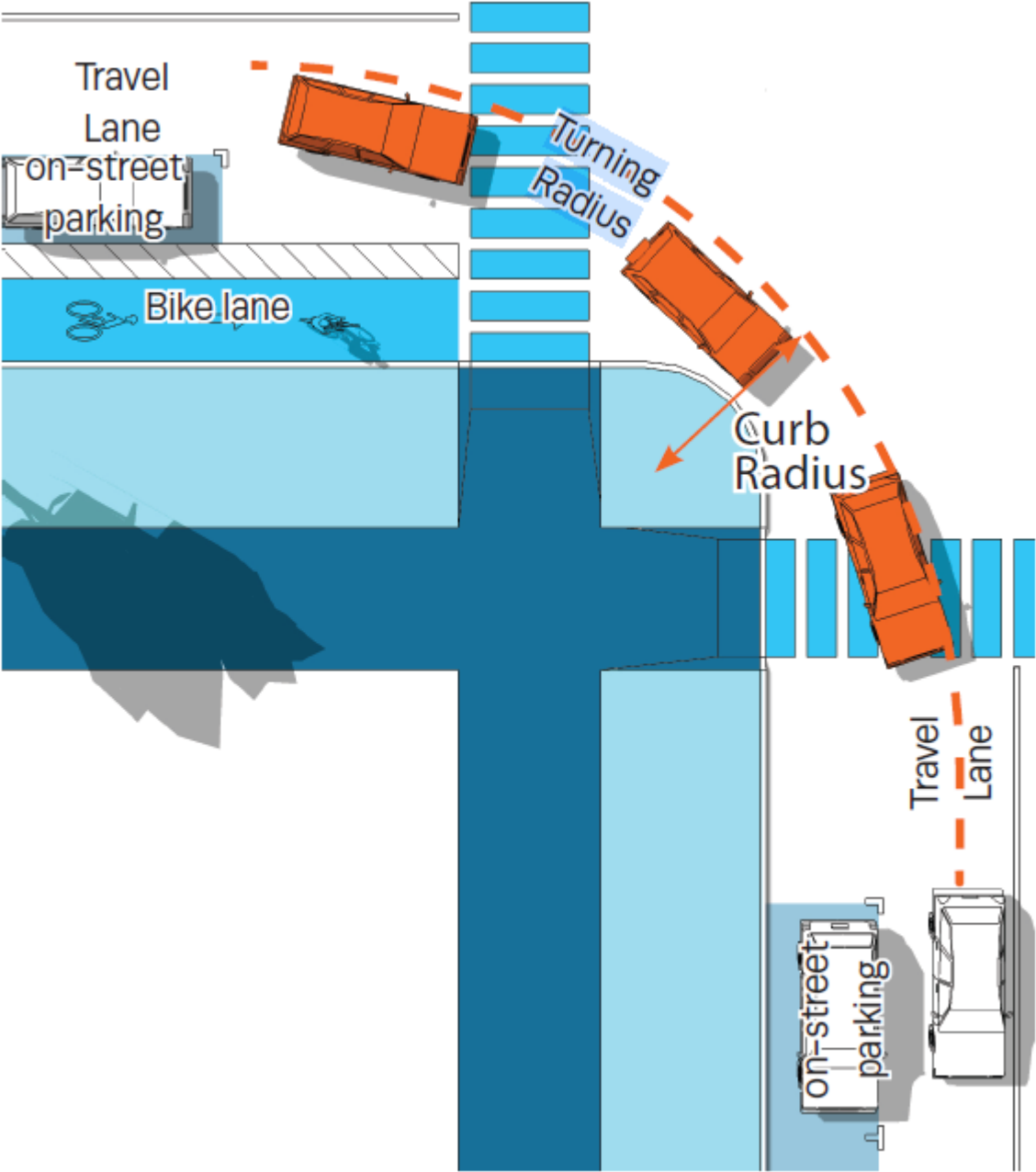
Transit Shelter: accommodation providing shelter from the elements for waiting transit riders, excluding a Transit Station or Terminal.

Transit Station or Terminal: a facility or area at which train, rapid transit, light rail, bus, or other mass transit modality service regularly stops to load or unload passengers.

Tree Removal: cutting down, digging up, destroying, clearing, or otherwise taking a tree from the location in which it is growing; inflicting damage to the root system; girdling; storing materials, soil compaction, changing the natural grade above or below the root system or around the trunk; inflicting damage that permits fungus infection or pest infestation; excessive pruning; excessive thinning; excessive paving with concrete, asphalt or other impervious material in such proximity as to be harmful to the tree; excessive grading; or any act of intentional or reckless damage to a tree. Without limiting the foregoing, excessive pruning or thinning shall include pruning or thinning more than 25% of the leaf surface on both the lateral branch and the overall foliage of a mature tree and and pruning or thinning that does not allow 1/2 of the foliage of a mature tree to remain evenly distributed in the lower 2/3rds of the crown and individual limbs; and excessive paving or grading shall include paving or grading over any part of the Critical Root Zone of a tree.

Turning Radius: the inside radius of the Vehicular Lanes available for a vehicle to make a turn, accounting for the presence of parking, bike lanes, medians or other features. See Illustration 9.3.C-3 (Curb Radius). Table 5.2.2.G-1 (Thoroughfare Assemblies & Standards) and Illustration 9.3.T-4 (Turning Radius). See also Curb Radius.

ILLUSTRATION 9.3.T-4 TURNING RADIUS



Usable Floor Area: the Floor Area within a Building, less the area of space used for utilities or storage.

$$\begin{array}{rcl} \text{Floor Area} & & \text{Useable} \\ \text{Within Building} & - & \text{Floor Area} \\ & \text{Space Used For} & \\ & \text{Utilities or Storage} & \end{array} =$$

Utility(ies): (1) as a Uses category under this Ordinance, the Uses category involving uses, activities, and equipment involved with the providing electricity, gas, water, sewage, telephone, cable, or other similar publicly regulated service, such category of Uses including without limitation Utility Lines, Utility Distribution / Substation / Switching Facility, and Utility Pumping Station (See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use); (2) as a service, electricity, gas, water, sewage, telephone, cable, wireless communications, or other similar publicly regulated service provided by a Utility Provider.

Two-Family Detached Dwelling: separate Residential premises for only two Families within a Building, whether both Dwelling Units are on a single Lot or Building Site or Abutting Lots or Building Sites. A Duplex is a specific Building Type that may accommodate a Two-Family Detached Dwelling, but the terms are not synonymous.

Unified Control of a Landholder: with respect to a Planned Unit Development, control by a single Person of all land to be developed within the overall Planned Unit Development site.

Use: a specific function, activity, or purpose accommodated by or intended to be accommodated by land, a Lot, Building Site, or a Structure, or for which land, Lot, Building Site, or Structure is designed, arranged, intended, occupied or maintained. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use) and Table 4.3.9.A-2 Building, Lot & Building Site Accessory Uses).

Utility Distribution / Substation / Switching Facility: facility used for Utility distribution, including systems, and equipment used for such purposes.

Utility Facility: premises used by a Utility Provider relative to providing a Utility service, including without limitation a Utility Pumping Station, a Utility Distribution / Substation/ Switching Facility, a water tower or tank, a Water Treatment / Supply Facility, a water or wastewater pump station, a water reclamation facility, a Sewage Facility, a Utility Generation Facility, a Wireless Communications Facility, a Communications Tower, or other facility used to provide a Utility service, excluding, however, Utility Lines.

Maintenance yard or Building (see Light Industrial Service), Utility office (see Office), TV and radio studio (see Office), and Reservoir or water supply (see Civic Space and Open Space) are not included in this Use Category.

Utility Generation Facility: facility used for electric or gas power generation (except hydroelectric and nuclear), control and transmission. This definition includes systems that facilitate the sale of gas or electricity via power distribution systems operated by others, and gas or electric power transmission systems such as transmission towers, pipes or lines, and transformer stations, but does not include Utility Distribution / Substations / Switching Facilities.

Utility Line: a line used in providing a Utility service.

Utility Provider: a public or private entity or other Person engaged in generating, transmitting, distributing, or providing a Utility service.

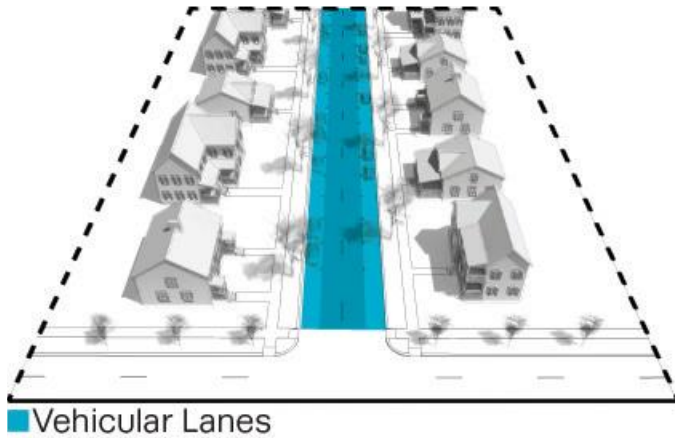
Utility Pumping Station: a facility at which water, sewage, or other Utility fluids are pumped from one place to another.

Utility Transmission Line: line used for the movement of high powered electricity or high pressure gas.

Variance: relief granted by the Board of Zoning Appeals from a standard or requirement of this Ordinance, which is specifically provided for in this Ordinance or granted pursuant to the provisions of Article 8 (Administration, Procedure, & Enforcement).

Vehicular Lane: an area of a Thoroughfare or Internal Drive for parked or moving vehicles. See Illustration 9.3.V-1 (Vehicular Lane).

ILLUSTRATION 9.3.V-1 VEHICULAR LANE



Vessel: a Boat, yacht, ship, canoe, kayak, paddle board, paddle board, jet-ski, or recreational or other watercraft.

Veterinary Office, Clinic, or Hospital: premises or an establishment offering Veterinary Services for animals.

Veterinary Services: health or medical care provided to animals by a licensed veterinarian.

Wall: a vertical Structure that (1) supports a Structure or (2) encloses or separates an area of land.

Wall Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Warehouse Retail: a Retail establishment that has limited customer amenities and service and sells goods at discounted prices.

Warehousing: the indoor storage of goods, not including storage in Self-Service Storage facilities.

Warehouse: premises used for Warehousing, not including Self-Service Storage facilities.

Warehouse and Freight Movement: Use sub-category of the Industrial Category characterized by the storage or movement of goods.

Not included in this sub-category are bulk storage of flammable liquids (see Heavy Industrial), Self-Storage Facilities, Mini-warehouse, multi-story enclosed storage facility, storage garages (see Self-Service Storage), Solid or liquid waste transfer, or composting (see Waste- Related Service).

Waste-Related Service: Use sub-category of Industrial Use category characterized by Uses that receive solid or liquid wastes from others for transfer to another location and Uses involving collection of sanitary wastes or manufacture or production of goods or energy from the composting of organic material.

Not included in this sub-category are:

Stockpiling of sand, gravel, or other aggregate materials (see Warehouse and Freight Movement).

Water Treatment / Supply Facility: facilities for the treatment and supply of potable, irrigation, or industrial water supply.

Wholesale Sales: the sale, lease, or rent of goods in large quantities primarily to industrial, institutional, and commercial business customers, which goods may or may not be resold at Retail by such customers.

Retail Sales, Personal Service, Repair, Arts, and Artisan Use, in-store sales, lease, or rental of consumer, household, or business goods, Warehousing or Freight Movement (see Warehouse and Freight Movement), and Warehouse or Wholesale Club (see Retail Sales and Service) are not included in Wholesale Sales.

Window Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

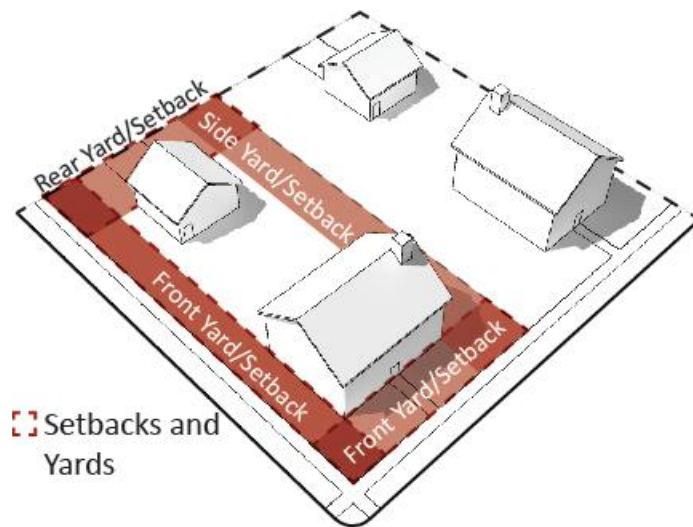
Winery: an establishment which is primarily used for the manufacture of vinous beverages in accordance with applicable state and local regulations.

Wireless Communications Facility: any facility for the receiving or transmitting of wireless signals for commercial purposes. As used herein the term shall include any necessary support structure, connection cables and equipment buildings as well as towers or monopoles.

Woodworking Shop: premises at which wooden articles are made or repaired.

Yard or Setback Area: an open area within a Lot or Building Site on which there is a Building. Setback Areas or Yards are described by their positions within the Lot or Building Site, and their area is calculated as the shortest horizontal distance from a Lot or Building Site Line to the nearest foundation wall supporting Building on the Lot or Building Site. See “Front Setback, Setback Area, or Yard”, “Street Setback, Setback Area, or Yard”, “Rear Setback, Setback Area, or Yard”, and “Side Setback, Setback Area, or Yard”. See Illustration 9.3.R-1 (Setback Areas or Yards).

ILLUSTRATION 9.3.R-1 YARD / SETBACK AREAS



Zoning Administrator: the City Planning or other person designated to administer the provisions of Zoning Ordinance as described in Article 8.

Zoning Change: the Effective Date of any applicable Zoning Map Amendment (Rezoning) or of any applicable amendment of this Ordinance.

Zoning District: a Character District, Special District, Planned Unit Development District, or Civic District.

Zoning Map: the map or set of maps, which show the Districts, Thoroughfares and Internal Drives, and Special Requirements if any, of areas subject to, or proposed to be subject to, regulation by this Ordinance. The Zoning Map approved by the City Council, as the same may be amended from time to time, constitutes the Official Zoning Map of the City.

Zoning Permit: a permit required to Develop, construct, reconstruct, Improve, Alter, or use any Structure, Lot or Building Site.

ARTICLE 9:

DEFINITIONS

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SECTION 9.1 WORD USAGE.

The following shall be applicable to certain words used in this Ordinance and the interpretation of this Ordinance. Unless the context or natural construction of the wording clearly indicates otherwise:

1. All words used in the present tense include the future tense; all words in the plural number include the singular number and all words in the singular number include the plural number.
2. The words “must” and “shall” are mandatory.
3. The words “used” or “occupied” include the words intended, designed, maintained, or arranged to be used or occupied.
4. The particular shall control the general.
5. The word “may” is permissive.
6. In the case of any difference of meaning or implication between the text of this Ordinance and any caption or illustration, the text shall control. Where in conflict, numerical metrics shall take precedence over graphical metrics.
7. The word “permitted” or words “permitted as of right,” whether or not capitalized, means permitted without meeting the requirements for a Conditional Use Permit or compliance with limited use standards.
8. The words “conditionally permitted” or “permitted by Conditional Use Permit” mean permitted subject to the requirements for Conditional Use by special permit pursuant to Section 4.3.9.D, of this Ordinance, and all other applicable provisions.
9. The words “Permitted Subject to Limited Use Standards” means permitted subject to compliance with the applicable limited use standards pursuant to Section 4.3.9.D and all other applicable provisions of this Ordinance.
10. The word “applicant” includes any authorized agent of the applicant.
11. The phrase “used for “ shall include the phrases “arranged for”, “designed for”, intended for”, maintained for”, and “occupied for”.
12. Unless the context clearly indicates to the contrary, conjunctions shall be interpreted as follows:
 13. “and” indicates that all connected items, conditions, provisions or events shall apply.
 14. “or” indicates that any of the connected items, provisions, or events shall apply.
 15. “either . . . or” indicates that the connected items, conditions, provisions, or events shall apply singly but not in combination.
16. Unless expressly provided otherwise, all public officials, bodies, and agencies to which reference is made are those of the City.

SECTION 9.2 TERMS.

A. Capitalized Terms.

Certain capitalized terms used in this Ordinance are defined below or elsewhere in this Ordinance and shall be given such meanings unless the context clearly indicates or requires a different meaning.

B. Undefined Terms.

Undefined terms used in this Ordinance shall have the meanings customarily assigned to them.

SECTION 9.3 DEFINED TERMS.

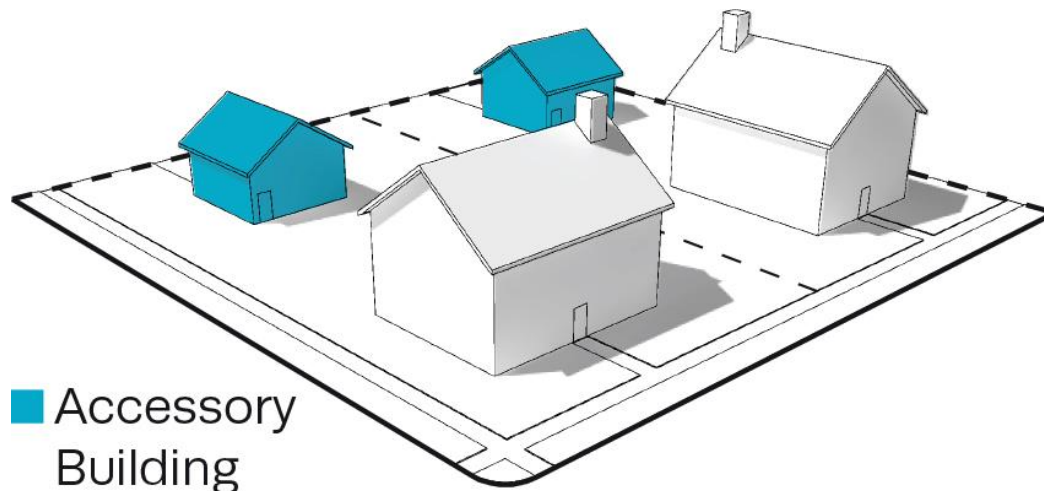
For purposes of this Ordinance, the following terms shall have the meanings set forth below unless the context clearly indicates or requires a different meaning:

Abut/Abutting: to share or sharing a common property line. For the purposes of this definition, properties across an intervening right-of-way shall not be considered abutting.

Access: as a noun, a legal and physical means of entering premises, whether by Adjacency, Easement, or otherwise; as a verb, the act of entering premises.

Accessory Building: a Building that shares a Lot or Building Site with a Principal Building and that is customarily and clearly incidental and subordinate to the Principal Building. An Accessory Building may or may not have an Accessory Unit or be occupied or devoted to one or more Accessory Uses. An Accessory Building may or may not be attached to the Principal Building. See Illustration 9.3.A-1 (Principal Building & Accessory Building).

ILLUSTRATION 9.3.A-1 ACCESSORY BUILDING



Accessory Dwelling:

A residential living unit on the same parcel as a single-family dwelling. The Accessory Dwelling provides complete non-transient independent living facilities for one or more persons while remaining physically subordinate and accessory to the principal residence. It may take various forms: a detached unit; a unit that is part of an accessory structure, such as a detached garage; or a unit that is part of an expanded or remodeled primary dwelling.

~~a Dwelling Unit having habitable space not greater than 600 square feet, which shares ownership and utility connections with a Principal Building; it may or may not be within an Accessory Building. An Accessory Dwelling Unit may not be used for Transient accommodations or as a Short-Term Rental Unit.~~

Accessory Use: a Use that is customarily and clearly incidental and subordinate to a Principal Use of land or a Structure and located on the same parcel of land, Lot, or Building Site as such Principal Use.

Accommodations / Lodging Uses: a Commercial Use sub-category characterized by premises available for daily or weekly renting of bedrooms or suites for periods of less than 30 days, including without limitation Bed and Breakfast, Inn, Hotel, and Motel. A Short-Term Rental Unit is not an Accommodations / Lodging Use. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses).

Private campground, hunting/fishing camp, and dude ranch, shelter for the homeless, and Recreational vehicle (RV) park are not included in Accommodations / Lodging Uses.

Actual Construction or Development: the excavation of a site and/or the systematic placement of building materials in conjunction with the Development of land or construction of a Building or other Structure.

Addition: with respect to an existing Building, any walled and roofed new construction expansion to the perimeter of a Building in which the addition is connected by a common load - bearing wall other than a fire wall or is separated by independent perimeter load – bearing walls.

Adult Day Care: as defined in the Rules of Tennessee Department of Human Services Community and Social Services.

Address Sign: a Sign type, described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Adjacent/Adjoin: having any distance of real property boundary in common with another property, or being separated from the other property boundary by a right- of-way, Thoroughfare, Internal Drive, Alley, Easement, or Civic Space. Not synonymous with Abutting.

Administrative Adjustment: administrative relief from a standard or requirement of this Ordinance, granted pursuant to the provisions of Article 8 (Administration, Procedure, & Enforcement) by the Zoning Administrator or other staff as specifically authorized by this Ordinance.

Adult Arcade: any place to which the public is permitted or invited wherein coin – operated or slug – operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors or other image – producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting of Specified Sexual Activities or Specified Anatomical Areas.

Adult Bookstore or Adult Video Store: an establishment having as its principal Business purpose the sale or rental of books, magazines, slides, films, video cassettes, video discs, or any other form of media, which are distinguished or characterized by their emphasis on matter depicting, describing or relating to Specific Sexual Activities or Specific Anatomical Areas.

Adult Care Home: a single family residence licensed pursuant to TSA Title 68, Chapter 11, Part 2, in which twenty-four-hour residential care, including assistance with activities of daily living, is provided in a homelike environment to no more than five (5) adults who are elderly or have a disability, as defined in TSA section 68- 11-201.

Adult Day Care Facility: premises at which care, supervision, or guidance is provided for one or more adults, whether or not the facility is operated for profit and whether or not the facility charges for services offered by it. Notwithstanding the foregoing, Adult Day Care Facility does not include:

- (1) Facilities for disabled or mentally ill Persons;
- (2) Facilities owned and operated by a local church congregation or an established religious denomination or a religious college or university which does not receive State or federal financial assistance for adult care services.

Adult Entertainment: any conduct that presents material by books, films, slides, video cassettes, video discs, or any other media or by live presentation, or services to the patron of an establishment, which material or services are distinguished or characterized by an emphasis on matters depicting, describing engaging in, or relating to Specified Sexual Activities or Specified Anatomical Areas.

Adult Motion Picture Theater: a Building regularly used for presenting material having as a dominant theme or presenting material distinguished or characterized by an emphasis on matter depicting,

describing or relating to Specified Sexual Activities or Specified Anatomical Areas, for observation by patrons therein.

Adult-Oriented Entertainment: Use whereby premises to which the public or members of the public are invited or admitted and which are so physically arranged as to provide booths, cubicles, rooms, compartments or stalls separate from the common areas of the premises for the purpose of viewing Adult – Oriented Motion Pictures, or wherein an entertainer provides Adult Entertainment to a member of the public, a patron or a member, when such Adult Entertainment is held, conducted, operated or maintained for a profit, direct or indirect, including without limitation, Adult Bookstores or Adult Video Stores, Adult Motion Picture Theaters, Adult Arcades, Adult Theaters or Cabarets. any Adult Entertainment studio or any premises physically arranged and used as such, whether advertised or represented as an adult entertainment studio, rap studio, exotic dance studio, encounter studio, sensitivity studio, modeling studio or any other term of like import.

Agricultural Uses: sub-category of Agricultural and Extractive Use category characterized by Uses that create or preserve areas intended primarily for the raising of animals and crops, and the secondary industries associated with agricultural production.

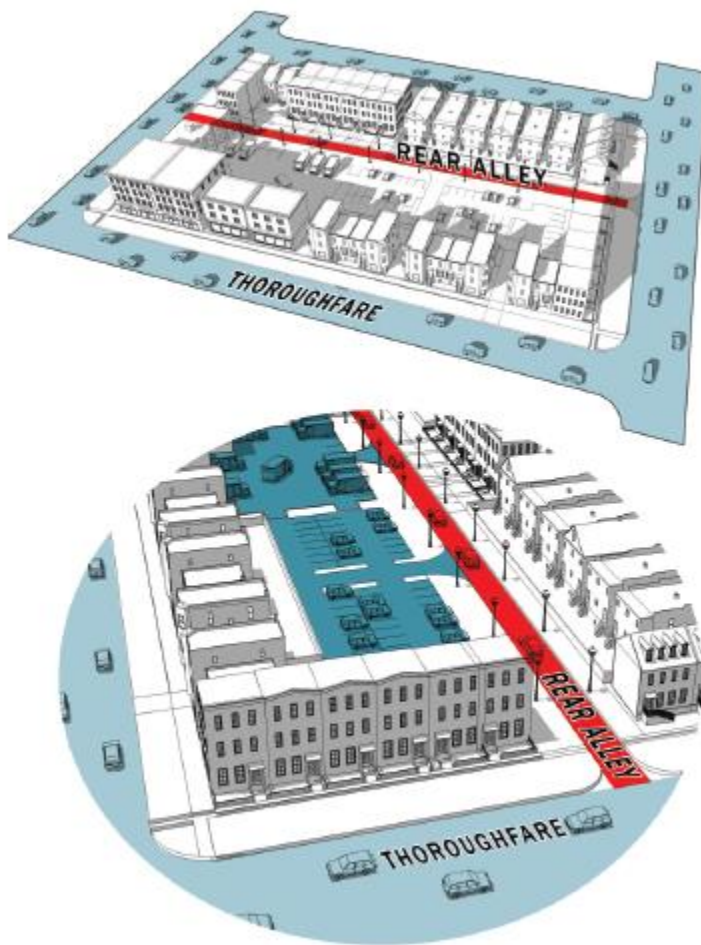
Agricultural and Extractive Uses: (1) collectively, Agricultural Uses and Extractive Uses; (2) a collective reference to Uses in the following sub- Categories: Agricultural Uses and Extractive Uses, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses) Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-1 (Building, Lot & Building Site Temporary Uses).

Alcoholic Beverage: any fermented liquor, such as wine, beer, or distilled spirit, which contains ethyl alcohol (ethanol) as an intoxicating agent.

Alcoholic Beverage Retail Sales: an establishment engaged in the Retail sale of Alcoholic Beverages for off- premises consumption.

Alley: generally, a vehicular way, which is not intended for general traffic circulation, which affords secondary access to Abutting property, and which may or may not be dedicated to public use. An Alley is not a Thoroughfare or an Internal Drive. See Illustration 9.3.A-2 (Alley). See also Rear Alley.

ILLUSTRATION 9.3.A-2 ALLEY



196

197 **Alteration / Alter:** as applied to a Structure, an Addition or a change, rearrangement, or modification in
 198 the structural members or elements or the exit facilities, or in any element of the Private Frontage, the
 199 Facade or any other exterior architectural feature, including without limitation erection, construction,
 200 reconstruction, or removal; any diminution; any enlargement, whether by extending on a side or by
 201 increasing in height; moving from one location or position to another; increasing the Floor Area;
 202 expending an amount more than 50% of the fair market value; or increasing the fair market value by more
 203 than 50%. Alteration does not include Ordinary Maintenance or Repair. The term Alter, in its various
 204 modes and tenses and its participial form, refers to the making of an Alteration.

205

206 **Alternative Tower Structure:** as related to Wireless Communication Facilities, trees, clock towers, bell
 207 steeples, light poles, water tanks and similar alternative – design mounting structures that camouflage or
 208 conceal the presence of antennas or towers.

209

210 **Antenna:** any exterior apparatus designed for telephonic, radio or television communications through the
 211 sending and/or receiving of electromagnetic waves.

Applicant: the owner, lessee, or contract vendee of the subject premises, or other person or entity authorized to make application to a Decision-Making Authority or administrative Person pursuant to this Ordinance.

Arcade: a Private Frontage type, which is conventional for Retail / Personal Service / Repair / Artistic / Artisan Use, wherein a colonnade supporting habitable space in one or more upper levels overlaps the Sidewalk, while the Façade at the first level remains at the Frontage Line. See Table 4.3.7.A (Private Frontage Types).

Area of Special Flood Hazard: as defined in Section 6.12.2. Also may be referred to as “Special Flood Hazard Area”.

Artisan Establishment: any Structure, premises, or establishment in or on which articles of artistic quality or effect or handmade workmanship are produced with or without Retail sales of such articles. Examples of activities that may be conducted in an Artisan Establishment are candle making, furniture making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and tailoring.

Art or Photography Studio: premises accommodating the creation of works of art or photography, with or with the exhibition or sale of such works.

Artist Studio Space: space used for the creation, production, rehearsal, or teaching of any performance, visual, or literary art or craft, including but not limited to painting, drawing, graphic design, photography, video, film, sculpture, pottery, written works of fiction or nonfiction, whether for live or recorded, including music, dance, and theater, and accessory sales of such art.

Assisted Living Apartment: multiple unit Residential premises for elderly, infirm, or disabled residents, in which housekeeping, meals, and other assistance are available to residents.

Attached: an enclosure having continuing walls, roof and floor.

Attached Dwelling: Residential premises characterized by two or more Dwelling Units being incorporated into a single Structure or attached Structures, specifically being Apartments, the Residence portion of a

Live/Work Building, Mixed Use Building, or Flex Building, Multifamily Dwellings, Two-Family Dwellings, Duplexes, Rowhouses, Large Multi-family Buildings and Small Multi-Family Buildings.

Attic: the interior part of a Building contained within a pitched roof structure. See Illustration 9.3.A-3(Attic).

ILLUSTRATION 9.3.A-3 ATTIC



Avenue (AV): a Thoroughfare or Internal Drive of high vehicular capacity and low to moderate speed, acting as a short distance connector between urban centers, and sometimes equipped with a landscaped median, described as such in Table 4.3.8.A (Thoroughfare Types - Summary) and Table 4.3.8.B (Thoroughfare Assemblies and Standards).

Awning Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Bakery: premises at which cakes, cookies, bread, pastries, tarts, and/or other baked goods are made, whether or not such items are sold at Retail.

Band Sign: the Sign Type described as such in Tables 7.1.2.B-1 (Sign Types - Summary) and 7.1.2.B-2 (sign Types - Specific Standards).

Bar or Tavern: an establishment serving Alcoholic Beverages to be consumed on the premises.

Base: The structural elements, design features, and materials associated with the part of a building that meets the ground and visually differentiates it from the Middle, typically a Knee Wall or Foundation Cladding.

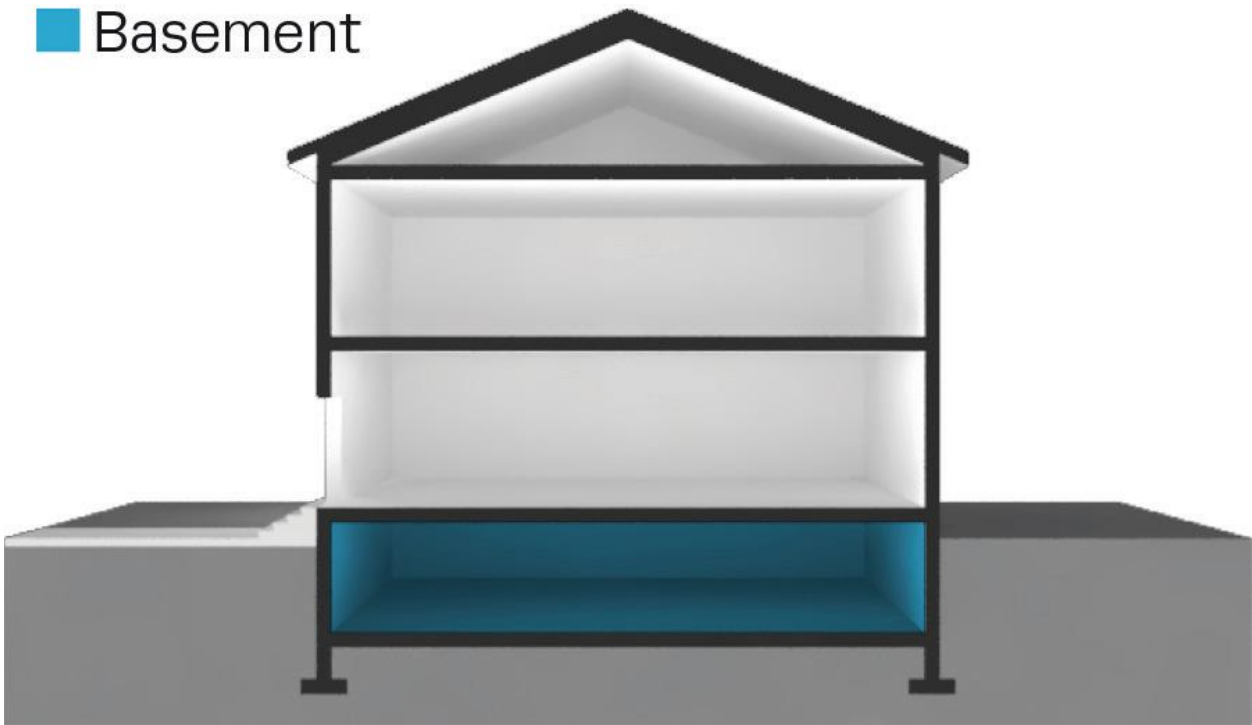


Base Flood Elevation: as defined in Section 6.12.2.

Basement: a portion of a Building having more than half (1/2) of its clear floor- to- ceiling height below the average finished grade of the ground. See Illustration 9.3.B-1 (Basement).

ILLUSTRATION 9.3.B-1 BASEMENT

■ Basement



Bed and Breakfast: an Accommodations / Lodging Use characterized by 1 to 5 bedrooms of an owner-occupied Building or Accessory Building being offered to paying guests for overnight Lodging with breakfast. A Short- Term Rental Unit is not a Bed and Breakfast.

Bicycle Lane (BL): a dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping. See Table 5.2.4.B (Bikeway Types).

Bicycle Locker: A fully enclosed space for one bicycle, accessible only to the owner or operator of the bicycle. It protects the entire bicycle, its components and accessories from theft and inclement weather. Bicycle lockers may be pre-manufactured or may be designed for individual sites.

Bicycle Rack: A stationary object to which the bicycle user can lock the frame and one or both wheels of a bicycle with a user-provided U-shaped lock or cable, and which is either anchored to an immovable surface or is heavy enough that it cannot be easily moved.

Bicycle Route (BR): a Thoroughfare that is suitable for the shared use of bicycles and automobiles moving at low speeds. See Table 5.2.4.B (Bikeway Types).

Bikeway Stub: A nonpermanent, dead-end Bikeway within a public right-of-way or a public access easement which extends to the boundary of an Adjacent property. Stubs allow the continuation of Bikeways in conjunction with development on adjacent property.

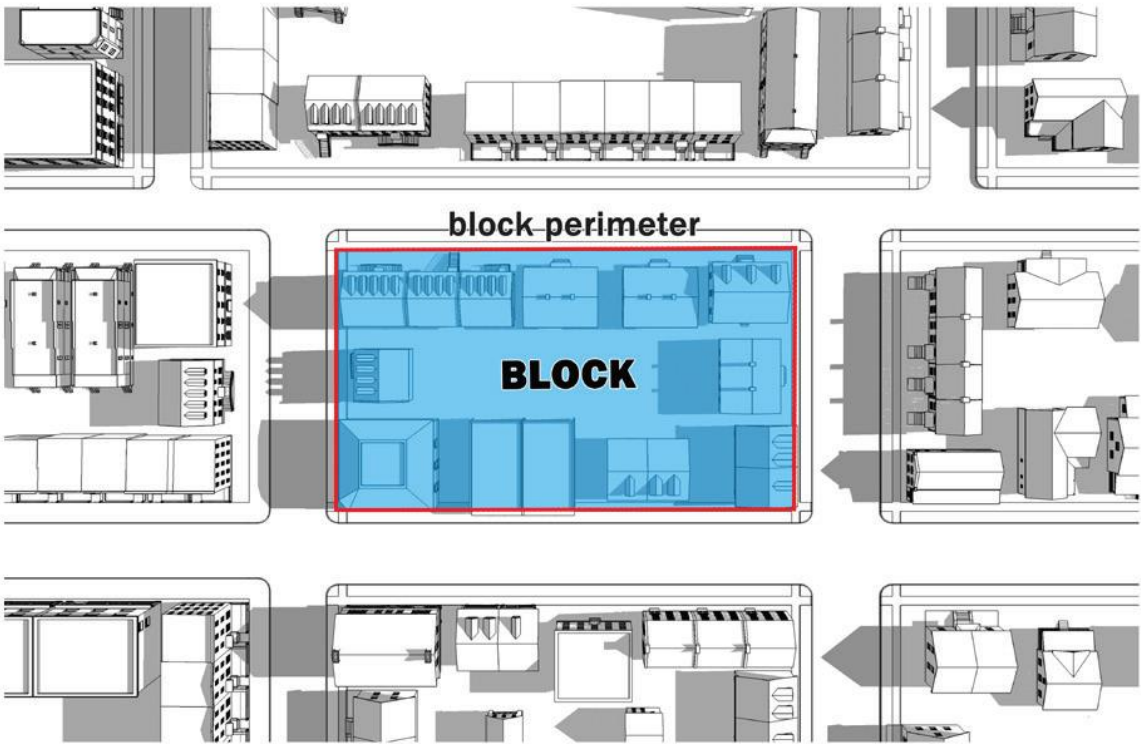
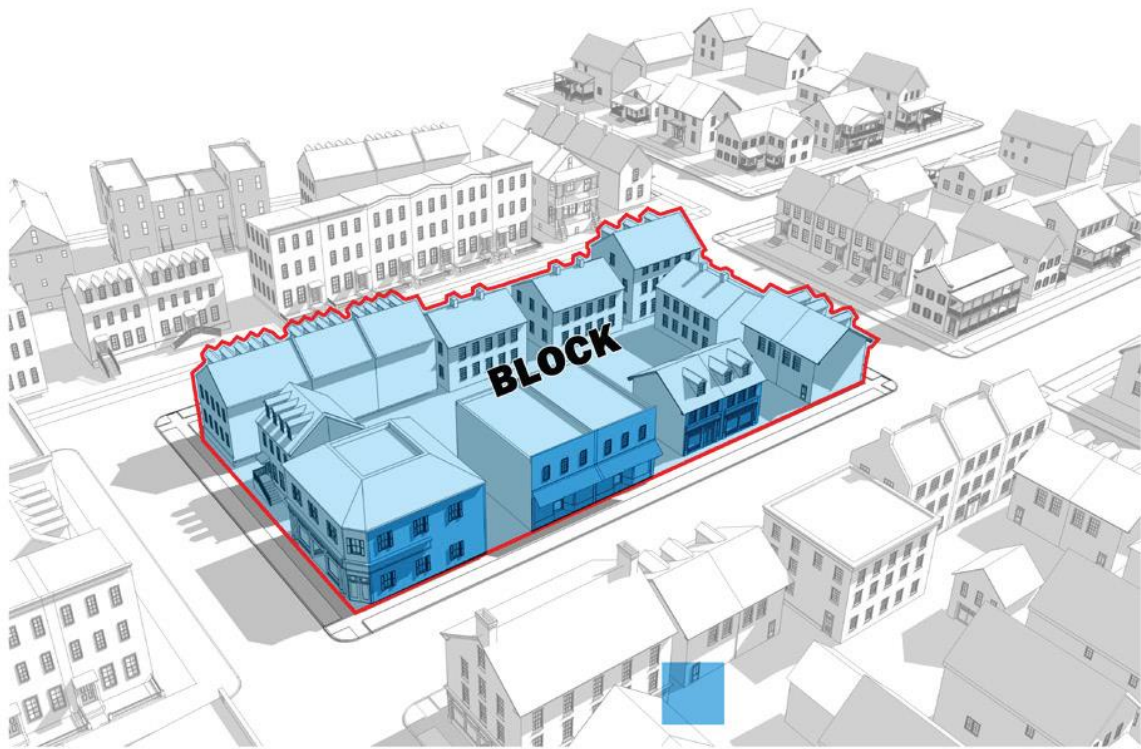
Bicycle Trail (BT): a bicycle way running independently of a vehicular Thoroughfare. See Table 5.2.4.B (Bikeway Types).

Billboard: a Sign intended for viewing from extended distances, which is mounted on one or two poles. A Pylon Sign is not a Billboard.

Blade Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Block: the aggregate of Lots, Building Sites, Passages, Civic Spaces and Rear Alleys, circumscribed by Thoroughfares or Internal Drives, or where applicable, circumscribed by Thoroughfares, Internal Drives, Civic Space, and/or waterbodies. See Illustration 9.3.B-2 (Block).

ILLUSTRATION 9.3.B-2 BLOCK



325
326 **Block Face:** the aggregate of all Building Facades on one side of a Block.

327

328 **Board or Board of Appeals:** the Board of Zoning Appeals of the City.

329

330 **Boat - Related Uses:** the term referring collectively to Boat Body Shop, Maintenance, Repair, or Cleaning,
331 Boat Dock, Boat Sales, Rental, Leasing, or Chartering, Boat Ramp, Boat Rack, Boat Slip, Boat Slip Sales or
332 Leasing, and Boat Storage.

333

334 **Boat Body Shop, Maintenance, Repair, Cleaning, or Service:** a Structure, premises, or establishment in
335 or on which watercraft are maintained, repaired, serviced, and/ or cleaned, including without limitation,
336 incidental storage for fewer than sixty (60) days of watercraft that are being maintained, repaired,
337 serviced, and/or cleaned. This term does not include boat building or Boat Storage.

338

339 **Boat Dock:** a Structure extending into or upon a waterway or water feature, which provides access to the
340 water for the launching and retrieving of watercraft.

341

342 **Boat Rack:** a storage slip for a boat in a dry stack storage facility.

343

344 **Boat Ramp:** an inclined area providing access to the water for the launching and retrieving of watercraft.

345

346 **Boat Sales, Rental, Leasing, or Chartering:** a Structure, premises, or establishment in, on, or from which
347 watercraft are available for sale, rental, leasing, or chartering.

348

349 **Boat Slip:** a docking space alongside a pier, wharf or mooring dolphins in which a waterborne boat may
350 be moored. For purposes of this Ordinance and in the absence of an authorized quantity of Boat Slips by
351 State or federal regulating agencies, a Boat Slip shall be a minimum length of 25 feet for side mooring and
352 15 feet for stern moorings.

353

354 ~~**Boat Slip Sales or Leasing:** a Structure, premises, or establishment in, on, or from which watercraft are~~
355 ~~available for sale or leasing, or chartering.~~

356

357 **Boat Storage:** a Structure, premises, or establishment in or on which watercraft are stored. This term does
358 not include boat building or Boat Body Shop, Maintenance, Repair or Cleaning.

359

360 **Breakaway Wall:** as defined in Section 6.12.2.

361

362 **Brewery:** an establishment that is primarily used for the manufacture of beer. Such establishment may
363 sell beer for on-site consumption or for off- site distribution in accordance with applicable state and local
364 regulations.

365

366 **Brewpub:** a Use or establishment that is primarily engaged in the sale and service of food for on- premises
367 consumption and that also brews beer for on-site consumption in accordance with applicable state and
368 local regulations.

369

370 **Buffer:** a specified land area, located parallel to and within the outer perimeter of a Lot, Building Site, or
371 parcel of land and extending to the Lot, Building Site, or parcel boundary line, together with the planting
372 and landscaping required on the land. A Buffer may also contain, or be required to contain, a barrier such
373 as a fence or wall, or combination thereof, where additional Screening is necessary to achieve the desired
374 level of buffering between various Uses. The term "Buffer" is not synonymous with the term "Setback
375 Area or Yard" or the term "Stormwater Management Area."

376

377 **Building:** any Structure, other than a Parking Structure, having a roof supported by columns or by Walls
378 and intended for the shelter, housing, enclosure, or storage of Persons or property.

379

380 **Building Element:** any component or part of a Building.

381

382 **Building Official:** the City Chief Building Official or designee.

383

384 **Building Site:** a parcel of land that has not been subdivided as a separate Lot, but which is designated by
385 an applicant as a Building Site to be separately built on in a Development Plan or Master PUD Development
386 Plan, site plan, permit application, or plat, and which accommodates, or is available to accommodate, a
387 Principal Building. See Illustration 9.3.L-4 (Lot / Building Site). See also "Lot", "Lot or Building Site of
388 Record", and "Zoning Lot or Building Site".

389

390 **Building Systems Business:** establishment that installs, services, maintains, and/or repairs Building
391 systems, such as heating, ventilation, air conditioning, electrical, and plumbing contractors.

Business: operation of or engagement in for-profit activities and endeavors, including without limitation Commercial and Industrial activities and endeavors.

Business Office: premises available for any function of a Business. Examples are advertising office, Business management, consulting, data processing, collection agency, real estate or insurance agent, sales office, travel agency, Business incubator, TV or radio studio, Utility office, and conference center.

Business, Trade, or Vocational School: an Education Use providing education or training in Business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a Home Occupation, College, or University.

Canopy Tree: a tree that has an expected height at maturity greater than 40 feet and which produces significant shade because it has a crown that is oval, round, vase-shaped, or umbrella-shaped.

Canteen Truck: A Mobile Vending Apparatus used to serve pre-cooked products to workers at various locations where other food service options are unavailable or impractical (e.g. construction site). Service is often from the Right-of-Way.

Cap: The structural elements, design features, and materials associated with the top floor or top edge of the building to differentiate it from the middle and create a visual end to the building, typically a parapet, cornice or eaves line.



Catering Service: an establishment that prepares and provides food and related services to off-premises locations.

Catering Events Establishment: any non-Residential room, place, or space where food and beverages are available for consumption, that is regularly leased or hired out for functions, occasions, or events, to which the general public is not invited or admitted and wherein music or entertainment may be provided.

Cemetery: land used or intended to be used for the burial of the dead and dedicated for purposes of containing graves, tombs, and funeral urns, including when located or operated in conjunction with and within the boundaries of the Cemetery, columbariums, crematoriums, mausoleums, and mortuaries.

Central Sewage Collection and Treatment System: a wastewater collection and/or treatment system owned and operated by a public or quasi – public organization and approved by all appropriate licensing and oversight agencies. This term shall not be construed to include any type of privately owned and operated individual disposal system such as private septic or other similar systems.

Certificate of Appropriateness: a certificate issued by the Historic Zoning Commission indicating its approval of plans for Alteration, Construction, removal, or demolition of a Historic Structure or Structure within a Historic District or Historic Landmark District.

Certificate of Completion: a certificate issued with respect to a submission pursuant to this Ordinance, which certifies that such submission is complete in accordance with the applicable requirements under this Ordinance.

Certificate of Compliance: a certificate issued with respect to a submission pursuant to this Ordinance, which certifies that such submission complies with the applicable requirements under this Ordinance.

Certificate of Economic Hardship: a certificate issued pursuant to Section 8.5.14, which evidences a determination that an Economic Hardship exists with respect to remedying a Condition of Neglect related to a Historic Property, which certificate authorizes such Alteration, Construction, removal, or demolition even though a Certificate of Appropriateness therefor has previously been denied.

Certificate of Occupancy: a written permit, which is required before occupying or commencing to use any Building, Lot, Building Site, or other parcel of land.

Character District: one of several areas on a Zoning Map to which certain Character District Development, Lot or Building Site, Building, Development Parcel standards are applied. See Tables 4.3.1-A - 4.3.1.G (District Standards Character Districts).

Child Care Facility: premises at which care, supervision, or guidance is provided for a minor child who is not related by blood, marriage, or adoption to the owner or operator of the facility, whether or not the facility is operated for profit and whether or not the facility charges for services offered by it. Notwithstanding the foregoing, Childcare Facility does not include:

- (1) An educational facility, whether private or public, which operates solely for educational purposes in Grades K or above;
- (2) Kindergarten programs for five-year-olds;
- (3) Children’s Day Camps;
- (4) School vacation or school holiday day camps for children operating in distinct sessions running less than three weeks per session;
- (5) Summer resident camps for children;
- (6) Bible schools normally conducted during vacation periods;
- (7) Facilities for disabled or mentally ill Persons;
- (8) Facilities owned and operated by a local church congregation or an established religious denomination or a religious college or university which does not receive State or federal financial assistance for childcare services.

Children’s Day Camp: premises at which activities are offered to school-aged children in a social setting and the children return home in the evenings.

City: the City of Columbia, Tennessee.

City Code: the municipal code of the City, as the same may be amended and in effect from time to time.

City Council: the City Council of the City.

Civic Uses: (1) not-for-profit Uses dedicated to arts, charitable, philanthropic, culture, Education or Recreation, government, transit, or Parking purposes;

483
 484 (2) a collective reference to the Uses listed under the heading “Civic Uses” in Table 4.3.9.1-A (Building,
 485 Lot, & Building Site Principal Use), Table 4.3.9.1-B (Building, Lot, & Building Site Accessory Use), and Table
 486 4.3.9.1- C (Building, Lot, & Building Site Temporary Use).

487
 488 **Civic Building:** a medium- to large-sized attached or detached Principal Building type, which is operated
 489 by a not-for-profit organization or governmental entity, is dedicated to Civic activities, and is designed to
 490 stand apart from its surroundings due to the specialized nature of its Civic purpose. Examples include but
 491 are not limited to Auditoriums, Conference / Convention / Exhibition Centers, Libraries, Places of
 492 Assembly, Courthouses, centers of government, Performing Arts Venues, and Museums. Civic Buildings
 493 are often the most prominently sited and architecturally significant Buildings in a community. See Table
 494 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

495
 496 **Civic Space:** an outdoor area dedicated for Civic Use, which meets the applicable standards of this
 497 Ordinance. See Table 5.3.3-A (Civic Space Types - Summary) and Table 5.3.3-B (Civic Space Types -Specific
 498 Standards).

499
 500 **Civic District:** an area on the Official Zoning Map designated for Civic Building(s) and/or Civic Space(s).
 501

502 **Civil Support:** Use category collectively referring to the Uses listed as such in Table 4.3.9.A-1 (Building, Lot
 503 & Building Site Principal Uses).
 504

505 **Clinic:** a Medical Clinic or Dental Clinic.
 506

507 **College or University:** an educational institution that offers courses of general or specialized study leading
 508 to a degree.
 509

510 **Commercial Uses:** the Use category, which is a collective reference to the Uses in the following Use sub-
 511 Categories, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses):
 512

513 Accommodations / Lodging, Day Care (non-Civic), Educational Facilities (non-Civic), Indoor Recreation,
 514 (Commercial), Group Assembly, Outdoor Recreation (Commercial), Commercial Parking (Commercial),
 515 Restaurant, Retail / Personal Service / Repair / Art /Artisan, Self-Service Storage, Boat-Related Uses, Motor
 516 Vehicle-Related Uses, Manufactured Home Sales, and Wholesale Sales.

Commercial Building: a small- to medium-sized attached or detached non-Residential Building Type, typically designed to facilitate pedestrian-oriented Retail/ Personal Service / Repair / Art / Artisan Uses and Office Uses. See Table 4.3.8.A (Principal Building Types Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Commercial Indoor Athletic Training Facility: Business establishment providing indoor facilities designed and used for active participatory athletic activities or training, including but not limited to personal strength and fitness training, gymnasiums, skating rinks, swimming pools, and tennis courts. Specifically excluded are Health Clubs, Day Spas, and Sports Venues.

Commercial Parking: a Parking Lot or Parking Structure operated as a for-profit endeavor.

~~**Commercial Street:** a Thoroughfare or Internal Drive designed for moderate to high vehicular capacity and slow speed, traversing an Urbanized area, described as such in Table 4.3.8.A (Thoroughfare Types Summary) and Table 4.3.8.B (Thoroughfare Assemblies and Standards). The Public Frontage has raised Curbs drained by inlets and very wide Sidewalks along both sides, separated from the vehicular lanes by separate Tree wells with grates and parking on both sides. The landscaping consists of a single Tree species aligned with regular spacing where possible, which clears the storefront entrances.~~

Common Destination: an area of focused community activity, usually defining the approximate center of a Pedestrian Shed. It may include without limitation one or more of the following: a Civic Space, a Civic Building, a Commercial center, or a transit station, and may act as the social center of a neighborhood.

Common Open Space: a parcel or parcels of land and/or an area of water within a Development site designated, designed, and intended for use or enjoyment of the occupants of the Development site. Common Open Space may contain such complementary Structures and Improvements as are necessary and appropriate for the benefit and enjoyment of the occupants of such Development site. ~~Common Open Space must meet the applicable Civic Space standards of this Ordinance.~~

Common Yard: a planted Frontage wherein the Facade is set back substantially from the Frontage Line, and the Front Yard so created remains unfenced and is visually continuous with Abutting yards, supporting a common landscape. See Table 4.3.7.A (Private Frontage Types).

Communications Equipment: equipment used for communication, transmission or reception by Business, governmental, or other public or quasi-public users, including without limitation cellular towers. This does not include communication equipment for amateur radio operators licensed by the Federal Communications Commission that are exempt from local zoning restrictions.

Communication Services: an establishment primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms, including without limitation, Radio or Television Broadcasting Studio, News Syndicates, Video or Audio Studio, Telecommunication Service Center, and Telegraph Service Center.

Communications Tower: a tower of any size that supports Communications Equipment, transmission or reception by Commercial, governmental, or other public or quasi-public users, including without limitation cellular towers. This does not include communication towers for amateur radio operators licensed by the Federal Communications Commission that are exempt from local zoning restrictions or communications towers under 100 feet in height used solely for educational communications purposes.

Community Garden: a private or public Civic Space type for the cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person or family, described as such in Table 5.3.3.A (Civic Space Types- Summary) and Table 5.3.3.B (Civic Space - Specific Standards).

~~Conference / Convention / Exhibition Centers, Places of Worship, Places of Assembly, , Performing Arts Venues, and.~~

Community Service: sub-category of the Civic Uses category, being Uses of a public, non-profit, or charitable nature providing ongoing education, training, or counseling to the general public on a regular basis, without a Residential component, including without limitation, Civic Building, club or lodge (Civic), food distribution center (Civic), gallery (Civic), Parking Lot or Parking Structure (Civic), Philanthropic Institution, Place of Assembly, post office, neighborhood arts center (Civic), recreation facility (Civic), Senior Center (Civic), Sports Venue (Civic), transit shelter, transit station, transit terminal with or without vehicle storage or maintenance, and union hall.

Completely Enclosed: refers to a Building or other Structure having a roof, separated on all sides from adjacent open areas, by exterior walls or Party Walls, pierced only by windows or entrance and exit doors normally provided for persons, goods or vehicles.

Comprehensive Plan: The general plan of the City of Columbia as adopted according to T.C.A. § 13-4-201 through 203, also referred to as Connect Columbia. The Comprehensive Plan includes all text and maps of Connect Columbia as well as any ancillary special area plans.

Conditional Use: a Use that would not be appropriate generally or without restriction throughout the applicable District, but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity, or general welfare. Conditional Uses are subject to all such controls and to approval by the Board of Zoning Appeals. For purposes of the administration of this Ordinance, Conditional Uses shall be construed as synonymous with special exceptions, as controlled by TCA Section 13 – 7 – 206.

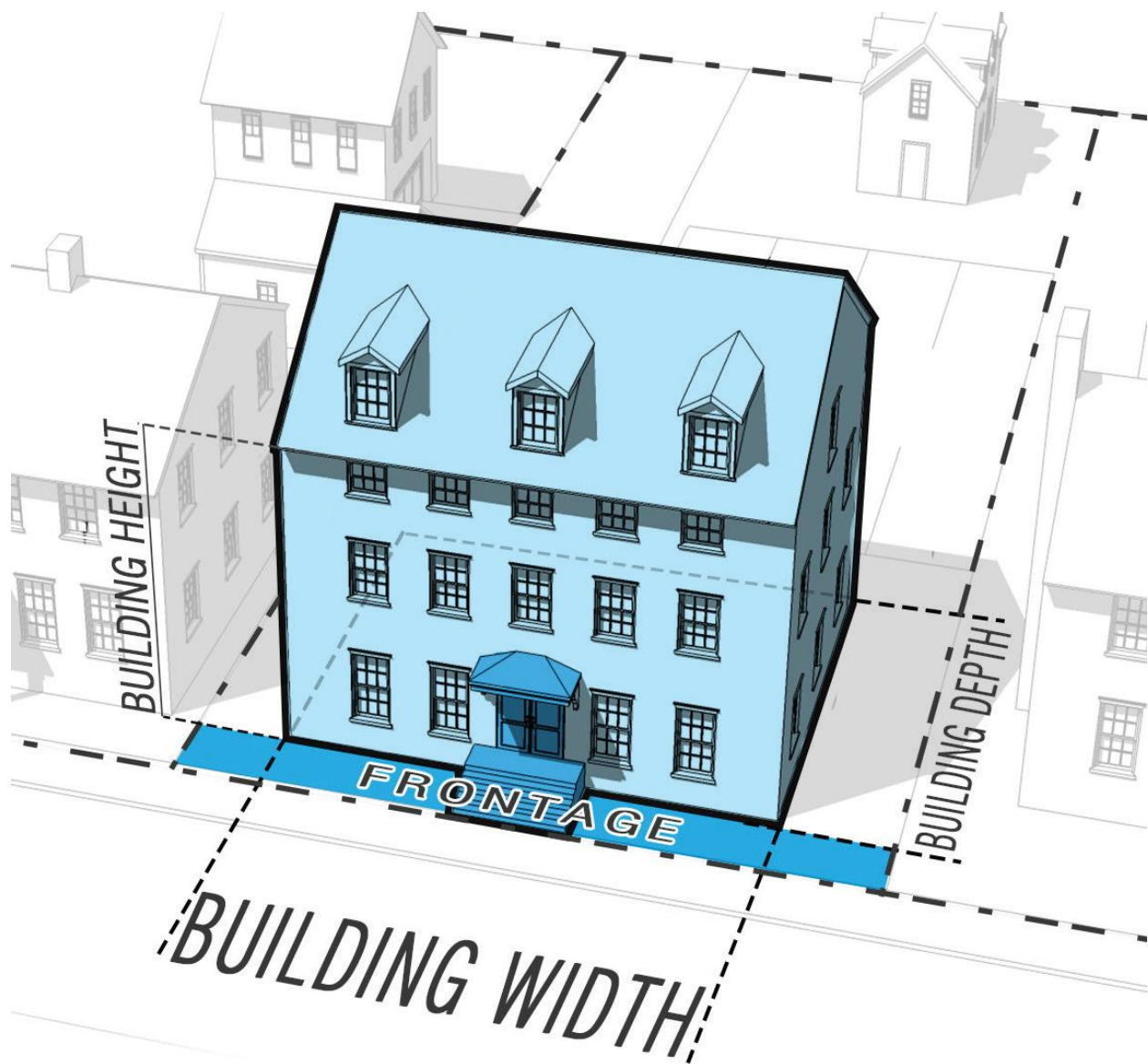
Conditional Use Permit: a permit issued pursuant to Section 8.5.16.C.

Conditions of Neglect: as defined in Section 8.5.14.C.1.

Configuration: with respect to a Building, its form, including its Massing, Private Frontage, Width, and Height. See Illustration 9.3.C-1 (Configuration).

ILLUSTRATION 9.3.C-1 CONFIGURATION

604



605

606

607

608 **Conference / Convention / Exhibition Center:** premises that accommodate conferences, exhibitions,
609 meetings, seminars, training sessions, and other similar gatherings.

610

611 **Construction:** the act of adding an Addition to an existing Structure or the erection of a new Structure.

612

Construction Business: an establishment engaged in any Business involving activities generally referred to general contracting, construction trades, building, or Development.

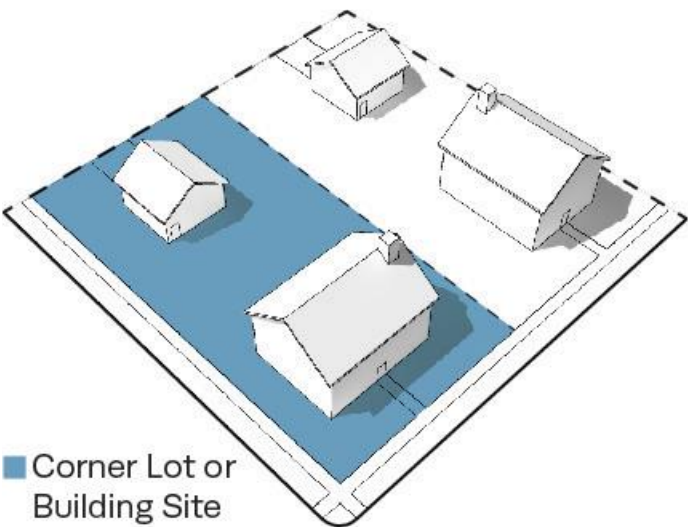
Continuum of Care Facility: a facility providing one or any combination of assisted living, nursing home, or skilled nursing for the elderly or other individuals incapacitated in some manner for medical reasons, as determined and licensed and/or certified by the Tennessee Department of Health, Board of Licensing Health Care Facilities. Included in this definition are homes for the aged, as defined by TCA Sections 68-11-201. Continuum of Care Facilities may include a small amount of age-restricted independent living as part of the overall continuum of care.

Contractor Materials Sales: the sale of building materials at wholesale without Outdoor Storage.

Convenience Store: an establishment primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, newspapers, and limited household supplies, to customers who generally purchase only a few items. Convenience stores shall not include fuel pumps or the selling of fuel for motor vehicles.

Corner Lot or Building Site: a Lot or Building Site type of which at least two Abutting sides Abut Thoroughfares, Internal Drives, Pedestrian Ways, Civic Spaces, or other public places. See Illustration 9.3.C-2 (Corner Lot or Building Site).

ILLUSTRATION 9.3.C-2 CORNER LOT OR BUILDING SITE



Corridor: a lineal geographic system incorporating a Thoroughfare, Internal Drive, Greenway, or other Civic Space.

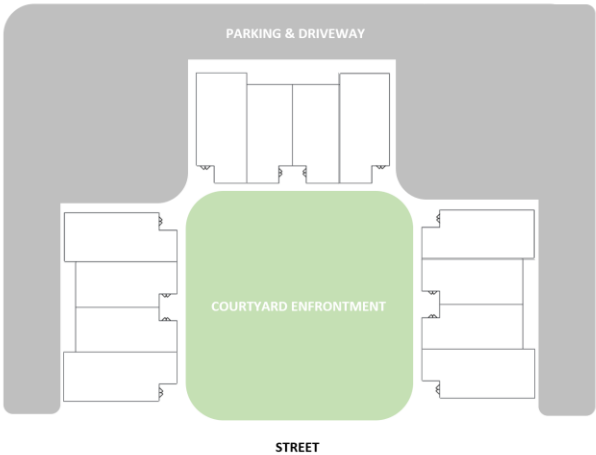
Cosmetic Reconditioning: incidental repair and refinishing of a vehicle, limited to plastic and trim parts, including bumpers, moldings, mirrors, headlight lenses, and the restoration of alloy wheels. Vehicle side panels may also be refinished when a bumper scrape carries onto a fender. Cosmetic Reconditioning shall not include painting of a complete vehicle, or use of traditional collision repair equipment, such as a frame machine, weld, or unibody straightening machine.

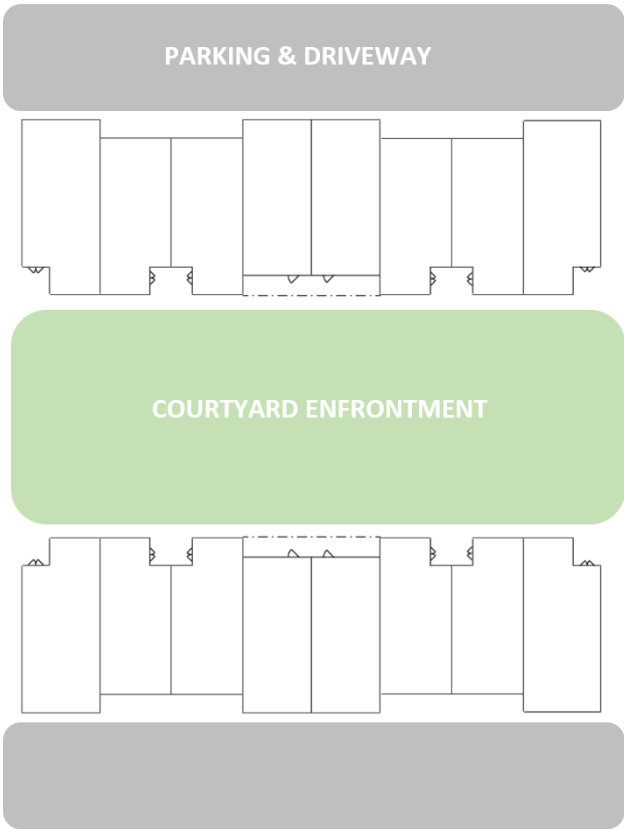
Counseling Service: an establishment providing counseling, guidance, or similar services to persons requiring rehabilitative or vocational assistance. This term includes job training and placement services.

Court: an open unoccupied space, other than a Setback Area or Yard, on the same Lot or Building Site with a Building or group of Buildings, which is bounded on two or more sides by such Building or Buildings.

Courthouse: a Building in which courts of law are held.

Courtyard Enfrontment: Where permitted in Table 4.3.1, the arrangement of buildings, typically Townhomes, facing a parklike area that enfronts a Thoroughfare or Internal Drive on at least one side with a minimum frontage width of fifty (50) feet.





Crisis Counseling Center: premises from which Persons who have experienced a traumatic event are provided short-term counseling to assist in coping with the event.

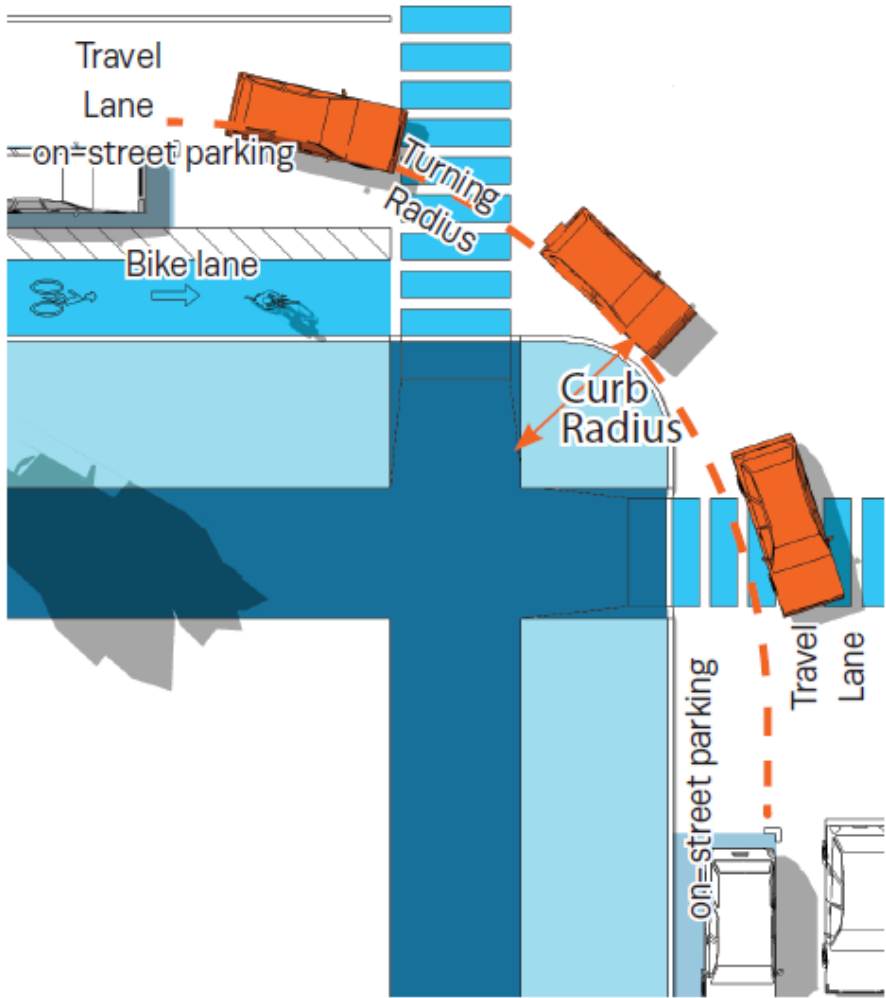
Critical Root Zone: with respect to a tree, a circular area measured outward from the tree trunk, representing the essential area of the roots that must be maintained for the tree’s survival. The Critical Root Zone is measured one foot of radial distance for every inch of tree at diameter at breast height, with a minimum of ten feet.

Cross Block Passage: a minimum 10 foot wide pedestrian access reserved between Buildings.

Curb: the edge of the vehicular pavement that may be either raised or flush with a Swale to the extent allowed by this Ordinance. It usually incorporates or is associated with the drainage system. See Table 4.3.8.A (Thoroughfare Types - Summary) and Table 4.3.8.B (Thoroughfare Assemblies and Standards).

Curb Radius: the radius of the curb at an intersection. See Illustration 9.3.C-3 (Curb Radius).

ILLUSTRATION 9.3.C-3 CURB RADIUS



Data Processing or Storage Services: establishments primarily involved in the compiling, storage, and maintenance of documents, records, and other types of information in digital form utilizing a main frame computer.

Day Care Center or Facility: a place other than an occupied Dwelling, which for a payment, fee, or grant provides care, protection, and supervision for more than 5 children or adults on a regular basis away from their primary Residence for fewer than 18 hours each day (although the facility may be open 24 hours each day), with no overnight accommodations. Those receiving care are not all related to each other by blood or marriage and are not legal wards or foster children of the attendant adults. A Day Care Center or Facility must meet all applicable State and County requirements for standards, licensing, and inspections.

686 Examples are Adult Day Care program, Child Care Center, Nursery School, Preschool, and Latch-key
687 Program.

688
689 **Decision-Making Authority:** any City administrative Person, legislative or quasi-legislative body, or
690 appellate body authorized to make decisions under this Ordinance, including without limitation, the
691 Zoning Administrator, the Planning Commission, the Board of Zoning Appeals and the City Council.

692
693 **Deck:** a covered or uncovered horizontal, platform-like Structure similar to a floor, which is constructed
694 outdoors of wood, composite wood, or vinyl material, is capable of supporting weight, and may be
695 connected or unconnected to a Building.

696
697 **Demolition:** any act or process that destroys in part or in whole a Historic Structure or a landmark or a
698 Structure within a Historic District or Historic Landmark District.

699
700 **Demolition by Neglect:** the existence of any one or more Conditions of Neglect with respect to a Historic
701 Property.

702
703 **Density:** the intensity of Development within a standard measure of land area. The maximum Density
704 established for a District is not a guarantee that such Density may be obtained, nor shall the inability of a
705 Development to achieve the stated maximum Density be considered sufficient justification for a Variance
706 or Administrative Adjustment or otherwise adjusting other Density or other requirements.

707
708 **Dental Office / Dental Clinic:** an Office or other premises for the private practice of dental care
709 professionals licensed by the State, wherein a majority of patient encounters involve dental examination,
710 diagnosis, treatment, surgical procedures, preventive care, restorative care, cosmetic care, and/or
711 emergency care on an outpatient basis.

712
713 **Dental Lab or Laboratory:** premises or establishment at which products to assist in the provision of oral
714 health care by a licensed dentist are made, such as crowns, bridges, dentures, dental implants, and
715 therapeutic and orthodontic devices.

716
717 **Design Guideline:** as related to a Historic District, Historic Landmark District, or Structure in a Historic
718 District or Historic Landmark District, a standard of appropriate activity that will preserve the historic and
719 architectural character of such Structure or district.

720

721 **Designed for Residential Use:** a Building or part thereof which was originally designed for Residential Use.

722

723 **Develop/Development:** (1) commencing, making or planning for man-made changes to land, Structures,
724 or other real property, including without limitation, re-development, clearing, excavation, grading, filling,
725 Construction, re-Construction, Alteration, demolition, modification, subdivision or re-subdivision,
726 installation of infrastructure, mining, dredging, paving, drilling, and storage of materials, whether such
727 changes are horizontal, vertical, or subterranean, but excluding agricultural and gardening activities and
728 Ordinary Maintenance and Repair;

729 (2) the resulting changes to such land, Structures, or other real property; and (3) with respect to a specific
730 plan of

731

732 development or development project, such development or project.

733

734 **Development Parcel:** a parcel of land:

735

736 (1) which, either alone or together with one or more other parcels under a common
737 Development scheme, program or plan, is ten (10) or more gross acres;

738

739 (2) with respect to the Development of which any new Thoroughfare, Internal Drive,
740 or extension or change of the design of any existing Thoroughfare or Internal
741 Drive is required or will be made or proposed; or

742

743 (3) with respect to which any District assignment or any Thoroughfare or Internal
744 Drive or alignment thereof is proposed to be made or changed by a Zoning Map
745 or Zoning Map amendment.

746

747 **Development Area Per Dwelling Unit:** the measurement of Density for Residential Development, which
748 term refers to the number of Dwelling Units per unit of land area, subject to adjustment for Lot or Building
749 Site Area Remainder as follows:

750

751 if an amount of Lot or Building Site Area not allocated to a Dwelling Unit is less than that required for one
752 such Dwelling, the remaining Lot or Building Site Area may be used to satisfy Lot or Building Site Area

requirements if it represents at least 75% of the total area required for a Dwelling Unit; provided, however, that the project shall comply with all other applicable regulations including without limitation access, Setbacks, Setback Areas, and Yards.

Development Plan: a Site Development Plan or Sketch Development Plan, as described in Section 8.5.6. See also “Master PUD Development Plan”.

Development Permit: any permit or approval issued or granted pursuant to this Ordinance.

Deviation: Alternative Compliance with design standards, Alternative Performance, the customized standards of a Planned Unit Development, an Administrative Adjustment, or a Variance.

Directory Sign: the Sign type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Distillery: an establishment which is primarily used for the manufacture of alcoholic spirits in accordance with applicable state and local regulations.

Distribution: the movement of goods including the storage of goods awaiting movement.

Distribution Facility: premises used for Distribution.

District: a Character District, Special District, PUD District, or Civic District; when capitalized and not accompanied by the word “Historic”, the word “District” specifically excludes any Local Historic Districts. See also “Zoning District”.

Dooryard: a Private Frontage type intended for ground floor Residential Use, wherein the Façade is set back a small distance and the Frontage Line is defined by a low Wall, decorative Fence or hedge, creating a small raised, sunken, or at-grade Dooryard consisting of a front garden or patio. The Dooryard shall not be used for public circulation along a Thoroughfare. See Table 4.3.7.A (Private Frontage Types).

Double-Wide Manufactured Home: (1) A single detached dwelling constructed primarily off-site, designed to be transported on a flat-bed truck or Trailer in 2 or more sections to be attached on site. As used in this Ordinance, Double-Wide Manufactured Home does not include Manufactured Homes constructed as a single self- contained unit and mounted on a single chassis.

(2) A Double-Wide Manufactured Home, shall be considered a Single-Family Dwelling and shall be subject to all standards and regulations applicable to Single- Family Dwellings, as provided by this Ordinance.

Drive: a Thoroughfare or Internal Drive along the boundary between an urbanized and a natural condition, usually along a waterfront, Park, or promontory, with one side having the urban character of a Street, with Sidewalk and Buildings, and the other having the qualities of a Road or Parkway with naturalistic planting and rural details. See Table 5.3.3.F (Thoroughfare / Internal Drives Types – Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies and Standards).

Drive Aisle: a vehicular accessway that serves and is within a Parking Area, Parking Lot, or Parking Structure. A Drive Aisle is not a Thoroughfare, Internal Drive, or Driveway.

Drive-Through: any accommodation designed or used for the transaction of Business wherein the patrons may avail themselves of the services or products of an establishment while remaining in their vehicles, whether or not patrons are also able to obtain services or products inside of a Structure.

Driveway: For Houses, Duplexes, and Townhomes, an area for parking and vehicular access conforming to the standards of Table 4.3.1. For all other Lots and Building Sites, a vehicular accessway within a Lot or Building Site to provide access only from a Thoroughfare or Internal Drive to a Parking Area, Parking Lot, Garage, Parking Structure, or Building entrance, but not designed to provide space within the First Layer or Second Layer for vehicular Parking additional to the minimum space required for such access.

Duplex: a small- to medium- sized Building, other than a Manufactured Home, situated on a single or two Abutting small- to medium- sized Lot(s) or Building Site(s) with an Edgeyard or Sideyard, which either is (a) attached to another Building of the same type, each of which consists of a separate Dwelling Unit with a separate entrance or (b) contains two Dwelling Units, each of which has a separate entrance. In each case, the entrance of at least one of the Dwelling Units must face a Thoroughfare, Internal Drive, or Civic Space. Dwelling Units may be side-by-side, front- to-back, or over-and-under. See Table 4.3.8.A (Principal Building Types Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Dwelling / Dwelling Unit: a Building or portion thereof designed or used exclusively as Residential quarters for one or more Families living independently of each other, which includes separate complete sleeping, cooking, eating, and sanitation facilities for each such Family, and occupied for a monthly or longer basis. The term shall not be deemed to include Hotel, Extended Stay Hotel, Motel, Boarding or Rooming House, or any Transient living accommodations.

Easement: a privilege or right of use, access or enjoyment granted on, above, under or across a particular tract of land by the landowner to another Person.

Economic Hardship: an economic burden imposed upon the owner, which is unduly excessive and prevents a realization of a reasonable rate of return upon the value of his property.

Edgeyard: a Yard type that results from a Building being set back from its Lot or Building Site boundaries at the front, rear, and both sides.

Education or Educational: a Use category characterized by the process of receiving or giving instruction. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use).

Educational Facility: public and private (including charter or religious) schools at the pre-school, kindergarten, primary, intermediate, or secondary school levels; colleges, universities, community colleges, graduate and professional schools, nursing, dental, and medical schools, seminaries, and other post-secondary institutions of higher learning that offer courses of general or specialized study leading to a degree, usually in a campus setting. The following are not Educational Facilities: dance, art, music, or photographic studios or classrooms (see Retail Sales and Personal Service), driving schools other than truck driving schools (see Retail Sales and Personal Service), and Martial Arts schools (see Retail Sales and Service).

Effective Date: the date on which this Ordinance was adopted by the city Council.

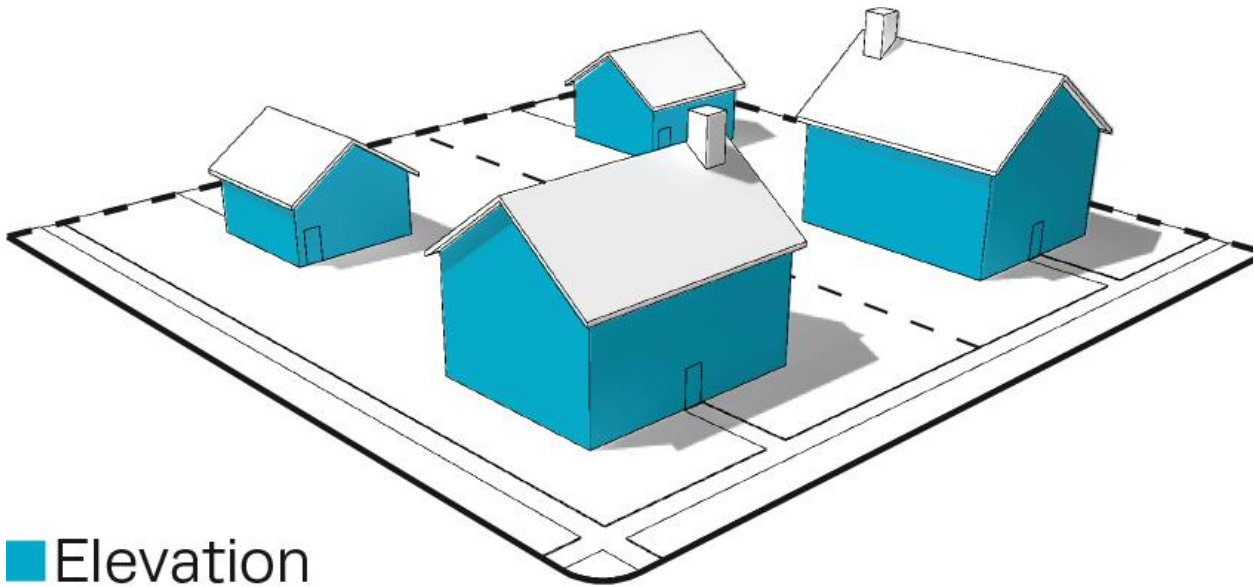
Effective Turning Radius: the measurement of the inside Turning Radius, taking parked cars into account.

Electronic Message Board: a panel or screen with the capability to display electronically programmed variable messages.

Elementary School: a public, private or parochial school offering instruction between Kindergarten and Grade 4 in the branches of learning and study required to be taught in the public schools of Tennessee.

Elevation: as related to the exterior walls of a Building, one that is not along a Frontage Line; when not capitalized, “elevation” means the height above a given level or a drawing or design that represents an object or Structure as being projected geometrically on a vertical plane parallel to one of its sides, as the context indicates. See also Facade. See Illustration 9.3.F-5 (Frontage and Lot or Building Site Lines) and Illustration 9.3.E-1 (Elevation).

ILLUSTRATION 9.3.E-1 ELEVATION



Elevation

Encroach: to break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, Setback Area, or Yard or into the Public Frontage, or above a height limit.

Encroachment: any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, Setback Area, or Yard or into the Public Frontage, or above a height limit.

Enfront: to place an element along a Frontage, as in “porches Enfront the Thoroughfare.”

Exempt Wireless Communications Tower: communication tower used by amateur radio operators licensed by the FCC that are exempt from local zoning restrictions or communications towers under 100 feet in height used solely for educational communications purposes.

Exempt Sign: a Sign listed in Section 7.1.10 that does not require a Sign Permit.

Existing Local Codes: all City laws, codes, and ordinances in effect on the Effective Date.

Extended Stay Hotel: a Building or part of a Building, containing six (6) or more guest rooms or suites, offering temporary residence for compensation and specifically constructed, licensed, and/or maintained, all or in part, for non-Transient extended stays and/or stays longer than 30 days, regardless of the presence of leases for shorter periods of time. An Extended Stay Hotel is not a Hotel, Motel, Bed and Breakfast, Inn or Short-Term Rental Unit.

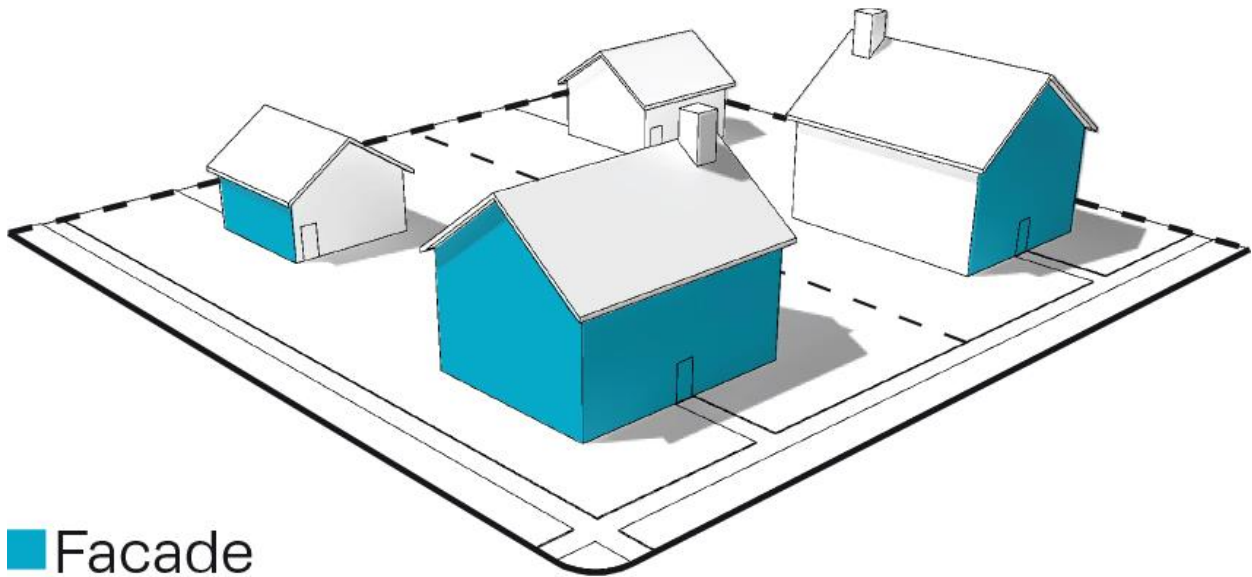
Exterior Architectural Appearance: the architectural character and general composition of the exterior of a Structure, including but not limited to the kind, color, and texture of the building materials and the type, design, and character of all windows, doors, light fixtures, Signs, and appurtenant elements.

Extractive Uses: sub-category of Agricultural and Extractive Uses Category characterized by Uses in which minerals or other solids or liquids are extracted from the earth, including without limitation, chemical fertilizer and non-metallic mineral mining, clay, ceramic, and refractory mineral mining, coal mining, crude petroleum and natural gas production field, metal ore and mineral mining, sand, stone, and gravel quarrying.

FAA: Federal Aviation Administration.

Facade: the exterior Wall of a Building that is set along a Frontage Line. See Illustration 9.3.F-1 (Facade). See also “Elevation”.

ILLUSTRATION 9.3.F-1 FACADE



■ Facade

Family: (1) one or two Persons and their children by birth, adoption, foster care, or guardianship or (2) any number of related or unrelated Persons living together in a single, more or less permanent and stable rather than Transient living arrangement as a not-for-profit housekeeping unit, which is the functional and factual equivalent of a traditional family, including without limitation a group headed by a householder caring for a reasonable number of children as one would be likely to find in a traditional family; provided that the criteria “stable rather than Transient living arrangement” shall not be applied in cases where handicapped persons are affected.

Family Day Care: a facility which provides day care and supervision services for up to 18 hours per day for no more than 12 recipients at any one time, without overnight accommodations, by a provider of such services who is not related to such recipients, which provider has received and maintains in full force and effect all necessary State approvals and licenses. Those receiving care are not all related to each other by blood or marriage and are not legal wards or foster children of the attendants.

Farm and Construction Equipment: equipment used in the conduct of farming or construction activities.

Farmer’s Market: an open air area, without or without a Structure, used for the Retail sale of fresh fruits, vegetables, nuts, grains, eggs, flowers, herbs, or plants. A Roadside Stand is not a Farmer’s Market.

FCC: Federal Communication Commission.

Fence:

(1) as a Private Frontage type, a Frontage wherein the Facade is set back from the Frontage Line, and the Front Setback Area, Front Yard, or Street Yard so created is separated from the Public Frontage by a Fence. See Table 4.3.7.A (Private Frontage Types);

(2) as a Structure, a device erected to serve as an architectural element, landscape element, Screen, Streetscreen, or physical barrier.

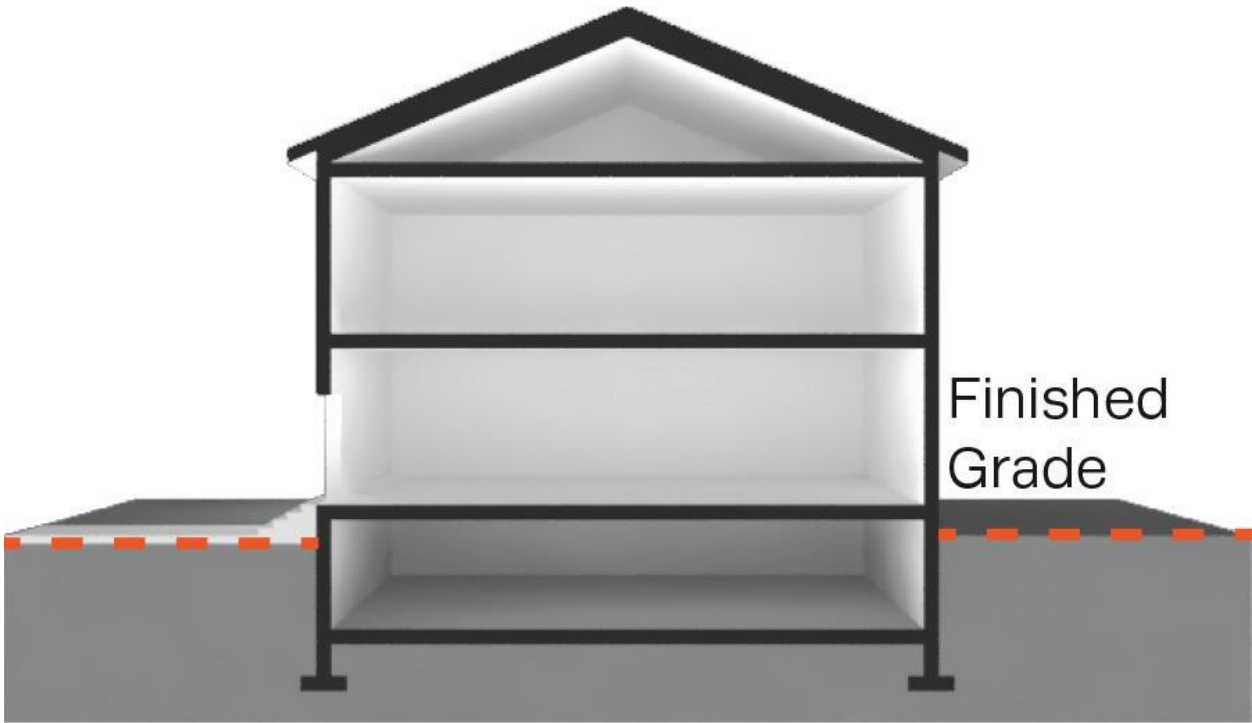
Final Plat: as defined in City Subdivision Regulation Section 2.3.

Financial Institution: an establishment that is regulated by the Federal Deposit Insurance Corporation (FDIC) and/ or Tennessee Department of Financial Institutions and provides a variety of financial services, generally including banks, credit unions, and mortgage companies.

Financial Services: a Business, other than a Financial Institution or Non-Banking Financial Institution, characterized by the provision of financial, investment, and/or similar services.

Finished Grade: the elevation of the completed surfaces of lawns, walks and Thoroughfares and Internal Drives Adjoining a Building wall at that point along such wall. See Illustration 9.3.F-3 (Finished Grade).

ILLUSTRATION 9.3.F-3 FINISHED GRADE



Fire / EMS Station: premises accommodating operations of fire-fighting and emergency medical personnel and other members of staff.

First Layer: See “Layer”.

Flex Building: a large footprint Principal Building type designed to accommodate either a single Use or a vertical or horizontal mix of Uses. See Table 4.3.8.A (Principal Building Types- Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Flood: as defined in Section 6.12.2.

Floodplain: as defined in Section 6.12.2.

Flood Fringe Overlay District: an area designated as such on the Official Zoning Map.

Floodplain District: as defined in Section 6.12.2.

Floodway Overlay District: an area designated as such on the Official Zoning Map.

Floor Area: the total of the gross horizontal areas of all floors, including usable Basements and cellars, below the roof and within the outer surface of the main walls of Buildings or the center lines of Party Walls separating such Buildings or portions thereof, or within lines drawn parallel to and two feet within the roof line of any Building or portion thereof without walls, but excluding the following:

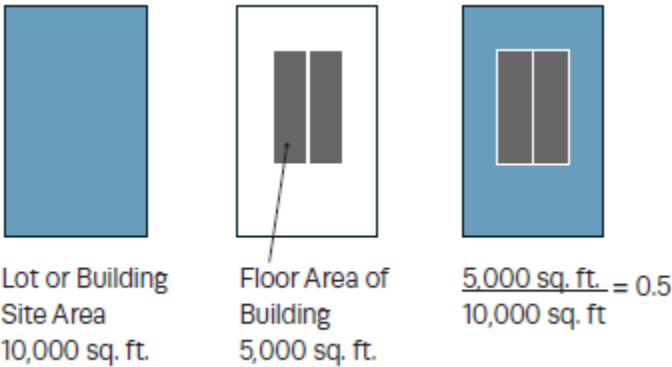
- (1) Areas used for off – street Parking spaces or loading berths and Driveways and maneuvering relating thereto where required by this Ordinance
- (2) In the case of Non-Residential facilities: arcades, porticoes, and similar open areas which are accessible to the general public, and which are not designed or used as sales, display, storage, service, or production areas.

Floor Area Ratio (“FAR”) or Floor-to-Area Ratio: a measurement of Non-Residential land use intensity, being the ratio of Building Floor Area- to -Lot or Building Site Area. FAR is determined by dividing (1) the aggregate Floor Area of the several floors and mezzanine areas of all Buildings on a Lot or Building Site by (2) the Lot or Building Site Area, as follows:

$$\frac{\text{Aggregate Floor Area}}{\text{Lot or Building Site Area}} = \text{Floor Area Ratio}$$

For example:

- (1) a Building containing 20,000 square feet of Floor Area on a Lot or Building Site that has a Lot or Building Site Area of 10,000 square feet has a Floor Area Ratio of 2.0; and
- (2) similarly, a Floor Area Ratio of .5:1 would mean that the Floor Area of the Building is 50% of the Lot or Building Site Area of the Lot or Building Site on which the Building is located.



Food Distribution Center: premises operated for Civic purposes, with or without a Structure, from which edible goods are distributed to the public, with or without compensation.

Food Processing: Use characterized by processing and packaging of edible goods and beverages for consumption off of the premises.

Food Truck: A Mobile Vending Apparatus which qualifies as a vehicle or tow-behind trailer under TCA § 55-1-101-126 from which edible food products and beverage are cooked, prepared, assembled and offered for sale to the general public for immediate consumption. A food truck is not a Mobile Kitchen.

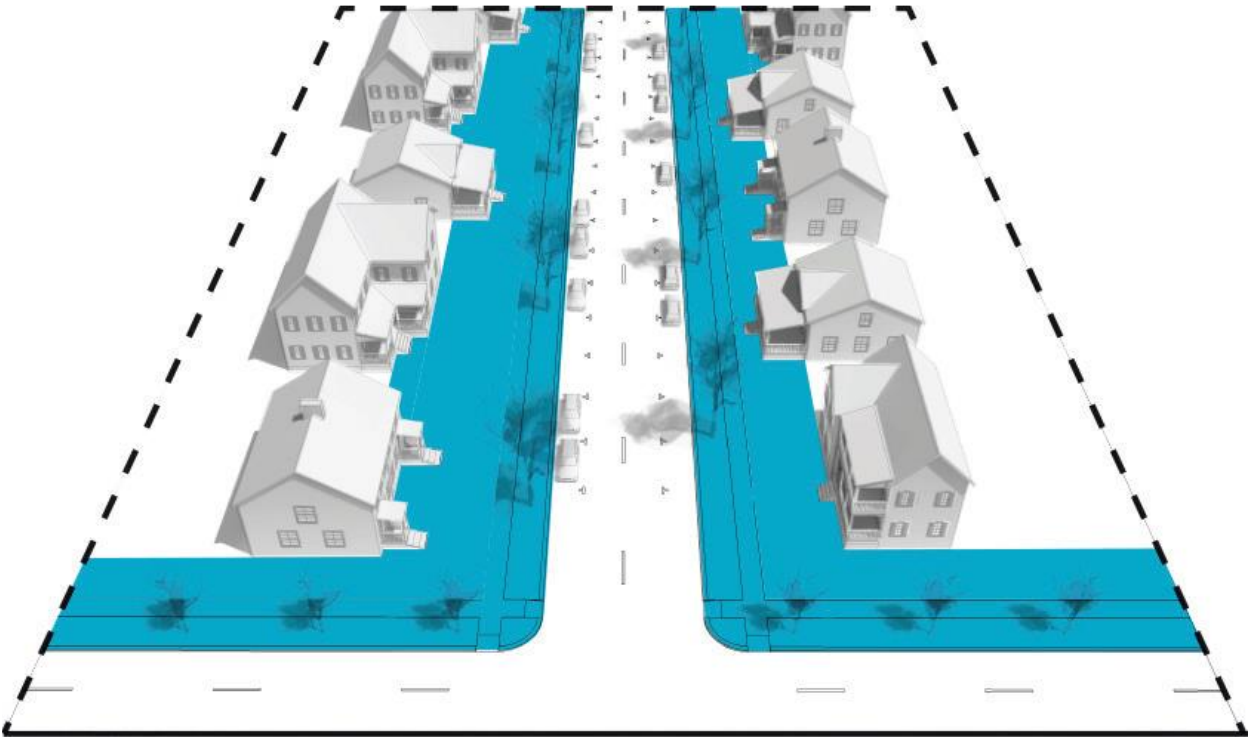
Food Truck Court: A parcel of land where two or more Mobile Vendors congregate to offer food and beverage for sale to the public as the principal use of the site, where permitted by Table 4.3.9.A-1. This definition shall not be interpreted to include a congregation of mobile food vendors as an accessory use or temporary use, where permitted by Table 4.3.9.A-2 and 4.3.9.A-3.

Forecourt: a Private Frontage type wherein a portion of the Facade is close to the Frontage Line and the central portion is set back, creating an gathering space for residents or additional shopping or restaurant seating area within Retail / Personal Service / Repair / Art / Artisan Use areas. This type should be used sparingly and may be used in conjunction with other Private Frontage types. See Table 4.3.7.A (Private Frontage Types).

Freestanding Sign: any Sign supported by Structures or supports that are anchored in the ground and that are independent of any Building or other Structure.

Frontage: the area between a Building Facade and a Path, Passage, waterbody, Civic Space, or the curb (or if there is no curb, the edge) of the Vehicular Lanes of a Thoroughfare or Internal Drive having Vehicular Lanes, inclusive of the built and planted components of such area. Frontage is divided into Private Frontage and Public Frontage. See Illustration 9.3.F-5 (Frontages and Lot or Building Site Lines), Table 5.2.2.G-1 (Thoroughfare & Internal Drive Assemblies and Standards), and Table 4.3.7.A (Private Frontage Types). Corner Lots and Building Sites have two Frontages, a Principal Frontage and a Secondary Frontage. See Illustration 9.3.F-4 (Principal Frontage and Secondary Frontage).

ILLUSTRATION 9.3.F-4 PRINCIPAL FRONTAGE AND SECONDARY FRONTAGE



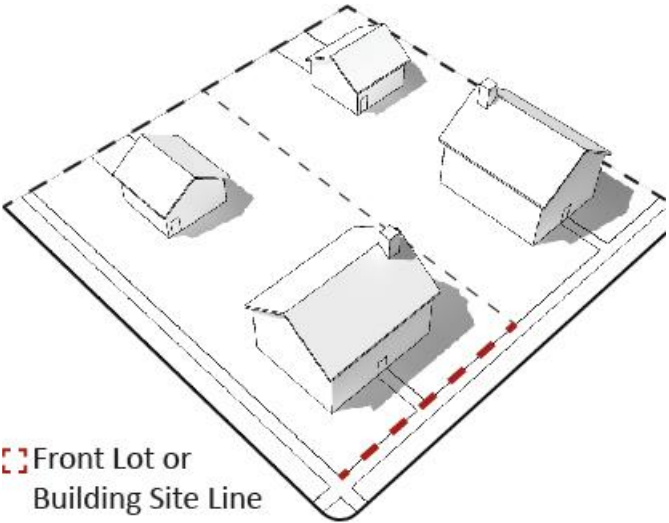
 Frontage

Frontage Line: the common line that separates the Private Frontage from the Public Frontage, typically at the Front Lot or Building Site Line in cases where the entire Public Frontage is with the public right-of-way.

See Illustration 9.3.F-5 (Frontages and Lot or Building Site Lines). On a Corner Lot or Building Site, there are two Frontage Lines.

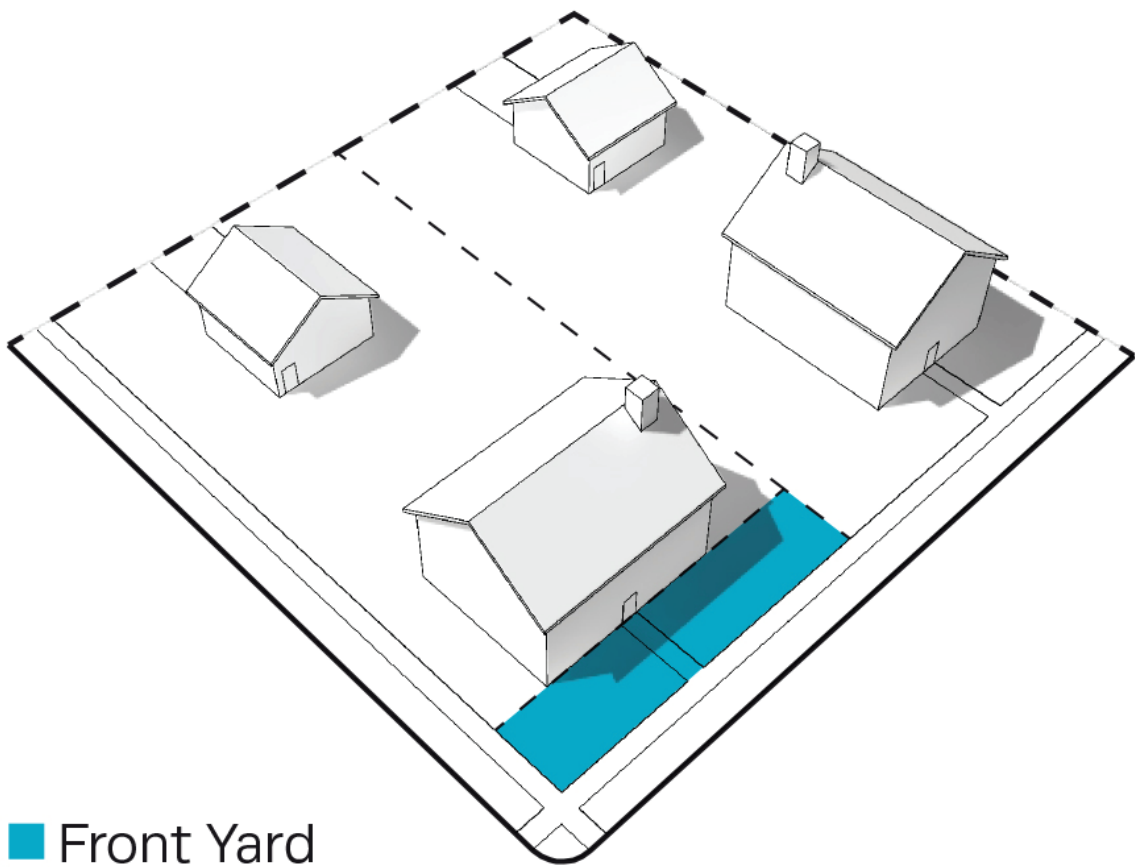
Front Lot or Building Site Line: the boundary at the front of a Lot or Building Site along the Thoroughfare right-of- way or Internal Drive. See Illustration 9.3.F-5 (Frontages and Lot or Building Site Lines).

ILLUSTRATION 9.3.F-5 FRONTAGES AND LOT OR BUILDING SITE LINES



Front Setback Area or Yard: a portion of a Lot or Building Site that is situated between (1) the nearest roofed portion of the Principal Building or of any Accessory Building on the Lot or Building Site and (2) the Front Lot or Building Site Line, extending the full width of the Lot or Building Site, from Side Lot or Building Site Line to Side Lot or Building Site Line. See Illustration 9.3.F-6 (Front Yard). Sometimes referred to as “Street Yard”.

ILLUSTRATION 9.3.F-6 FRONT (STREET) SETBACK AREA OR YARD



■ Front Yard

Full Value: with respect to a Nonconforming Structure or a Structure used for a Nonconforming Use, the Full Value of a Structure shall be determined by subtracting

(1) the estimated value of the foundation as provided by the owner’s engineer and approved by the City Engineer from (2) the current assessed value of the Structure.

$$\text{Current Assessed Value of Structure} - \text{Estimated Value of Foundation} = \text{Full Value}$$

Functional Classification: The categorization of Thoroughfares and Internal Drives within the transportation element of Connect Columbia and the Access Management Ordinance which represents the progressive trade-off between access and movement within the regional transportation system. The rubric includes Principal Arterials, Minor Arterials, Collectors, Major Local Streets, and Minor Local Streets.

Funeral Services: a Use characterized by an establishment engaged in undertaking services such as preparing the human or animal dead for burial and arranging and managing funerals, including without limitation, Funeral Home, Mortuary, Cemetery, and Crematorium.

Future Land Use Character Area: The general classification of land identified in the future land use element of Connect Columbia, the comprehensive plan. The comprehensive plan indicates the community’s preference for general land use categories and desirable intensity of development corresponding to each future land use character area. Connect Columbia also describes the typical aesthetic and material qualities which provide distinctive character to each area. Each future land use character area corresponds to one or more Character Areas or Special Districts as provided in Article 3. The use, bulk, and design standards of this ordinance, when applied to specific properties, implement the general future land use character area designations. The Planning Commission shall determine the pace of implementation through the process of zoning map amendments (rezoning) described in Article 8.

Gallery: (1) with respect to the Frontage, the Private Frontage type conventional for Retail / Personal Service/ Repair / Art / Artisan Use, wherein the Facade is aligned close to the Frontage Line with an attached cantilevered shed or lightweight colonnade overlapping the Sidewalk (see Table 4.3.7.A (Private Frontage Types);

(2) with respect to the Use of premises or part thereof, the collection and/or exhibition, and often the sale, of works of art, photography, objects of permanent value, or artisan or cultural items.

Garage: an enclosed, detached Building, or an enclosed extension of a Principal Building, used for the storage of one or more motor vehicles on a Lot or Building Site as an Accessory Use, provided that no Business, occupation or service is conducted for profit therein.

~~**General Plan:** the City Comprehensive Plan.~~

Governmental Facility: Governmental Offices and storage and other facilities for the operation of local, state, or federal government. Examples are Courthouses, correctional facilities, jails, prisons, emergency services, paramedic, fire department, and law enforcement facilities, and post offices. Educational Facility, Maintenance Facility, Civic Spaces and Open Areas, solid or liquid waste transfer or composting and Utility Facilities are not Governmental Facilities.

Green: a type of Civic Space for unstructured recreation, spatially defined by landscaping rather than Buildings, described as such in Table 5.3.3.A (Civic Space Types

1093 - Summary) and Table 5.3.3.B (Civic Space - Specific Standards).

1094

1095 **Gross:** as related to an area of land, that which is inclusive of all land uses, Thoroughfares, Internal Drives,
1096 and other public areas located within a Development site.

1097

1098 **Ground Floor Elevation:** the distance between the top of the fronting Sidewalk and the top of the finished
1099 ground floor.

1100

1101 **Group Assembly:** sub-category of the Commercial Use category, characterized by people congregating
1102 regularly for participation in or holding meetings, workshops, lectures, civic activities, religious services,
1103 performances, and other similar activities, including Buildings, facilities, and venues in which such
1104 functions and activities are held.

1105

1106 **Group Care Home or Family Boarding Home:** a Group Care Home or a Family Boarding Home, as those
1107 terms are defined under the Rules of the Tennessee Department of Children's Services Social Service
1108 Division, Chapter 0250-4-2, which is licensed by the State under 0250-4- 2-.01 of said Chapter.

1109

1110 **Group Care Facility:** shared living quarters (without separate kitchen or bathroom facilities for each room
1111 or unit) for nine (9) or more persons with physical or mental impairments that substantially limit one or
1112 more of such person's major life activities, provided that such arrangements do not meet the definition
1113 of Household Living. A Group Care Facility is not a Group Home for Persons with Disabilities.

1114

1115 **Group Day Care:** synonymous with Family Day Care.

1116

1117 **Group Home for Persons with Disabilities:** any home in which eight (8) or fewer unrelated "persons with
1118 disabilities" as defined in TSA section 13-24-101 reside, which may include three (3) additional persons
1119 acting as support staff or guardians, who need not be related to each other or to any of the persons with
1120 disabilities residing in the home.

1121

1122 **Group Living:** sub-category within the Residential Uses category, characterized by Residential occupancy
1123 of a Structure by a group of people, which does not meet the definition of Household Living. Tenancy is
1124 usually arranged on a monthly or longer basis. Generally, Structures for Group Living have a common
1125 eating area for Residents, and the Residents may receive care, training, or treatment. Examples include

but are not limited to Adult Care Home, Group Home for Persons with Disabilities, and Group Care Home or Family Boarding Home.

Health Care Institution: subcategory within the Institutional Use category, characterized by an establishment providing medical or surgical care to patients. Some uses may offer overnight care.

Nursing or medical schools not accessory to a Hospital (see Educational Facilities) and Urgent Care or Emergency Medical Clinic Offices (see Offices) are not Health Care Institutions.

Health Club: premises that contain one or more of the following types of athletic facilities: swimming pool, racquetball courts, squash courts, exercise rooms, weight rooms, gymnasium or similar facilities available exclusively to members and their guests.

Heavy Industrial: the sub-category of Industrial Uses characterized by and collectively referring to factory production and industrial yards; research and development activities without light fabrication and assembly operations; limited industrial/manufacturing activities; Industrial Businesses, the sale of heavy equipment, Uses involving storage or use of highly flammable, toxic matter or explosive materials, or of Hazardous Materials; Uses that generate pollution, dust, odor, heat, glare, or vibration beyond the walls of such enclosed Building or any light or glare beyond the boundaries of the land on which the Building is situated; any activity or Use that (1) is detrimental to the environment, (2) poses any danger or hazard of fire or explosion or other physical hazard, (3) causes, disseminates, or discharges any material, dust, smoke, gas, fumes, odor, noise, vibration beyond the Lot or Building Site on which the Building is situated, (4) involves any Outside Storage, (5) results in any unusual traffic hazard or congestion, or (6) for which any water, air, or other environmental or pollution license or permit is required; as more specifically listed under such sub- category in Table 4.3.9.1-A (Building, Lot, & Building Site Principal Use).

Not included in this sub-category are animal waste processing (see Waste-Related Service); Repair and service of Motor Vehicles, motorcycles, Recreational Vehicles, boats, or light and medium trucks (see Vehicle Sales and Service); in-store sales, lease, or rental of consumer, household, or business goods (see Retail Sales and Service).

Height: (1) as related to a Structure other than a Tower, the vertical dimension of the Structure, described as applicable, (a) in number of Stories of the Structure or (b) by the distance between (i) the average Finished Grade, as measured at the outside corners of the Structure, and (ii) the highest point of such Structure on the roof surface; excluding in each case (i) Attics under 14 feet in height at their tallest point; (ii) raised Basements; and (iii) masts, belfries, clock towers, spires, steeples, chimneys, chimney flues, flagpoles, silos, water tanks, elevator or stair bulkheads, water tanks, cooling towers, Exempt Communications Towers, or parapet walls not more than four feet (4') high. See Illustration 9.3.H-1 (Height- Building).

ILLUSTRATION 9.3.H-1 HEIGHT - BUILDING



(2) as related to a Tower, the distance measured from ground level to the highest point on the Tower, even if said highest point is an Antenna.

Heritage Tree: a tree of any species listed under “Canopy Trees” in Table 4.3.16.D-1 (Native Plants of the Tennessee Valley) having with a trunk caliper of 24” or greater, measured 3 feet from the base of the trunk.

High School: premises at which education is provided for students from Grade 9 through Grade 12.

Highway: a rural or suburban Thoroughfare or Internal Drive of high vehicular speed and capacity, described as such in Table 5.3.3.F (Thoroughfare / Internal Drives Types – Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies and Standards).

Historic District: a geographically definable area which possesses a significant individual Structure or a concentration, linkage or continuity of sites, Buildings, Structures, or objects which are united by past events or aesthetically by plan or physical development, which meets one (1) or more of the following criteria:

- (1) It is associated with an event which has made a significant contribution to local, state or national history;

(2) It includes Structures associated with the lives of persons significant in local, state or national history;

(3) It contains Structures or groups of Structures which embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction;

(4) It has yielded or may be likely to yield archaeological information important in history or prehistory; or

(5) It is listed in the National Register of Historic Places.

Historic Landmark: a property, Building, district, object, site, or Structure that has outstanding historical significance and is designated as such pursuant to this Ordinance.

Historic Property: the term used as a collective reference to designated Historic Structures, Historic Landmarks, and Historic Districts, together with properties therein identified as “contributing” or “pivotal” in a designated Historic District.

Historic Structure: any Structure that is:

(1) listed individually in the National Register of Historic Places maintained by the Department of the Interior or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

(2) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historical district or a district preliminary determined by the Secretary to qualify as a registered Historic District;

(3) individually listed on the state inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or

- 1218
- 1219 (4) individually listed on a local inventory of historic places and determined as eligible by communities
- 1220 with historic preservation programs which have been certified either:
- 1221
- 1222 (a) by an approved state program as determined by the Secretary of the Interior;
- 1223 or
- 1224
- 1225 (b) directly by the Secretary of the Interior.
- 1226
- 1227 **Home Occupation:** any gainful occupation conducted entirely within a Dwelling solely by the owners- or
- 1228 tenant- residents thereof as an Accessory Use, which does not change the character of the Structure as a
- 1229 Residence; provided that (1) said activity shall not occupy more than 50% of the Floor Area of the Dwelling,
- 1230 (2) there shall be no external evidence other than an Identification Sign, (3) no goods shall be kept, and
- 1231 (4) no mechanical or electrical equipment shall be used except customary household equipment; and
- 1232 provided further that the following are not allowed as Home Occupations: Clinic, Hospital, Home
- 1233 Professional Office, barbershop, beauty shop, Restaurant,
- 1234 Kennel, antique dealer, Retail sales on the premises, or loading of ammunition.
- 1235
- 1236 **Horticulture and Landscaping Services:** landscaping, tree, plant, lawn, and/or other landscape material
- 1237 installation, care, maintenance, and removal, and other similar services, together with associated
- 1238 equipment and machinery directed toward the care of trees, plants, or lawns.
- 1239
- 1240 **Hospice:** the provision of palliative care and emotional support to the terminally ill so that quality of life
- 1241 is maintained and family members may be active participants in care.
- 1242
- 1243 **Hospital:** premises used for the diagnosis, medical treatment, or similar care of human ailments including
- 1244 without limitation: the term "Hospital" shall be deemed to include (1) psychiatric and substance abuse
- 1245 facilities, ambulatory care, outpatient services, diagnostic and treatment centers, Clinics, Rehabilitation
- 1246 Facilities, Medical Laboratories, Hospices, teaching facilities, and meeting areas associated with and on
- 1247 the same premises as the Hospital, and (2) Accessory Uses such as dining and housing for patients' Families
- 1248 and guests, staff members, nurses, interns, resident physicians and their immediate families, and
- 1249 maintenance, service and parking facilities. The term "Hospital" shall not be deemed to include (3) Offices
- 1250 of doctors, dentists, chiropractors, or nurse practitioners, sanitariums, Nursing Homes, Long Term
- 1251 premises used for the diagnosis, medical treatment, or similar care of human ailments including without
- 1252 limitation: the term "Hospital" shall be deemed to include (1) psychiatric and substance abuse facilities,

ambulatory care, outpatient services, diagnostic and treatment centers, Clinics, Rehabilitation Facilities, Medical Laboratories, Hospices, teaching facilities, and meeting areas associated with and on the same premises as the Hospital, and (2) Accessory Uses such as dining and housing for patients’ Families and guests, staff members, nurses, interns, resident physicians and their immediate families, and maintenance, service and parking facilities. The term “Hospital” shall not be deemed to include (3) Offices of doctors, dentists, chiropractors, or nurse practitioners, sanitariums, Nursing Homes, Long Term Care Facilities, Rehabilitation Facilities, psychiatric and substance abuse facilities, ambulatory care, outpatient services, diagnostic and treatment centers, Clinics, Rehabilitation Facilities, Medical Laboratories, Hospices, teaching facilities, or meeting areas not associated with and on the same premises as the Hospital, or (2) Accessory Uses such as dining and housing for patients’ families and guests, staff members, nurses, interns, resident physicians and their immediate families, and maintenance, service and parking facilities not on the same premises and associated with Hospital.

Hostel: an establishment that provides inexpensive food and lodging for a specific group of people, such as students, workers, or travelers.

Hotel: a Business that offers to Transients, on a daily or weekly basis for compensation, sleeping accommodations accessible from interior hallways, whether or not such Business also includes dining facilities. Not synonymous with Motel, motor court, tourist court, auto court, motor lodge, or similar facilities. Neither a Hotel nor a room therein is a Short-Term Rental Unit.

House: a Building Type that was designed as a Single- Family Detached Dwelling on a medium or large Lot or Building Site with an Edgeyard, often shared with an Accessory Building in the rear, described as such in Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Household Living: the sub-Category of Uses designated as such in Table 4.3.9.1-A (Building, Lot, & Building Site Principal Uses), characterized by permanent, non- Transient Residential activities that involve the occupancy of a Residential Dwelling Unit. A Short-Term Rental Unit is not a Household Living Use.

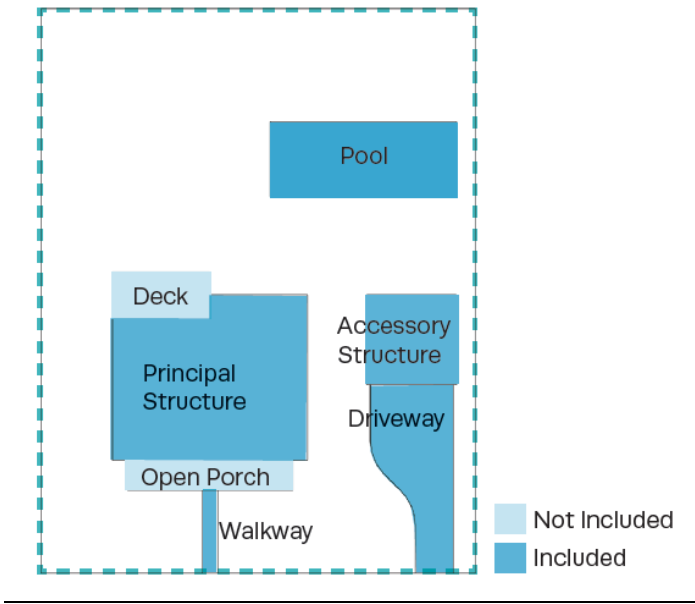
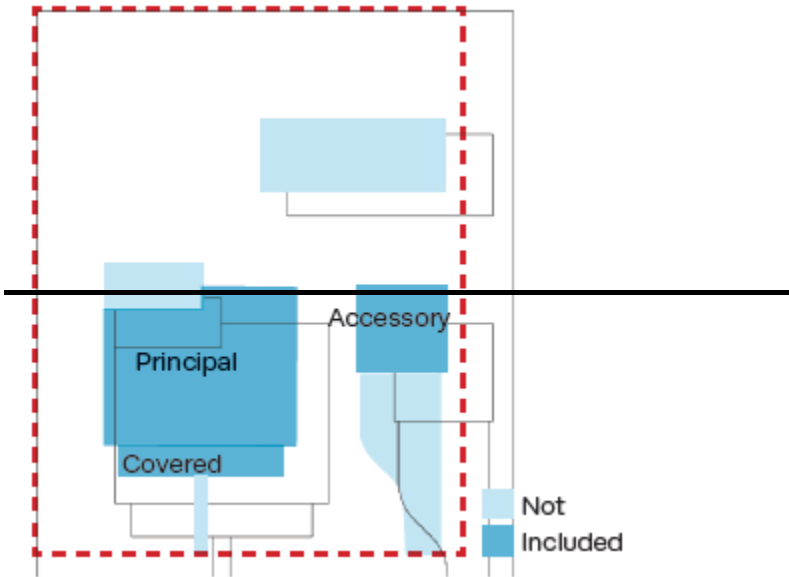
House Trailer: any Trailer designed to be used for living purposes with its wheels, roller or skids in place.

Ice Cream Truck: are motorized vehicles from which the operator vends only pre-packaged frozen dairy or frozen water based food products. Service is often from the Right-of-Way.

Identification Sign: a Sign that directs attention to a Business, profession, or Building with Multi-Family Residential Dwelling Units, which is conducted upon the same Lot, Building Site, or Development Site where such Sign is located.

Impervious Surface Coverage: that portion of a Lot, Building Site, or Development site, as applicable, covered with Buildings, asphalt, or concrete paving or hard-packed, prepared, graveled surfaces that prevent or restrict absorption of rain or surface water into the ground. If a Lot, Building Site, or Development site, as applicable, is located in more than one District, the Impervious Surface Coverage shall be separately computed for each District and no Impervious Surface Coverage may be transferred between Districts. See Illustration 9.3.I-1 Impervious Surface Coverage.

ILLUSTRATION 9.3.I-1 IMPERVIOUS SURFACE COVERAGE



Impound Yard: a facility that provides temporary outdoor storage for: (1) mechanically operable/drivable, licensed vehicles that are to be claimed by titleholders or their agents; and/or (2) wrecked motor vehicles awaiting insurance adjustments and transport to repair shops. This term excludes: Scrap and Salvage Yards / Services; Junkyard; Towing Facilities; Motor Vehicle Storage; or accessory storage of inoperable vehicles.

Improvement: any man-made change of land, a Lot, a Building Site, or Development site, or a change to or creation of a Structure.

Independent Living Apartment: a multiple Dwelling Unit accommodation that provides Residential quarters for Persons over a specified age who do not require skilled nursing care, health care, or assistance with daily activities, such as assistance with eating, dressing, ambulation, medication, bathing, or toileting.

Indoor Recreation: Use characterized by generally Commercial, for-profit Uses, varying in size, providing daily or regularly scheduled entertainment-oriented activities in an indoor setting, including without limitation bowling alley, game arcade, pool hall, skating rink, gymnastic facility, indoor sports academy, Indoor firing range, membership club or lodge, and movie or other theater, but excluding Adult-Oriented Entertainment, Bar, Tavern, Nightclub, athletic, tennis, swim or Health Club (see Retail Sales and Service) and outdoor entertainment (see Outdoor Recreation).

Industrial Uses: (1) a Use category characterized by manufacturing, re-manufacturing, processing, fabricating, creating, producing, packaging, converting, altering, assembling, handling, storing, stockpiling, sorting, recycling, treating, disposing of, wholesaling, warehousing, and distributing materials, products, or information, research and development, trucking, shipping, and transportation Business, repairing and maintaining commercial machinery or equipment, and waste management;

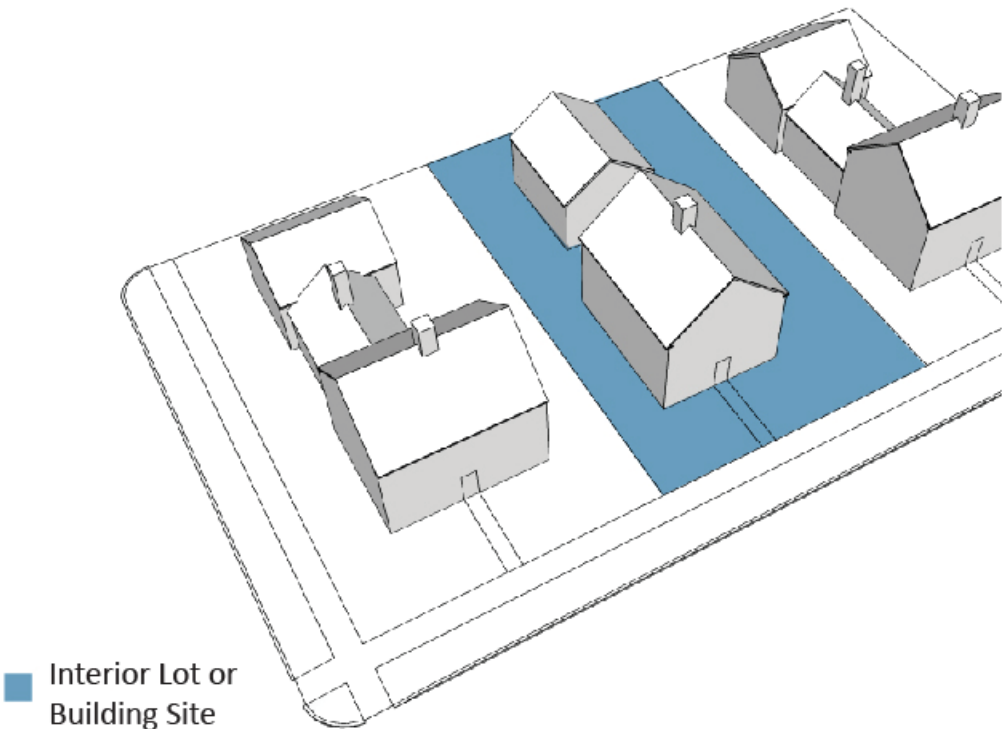
(2) Industrial Uses is the Use category, which is a collective reference to Uses in the following Use sub-Categories, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses) Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Temporary Uses): Heavy Industrial, Light Industrial, Warehouse and Freight Movement, and Waste-Related Service.

Information Services: enterprises and organizations whose purpose is to produce and process information and to develop the infrastructure and delivery mechanisms to distribute information.

Inn: an owner-occupied Lodging Use, offering 6 to 12 bedrooms, which may serve breakfast to guests. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses). Neither a Bed and Breakfast nor a Short-Term Rental Unit is an Inn.

Interior Lot or Building Site: a Lot or Building Site type other than a Corner Lot or Building Site. See Illustration 9.3.I-2 (Interior Lot or Building Site).

ILLUSTRATION 9.3.I-2 INTERIOR LOT OR BUILDING SITE



Kennel: any Structure or premises on which four (4) or more dogs, cats and/or other household pets over four (4) months of age are kept for boarding, breeding, selling, grooming, or training, excluding, however, any Structure or premises on which such animals are kept solely for Retail sale.

Kindergarten: premises accommodating a program that prepares children for first grade.

Knee Wall: As used in the Façade standards of this Ordinance, a low-wall that is incorporated into the Façade of a building beginning at grade and extending upward at least twelve (12) inches but not more than twenty-four (24) inches. Glazing is typically located above the Knee Wall.

Internal Drive: a curbed pedestrian and vehicular access way, for commerical and industiral land uses within a Lot, Building Site, or Development Parcel that connects to a Thoroughfare or another Internal Drive, and provides access and circulation to or through such Lot, Building Site, or Development Parcel and the Building(s) and Parking accommodations thereon. An Internal Drive is required to meet the Thoroughfare and Internal Drive assemblies and standards for the applicable District.

Inverted Crown: surface shaping of an Alley, Thoroughfare, or Internal Drive having the low point in the middle, causing surface runoff to flow down the center.

Junk Vehicle: a vehicle which does not lawfully display a current license plate and which is partially dismantled or wrecked, or cannot operate under its own power.

Junkyard: any land or Structure or part thereof used for the collection, storage or sale of wastepaper, rags, scrap metal or other scrap or discarded material or for the collecting, dismantling, storage or salvage of machinery or vehicles not in running condition or for the sale of the parts thereof.

Laboratory: a place where scientific studies are conducted, including testing, research, or analysis of a medical, chemical, physical, biological, mechanical, or electronic nature.

Landholder: the legal or beneficial owner or owners of all the land proposed to be included in a Planned Unit Development. The holder of an option or contract to purchase, a lessee having a remaining term of not less than 50 years in duration, or other person having an enforceable proprietary interest may be considered a “landholder” for the purpose of this Ordinance.

Landscaping: (1) live materials such as grass, ground cover, shrubs, vines, hedges and trees, or durable natural material such as crushed stone, wood chips, rock and weathered wood; or (2) the activity of installing or maintaining such materials.

Land Use Plans: as defined in Section 8.5.20.A.

Large Multi-Family Building: Principal Building type that incorporates seven (7) or more side-by-side and/or horizontally stacked Dwelling Units, typically with one or more shared entries. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Large Projecting Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Laundromat: an establishment with machines for the washing and drying of clothes and garments.

1394

1395 **Layer:** a range of depth of a Lot or Building Site within which certain elements are permitted. There are
1396 three Layers within each Lot or Building Site, as follows:

1397

1398 (1) First Layer: that portion of a Lot or Building Site bounded by

1399

1400 (a) the Side Lot or Building Site Lines,

1401

1402 (b) the Frontage Line, and

1403

1404 (c) the Facade of the Principal Structure, or, on a Secondary Frontage, a Building
1405 Elevation. Front Setback line or the line of the Setback Area or Street Yard
1406 furthest from the Frontage Line.

1407

1408 (2) Second Layer: that portion of a Lot or Building Site directly behind the First Layer and
1409 extending twenty (20) feet into the lot parallel to the Principal Frontage.~~bounded by~~

1410

1411 ~~(a) the Side Lot or Building Site Lines,~~

1412

1413 ~~(b) the Front Setback line, and~~

1414

1415 ~~(c) a line which is 20 feet from and parallel to the Front Setback line or the line of the~~
1416 ~~Setback Area or Street Yard furthest from the Frontage Line.~~

1417

1418 ~~(3) Third Layer: that portion of a Lot or Building Site bounded by~~

1419 (3) Third Layer: that portion of a Lot or Building Site that is not within the First and Second
1420 Layer and is least visible from the Thoroughfare.

1421 ~~(a) the Side Lot or Building Site Lines,~~

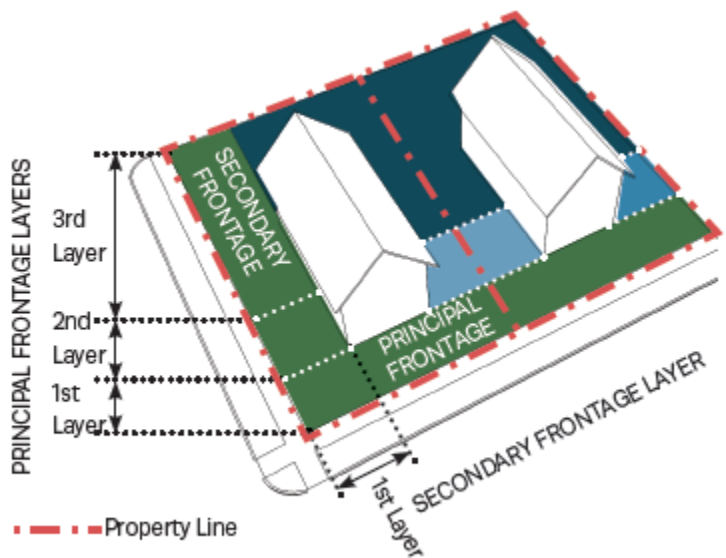
1422

1423 ~~(b) the Rear Lot or Building Site Line, and~~

1424

(c) the line of the Second Layer as described in paragraph 2.c. of this definition. See Illustration 9.3.L-5 (Layers).

ILLUSTRATION 9.3.L-5 LAYERS



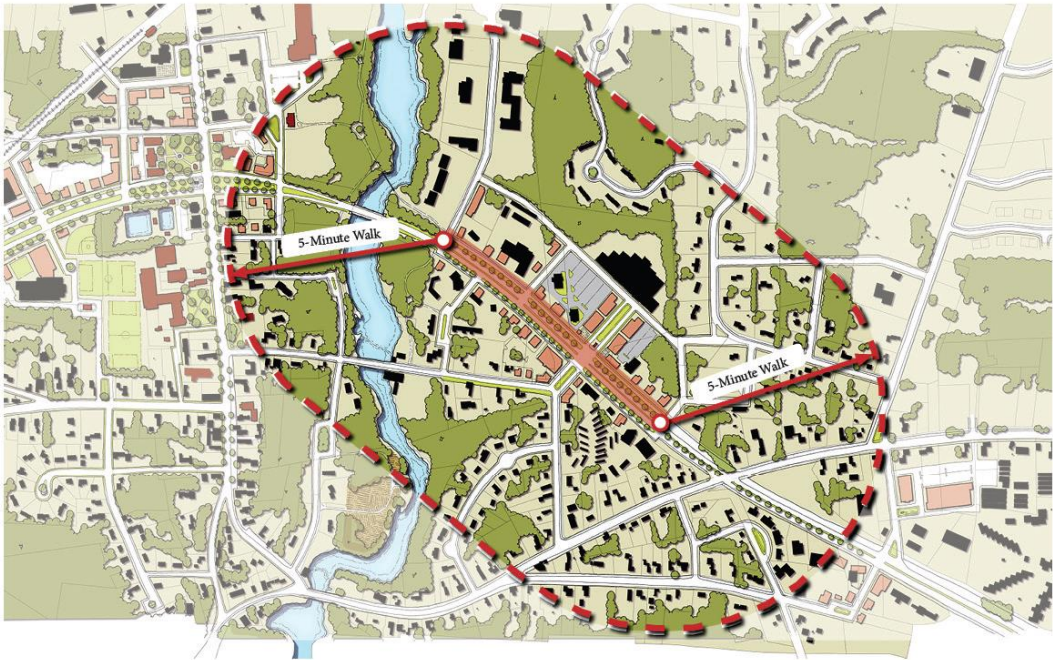
Library: a Building or part thereof containing collections of books, periodicals, and/or other media for Persons to read, borrow, or refer to.

Light Industrial: the sub-category of the Industrial Uses Category characterized by and collectively referring to fabrication, creation, processing, production, packaging, converting, altering, assembling, handling, storage, treatment, distribution, disposal, creation, assemblage, processing, or production, and/or treating, designing, fitting, compounding, repairing, assembling, testing, storing, warehousing, selling at wholesale, distributing or transferring, and/or repair, of or from natural, man- made, products or other goods, raw, secondary, partially completed or completed materials, components, products, by-products, goods, materials, or information, and wholesaling of industrial, Business, or consumer machinery, equipment, which activity is:

- (1) conducted solely within an enclosed Building,
- (2) is not detrimental to the environment;

- 1446
- 1447 (3) does not pose any danger or hazard of fire or explosion or other physical hazard;
- 1448
- 1449 (4) does not generate, cause, disseminate, or discharge any pollution, material, dust, smoke, gas,
- 1450 fumes, odor, noise, heat, light, glare, or vibration beyond the Building Site on which the Building
- 1451 is situated;
- 1452
- 1453 (5) does not involve any Outside Storage;
- 1454
- 1455 (6) will not result in any unusual traffic hazard or congestion;
- 1456
- 1457 (7) does not require any water, air, or other environmental or pollution license or permit is required;
- 1458 and
- 1459
- 1460 (8) does not involve storage or use of highly flammable, toxic matter or explosive materials, or of
- 1461 Hazardous Materials;
- 1462 Not included in the Light Industrial Uses sub-category are:
- 1463 •(1)Heavy Industrial Uses;
- 1464 •(2)Manufacture and production of goods from composting organic material (see Waste-Related
- 1465 Service);
- 1466 •(3)Outdoor storage yard (see Warehousing and Freight Movement);
- 1467 •(4)Sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools,
- 1468 welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and
- 1469 store fixtures (see Wholesale Sales); or
- 1470 •(5)Small-scale catering establishments (see Restaurants).
- 1471 See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses).
- 1472
- 1473 **Lightwell:** a Private Frontage type that is a below-grade entrance or recess designed to allow light into
- 1474 basements. See Table 4.3.7.A (Private Frontage Types).
- 1475 **Linear Pedestrian Shed:** a Pedestrian Shed that is elongated along an important Corridor. A Linear
- 1476 Pedestrian Shed extends approximately 1/4 mile from each side of the Corridor. The resulting area is
- 1477 oblong. See Illustration 9.3.L-1 (Linear Pedestrian Shed).
- 1478 **ILLUSTRATION 9.3.L-1 LINEAR PEDESTRIAN SHED**

1479



1480

1481 **Liner Building:** a Building that is a least 20 feet deep measured from the Façade, which masks a Parking
1482 Area, Parking Lot, or a Parking Structure from the Frontage. See Illustration 9.3.L-2 (Liner Building).

1483 ILLUSTRATION 9.3.L-2 LINER BUILDING

1484

1485 **Live / Work Building:** a small- to medium-sized attached or detached Principal Building type, which
1486 includes a flexible space for Commercial Use and an internally connected Residential Dwelling Unit above
1487 and/or behind the flexible space. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal
1488 Building Types - Specific Standards).

1489

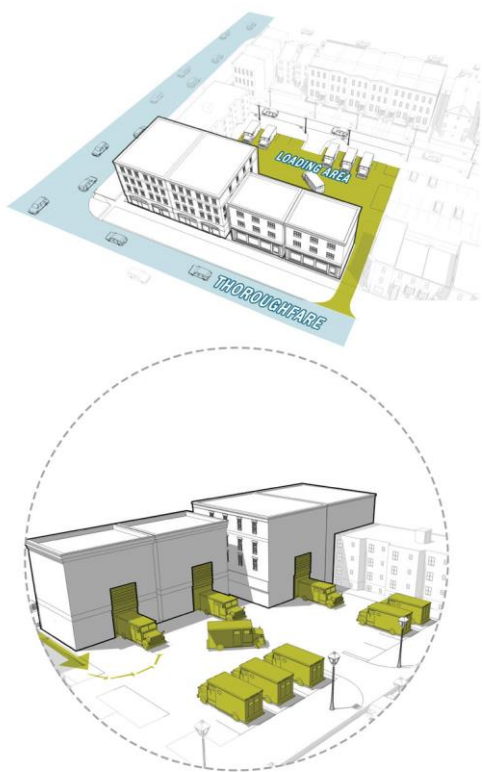
1490

1491

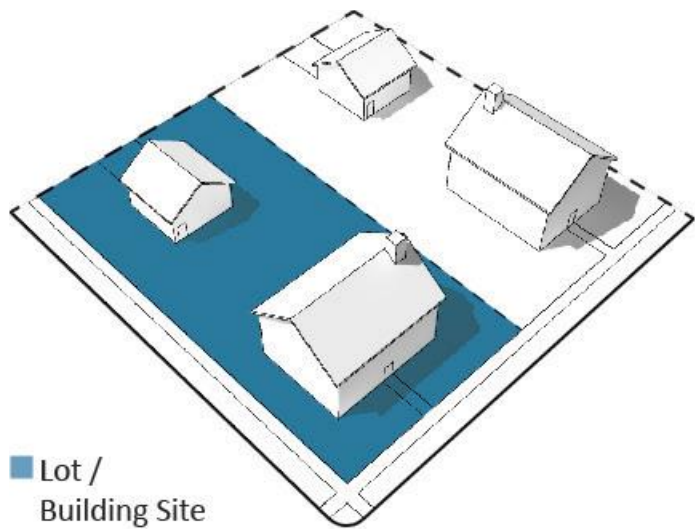
1492 **Living Room:** a room designed for general living purposes in a Dwelling Unit. Every Dwelling Unit shall be
1493 deemed to have a Living Room.

1494 **Loading Area:** an area on a Lot or rear Building Site with a Building or along the Thoroughfare or Internal
1495 Drive Abutting such Lot or rear Building Site, used for temporary parking of Commercial vehicles while
1496 loading or unloading goods. See Illustration 9.3.L-3 (Loading Area).

1497 ILLUSTRATION 9.3.L-3 LOADING AREA



- 1498
- 1499 **Loading Space:** a space within a Loading Area that meets the design and dimensional requirements of
- 1500 Section 4.3.14.
- 1501
- 1502 **Long Term Care Facility:** premises at which living accommodations, bed care, boarding, in-patient service,
- 1503 and/or nursing or other medical care are provided for aged, infirm, disabled persons, persons or who are
- 1504 afflicted with or convalescing from any disease or ailment, or other persons requiring regular medical
- 1505 attention.
- 1506
- 1507 Long Term Care Facility does not include Rehabilitation Centers, Assisted Living Apartments, or facilities
- 1508 that provide surgical or emergency medical services, care for alcoholism, drug addiction, substance abuse,
- 1509 mental disease other than dementia, or communicable disease.
- 1510
- 1511 **Lot:** a parcel, plot, tract, or piece of land identified on and established by plat, subdivision, or as otherwise
- 1512 permitted by law, and recorded in the official records of the Maury County Register of Deeds, to be
- 1513 separately owned, used, Developed, or built on. See Illustration 9.3.L-4 (Lot / Building Site). See also
- 1514 “Building Site”, “Lot or Building Site of Record” and “Zoning Lot or Building Site”.
- 1515 **ILLUSTRATION 9.3.L-4 LOT / BUILDING SITE**

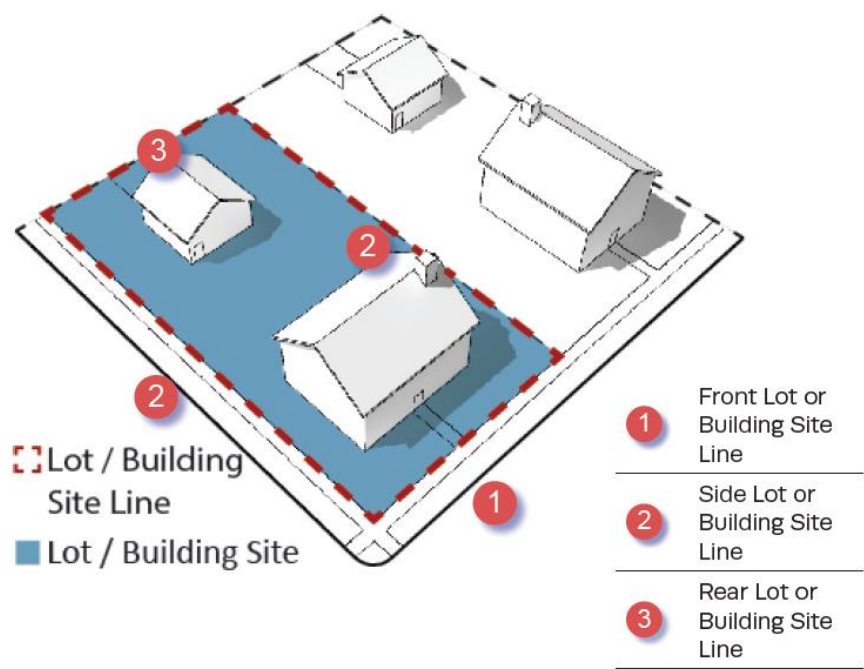


Lot or Building Site Area: the total horizontal area included within the Lot or Building Site Lines.

Lot or Building Site Depth: the shortest horizontal distance between the Front Lot or Building Site Line and Rear Lot or Building Site Line of a Lot or Building Site.

Lot or Building Site Line: any boundary line of a Lot or Building Site. See Illustration 9.3.L-6 (Lot or Building Site Line).

ILLUSTRATION 9.3.L-6 LOT OR BUILDING SITE LINE



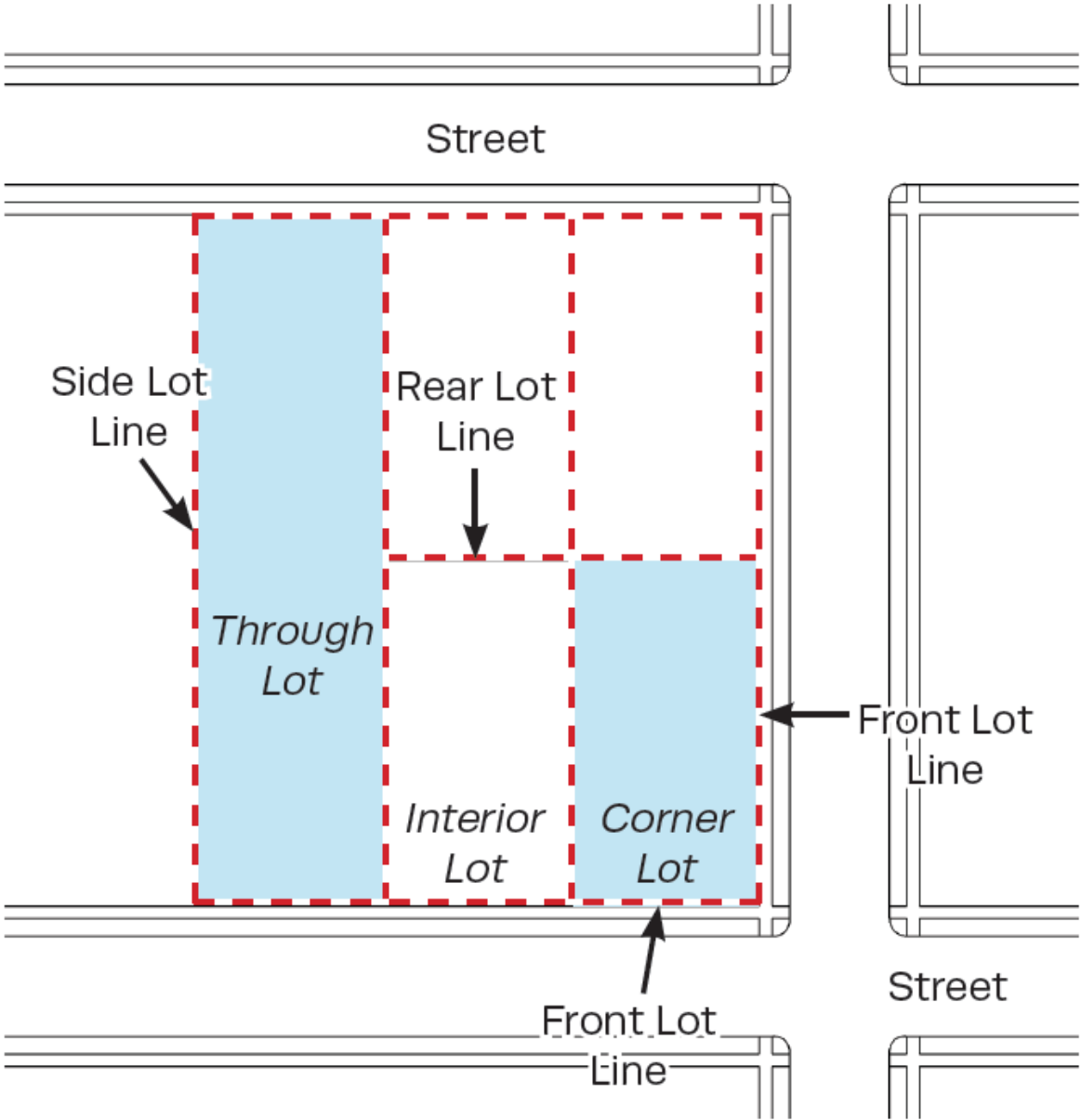
Lot or Building Site Width: the length of the Principal Frontage Line of a Lot or Building Site.

Machine Shop: premises at which mechanical items are made or repaired using machinery or equipment.

Lot or Building Site of Record: a Lot or Building Site, as applicable, which is part of a subdivision or other plat recorded in the office of the Maury County Register of Deeds, or a Lot or parcel described by metes and bounds, the description of which has been so recorded.

Lot or Building Site Type: the classification of a Lot or Building Site , as shown in the following diagram:

ILLUSTRATION 9.3.L-7 LOT OR BUILDING SITE TYPES



Machine Shop: premises at which mechanical items are made or repaired using machinery or equipment.

Main Civic Space: the primary outdoor gathering place within a Development Parcel. The Main Civic Space may be associated with an important Civic Building.

Manufactured Home: a detached one family dwelling constructed as a single self contained unit and mounted on a single chassis transportable after fabrication on its own wheels or detachable wheels with all the following characteristics as prescribed in Section 68-126-202, (4), (6) and (7) of TCA:

- (1) Designed for long term occupancy, and containing sleeping accommodations, a flush toilet, a tub or shower bath, and kitchen facilities with plumbing and electrical connections provided for attachment to outside systems.
- (2) Arriving at the site where it is to be occupied as a dwelling complete, including major appliances and furniture, and ready for occupancy except for minor and incidental unpacking and assembly operations, location of foundation supports, connections to utilities and the like.
- (3) Manufactured Home dwellings do not include camping Trailers, commercial mobile Structures, motor homes, recreational vehicles, travel Trailers, truck campers or similar units designed to provide temporary living quarters.

Manufactured Home- Class A: a Structure manufactured before June 15, 1976, that is not constructed in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, as amended (42 U.S.C. § 5401 et seq.). It is a Structure that is transportable in one or more sections that in the traveling mode is eight body-feet or more in width and 40 body-feet or more in length, or, when erected on site, is 320 or more square feet and that is built on a chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes any associated plumbing, heating, air conditioning and electrical systems.

Manufactured Home Park or Subdivision: an area, tract, site, or parcel (or contiguous parcels) of land divided into two or more Manufactured Home Sites for rent or sale and associated Lots or Building Sites and Buildings necessary to support the Residential occupancy of Manufactured Homes.

Manufactured Home Sales: a subcategory of the Commercial Use category, characterized by the offer for sale or lease and the sale or lease of Manufactured Homes.

Manufactured Home Site: a designated area within a Manufactured Home Park for the exclusive use of the occupants of a single home.

Manufactured Home Stand: that part of an individual Manufactured Home Site which has been reserved for the placement of the Manufactured Home.

Marina: any of the following: (1) lock harbor facility; (2) any facility which provides fueling, pump-out, maintenance or repair services; or (3) any facility which has permanent docking space for three (3) or more Boat Slips (4) any water area with a Structure that is used for docking or otherwise mooring Vessels and constructed to provide temporary or permanent docking space for more than ten Vessels; or (5) a dry stack facility.

1587 **Marquee Sign:** the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table
1588 7.1.2.B-2 (Sign Types - Specific Standards).

1589

1590 **Massage Studio:** an establishment at which manual manipulation of muscle, connective tissue, tendons,
1591 and/or ligaments is provided to enhance a Person's health and well-being.

1592

1593 **Massing:** the overall shape or arrangement of the Bulk or volume of a Building.

1594

1595 **Medical Office / Medical Clinic / Outpatient Clinic / Dental Office:** an Office or other premises for the
1596 private practice of health care or dental professionals licensed by the State, wherein a majority of patient
1597 encounters involve examination, diagnose is, treatment, or surgical procedures on an outpatient basis not
1598 extending beyond a 24 hour period.

1599

1600 **Medical Laboratory:** a facility where testing or observation of clinical specimens from which information
1601 about the health of a patient can be obtained in order to provide diagnosis, treatment , and/or prevention
1602 of disease.

1603

1604 **Meeting Hall:** a Building that provides accommodations as a Place of Assembly.

1605

1606 **Middle:** As used in the Façade standards of this Ordinance, all of the Façade which is visually defined by
1607 the Base and Cap of the building.

1608

1609 **Middle School:** premises at which Education is provided for children from Grade 5 through Grade 8.

1610

1611 **Mid-Rise Building:** an attached or detached Principal Building Type of 4 Stories, which may provide a
1612 vertical and/or horizontal mix of Uses, typically designed to facilitate pedestrian-oriented Retail / Personal
1613 Service/ Repair / Art / Artisan, Accommodation / Lodging, or Office Uses on the ground floor, with upper
1614 floors typically designed for Residential or Office Uses. See Table 4.3.8.A (Principal Building Types) and
1615 Table 4.3.8.B (Principal Building Types - Specific Standards).

1616

1617 **Mixed Use:** multiple Uses within the same Building or on the same Lot or Building Site through
1618 superimposition or Adjacency, or in multiple Buildings or on multiple Lots or Building Sites by Adjacency
1619 or proximity.

- 1620
- 1621 **Mixed-Use Building:** a typically attached Principal Building Type, which provides a vertical and/or
 1622 horizontal mix of Uses typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair
 1623 / Art / Artisan, Accommodations / Lodging, or Office Uses on the ground floor, with upper floors typically
 1624 designed for Residential or Office Uses. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B
 1625 (Principal Building Types - Specific Standards).
- 1626
- 1627 **Mobile Vending:** any temporary activity which includes preparation, assembly, or display of items with
 1628 the intent to sell such items to the general public (excluding produce stands).
- 1629
- 1630 **Mobile Vending Apparatus:** Any vehicle, trailer, cart, table, tent or other equipment utilized for Mobile
 1631 Vending.
- 1632
- 1633 **Monument Sign:** the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table
 1634 7.1.2.B-1 (Sign Types - Specific Standards).
- 1635
- 1636 **Motel:** an establishment where short-term Accommodation / Lodging in guest rooms is offered for
 1637 compensation and one or more rooms are accessed by exterior doors opening directly to exterior Parking
 1638 accommodations, passageways, or the outdoors. Neither a Hotel, Extended Stay Hotel, or unit therein,
 1639 nor a Short- Term Rental Unit is a Motel.
- 1640
- 1641 **Motor Vehicle:** every vehicle that is self-propelled by a motor, which can be licensed and registered to be
 1642 driven on public streets, roads or rights-of-ways, and every vehicle that is propelled by electric power
 1643 obtained from overhead trolley wires, but not operated upon rails.
- 1644
- 1645 Examples are passenger vehicles, trucks, motorcycles and other consumer motor vehicles, and motorized
 1646 Recreational Vehicles.
- 1647
- 1648 This term does not include Boats or other watercraft, non-motorized Recreational Vehicles, Manufactured
 1649 Homes, or Farm and Construction Equipment.
- 1650
- 1651 **Motor Vehicle Body Shop:** premises or a portion of premises used for the adjustment, painting,
 1652 replacement of parts, or body repair of Motor Vehicles.

1653

1654 Motor Vehicle Maintenance, Repair, Fuel Sales, Service, or Cleaning: a Structure, premises, or
 1655 establishment in or on which Motor Vehicles are maintained, repaired, serviced, re-fueled, and/or
 1656 cleaned, including without limitation, incidental storage for fewer than sixty (60) days of Motor Vehicles
 1657 that are being maintained, repaired, serviced, and/or cleaned.

1658

1659 Examples are car wash, full vehicle service including alignment shop, auto upholstery shop, towing service,
 1660 limited vehicle service including auto detailing, auto repair, battery sales and installation, fuel sales, quick
 1661 lubrication facilities, and tire services.

1662

1663 This term does not include Parking Lots, Parking Structures, Motor Vehicle Storage, Motor Vehicle Body
 1664 Shop, Motor Vehicle Parts Sales, or Convenience Store with Gasoline Sales (see Retail Sales and Service).

1665

1666 **Motor Vehicle Parts Sales:** a Structure, premises, or establishment in, from, or on which Motor Vehicle
 1667 parts other than tires are sold, either at Retail or Wholesale.

1668

1669 **Motor Vehicle - Related Sales and Service:** Motor Vehicle Body Shop, Motor Vehicle Maintenance, Repair,
 1670 Service, Fuel Sales, or Cleaning, Motor Vehicle Parts Sales, Motor Vehicle Sales, Rental, or Leasing, and
 1671 Motor Vehicle Storage.

1672

1673 **Motor Vehicle - Related Uses:** the term collectively referring to Motor Vehicle Body Shop, Motor Vehicle
 1674 Maintenance, Repair, Fuel Sales, Service, or Cleaning, Motor Vehicle Parts Sales, Motor Vehicle Sales,
 1675 Rental, or Leasing, and Motor Vehicle Storage. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal
 1676 Uses).

1677

1678 **Motor Vehicle Sales, Rental, or Leasing:** a Structure, premises, or establishment in or on which Motor
 1679 Vehicles are sold, rented, leased, or chartered, including incidental storage, maintenance, and servicing
 1680 as an Accessory Use.

1681

1682 **Motor Vehicle Storage:** long or short term storage of operating Motor Vehicles. This term excludes
 1683 Parking Lots, Parking Structures, Impound Yards, Towing Facilities, and any dismantling, Scrap and Salvage
 1684 Yards/Service, or Junkyards.

1685

Multi-Family Building: a Large Multi-Family Building or a Small Multi-Family Building. See Table 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

Multi-Family Dwelling: a Building containing three(3) or more Dwelling Units, including without limitation Residential condominiums, cooperatives, Independent Living Apartments and other Apartments, Large Multi-Family Buildings, and Small Multi-Family Buildings.

Museum: a Use characterized by the display, preservation, collection, curation, and/or exhibit of objects of community and cultural interest in one or more of the arts and sciences.

Neighborhood Street: the Thoroughfare or Internal Drive type described as such in Table 5.3.3.F (Thoroughfare/ Internal Drives Types – Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies and Standards).

Neon Tube Illuminated Sign: a Sign with a light source supplied by a neon tube, which is bent to form letters, symbols or other shapes.

Net Site Area: all developable land within a site including Thoroughfares and Internal Drives, but excluding land allocated as Civic Space or Civic District.

Nightclub: an establishment for nighttime entertainment, typically serving Alcoholic Beverages for consumption on site and offering music, dancing, or other entertainment. Adult-Oriented Entertainment is excluded from the term “Nightclub”.

Non-Banking Financial Institution: a Financial Institution that is not regulated by the Federal Deposit Insurance Corporation (FDIC) and is governed by T.C.A Title 45 Chapters 15, 17, and 18, including without limitation, Pawn Shops, title loan lenders, cash advance Lenders, and check cashing establishments and other Short-Term Lenders.

Nonconforming Improvement: any Improvement, or part thereof, that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Improvement, but upon such Effective Date does not conform to this Ordinance;

Nonconforming Lot or Building Site: any Lot or Building Site, or part thereof, that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Lot or Building Site, but upon such Effective Date does not conform to this Ordinance.

Nonconforming Sign: a Sign that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Sign but upon such Effective Date does not conform to this Ordinance.

Nonconforming Structure: a Structure that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Structure, but upon such Effective Date does not conform to this Ordinance.

Nonconforming Use: any Use of land, of a Structure, or of an Improvement, or part thereof, that legally existed at the Effective Date of this Ordinance or any amendment of this Ordinance or the Zoning Map affecting such Use, but upon such Effective Date does not conform to this Ordinance.

Nonconformity: a Nonconforming Lot or Building Site, Nonconforming Structure, Nonconforming Sign, Nonconforming Improvement, or Nonconforming Use.

Non-Hazardous Waste Treatment or Disposal: facilities for receiving, sorting, treatment, or disposal of nonhazardous solid waste, including waste transfer stations, compost dumps, and combustors, incinerators, and cogeneration plants, and the collection and hauling of nonhazardous waste incidental to the treatment or disposal operations.

Non-Motor Vehicle or –Boat Body Shop Maintenance/ Cleaning / Repair / Service: a Structure, premises, or establishment in or on which goods other than Motor Vehicles or Boats are maintained, repaired, serviced, and/ or cleaned. This term does not include Parking or Outdoor Storage.

Non-Motor Vehicle or –Boat Rental / Leasing: a Structure, premises, or establishment in or on which goods other than Motor Vehicles or Boats are rented or leased. This term does not include Parking or Outdoor Storage.

Non-Profit Office: premises available for any function of a not-for-profit organization.

Nursery School: see “Pre-School”.

Occupancy: the Principal Use of a Lot, Building Site, or Structure for the performance of a function or operation by a Person.

Office Uses: (1) a Use category characterized by premises available for the transaction of Commercial, governmental, professional, medical, dental, not-for profit, or financial services, but excluding Retail / Personal Service / Repair/ Art / Artisan Uses, Light Industrial Uses, and Heavy Industrial Uses.

(2) Office Uses is the Use category, which is a collective reference to Uses in the following Use sub-Categories, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses) 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses):

Business / Government / Non-Profit Offices (excluding Civic Uses), Medical / Dental Offices, Professional Offices, and Other Offices Not Listed;

Office Building: a Building in which space is made available for Office Use. Office Building is not a Building Type.

Officefront: a Private Frontage type wherein the Facade is aligned close to or at the Frontage Line with the Building entrance at or above Sidewalk grade. This type is conventional for Office Use. It may have a substantial glazing on the Facade. See Table 4.3.7.A (Private Frontage Types).

Off-Premises Sign: a Sign the owner or lessee of which is not the owner or lessee of the premises on which such Sign is located.

Open Air Market: a Farmer’s Market, a Roadside Stand, or an Outdoor Market.

Open Space: Use characterized by large expanses of land.

Ordinance or Zoning Ordinance: this City of Columbia, Tennessee Zoning Ordinance, as the same may be amended and in effect from time to time.

Ordinary Maintenance and Repair: (1) keeping a Lot or Building Site , parcel, or Structure in good condition through ongoing minor intervention, undertaken from time to time, in a manner that does not change its external appearance except through the elimination of the usual and expected effects of weathering; (2) strengthening or restoring any portion of a Structure or Improvement to a safe condition, provided no material enlargement results; (3) repairing or replacing interior walls, fixtures, wiring or plumbing; or (4) repaving Driveways, private Thoroughfares, Internal Drives, and Parking and loading accommodations, (5) replacing exterior windows and siding, and (6) painting exterior Structures and fixtures. Ordinary Maintenance and Repair does not constitute Development, Construction or building for the purposes of this Ordinance.

Outbuilding: synonymous with “Accessory Building”.

Outdoor Display Case: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Outdoor Market: an open air area, without or without a Structure, used for the Retail sale of goods other than fresh fruits, vegetables, nuts, grains, eggs, flowers, herbs, or plants.

Outdoor Recreation: Commercial uses, varying in size, providing daily or regularly scheduled recreation or entertainment-oriented activities. Such activities may take place outdoors or within a Structure.

Athletic, tennis, swim, or Health Club (see Retail Sales and Service), botanical garden, nature preserve (see Parks and Open Areas), and Indoor Recreational Facility (see Indoor Recreation) are excluded from Outdoor Recreation.

Outdoor Storage: one or more assemblages, collections, stacks, or stockpiles of vehicles, equipment, goods, materials, tanks, or other items in any area other than within a Building, including without limitation, parked operative or non-operative vehicles or equipment.

~~**Outer Court:** any open area, other than a Setback or Yard or portion thereof, which is unobstructed from its lowest level to the sky and which, except for one opening upon:~~

1818

1819 ~~(1) A Front Lot or Building Site line;~~

1820

1821 ~~(2) A Front Setback Area Yard (Street Yard);~~

1822

1823 ~~(3) A Rear Setback Area or Yard; or~~

1824

1825 ~~(4) Any open area along a Rear Lot or Building Site line or along a Side Lot or Building Site line having~~
 1826 ~~a width or depth of at least thirty (30) feet, and which open area extends along the entire length~~
 1827 ~~of such Rear or Side Lot or Building Site line, is bounded by either:~~

1828

1829 ~~(a) Building walls; or~~

1830

1831 ~~(b) Building walls and one or more Lot or Building Site lines other than a Front Lot or Building~~
 1832 ~~Site line.~~

1833

1834

1835 **Parcel Services:** providing for-profit package and message routing, distribution, and delivery services.

1836

1837 **Park:** as a noun, a Civic Space type that is a natural preserve available for unstructured recreation,
 1838 described as such in Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific
 1839 Standards); as a verb, to stop and disengage a Motor Vehicle and leave it unoccupied.

1840

1841 **Parking:** (1) an accommodation designed for the of stopping and disengagement of a Motor Vehicle and
 1842 leaving it unoccupied; or (2) the act of stopping and disengaging a Motor Vehicle and leaving it
 1843 unoccupied.

1844

1845 **Parking Area:** an off-street, ground-level open area within a Lot or Building Site for Parking vehicles as an
 1846 Accessory Use incidental to a Principal Use of a Lot or Building Site or a Principal Building on a Lot or
 1847 Building Site. Not synonymous with Parking Lot.

1848

Parking Lot: an off-street, ground-level open area within a Lot or Building Site for Parking vehicles as a Principal Use for which a fee may or may not be charged. Not

synonymous with Parking Area. Parking Lot does not include Bus barn (see Warehouse and Freight Movement) or sale or servicing of vehicles (see Vehicle Sales and Service).

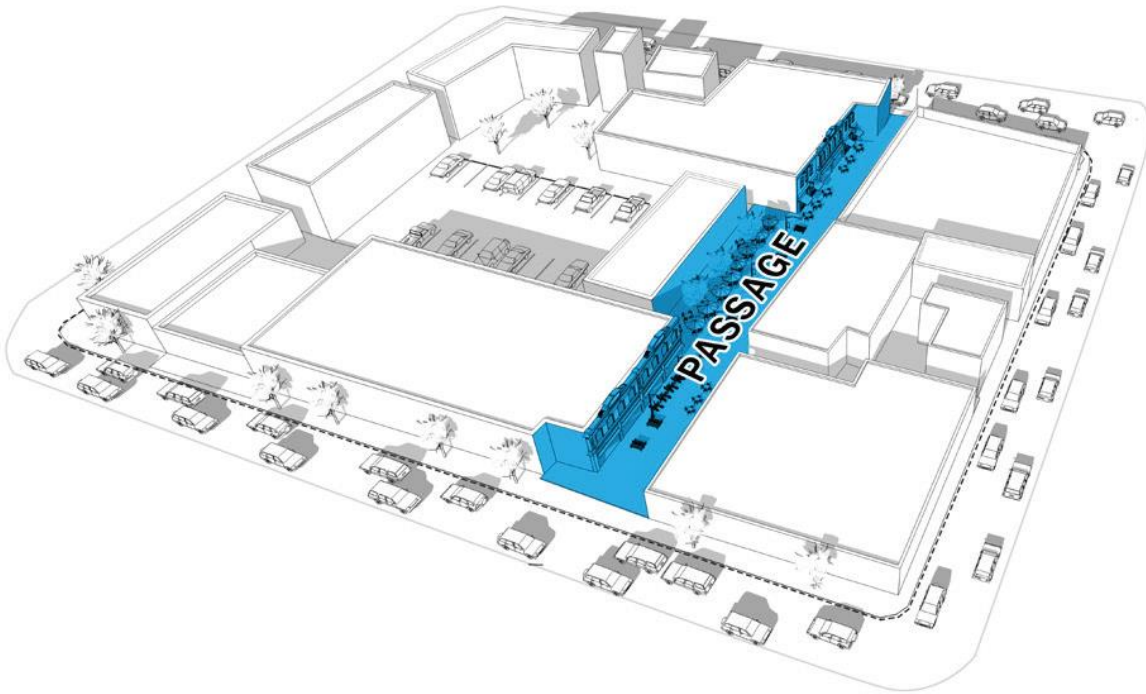
Parking Space: an area required or provided for Parking a vehicle, meeting the requirements of Section 4.3.12.

Parking Structure: a vertical or vertical and subterranean Improvement other than a Garage, containing one or more levels of vehicular Parking above grade. A Parking Structure may not be used for Motor Vehicle Body Shop, Maintenance Repair, Service or Cleaning.

Party Wall: a Wall on an Interior Lot or Building Site Line, used or adopted for joint service between two or more Buildings; such walls shall fully comply with fire and all other provisions and standards established for such walls in the Standard Building Code.

Passage (PS): a pedestrian connector, open or roofed, that passes between Buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages. See Illustration 9.3.P-1 (Passage).

ILLUSTRATION 9.3.P-1 PASSAGE



1869

1870

1871 **Passive Recreation:** outdoor recreational activities, such as nature observation, hiking, and canoeing or
 1872 kayaking, which require a minimum of facilities or Development and which have minimal environmental
 1873 impact on the recreational site.

1874

1875 **Path (PT):** a pedestrian way traversing an open greenspace with a minimum area of 5,000 square feet
 1876 Park, with landscape matching ~~the~~ contiguous Civic Space, ~~ideally~~ connecting directly with the urban
 1877 Sidewalk network.

1878

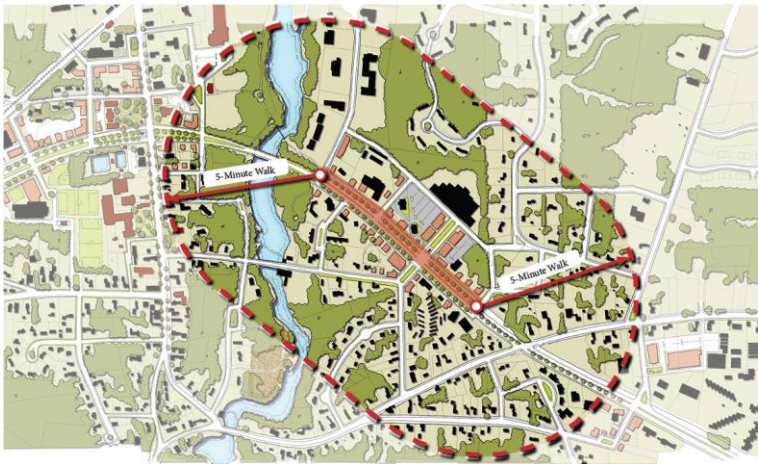
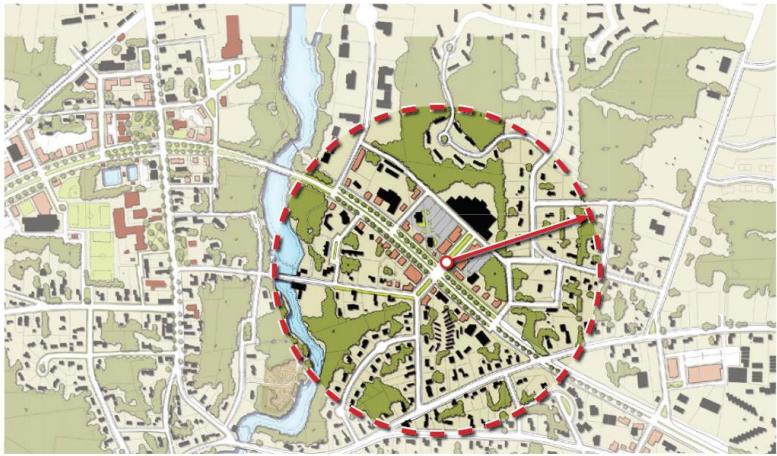
1879 **Pawnshop:** a Business that lends money based upon the security of pledged goods left in pawn, or that is
 1880 in the Business of purchasing tangible personal property to be left in pawn on the condition that it may
 1881 redeemed or repurchased by the seller for a fixed price within a fixed period of time. See also, Short-Term
 1882 Lender.

1883

1884 **Pedestrian Shed:** an area of a size approximately equal to the average distance comfortably walked by
 1885 pedestrians and approximately centered on a Common Destination. There are two types of Pedestrian
 1886 Sheds: Standard Pedestrian Sheds and Linear Pedestrian Sheds. See “Standard Pedestrian Shed” or “Linear
 1887 Pedestrian Shed”. See Illustration 9.3.P-2 (Pedestrian Sheds).

1888

ILLUSTRATION 9.3.P-2 PEDESTRIAN SHEDS



Performance Guarantee: as defined in Section 1.26.

Performing Arts Venue: a site, with or without a Structure, intended for the presentation of performing arts, such as dance, music, and theatre.

Performing Arts Studio: an establishment that provides instruction in one or more of the performance arts, such as dance, music, and theatre.

Person: an individual, firm, partnership, corporation, company, association, organization, joint stock association, proprietorship, trust, body politic, or other legal entity, or and includes a trustee, receiver, assignee, administrator, executor, guardian, or other representative.

Plot plan: A graphic depiction, drawn to an appropriate scale, indicating the dimensions of the lot or parcel which is the subject of an application for a zoning district amendment or special use permit including a legal description of such lot or parcel and the location of the lot or parcel in relation to adjacent street right-of-way.

Day Care / Personal Care Facilities (Civic): Civic Use sub-category characterized by non-Residential care for adults, children, or families, which does not meet the definition of Household Living or Group Living.

Day Care / Personal Care Facilities (Commercial): Commercial Use sub-category characterized by non-Residential care for adults, children, or families, which does not meet the definition of Household Living or Group Living.

Personal Improvement Education: an establishment primarily engaged in the provision of information or instruction relating to a particular subject or hobby.

Personal Services: Uses in which a service is provided to or for a customer for compensation, in which the Person providing such service deals directly with the consumer, which Uses may or may not include the Retail sale of goods related to the services provided.

Excluded from Personal Services are Motor Vehicle - Related Uses, services provided by a medical or dental professional, and Adult-Oriented Entertainment.

Pharmacy: an establishment having a primary function of dispensing prescription drugs and medications and whose stock-in-trade may or may not include other merchandise.

Place of Assembly: a Building, room, or space that is occupied or arranged for occupation by the public for recreational, amusement, social, sports, or similar purposes.

Place of Worship: a Building, room, or space that is occupied or arranged for occupation for religious, spiritual, recreational, or similar purposes.

- 1935 **Placement:** with respect to a Building, the manner in which the Building is situated on the Lot or Building
1936 Site. See “Layers”, Illustration 9.3.L-5 (Layers); see also “Setback”, and “Yard” and Illustration 9.3.S-2
1937 (Setbacks and Yards).
- 1938
- 1939 **Plan:** a Development Plan, Master PUD Development Plan, site plan, Landscape Plan, Sign Plan, or any
1940 other plan submitted or prepared pursuant to this Ordinance.
- 1941
- 1942 **Planned Unit Development:** See Section 8.5.21.
- 1943
- 1944 **Planned Unit Development District:** one of the several Districts listed as such in Section 3.7.C. See also
1945 Section 8.5.21.
- 1946
- 1947 **Planning Commission:** the Planning Commission of the City.
- 1948
- 1949 **Planning Director:** the City Director of Planning and Development.
- 1950
- 1951 **Planter:** the element of the Public Frontage that accommodates trees along Thoroughfares and Internal
1952 Drives, whether continuous or individual.
- 1953
- 1954 **Plaque Sign:** the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-
1955 2 (Sign Types - Specific Standards).
- 1956
- 1957 **Playground:** a Civic Space type, described as such in Table 5.3.3.A (Civic Space Types - Summary) and Table
1958 5.3.3.B (Civic Space - Specific Standards).
- 1959
- 1960 **Plaza:** a Civic Space type described as such in Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B
1961 (Civic Space - Specific Standards).
- 1962
- 1963 **Police Station:** premises accommodating operations of law enforcement officers and other members of
1964 staff.
- 1965

1966 **Porch:** a Private Frontage type, having a planted Frontage, the Facade is set back from the Frontage Line,
 1967 and an attached exterior covered area large enough to accommodate outdoor furniture and/or gathering,
 1968 which is permitted to Encroach into the Front Setback, Setback Area, or Street Yard. This may be used
 1969 with or without a Fence to maintain Thoroughfare spatial definition. A Stoop is not a Porch. See Table
 1970 4.3.7.A (Private Frontage Types).

1971

1972 **Porch Sign:** the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-
 1973 2 (Sign Types - Specific Standards).

1974

1975 **Portable Sign:** a Sign the principal supporting Structure of which is intended, by design and construction,
 1976 to be used by resting upon the ground for support and may be easily moved or relocated. Portable Signs
 1977 include, but are not limited to, Signs mounted on a Trailer, wheeled carrier, or other non-motorized
 1978 mobile structure, with wheels or with wheels removed.

1979

1980 **Post Office:** premises operated by or under contract for the United States Postal Service at which letters,
 1981 parcels, packages or other mail may be received, deposited, processed, sorted, and/or handled and/or
 1982 postage may be purchased.

1983

1984 **Post Sign:** the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2
 1985 (Sign Types - Specific Standards)

1986

1987 **Pre-School:** a school, licensed by the State, with an accredited training program and staffed with certified
 1988 teachers, providing day time care or instruction for two (2) or more children between the ages of two (2)
 1989 and five (5) years old. Synonymous with Nursery School.

1990

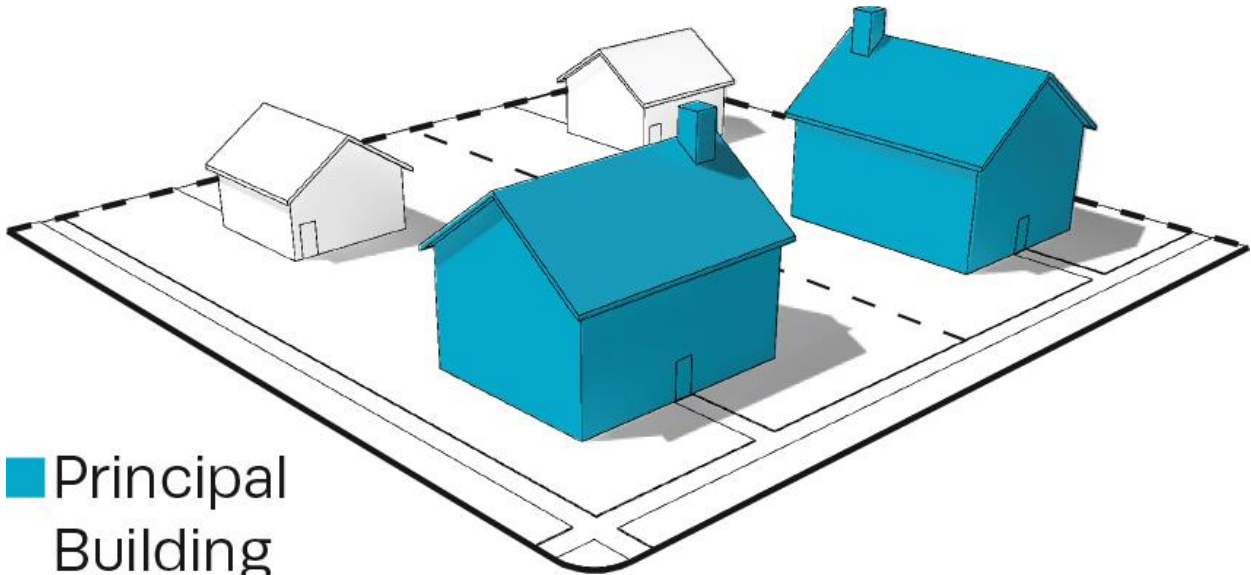
1991 **Preliminary Plat:** as defined in City Subdivision Regulation Section 2.2.

1992

1993 **Principal Building:** the main Building on a Lot or Building Site, located toward the Frontage, in which is
 1994 conducted a Principal Use of such Lot or Building Site. See Illustration 9.3.P-3 (Principal Building).

1995

1996 **ILLUSTRATION 9.3.P-3 PRINCIPAL BUILDING**

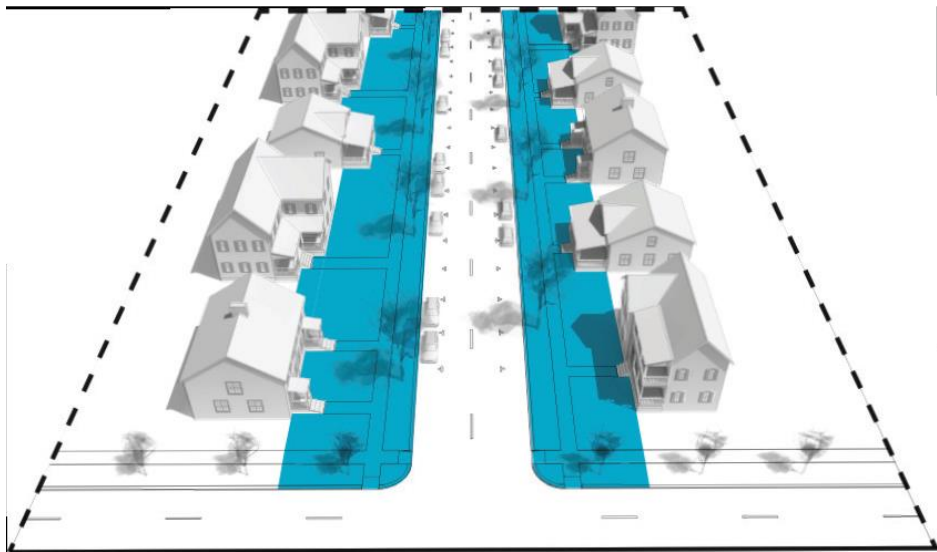


■ Principal Building

Principal Entrance: the main point of access for pedestrians into a Building; the Main Entrance. A building may have more than one Principal Entrance.

Principal Frontage: with respect to: (a) Corner Lots or Building Sites, the Frontage designated to bear the address and Principal Entrance to the Building, and the measure of minimum Lot or Building Site Width; and (b) non-Corner Lots or Building Sites, the Frontage. See “Frontage”. See Illustration 9.3.P-4 (Principal Frontage).

ILLUSTRATION 9.3.P-4 PRINCIPAL FRONTAGE



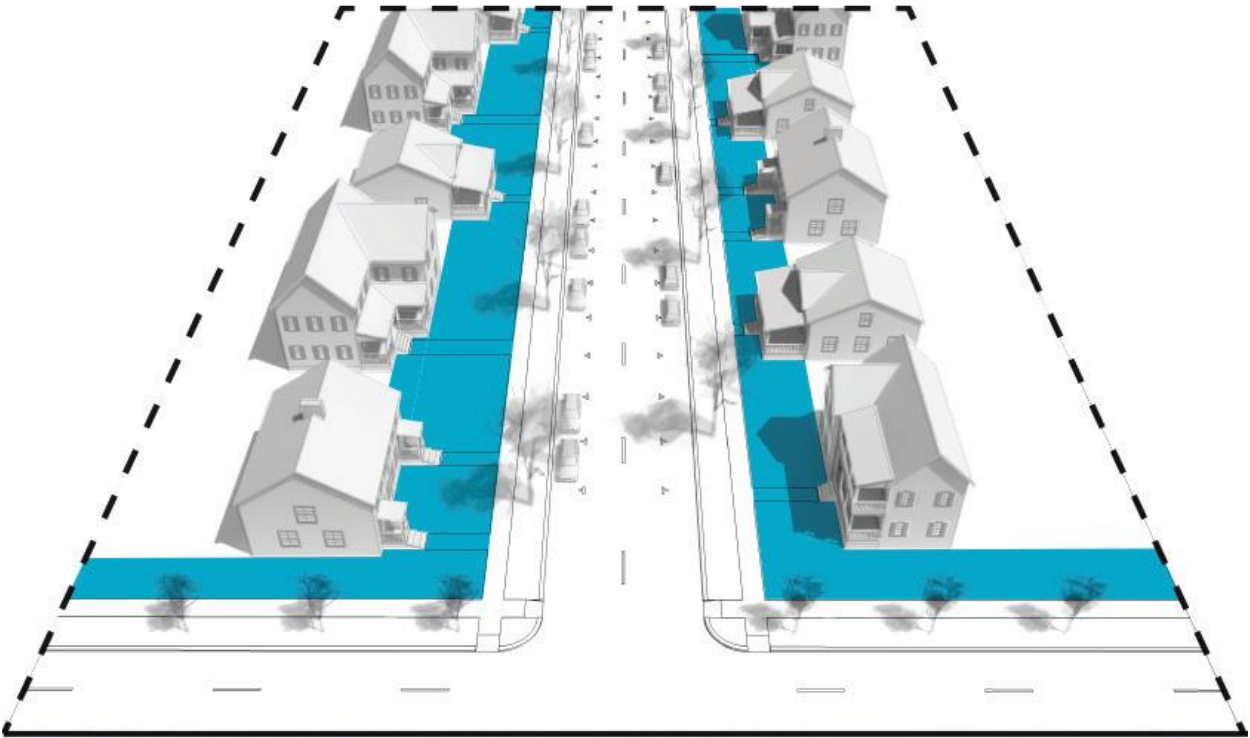
■ Principal Frontage

Principal Use: the primary or predominant Use of a Lot, Building Site, or Structure.

Printing Services Shop: Retail premises in which photocopying, scanning, short-run printing, and related services are provided.

Private Frontage: the privately held area between the Frontage Line and the Facade of the Principal Building. See Illustration 9.3.P-5 (Private Frontage); see also Table 4.3.7.A (Private Frontage Types), and Illustration 9.3.F-5 (Frontage & Lot or Building Site Lines).

ILLUSTRATION 9.3.P-5 PRIVATE FRONTAGE



■ Private Frontage

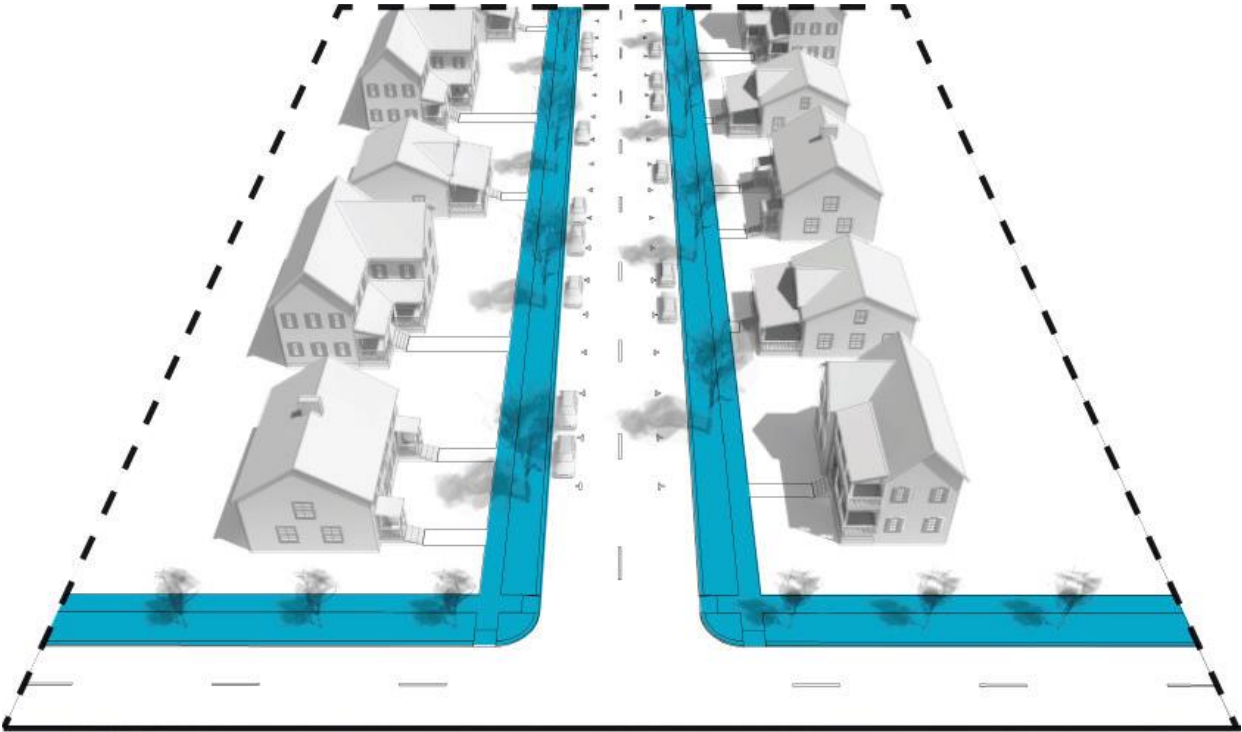
Public Frontage: the area between the Frontage Line and:

- (1) the curb (or if there is no curb, the edge) of the Vehicular Lanes in the case of a Lot or Building Site that Enfronts a Thoroughfare or Internal Drive having Vehicular Lanes, or

(2) the Enfronting Civic Space, Path, Passage, waterbody, or Driveway in the case of a Lot or Building Site that Enfronts a Civic Space, Path, Passage, waterbody, or Driveway.

See Illustration 9.3.P-6 (Public Frontage); see also Table 5.2.2.G-1 (Thoroughfare Assemblies & Standards); and Illustration 9.3.F-5 (Frontage & Lot or Building Site Lines)

ILLUSTRATION 9.3.P-6 PUBLIC FRONTAGE



Public Frontage

Pushcart: A mobile vending apparatus which may be moved without assistance of a motor from which merchandise or food is stored and prepared with the intent to sell to the public.

Professional Office: Use sub-category of Office Uses category characterized by premises in or from which professional or consulting services in the fields of law, architecture, planning, design, engineering, accounting, bookkeeping, and similar professions are conducted. This term does not include “Medical Office”, “Dental Office”, or “Clinic”.

Project Boundary Buffer: a Buffer located along the boundary of a development.

Public Art: art in any media that has been planned and executed with the intention of being staged in or viewed from the physical public domain, usually outside and accessible to all.

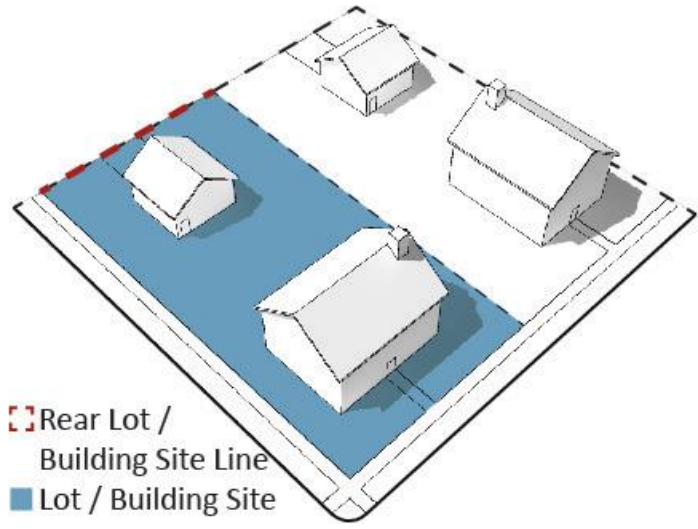
Public Meeting: a duly convened meeting of a Decision- Making Authority as contemplated under applicable state law, including public meetings, public hearings, workshops, and site visits.

Publishing: the Business of issuing software, Internet content, or newspapers, books, or other printed textual or graphical material for sale or distribution to the public.

Pylon Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-1 (Sign Types - Specific Standards).

Rear Setback Area or Yard: a portion of a Lot or Building Site that is situated between (1) the nearest roofed portion of the Principal Building or of any Accessory Building on the Lot or Building Site and (2) the Rear Lot or Building Site Line, extending the full width of the Lot or Building Site, from Side Lot or Building Site Line to Side Lot or Building Site Line. See Illustration 9.3.R-2 (Rear Setback Area or Yard).

ILLUSTRATION 9.3.R-2 REAR SETBACK AREA OR REAR YARD

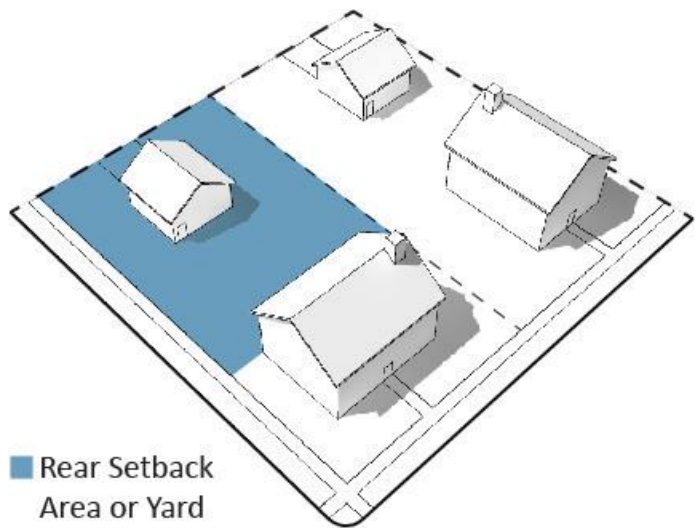


Rail Equipment Storage / Repair: Use involving premises for storing or repairing locomotives, rail cars, or other rail vehicles.

~~Rear Alley:~~ See “Alley”.

Rear Lot or Building Site Line: the Lot or Building Site Line opposite the Front Lot or Building Site Line. See Illustration 9.3.R-1 (Rear Lot or Building Site Line).

ILLUSTRATION 9.3.R-1 REAR LOT OR BUILDING SITE LINE



Recreation: Use characterized by activities for personal enjoyment or entertainment during a Person’s discretionary time.

Recreation Facility: premises accommodating Indoor Recreation and/or Entertainment and/or Outdoor Recreation and/or Entertainment. A Recreation Facility may be Civic or non-Civic.

Recreational Vehicle: a vehicle which is:

- (1) built on a single chassis;
- (2) four hundred (400) square feet or less when measured at the largest horizontal projection;

2085

2086 (3) designed to be self – propelled or permanently towable by a light duty truck: and

2087

2088

2089

2090 (4) designed primarily for use as a non – permanent dwelling but as temporary living quarters for
2091 recreational, camping, vacation, travel, or seasonal use. The term includes camping Trailer, motor
2092 home, travel Trailer, and truck campers.

2093 Recreational Vehicle does not include Manufactured Homes.

2094

2095 **Recreation and Entertainment, Indoor:** participatory and spectator-oriented Recreation activities
2096 conducted within an enclosed Building, including without limitation billiard rooms, bowling centers, ice or
2097 roller skating rinks, Shooting Ranges, Theater, and arcades.

2098

2099 **Recreation and Entertainment, Outdoor:** participatory and spectator-oriented Recreation activities
2100 conducted in open, partially enclosed, or screened facilities, including without limitation amusement
2101 parks, fairgrounds, golf courses and driving ranges, and go-cart tracks.

2102

2103 **Recycling Collection Facility:** a facility used for the collection and transfer, but not the actual processing,
2104 of any of the following recyclable materials: glass, paper, plastic, cans, or other source-separated, non-
2105 decayable materials. Recyclable materials at a Recycling Collection Facility must not include motor oil,
2106 chemicals, household appliances, tires, automobiles, automobile parts, or decayable materials.

2107

2108 **Rehabilitation Facility:** a facility operated for the primary purpose of assisting in the rehabilitation of
2109 individuals through an integrated program of medical, psychological, physical, occupational, substance,
2110 social, or vocational evaluation and services under competent professional supervision.

2111

2112 **Religious Facilities:** facilities used by a non-profit group or institution for organized religious services,
2113 meetings, assembly, practice, activities, and supporting uses.

2114

2115 Examples are Places of Worship, church, mosque, synagogue, temple, monastery, convent, retreat center
2116 or any permanent or temporary Structure providing regular, organized religious worship of any
2117 denomination and religious education incidental thereto. A property tax exemption for a religious group

2118 or institution obtained pursuant to state law shall constitute prima facie evidence of a Religious Facilities
2119 Use.

2120

2121 Athletic, tennis, swim or Health Club (see Retail Sales and Service), Educational Uses, Day Care facilities,
2122 for distribution or production of products, including printed matter, for groups other than immediate
2123 membership, public neighborhood arts center or similar community facility (see Community Service),
2124 community center, revival or gospel tent, senior center (see Community Service), Social service facility
2125 (see Social Service Institution), and Treatment center, transient lodging, or shelter for the homeless (see
2126 Social Service Institutions) are not included in this Use Category.

2127

2128 **Required Yard or Setback Area:** a Yard or Setback Area required by this Ordinance, which is open and
2129 unobstructed from 30 inches above the general ground level of the graded lot upward to the sky except
2130 as permitted in Section 4.3.10 and no part of which is included as part of a Setback, Setback Area, or Yard
2131 for any other Building.

2132

2133 **Research Laboratory:** premises that contain research, development, and testing laboratories that do not
2134 involve the mass manufacture, fabrication, processing, or sale of products Such Uses must not be
2135 detrimental to the environment through the release of dust, smoke, fumes, odor, noise, or vibration and
2136 must not create an unsafe risk of fire or explosion given the location of the use, the Building in which it is
2137 located, and the nature of the surrounding Uses and Structures.

2138

2139 **Residence:** a Building or part of a Building containing one or more Dwelling Units or Rooming Units,
2140 including Single – Family or Two – Family Dwellings, Multi-Family Dwellings, Boarding Houses, Rooming
2141 Houses, or residence- apartment hotels. Residences shall not include:

2142

2143 (1) Transient accommodations, such as Transient hotels, Motels, or similar establishments;

2144

2145 (2) Dormitories, fraternity or sorority houses, monasteries, or convents, or similar establishments
2146 containing Group Living or sleeping accommodations;

2147

2148 (3) Nurses' residences, sanitariums, nursing homes, convalescent homes, rest homes, or other
2149 sleeping or living accommodations in community facility buildings or portions of buildings used
2150 for community facilities; or

2151

(4) In any Building with a mix of Uses, the part of the Building used for any Non-Residential Uses, except Uses accessory to Residential Uses.

Residential: pertaining to premises available for long- term, non-Transient human habitation.

Residential Building: any Building or part thereof utilized solely for Residential Use and Accessory Uses.

Residential Uses: (1) a Use category characterized by premises available for long-term non-Transient human habitation; (2) Residential Uses is the Use category, which is a collective reference to the following Use sub-Categories, as listed in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses): Household Living and Group Living.

Restaurant: an establishment engaged in preparing, serving, and selling food at Retail for on- or off-premises consumption. Bars, Taverns, and Nightclubs are not Restaurants.

Restricted-Access Bicycle Enclosure: A locked area containing within it one bicycle rack space for each bicycle to be accommodated, and accessible only to the owners or operators of the bicycles parked within it.

Retail: Use characterized by selling, renting, or leasing new or used goods in person , on-line, or by mail- in transactions dealing directly with the consumer of such goods.

Retail / Personal Service / Repair / Arts / Artisan:

Use sub-category of the Commercial Uses category characterized by selling, renting, or leasing new or used goods in person, on-line, or by mail-in transactions dealing directly with the consumer of such goods, providing personal services or repair services to the general public, and art- related and artisan-related establishments. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses).

Examples of Retail Uses included in the Retail / Personal Service / Repair / Arts / Artisan sub-category are Convenience Store (with or without petroleum sales), selling, renting or leasing Alcoholic Beverages, antiques, appliances, art supplies, baked goods, bicycles, books, cameras, carpet and floor coverings, crafts, clothing, computers, dry goods, electronic equipment, fabric, flowers, furniture, garden supplies,

gasoline, gifts, groceries, hardware, home improvement goods, household products, jewelry, medical supplies, musical instruments, Open Air Market, outdoor farmers market, pets, pet supplies, pharmaceuticals, picture frames, plants, printed materials, produce, sporting goods, stationery, tobacco and related products, vehicle parts, and videos, and Brewpubs, Tasting Rooms, Retail Food Sales with or without on-premises preparation or processing, Retail Membership Clubs, and Warehouse Retail.

2191

2192 Examples of Personal Service Uses included in the Retail

/ Personal Service / Repair / Arts / Artisan sub-category are art, music, dance, or photographic gallery or studio, athletic, tennis, swim or Health Club, mailing or package delivery service, dry-cleaning or laundry drop-off facility, Laundromat, funeral home or mortuary, hair, nail, tanning, massage therapy and personal care service, photocopy, blueprint, and quick-sign service, photo finishing psychic or medium, security service, tailor, milliner, upholsterer, taxi or ride-share dispatch center, taxidermist, veterinary clinic, animal hospital, or Kennel, and urgent care or emergency medical office.

2199

2200 Examples of Repair Uses included in the Retail / Personal

2201

Service / Repair / Arts / Artisan sub-category are appliance, bicycle, canvas, clock, computer, gun, jewelry, musical instrument, office equipment, radio, shoe, television or watch repair, and locksmith.

2204

2205 Examples of Arts-Related Uses included in the Retail / Personal Service / Repair / Arts / Artisan sub-
2206 category are the non-Residential portion of Artist Live/Work Space, Artist Studio Space, arts-related
2207 educational facility, crafts-related retail store, non-Civic art museum/gallery, sale of art and art supplies.

2208

2209 Examples of Artisan-Related Uses included in the Retail / Personal Service / Repair / Arts / Artisan sub-
2210 category are Artisan Establishments, candle making, furniture making, glass blowing, weaving, pottery
2211 making, woodworking, sculpting, painting, and tailoring.

2212

2213 The following are excluded from the Retail / Personal Service / Repair / Arts / Artisan sub-category :

2214

2215 Adult Video Stores (see Indoor Recreation), any Use that is potentially dangerous, noxious or offensive to
2216 neighboring Uses or those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas,
2217 vibration, threat of fire or explosion, emission of particulate matter, interference with radio, television
2218 reception, radiation or any other likely cause (see Heavy Industrial), Motor Vehicle- and Boat- Related
2219 Uses, Crematorium (see Light Industrial), Large-scale catering (see Light Industrial), laundry or dry-
2220 cleaning plant (see Light Industrial), Restaurant (see Restaurants), Sale, lease, or rental of machinery, Farm

2221 and Construction Equipment, or other equipment, building materials, special trade tools, welding
2222 supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures
2223 (see Wholesale Trade).

2224

2225 **Retail Food Sales:** the sale of food for off-premises consumption, excluding Restaurants.

2226

2227 **Retail Membership Club:** a discount Retail establishment that sells merchandise to its members.

2228

2229 **Rezoning:** A change in the district boundaries or district classifications of the zoning map pursuant to
2230 Section 8.5.19. For the purposes of this Ordinance, rezoning also includes the initial zoning of a property
2231 that occurs with annexation.

2232 ~~reassignment of the District applicable to land pursuant to Section 8.5.19.~~

2233

2234 **Right-of-Way Line:** a line contiguous with a Lot or Building Site Line, dividing a Lot or Building Site from
2235 an Abutting Thoroughfare or Internal Drive.

2236

2237 **Road (RD):** a local, rural and suburban Thoroughfare or Internal Drive of low-to-moderate vehicular speed
2238 and capacity, described as such in Table 5.3.3.F (Thoroughfare / Internal Drives Types – Summary) and
2239 Table 5.3.3.G (Thoroughfare / Internal Drive Assemblies and Standards).

2240

2241 **Roadside Stand:** a small open air Structure for the Retail sale of produce or other goods grown or
2242 produced on the property where the Roadside Stand is located. Roadside Stand does not include Farmer's
2243 Markets or Outdoor Markets.

2244

2245 **Rooming House:** a Residential type in a private Dwelling in which at least three (3) but not more than six
2246 (6) rooms are offered for rent, payable in money and/ or other consideration, whether or not table board
2247 is furnished to roomers, and in which no Transient guests are accommodated and no Restaurant is
2248 maintained for service to any Persons who are not residents of the Rooming House.

2249

2250 **Rooming Unit:** a unit of Residential occupancy.

2251

2252 **Rowhouse:** ~~a Building in a collection of very narrow- to medium-sized attached Buildings on contiguous~~
2253 ~~Lot or Building Sites with a Rearyard (and Sideyard if an end unit), which collection consists of side-by-~~
2254 ~~side Dwelling Units with individual entries facing a Thoroughfare or Internal Drive. Each Building and any~~

2255 ~~Side Setback Area or Side Yard or occupy the full Frontage Line of its Lot or Building Site and shares at~~
 2256 ~~least one Party Wall with another Building of the same type. See Table 4.3.8.A (Principal Building Types)~~
 2257 ~~and Table 4.3.8.B (Principal Building Types – Specific Standards). Townhouse Building Type described as such~~
 2258 ~~in Table 4.3.8.B (Principal Building Types).~~
 2259

2260 **School:** Business or Trade School, College / University, High School, Middle School, Pre-School or Nursery
 2261 School, Primary or Elementary School, or Secondary School.

2262

2263 **School, Primary or Elementary:** See “Primary or Elementary School”.

2264

2265 **School, Secondary:** See “Secondary School”.

2266

2267 **Scrap or Salvage Yard / Service:** a Use, other than an Impound Yard or Towing Facility, in which an
 2268 establishment is engaged primarily in the sale, storage, assembling, dismantling, sorting, distributing, or
 2269 other processing of scrap, used equipment, mechanical components, or waste materials, including a
 2270 Junkyard.

2271

2272 **Screen/Screening:** (1) used as a verb, to block an item or condition from view from a vantage point in
 2273 accordance with the requirements of this Ordinance by interposition of a Building, Building Element, Wall
 2274 or Fence constructed of an opaque material, or an evergreen hedge; or

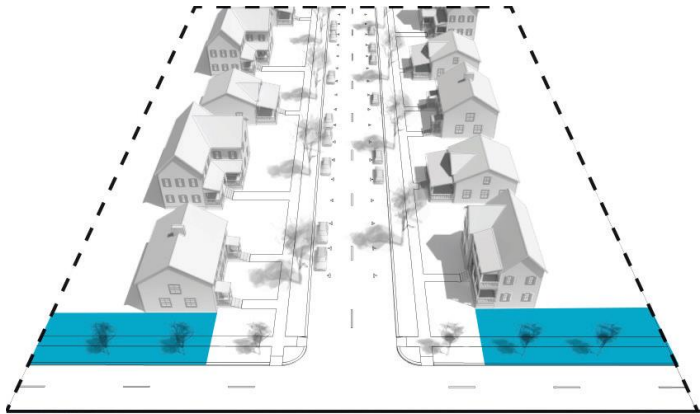
2275

2276 (2) used as a noun, a Building, Building Element, Wall or Fence constructed of an opaque material or an
 2277 evergreen hedge, which blocks an item or condition from view from a vantage point, as required by this
 2278 Ordinance. Not synonymous with Streetscreen.

2279

2280 **Secondary Frontage:** on Corner Lots or Building Sites, the Frontage that is not the Principal Frontage. See
 2281 Illustration 9.3.S-1 (Secondary Frontage).

2282 **ILLUSTRATION 9.3.S-1 SECONDARY FRONTAGE**



■ Secondary Frontage

Second Layer: See “Layer”.

Secondary School: a public, private, or parochial school offering instruction at the Middle School and /or High School levels in the branches of learning and study required to be taught in the public schools of the state.

Self-Service Storage Facility: premises at which customers rent separate storage units within a Building designed to allow private access by the customer for storing or removing personal property.

Examples are mini-warehouse, multi-story enclosed storage facility, and storage garage.

The following are not Self-Service Storage Facilities:

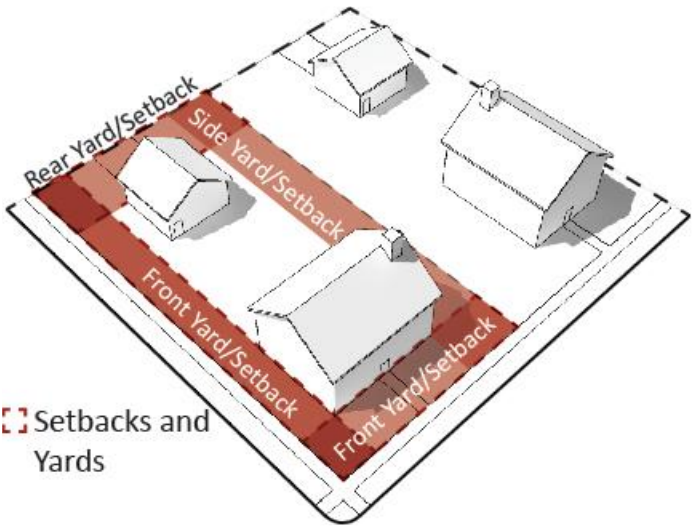
Rental of light or medium trucks, storage area used for Manufacturing use, storage area used for sales, service, and repair operations, and transfer and storage Business where there are no individual storage areas or where employees are the primary movers of the goods to be stored or transferred.

Septic Equipment Installation, Service, or Cleaning: establishments that install, pump, or service septic tanks and cesspools, or that rent or service portable toilets.

Setback or Setback Area: the portion of a Lot or Building Site measured from a Lot or Building Site Line to a Building Facade or Elevation, which area is maintained clear of permanent Structures, with the exception

of permitted Encroachments allowed pursuant to Tables 4.3.1-A -4.3.1.U (District Standards). See Illustration 9.3.S-2 (Setbacks). See also, “Yard”.

ILLUSTRATION 9.3.S-2 SETBACKS AND YARDS



Sewage Lines: lines for the movement, distribution, or collection of sewage.

Sewage Facility: utility facilities for the movement, receipt, treatment, and disposal of sewage.

Shared Parking: Parking spaces shared by two or more uses that are in proximity to one another and the parking area, and that have different operational characteristics such that utilization of the parking spaces by one use will not generally overlap with the utilization of the parking spaces by the other use(s). Shared parking on private property must be supported by binding agreement.

~~Parking spaces that are available for two or more Principal Uses.~~

Shared Parking Factor: an accounting for Parking spaces that are available to more than one Principal Use. See Table 4.3.12.B-2 (Shared Parking Factor).

Shooting or Firing Range: a specialized facility within a Building, which accommodates firearms training, practice, and qualification.

Shopfront: a Private Frontage Type conventional for Retail / Personal Service / Repair / Art / Artisan Use, wherein the Facade is aligned close to or at the Frontage

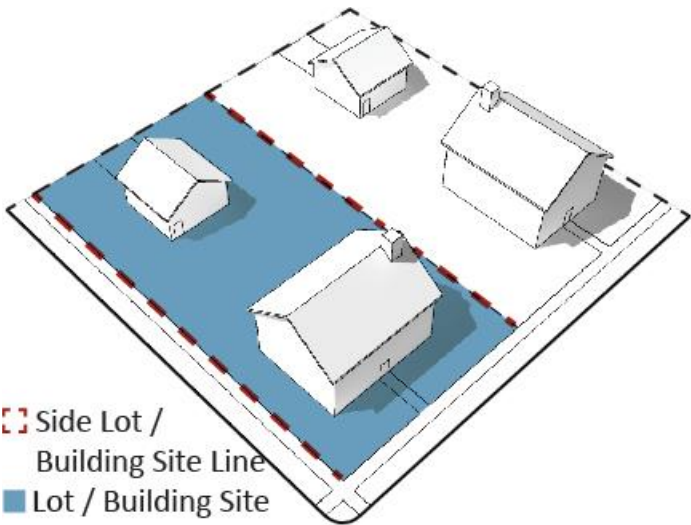
Line with the Building entrance at Sidewalk grade. This Frontage has substantial glazing at the Sidewalk level and may include an awning overlapping the Sidewalk. See Table 4.3.7.A (Private Frontage Types).

Short-Term Lender: a Business or Use that regularly (1) accepts checks from a borrower drawn on the borrower’s account to be presented for payment at a later date and that charges a fee for the service or (2) extends short- term non-purchase money loans secured by titles to motor vehicles. The term does not include Financial Institutions. See also, Non-Banking Financial Institution.

Short-Term Rental Unit: a Dwelling Unit in a Building originally used or designed to be used as an abode or home of a person, family, or household in either a portion of a single-family house, or an individual Dwelling Unit in a two-family Dwelling, townhouse, or multi-family Building having no more than 6 Dwelling Units, which Short-Term Rental Unit is rented wholly or partially for a period of less than thirty (30) continuous days occupancy for a fee; specifically excluding however a “hotel” as defined in TSA section 68-14-302 or a “bed and breakfast establishment” or a “bed and breakfast homestay” as those terms are defined in TSA section 68-14-502, all as contemplated in TSA section 13-7-602. A Hotel, Extended Stay Hotel, Motel, Bed and Breakfast, or Inn is not a Short-Term Rental Unit.

Side Lot or Building Site Line: any Lot or Building Site Line that is not a Front Lot or Building Site Line or a Rear Lot or Building Site Line. See Illustration 9.3.S-3 (Side Lot Line).

ILLUSTRATION 9.3.S-3 SIDE LOT OR BUILDING SITE LINE



2354

2355 **Side Setback, Setback Area or Yard:** the portion of a Lot or Building Site that is situated between (1) the
 2356 nearest roofed portion of the Building or of any Accessory Building on a Lot or Building Site and (2) the
 2357 Side Lot or Building Site Line, and extending through from the Front Setback Area or Yard or from the
 2358 Front Lot or Building Site Line where no Front Setback Area or Yard exists to the Rear Setback Area or Yard
 2359 or to the Rear Lot or Building Site Line where no Rear Setback Area or Yard exists. See Illustration 9.1.S-2
 2360 (Setbacks and Yards).

2361

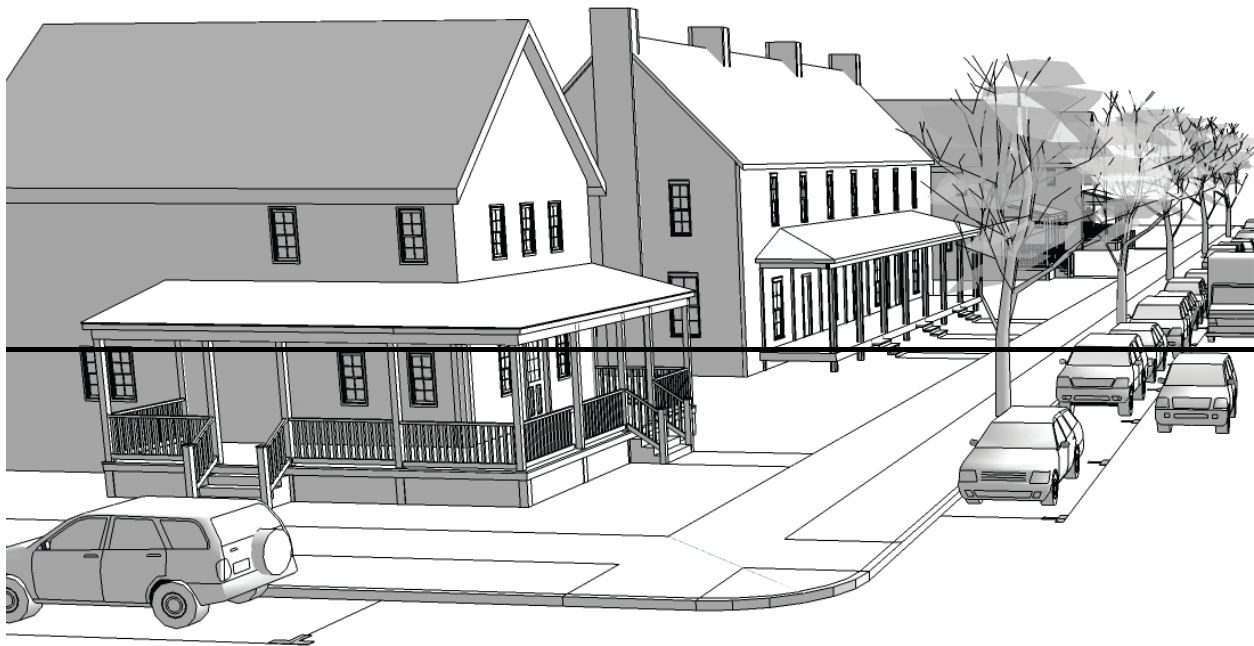
2362 **Side Setback Area or Yard Width:** the dimension of a Side Setback Area or Yard, measured in such a
 2363 manner that the Yard is a strip of the minimum width required by the applicable District standards, with
 2364 its inner edge parallel with the Side Lot or Building Site Line.

2365

2366 **Sidewalk:** the paved section of the Public Frontage dedicated exclusively to pedestrian activity. See
 2367 Illustration 9.3.S-4 (Sidewalk).

2368

2369 **ILLUSTRATION 9.3.S-4 SIDEWALK**



2370

2371 **Sidewalk Sign:** the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table
 2372 7.1.2.B-2 (Sign Types - Specific Standards).

2373

Sign: any name, number, symbol, identification, description, direction, declaration, demonstration, display, representation, illustration, insignia, instruction, directive, information, illustration, object, graphic, device, display, visual communication, material, Structure or device, or part thereof, in view of the general public, whether permanent, temporary, portable, or affixed, composed of lettered, or pictorial, or graphical matter or upon which lettered or pictorial, or graphical matter is used, that announces, directs attention to, names, gives notice of, informs, advertises, or promotes an ideology, position, interest, cause, object, project, product, place, activity, person, institution, organization, or Business; provided that the term “Sign” shall not be deemed to include any badge or insignia of any government agency or any civic, charitable, religious, patriotic, fraternal or similar organization, Public Art, or any directional sign erected and maintained pursuant to law.

Single-Family Detached Dwelling: a Dwelling Unit, other than a Manufactured Housing Unit, for exclusive occupancy for one only Family, situated on a Lot or Building Site with no other Dwelling Units and not attached to any other Dwelling Unit.

Single - Family Dwelling: a Dwelling Unit shall be considered a Single-Family Dwelling only if permanent occupants are limited to one of the following categories:

- (1) One individual or
- (2) Any number of persons constituting a “Family”.

For purposes of this definition, the following are not considered to be Single-Family Residences:

- (1) Boarding Houses.
- (2) Apartment houses.
- (3) Dwelling Units in which more than two rooms are rented to unrelated tenants.
- (4) Structures or portions of Structures which are designed or constructed for any of the above purposes; and such Structures and Uses of Structures are explicitly prohibited in each Residential District unless otherwise specifically permitted. Notwithstanding the foregoing, “Single-Family

2407 Residence” may include a Dwelling Unit which includes separate quarters for persons who are
 2408 related by blood, marriage or adoption to the primary occupants, provided such quarters are
 2409 connected by interior passageways to the other portions of the dwelling unit, and are not rented
 2410 to any unrelated tenants or otherwise used in violation of this Ordinance If more than one meter
 2411 is installed for the same type of household utility service, it will be presumed that Structure is not
 2412 being used as a Single- Family Residence.

2413

2414 Notwithstanding any other provisions to the contrary, subject to the City Manager’s approval, and for
 2415 such periods of time as the City Manager deems reasonable and necessary, a Single-Family Residence may
 2416 include, on a temporary basis, one or more persons, not related to the primary occupants, who have been
 2417 dislocated from their permanent residence due to an officially recognized local, regional or national
 2418 emergency. A report shall be provided to advise the City Council, Planning Commission, and Development
 2419 Services Department of any such situations approved by the City Manager.

2420

2421 **Single Ownership:** a proprietary interest of a Landholder as defined herein.

2422

2423 **Site Development Plan:** a map required by Section 8.5.6.H, which indicates the intended Development of
 2424 a parcel of land and which meets the standards and requirements of, and is prepared in accordance with,
 2425 Section 8.5.6.H and other applicable provisions of this Ordinance.

2426

2427 **Small Multi-Family Building:** Principal Building type that incorporates between three (3) and six (6) side-
 2428 by-side and/or horizontally stacked Dwelling Units, typically with one or more shared entries. See Table
 2429 4.3.8.A (Principal Building Types) and Table 4.3.8.B (Principal Building Types - Specific Standards).

2430

2431 **Social or Civic Club or Lodge:** a Use characterized by a Structure and/or land owned by or leased to one
 2432 or more Social or Civic Organizations for meeting, recreational, or social purposes primarily by their
 2433 members and their guests.

2434

2435 **Social or Civic Organization:** a private non-profit group, association, organization, club, establishment,
 2436 brotherhood, membership, or other similar group providing meeting, recreational, social, fraternal, youth,
 2437 or similar activities or facilities primarily for its members and guests; excluding, however any type of
 2438 Residential facility such as fraternity or sorority houses.

2439

2440 **Solid Waste Facility:** premises, appurtenances and Improvements used for treating, storing, or disposing
 2441 of solid waste, whether publicly or privately owned or operated. A Solid Waste Facility may consist of

2442 several treatment, storage, or disposal operational units, including, but not limited to, one or more
2443 landfills, surface impoundments, or combination thereof.

2444

2445 **Special District:** an area which, due to its intrinsic size, Use, Configuration, cannot conform to the
2446 requirements and standards of one or more of the applicable Character Districts or Civic District as
2447 specified in this Ordinance.

2448

2449 **Special Exception:** synonymous with Conditional Use.

2450

2451 Special Requirements: provisions of Section 2.2 and Section 5.7 and/or the associated designations on the
2452 Zoning Map for those provisions.

2453

2454 **Specified Anatomical Areas:** less than completely and opaquely covered human genitals, pubic region,
2455 buttock, and female breast below a point immediately above the top of the areola. Also, human male
2456 genitals in a discernibly turgid state, even if completely and opaquely covered.

2457

2458 **Specified Sexual Activities:** human genitals in a state of sexual stimulation or arousal; acts of human
2459 masturbation, sexual intercourse or sodomy; fondling or other erotic touching of human genitals, pubic
2460 region, buttock or female breast.

2461

2462 **Specimen Tree:** any Canopy Tree with a diameter of 24 inches or greater measured at diameter breast
2463 height (DBH) 4.5 ft.

2464

2465 **Sports Field:** a Civic Space type that accommodates the play of athletic endeavors, described as such in
2466 Table

2467 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards); excluding Sports
2468 Venues. May include associated Structures.

2469

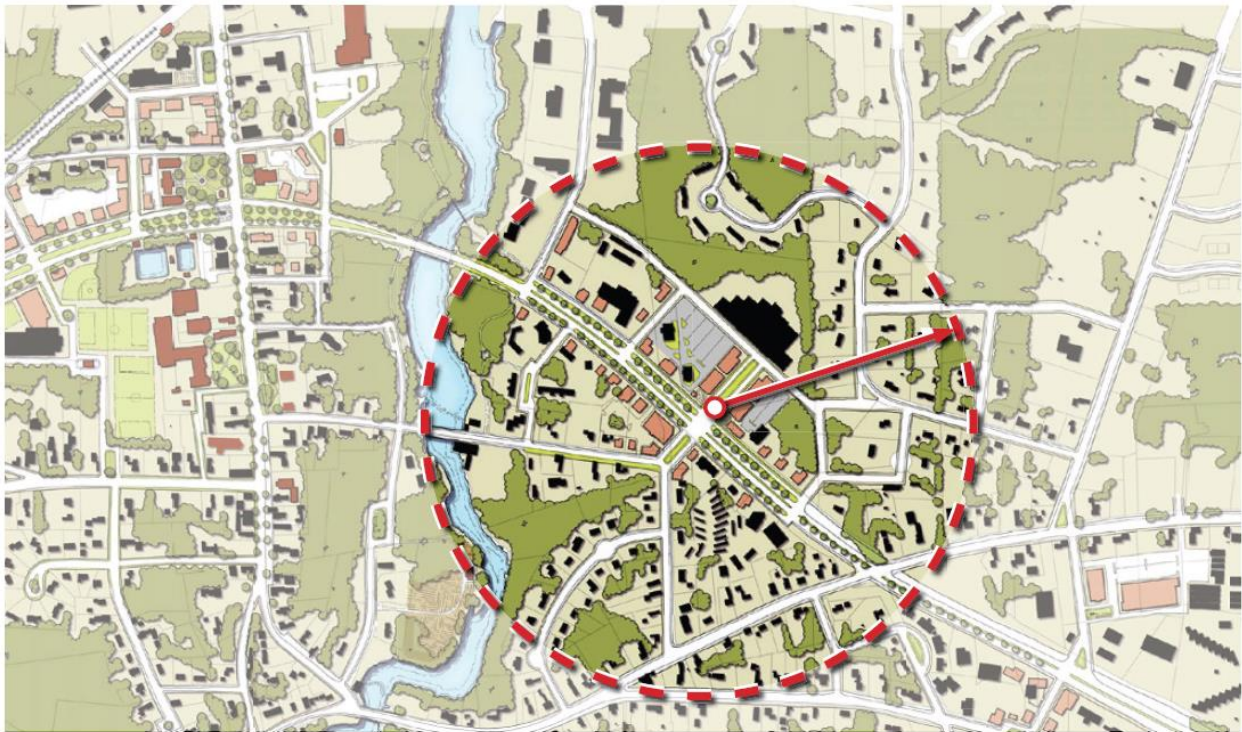
2470 **Sports Venue:** premises at which athletic events are presented.

2471

2472 **Square:** a Civic Space type described as such in Table 5.3.3.A (Civic Space Types - Summary) and Table
2473 5.3.3.B (Civic Space - Specific Standards).

Standard Pedestrian Shed: a Pedestrian Shed that is an average 1/4 mile radius or 1320 feet, about the distance of a five-minute walk at a leisurely pace. See "Pedestrian Shed". See Illustration 9.3.S-5 (Standard Pedestrian Shed).

ILLUSTRATION 9.3.S-5 STANDARD PEDESTRIAN SHED

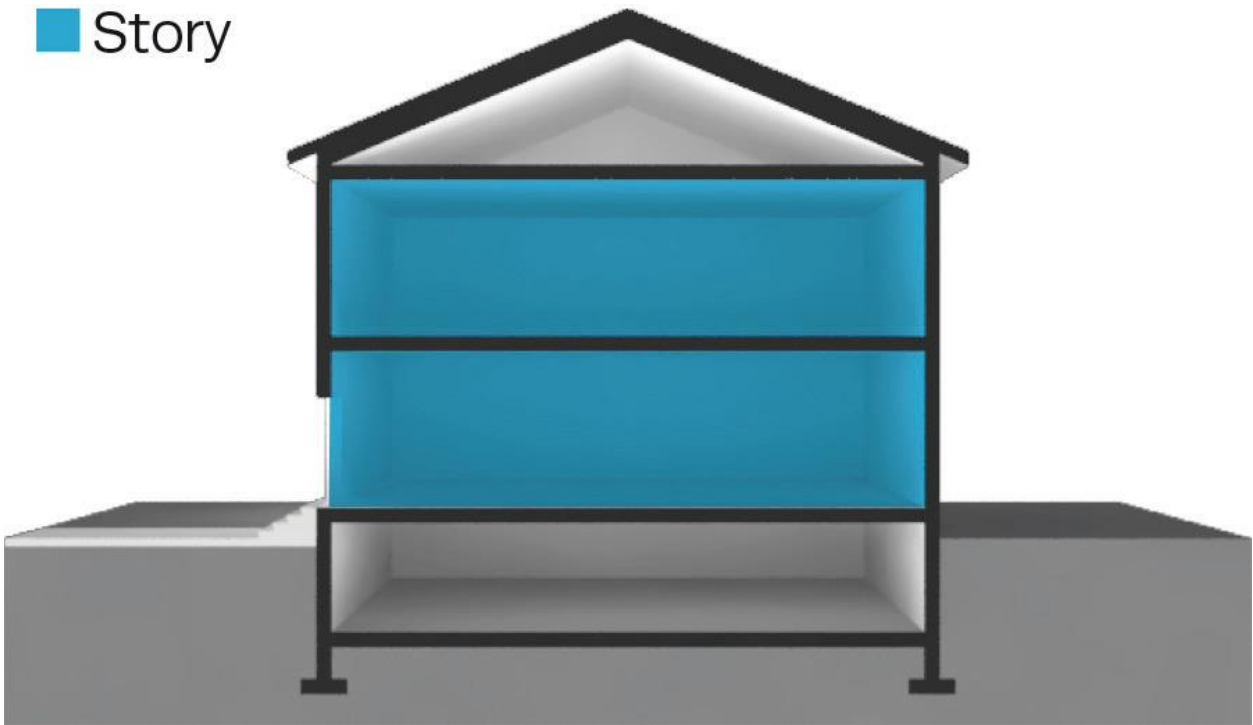


Stoop: a Private Frontage type wherein the Facade is aligned close to the Frontage Line with the first Story elevated from the Sidewalk for privacy. An exterior stair and landing provides access to the entrance. This type is recommended for ground-floor Residential Use. See Table 4.3.7.A (Private Frontage Types).

Story: a habitable level within a Building, being that portion included between the surface of any floor and the surface of the floor next above it; if there is no floor above it, then the space between the floor and the ceiling next above it; excluding an Attic or a raised Basement. See Illustration 9.3.S-6 (Story).

ILLUSTRATION 9.3.S-6 STORY

■ Story

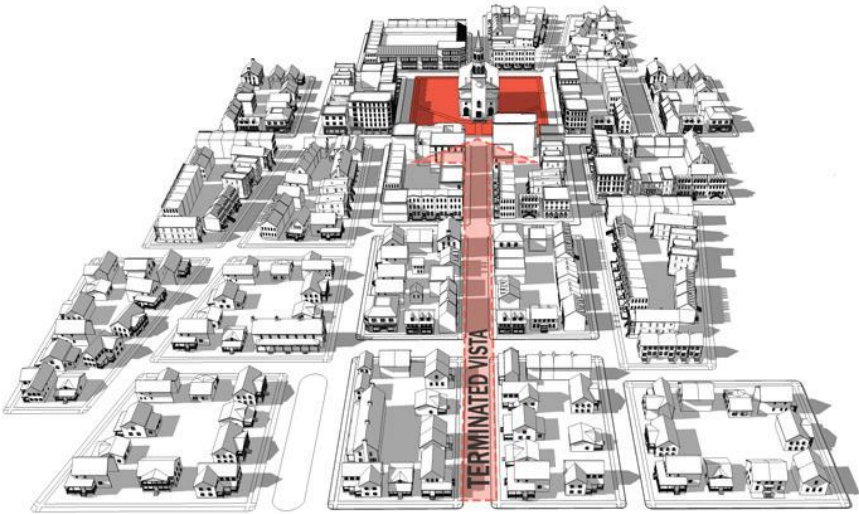


- 2489
- 2490
- 2491
- 2492
- 2493 **Street (ST):** a local urban Thoroughfare or Internal Drive of low speed and capacity, which meets the
- 2494 standards and requirements for such Thoroughfare type as set forth in and as described as such Table
- 2495 5.3.3.F (Thoroughfare / Internal Drive Types - Summary) and Table 5.3.3.G (Thoroughfare / Internal Drive
- 2496 Assemblies & Standards). When not capitalized, the term “street” means any public way not within a Lot
- 2497 or Building Site on which vehicles travel.
- 2498
- 2499 **Streetscape:** street lights, trees, planting accommodations and Sidewalk along a Thoroughfare or Internal
- 2500 Drive.
- 2501
- 2502 **Streetscreen:** a type of Screen situated along a Frontage Line, or along the same plane as a Façade, and
- 2503 consisting of a planted evergreen hedge or freestanding Wall constructed of brick or stucco over masonry,
- 2504 which blocks the view of Parking, equipment, or other item or condition from the Frontage, provides
- 2505 privacy to a Side Yard, or strengthens the spatial definition of the public realm.
- 2506
- 2507 **Street Setback, Setback Area, or Yard:** synonymous with Front Setback, Setback Area, or Yard.

- 2508
- 2509 Street Setback, Setback Area, or Yard Depth: the dimension of a Street Setback, Setback Area, or Yard that
2510 is measured as follows:
- 2511
- 2512 The depth of a Street Setback, Setback Area, or Yard shall be measured at right angles to a straight line
2513 joining the foremost points of the Side Lot or Building Site Lines; provided that in the case of rounded
2514 property corners at Thoroughfare or Internal Drive intersections, the foremost point of the Side Lot or
2515 Building Site Lines shall be the point at which the Side Lot or Building Site Lines and Front Lot or Building
2516 Site Lines would have met without such rounding.
- 2517
- 2518 Synonymous with Front Setback, Setback, or Yard Depth.
- 2519
- 2520 **Structure:** anything constructed, installed, or erected, the use of which requires a permanent location on
2521 the ground or attachment to something having a permanent location on the ground, regardless whether
2522 the same is horizontal or vertical. The word "Structure" includes Buildings and other Improvements and
2523 all parts thereof.
- 2524
- 2525 **Swimming Pool:** a constructed basin or Structure for swimming and aquatic recreation, excluding plastic,
2526 canvas or rubber pools temporarily erected upon the ground and holding less than 300 gallons of water.
- 2527
- 2528 **Tasting Room:** an establishment or portion of an establishment that allows customers to taste samples of
2529 beer, alcoholic spirits, or vinous beverages. In addition to such products, a Tasting Room may include the
2530 Retail sale of related items, marketing events, special events, entertainment, and/or food sales.
- 2531
- 2532 **TCA:** Tennessee Code Annotated.
- 2533
- 2534 **Temporary Sign:** any Sign which is not permanently installed, mounted, or placed. Signs of the types
2535 described in Table 7.1.2.B-1 (Summary of Sign Types) and Table 7.1.2.B-2 (Sign Types - Specific Standards)
2536 are not Temporary Signs.
- 2537
- 2538 **Temporary Use:** Use of premises for fewer than 60 days or such other period as may be specifically
2539 provided in this Ordinance, and permitted by right, by conditional use, or subject to limited use standards
2540 under Section 4.3.9G in accordance with Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses),
2541 for which a Temporary Use Permit has been issued and is in effect.

Terminated Vista: a location at the axial conclusion of a Thoroughfare or Internal Drive. A Building located at a Terminated Vista location designated on a Zoning Map is required to be designed in response to the axis. See Illustration 9.3.T-1 (Terminated Vista).

ILLUSTRATION 9.3.T-1 TERMINATED VISTA



Terrace/Lightwell: a Private Frontage type wherein the Facade is set back from the Frontage Line by an elevated landing and a sunken Lightwell. This type buffers Residential Uses from urban Sidewalks with the first Story elevated from the Sidewalk for privacy, and may allow for activation of space below grade. An exterior stair and landing provides access to the entrance. This type is recommended for ground-floor Residential Use. See Table 4.3.7.A (Private Frontage Types).

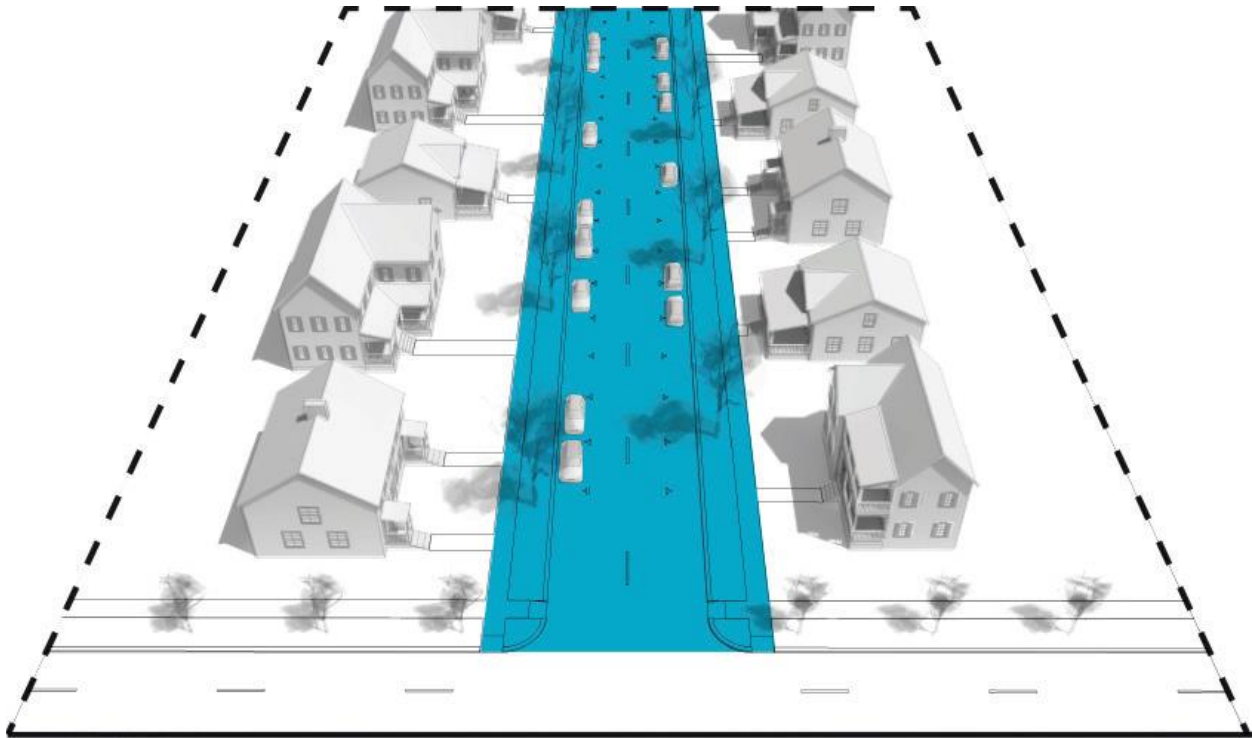
Theater: a Building or part of a Building devoted to the showing of motion pictures, or theatrical or performing arts productions, as a Principal Use.

Third Layer: See “Layer”.

Thoroughfare: a way, whether public or private, open for common and general use by vehicular and/or pedestrian traffic and to provide access to Lots or Building Sites and Civic Spaces, consisting of Vehicular Lanes and the Public

Frontage. See Illustration 9.3.T-2 (Thoroughfare). See also Table 5.3.3.F (Thoroughfare / Internal Drive Types Summary) and Table 5.3.3.G-1 (Thoroughfare / Internal Drive Assemblies and Standards). See also “Internal Drive”.

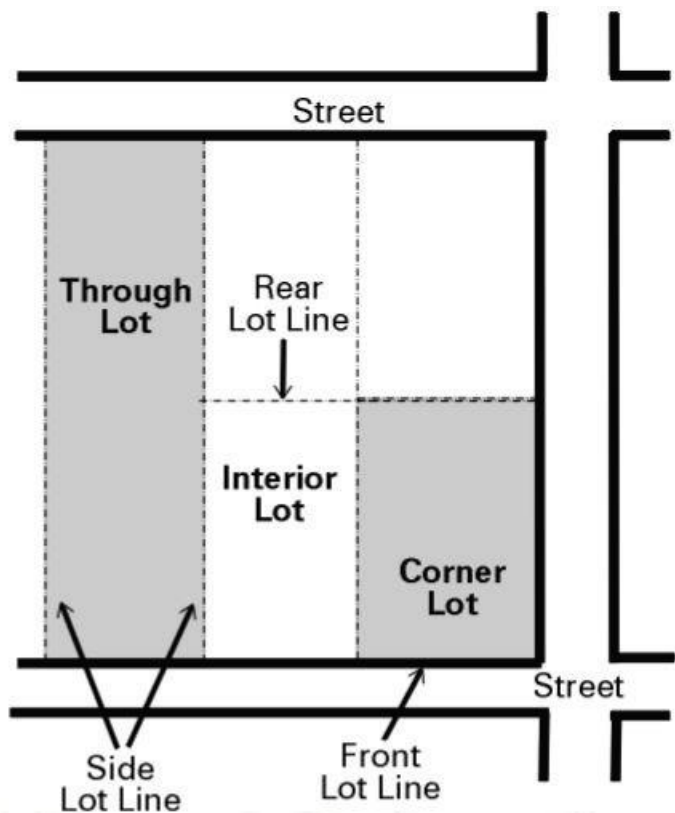
ILLUSTRATION 9.3.T-2 THOROUGHFARE



■ Thoroughfare

Through Lot or Building Site: a Lot or Building Site type that extends through from Thoroughfare or Internal Drive to Thoroughfare or Internal Drive.

ILLUSTRATION 9.3.T-3 THROUGH LOT / BUILDING SITE



Tire Sales: a Structure, premises, or establishment in or on which tires are sold, installed, and/or repaired.

Tower: with respect to communications equipment, any Structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self – supporting lattice towers, guy towers or monopole towers. The term includes radio and television transmission towers, microwave towers, common carrier towers, cellular telephone towers, alternative tower structures and the like.

Towing Facility: an establishment that provides vehicle towing services and accessory temporary outdoor storage for the vehicles it tows, which shall only include: (1) mechanically operable/drivable, licensed vehicles that are to be claimed by titleholders or their agents; and/or (2) wrecked motor vehicles awaiting insurance adjustments and transport to repair shops.

The term “Towing Facility” excludes: automotive services that have a tow truck on-site; Salvage or Scrap Yard / Service; Junkyards, Impound Yards; Motor Vehicle storage; and storage of inoperable vehicles.

2592 **Townhouse:** the Building Type described as such in Table

2593 4.3.8.B (Principal Building Types).

2594

2595 **Trailer:** an unpowered, portable, or mobile vehicle designed to be designed to be towed by a Motor
2596 Vehicle.

2597

2598 **Transient:** as a noun, a Person who is staying in a place for fewer than thirty (30) days; as an adjective or
2599 adverb, a duration of fewer than thirty (30) days.

2600

2601 **Transit Shelter:** accommodation providing shelter from the elements for waiting transit riders, excluding
2602 a Transit Station or Terminal.

2603

2604 **Transit Station or Terminal:** a facility or area at which train, rapid transit, light rail, bus, or other mass
2605 transit modality service regularly stops to load or unload passengers.

2606

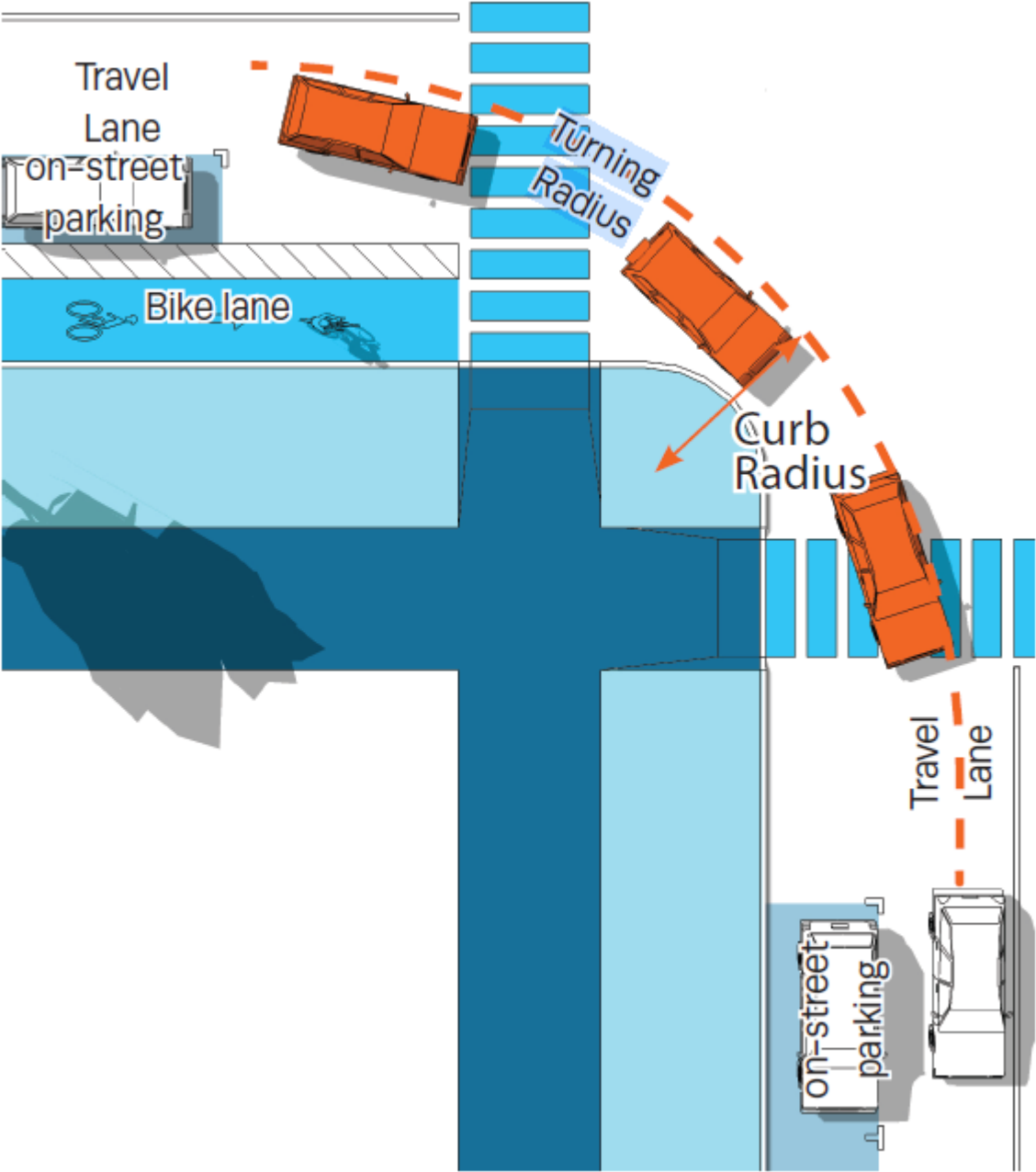
2607 **Tree Removal:** cutting down, digging up, destroying, clearing, or otherwise taking a tree from the location
2608 in which it is growing; inflicting damage to the root system; girdling; storing materials, soil compaction,
2609 changing the natural grade above or below the root system or around the trunk; inflicting damage that
2610 permits fungus infection or pest infestation; excessive pruning; excessive thinning; excessive paving with
2611 concrete, asphalt or other impervious material in such proximity as to be harmful to the tree; excessive
2612 grading; or any act of intentional or reckless damage to a tree. Without limiting the foregoing, excessive
2613 pruning or thinning shall include pruning or thinning more than 25% of the leaf surface on both the lateral
2614 branch and the overall foliage of a mature tree and and pruning or thinning that does not allow 1/2 of the
2615 foliage of a mature tree to remain evenly distributed in the lower 2/3rds of the crown and individual limbs;
2616 and excessive paving or grading shall include paving or grading over any part of the Critical Root Zone of
2617 a tree.

2618

2619 **Turning Radius:** the inside radius of the Vehicular Lanes available for a vehicle to make a turn, accounting
2620 for the presence of parking, bike lanes, medians or other features. See Illustration 9.3.C-3 (Curb Radius).
2621 Table 5.2.2.G-1 (Thoroughfare Assemblies & Standards) and Illustration 9.3.T-4 (Turning Radius). See also
2622 Curb Radius.

2623

2624 **ILLUSTRATION 9.3.T-4 TURNING RADIUS**



Usable Floor Area: the Floor Area within a Building, less the area of space used for utilities or storage.

$$\begin{array}{rcl} \text{Floor Area} & & \text{Useable} \\ \text{Within Building} & - & \text{Floor Area} \\ & \text{Space Used For} & \\ & \text{Utilities or Storage} & \end{array} =$$

2629

2630

2631 **Utility(ies):** (1) as a Uses category under this Ordinance, the Uses category involving uses, activities, and
 2632 equipment involved with the providing electricity, gas, water, sewage, telephone, cable, or other similar
 2633 publicly regulated service, such category of Uses including without limitation Utility Lines, Utility
 2634 Distribution / Substation / Switching Facility, and Utility Pumping Station (See Table 4.3.9.A-1 (Building,
 2635 Lot & Building Site Principal Use); (2) as a service, electricity, gas, water, sewage, telephone, cable, wireless
 2636 communications, or other similar publicly regulated service provided by a Utility Provider.

2637

2638 **Two-Family Detached Dwelling:** separate Residential premises for only two Families within a Building,
 2639 whether both Dwelling Units are on a single Lot or Building Site or Abutting Lots or Building Sites. A Duplex
 2640 is a specific Building Type that may accommodate a Two-Family Detached Dwelling, but the terms are not
 2641 synonymous.

2642

2643 **Unified Control of a Landholder:** with respect to a Planned Unit Development, control by a single Person
 2644 of all land to be developed within the overall Planned Unit Development site.

2645

2646 **Use:** a specific function, activity, or purpose accommodated by or intended to be accommodated by land,
 2647 a Lot, Building Site, or a Structure, or for which land, Lot, Building Site, or Structure is designed, arranged,
 2648 intended, occupied or maintained. See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use) and
 2649 Table 4.3.9.A-2 Building, Lot & Building Site Accessory Uses).

2650

2651 **Utility Distribution / Substation / Switching Facility:** facility used for Utility distribution, including
 2652 systems, and equipment used for such purposes.

2653

2654 **Utility Facility:** premises used by a Utility Provider relative to providing a Utility service, including without
 2655 limitation a Utility Pumping Station, a Utility Distribution / Substation/ Switching Facility, a water tower
 2656 or tank, a Water Treatment / Supply Facility, a water or wastewater pump station, a water reclamation
 2657 facility, a Sewage Facility, a Utility Generation Facility, a Wireless Communications Facility, a
 2658 Communications Tower, or other facility used to provide a Utility service, excluding, however, Utility Lines.

2659

2660 Maintenance yard or Building (see Light Industrial Service), Utility office (see Office), TV and radio studio
 2661 (see Office), and Reservoir or water supply (see Civic Space and Open Space) are not included in this Use
 2662 Category.

2663

Utility Generation Facility: facility used for electric or gas power generation (except hydroelectric and nuclear), control and transmission. This definition includes systems that facilitate the sale of gas or electricity via power distribution systems operated by others, and gas or electric power transmission systems such as transmission towers, pipes or lines, and transformer stations, but does not include Utility Distribution / Substations / Switching Facilities.

Utility Line: a line used in providing a Utility service.

Utility Provider: a public or private entity or other Person engaged in generating, transmitting, distributing, or providing a Utility service.

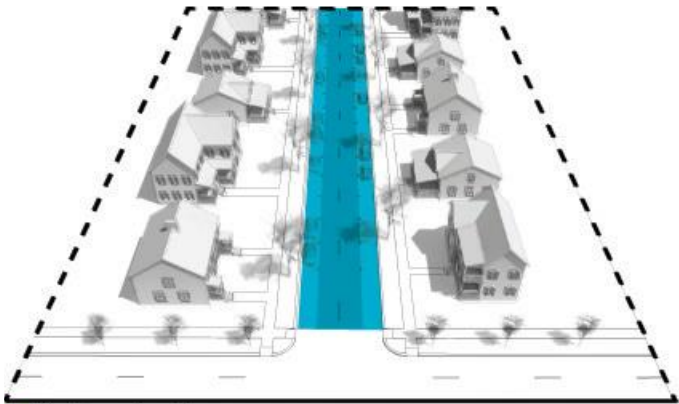
Utility Pumping Station: a facility at which water, sewage, or other Utility fluids are pumped from one place to another.

Utility Transmission Line: line used for the movement of high powered electricity or high pressure gas.

Variance: relief granted by the Board of Zoning Appeals from a standard or requirement of this Ordinance, which is specifically provided for in this Ordinance or granted pursuant to the provisions of Article 8 (Administration, Procedure, & Enforcement).

Vehicular Lane: an area of a Thoroughfare or Internal Drive for parked or moving vehicles. See Illustration 9.3.V-1 (Vehicular Lane).

ILLUSTRATION 9.3.V-1 VEHICULAR LANE



■ Vehicular Lanes

Vessel: a Boat, yacht, ship, canoe, kayak, paddle board, jet-ski, or recreational or other watercraft.

Veterinary Office, Clinic, or Hospital: premises or an establishment offering Veterinary Services for animals.

Veterinary Services: health or medical care provided to animals by a licensed veterinarian.

Wall: a vertical Structure that (1) supports a Structure or (2) encloses or separates an area of land.

Wall Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types - Specific Standards).

Warehouse Retail: a Retail establishment that has limited customer amenities and service and sells goods at discounted prices.

Warehousing: the indoor storage of goods, not including storage in Self-Service Storage facilities.

Warehouse: premises used for Warehousing, not including Self-Service Storage facilities.

Warehouse and Freight Movement: Use sub-category of the Industrial Category characterized by the storage or movement of goods.

2711 Not included in this sub-category are bulk storage of flammable liquids (see Heavy Industrial), Self-Storage
2712 Facilities, Mini-warehouse, multi-story enclosed storage facility, storage garages (see Self-Service
2713 Storage), Solid or liquid waste transfer, or composting (see Waste- Related Service).

2714

2715 **Waste-Related Service:** Use sub-category of Industrial Use category characterized by Uses that receive
2716 solid or liquid wastes from others for transfer to another location and Uses involving collection of sanitary
2717 wastes or manufacture or production of goods or energy from the composting of organic material.

2718 Not included in this sub-category are:

2719 Stockpiling of sand, gravel, or other aggregate materials (see Warehouse and Freight Movement).

2720

2721 Water Treatment / Supply Facility: facilities for the treatment and supply of potable, irrigation, or
2722 industrial water supply.

2723

2724 Wholesale Sales: the sale, lease, or rent of goods in large quantities primarily to industrial, institutional,
2725 and commercial business customers, which goods may or may not be resold at Retail by such customers.

2726

2727 Retail Sales, Personal Service, Repair, Arts, and Artisan Use, in-store sales, lease, or rental of consumer,
2728 household, or business goods, Warehousing or Freight Movement (see Warehouse and Freight
2729 Movement), and Warehouse or Wholesale Club (see Retail Sales and Service) are not included in
2730 Wholesale Sales.

2731

2732 **Window Sign:** the Sign Type described as such in Table 7.1.2.B-1 (Sign Types - Summary) and Table 7.1.2.B-
2733 2 (Sign Types - Specific Standards).

2734

2735 **Winery:** an establishment which is primarily used for the manufacture of vinous beverages in accordance
2736 with applicable state and local regulations.

2737

2738 **Wireless Communications Facility:** any facility for the receiving or transmitting of wireless signals for
2739 commercial purposes. As used herein the term shall include any necessary support structure, connection
2740 cables and equipment buildings as well as towers or monopoles.

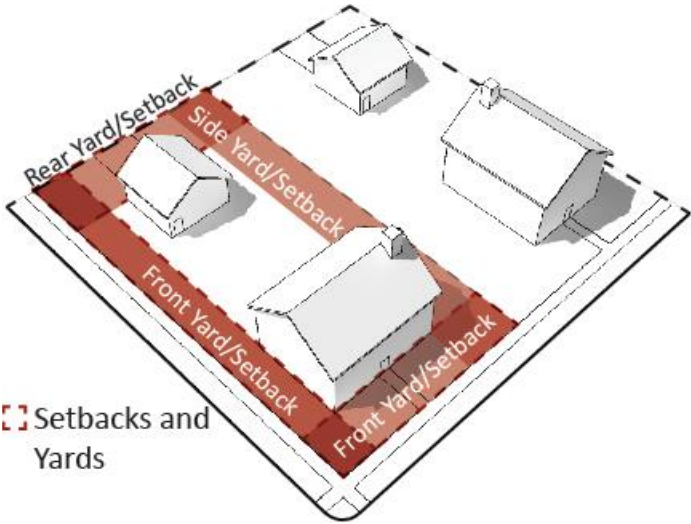
2741

2742 **Woodworking Shop:** premises at which wooden articles are made or repaired.

2743

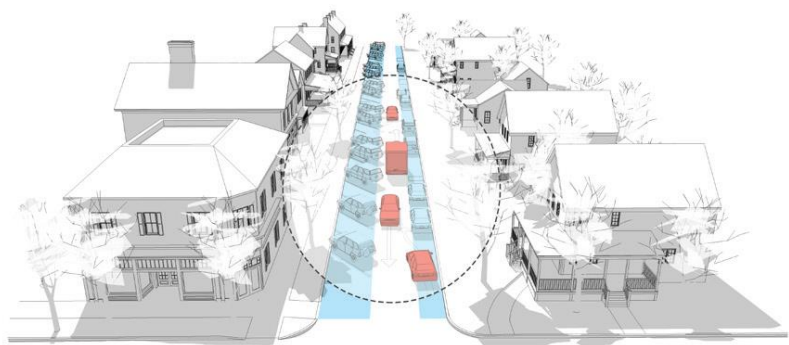
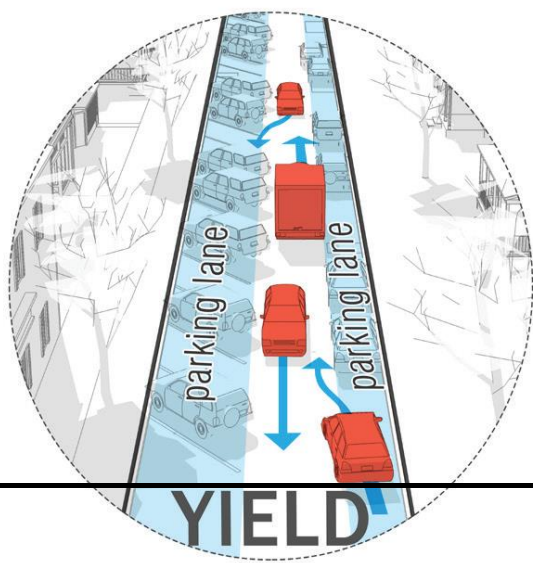
Yard or Setback Area: an open area within a Lot or Building Site on which there is a Building. Setback Areas or Yards are described by their positions within the Lot or Building Site, and their area is calculated as the shortest horizontal distance from a Lot or Building Site Line to the nearest foundation wall supporting Building on the Lot or Building Site. See “Front Setback, Setback Area, or Yard”, “Street Setback, Setback Area, or Yard”, “Rear Setback, Setback Area, or Yard”, and “Side Setback, Setback Area, or Yard”. See Illustration 9.3.R-1 (Setback Areas or Yards).

ILLUSTRATION 9.3.R-1 YARD / SETBACK AREAS



Yield: characterizing a Thoroughfare or Internal Drive that has two-way traffic but only one effective travel lane because of parked cars, necessitating slow movement and driver negotiation. Also, characterizing Parking accommodations on such a Thoroughfare or Internal Drive. See Illustration 9.3.Y-1 (Yield).

ILLUSTRATION 9.3.Y-1 YIELD



Zoning Administrator: the City Planning Director or other person designated to administer the provisions of Zoning Ordinance as described in Article 8.

Zoning Change: the Effective Date of any applicable Zoning Map Amendment (Rezoning) or of any applicable amendment of this Ordinance.

Zoning District: a Character District, Special District, Planned Unit Development District, or Civic District.

Zoning Map: the map or set of maps, which show the Districts, Thoroughfares and Internal Drives, and Special Requirements if any, of areas subject to, or proposed to be subject to, regulation by this Ordinance.

2771 The Zoning Map approved by the City Council, as the same may be amended from time to time, constitutes
2772 the Official Zoning Map of the City.
2773
2774 **Zoning Permit:** a permit required to Develop, construct, reconstruct, Improve, Alter, or use any Structure,
2775 Lot or Building Site.
2776



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 2ND CONSIDERATION ON ORDINANCE NO. 4524 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT E. 13TH AND E. 14TH STREETS, BEING TAX MAP 100L GROUP F PARCELS 21, 8, 9, 9.01, 10 AND 11 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) AND CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT) - WARD 2.

RECOMMENDATION: Approve Ordinance 4524 on second consideration.

INFORMATION: The applicant is requesting to rezone the properties for future development reflecting townhomes on the southern properties with currently no proposed changes on the north property at E. 13th Street per the concept plan provided. This request was reviewed and recommended by the Planning Commission at the August 14, 2024 meeting with a vote of seven to zero.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report, Ordinance 4524, Exhibit A, Exhibit B, DS Staff Report, Concept Plan.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT E. 13TH AND E. 14TH STREETS, BEING TAX MAP 100L GROUP F PARCELS 21, 8, 9, 9.01, 10 AND 11 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) AND CD-3 (NEIGHBORHOOD CHARACTER DISTRICT) TO CD-4 (GENERAL URBAN CHARACTER DISTRICT)

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the properties herein described from SD-LI (Light Industrial Special District) and CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District).

Section 2: Said properties to be rezoned, being Tax Map 100L Group F Parcels 21, 8, 9, 9.01, 10, and 11, off E. 13th and E. 14th Streets, are located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from SD-LI (Light Industrial Special District) and CD-3 (Neighborhood Character District) to CD-4 (General Urban Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 14th day of August, 2024, and after a public hearing held on the 12th day of September, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;
- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

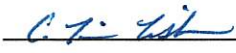
PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 10th day of October, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

**PARCEL 21.00
LEGAL DESCRIPTION**

PARCEL 21.00 LEGAL DESCRIPTION (E. 13TH STREET)

BEGINNING at the northwest corner of Map 100L, Group F, Parcel 21.00 on the south side of E. 13th Street ROW;

THENCE BEGINNING SOUTH 82 DEGREES 49 MINUTES 49 SECONDS EAST – 239.66 FEET; THENCE SOUTH 7 DEGREES 08 MINUTES 24 SECONDS WEST – 179.63 FEET; THENCE NORTH 82 DEGREES 41 MINUTES 39 SECONDS WEST – 250.00 FEET; THENCE NORTH 10 DEGREES 26 MINUTES 35 SECONDS EAST – 179.33 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 43,908.7 SQFT (1.01 AC).

PARCEL 11.00
LEGAL DESCRIPTION

TRACY SEIBER, RLS 2397

The following is a legal description of lot 16 (105 E 14th Street, Columbia, TN), Tax Map 100L, Group F, Parcel 11.00, Deed Book R2767, Page 1346, Plat Book 1, Page 163), 9th Civil District of Maury County, Tennessee. Being more particularly described as follows:

Beginning at an iron pin (found) in the North margin of E 14th Street (50' ROW), point being the Southeast corner of this described property and the Southwest corner of the LNR Capital LLC (Tax Map 100L, Group F, Parcel 10.00, Deed Book R2767, Page 163, Plat Book 1, Page 163, lot 17, R.O.M.C.), point also being 200' East of the intersection of E 14th St. and Main St.; thence with the North N82°22'49"W a distance of 55.19' to an iron pin (found), point being the Southwest corner of this described property and the Southeast corner of the Yu Chen property (Tax Map 100L, Group F, Parcel 12.00, Deed Book R2159, Page 192, Plat Book 1, Page 163, R.O.M.C.); thence leaving the North margin of E 14th St. and following Chen's East line N12°50'30"E a distance of 58.06' to an iron pin (found); thence following Chen's North line N82°22'11"W a distance of 17.20' to an iron pin (set) in the East line of the Phyllis J. Scribner property (Tax Map 100L, Group F, Parcel 14.00, Deed Book R2913, Page 842, Plat Book 1, Page 163, R.O.M.C.); thence leaving Chen's North line and following Scribner's East line N12°18'52"E a distance of 68.88' to an iron pin (set) in the South line of the James I. & Sondra J. Stofel property (Tax Map 100L, Group F, Parcel 15.00, Deed Book R1465, Page 849, Plat Book 1, Page 163, R.O.M.C.), point being the Northwest corner of this described property; thence leaving Scribner's East line and following Stofel's South line S82°22'11"E a distance of 17.20' to an iron pin (found); thence S12°18'52"W a distance of 6.00' to an iron pin (found); thence S81°50'01"E a distance of 44.67' to an iron pin (found) in the West line of the LNR Capital LLC property, point being the Northeast corner of this described property; thence leaving Stofel's South line and following LNR's West line S07°34'43"W a distance of 120.07' to the point of beginning containing 7169.9 square feet, 0.16 acres more or less according to a survey by Tracy K. Seiber, RLS2397, dated 3/17/2023.

This property is subject to any and all easements, recorded and unrecorded which may affect this property.

All bearings and distances are based on the Tennessee NAD-83 Grid Coordinate System.

Tracy Seiber, RLS#2397
102 Avalon Drive
Columbia, TN 38401
Seibersurveying@gmail.com
(931)446-6677

The following is a legal description of lot 17 (107 E 14th Street, Columbia, TN), Tax Map 100L, Group F, Parcel 10.00, Deed Book R2767, Page 1346, Plat Book 1, Page 163), 9th Civil District of Maury County, Tennessee. Being more particularly described as follows:

Beginning at an iron pin (found, WES) in the North margin of E 14th Street (50' ROW), being the Southwest corner of this described property and the Southeast corner of the LNR Capital LLC property (Tax Map 100L, Group F, Parcel 11.00, Deed Book R2767, Page 1346, Plat Book 1, Page 163, R.O.M.C.), point also being 200' East of the intersection of E 14th st. and Main St.; thence with LNR Capital's East line N07°34'43"E a distance of 120.07' to an iron pin (found,WES), point being the LNR Capital's Northeast corner and the Southeast corner of the James L. & Sondra J. Stofel property (Tax Map 100L Group F, Parcel 15.00, Deed Book R1465, Page 849, Plat Book 1, Page 163, R.O.M.C.); thence with Stofel's East line N07°34'43"E a distance of 57.87' to an iron pin (set) in the South line of the Sara W. Farris property (Tax Map 100L, Group F, Parcel 20.00, Deed Book R2457, Page 1313, Plat Book 1, Page 163, R.O.M.C.); thence S82°44'09"E a distance of 50.16' to an iron pin (set) in the South line of the Burchell Properties LLC property (Tax Map 100L, Group F, Parcel 21.00, Deed Book R2897, Page 254, Plat Book 1, Page 163, R.O.M.C.); thence with the West line of lot 18 S06°03'29"W a distance of 178.24' to an iron pin (found,WES) in the North margin of E 14th St.; thence with the North margin of E 14th St. N82°27'46"W a distance of 54.89' to the point of beginning containing 9353.1 square feet, 0.21 acres more or less according to a survey by Tracy K. Seiber, RLS2397, dated 3/17/2023.

This property is subject to any and all easements, recorded and unrecorded which may affect this property.

All bearings and distances are based on the Tennessee NAD-83 Grid Coordinate System.

Tracy Seiber, RLS#2397
102 Avalon Drive
Columbia, TN 38401
Seibersurveying@gmail.com
(931)446-6677

PARCEL 10.00
LEGAL DESCRIPTION

The following is a legal description of lot 18 (109 E 14th Street, Columbia, TN), Tax Map 100L, Group F, Parcel 10.00, Deed Book R2767, Page 1346, Plat Book 1, Page 163), 9th Civil District of Maury County, Tennessee. Being more particularly described as follows:

Beginning at an iron pin (found, WES) in the North margin of E 14th Street (50' ROW), being the Southwest corner of this described property and the Southeast corner of lot 17, point being 254.89' East of the intersection of E 14th St. & Main St.; thence with the east line of lot 17 N06°03'29"E a distance of 178.24' to an iron pin (set) in the South line of the Burchell Properties LLC property (Tax Map 100L, Group F, Parcel 21.00, Deed Book R2897, Page 254, Plat Book 1, Page 163, R.O.M.C.); thence with Burchell's South line S82°44'09"E a distance of 50.61' to an iron pin (found, HFS), said point is the Northeast corner of this described property and the Northwest corner of the James G. Dugger property (Tax Map 100L, Group F, Parcel 9.00, Deed Book R2793, Page 906, Plat Book 1, Page 163, R.O.M.C.); thence with Dugger's West line S06°15'23"W a distance of 178.63' to an iron pin (found) in the North Margin of E 14th St.; thence with the North margin of E 14th St. N82°16'27"W a distance of 50.00' to the point of beginning containing 8974.0 square feet, 0.21 acres more or less according to a survey by Tracy K. Seiber, RLS2397, dated 3/17/2023.

This property is subject to any and all easements, recorded and unrecorded which may affect this property.

All bearings and distances are based on the Tennessee NAD-83 Grid Coordinate System.

Tracy Seiber, RLS#2397
102 Avalon Drive
Columbia, TN 38401
Seibersurveying@gmail.com
(931)446-6677

PARCEL 9.00
LEGAL DESCRIPTION

PARCEL 9.00 LEGAL DESCRIPTION (E 14TH STREET)

BEGINNING at the northwest corner of Map 100L, Group F, Parcel 9.00 at the Southwest corner of said property and Southeast corner of Parcel 10.00;

THENCE NORTH 7 DEGREES 49 MINUTES 25 SECONDS EAST – 178.62 FEET;

THENCE SOUTH 82 DEGREES 54 MINUTES 08 SECONDS EAST – 39.46 FEET;

THENCE SOUTH 7 DEGREES 35 MINUTES 54 SECONDS WEST – 179.45 FEET;

THENCE NORTH 81 DEGREES 42 MINUTES 47 SECONDS WEST – 40.16 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 7,127.3 SQFT (0.16AC).

PARCEL 9.01
LEGAL DESCRIPTION

23002440



2 PGS:AL-WARRANTY DEED	
NANCY BATCH: 298844	02/28/2023 - 11:20 AM
VALUE	42500.00
MORTGAGE TAX	0.00
TRANSFER TAX	157.25
RECORDING FEE	10.00
ARCHIVE FEE	0.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	170.25

STATE OF TENNESSEE, MAURY COUNTY
JOHN FLEMING
REGISTER OF DEEDS

File:

This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Burchell Properties, LLC	Same as New Owner
P O Box 454	
Columbia, TN 38402-0454	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar (\$1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Eric Smith** (*herein called "Grantor"*), has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Burchell Properties, LLC, a Tennessee limited liability company** (*herein called "Grantee"*) the following described property situated and located in Maury County, Tennessee, to wit:

Being a certain tract of land within the limits of the City of Columbia, Maury County, State of Tennessee, described as follows:

Beginning at a capped "Sharondale Nashville" iron pin set in the north margin of East 14th Street located at Tennessee State Plane (NAD 83) Grid Coordinate North 464,265.73, East 1,660,380.98, said iron pin being South 82 degrees 16 minutes 41 second West, 360.00 feet from the point of intersection of the north margin of East 14th Street with the east margin of South Main Street; thence, North 7 degrees 35 minutes 40 seconds East 179.72 feet to a capped "Sharondale Nashville" iron pin set; thence South 82 degrees 16 minutes 47 seconds East, 50.00 feet to a capped "Sharondale Nashville" iron pin set; thence South 7 degrees 35 minutes 40 seconds West, 179.72 feet to a capped "Sharondale Nashville" iron pin set in the north margin of East 14th Street; thence with the north margin of East 14th Street, North 82 degrees 16 minutes 41 seconds West, 50.00 feet to the point of beginning, containing 8,986 square feet (0.206 acres) according to the boundary survey dated April 13, 2022 by Frank V. Neeley, Tennessee Registered Land Surveyor, License #1493, Sharondale Surveying Inc., 161 Martin Road, Bon Aqua, Tennessee, 37025, Phone: 615-513-0032.

BEING the same property conveyed to Eric Smith by warranty deed from James G. Dugger, Jr. dated May 2, 2022 of record in Book R2839 at page 895 in the Maury County, Tennessee Register of Deeds office.

Tax Parcel #100L-F-9.01

NOTE: The above described real property is UNIMPROVED.

The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, of record in the Maury County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

PARCEL 8.00
LEGAL DESCRIPTION

TRACT 1:

SITUATE in the NINTH (9TH) Civil District of Maury County, Tennessee and being more particularly described as follows:

Bounded on the North by Leona Gilbreath and the Elks Club; East by Bridge Street; South by East 9th Street; West by Luther Brittan, and being more particularly described as follows:

Beginning at an existing iron pin in the West margin of Bridge Street (20 feet from center) and in the North margin of East 9th Street (21 feet from center), THENCE with the North margin of East 9th Street North 82 degrees 38' West, 147.29 feet to an iron rod set; thence with Luther Brittan North 08 degrees 05' 40" East, 92.45 feet to an existing iron pin; thence with Leona Gilbreath North 00 degrees 59' 36" East, 7.71 feet to an existing iron pin; thence with the same and with the Elks Club South 82 degrees 38' 36" East, 142.83 feet to an iron rod set in the West margin of Bridge Street (24 feet from center); thence with said margin South 05 degrees 00' West, 100.22 feet to the point of beginning; containing by survey 0.33 acres, more or less.

The above description is taken from a survey plat dated June 5, 2000 made by Everett E. Campbell, Tn RLS #1488.

309 East 9th Street

Tax Parcel # 099H-A-099H-8.00

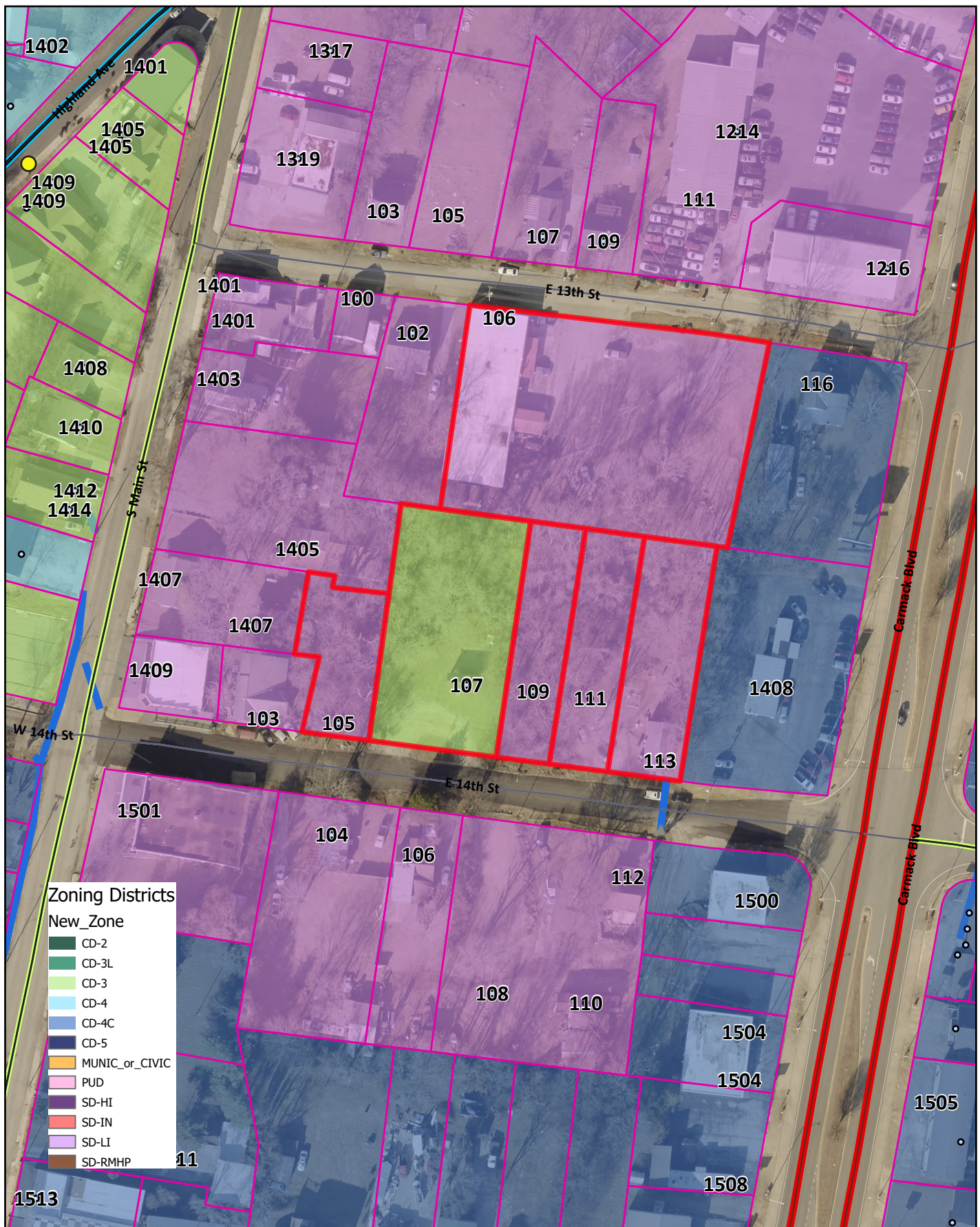
TRACT 2:

SITUATE in the NINTH (9TH) Civil District of Maury County, Tennessee, and in the Third (3rd) Ward of the City of Columbia, and being more particularly described as follows:

Being the Eastern part of Lot 7 of the Johnson's Addition, as shown by a map of record in Plat Book 2 at page 29 in the Maury County, Tennessee Register of Deeds office. Fronting 49 feet on the Southerly side of Midway Avenue and extending back Southwardly between almost parallel lines 120 feet on the East side and 110.5 feet on the West side, more or less and the back line has a length of 42 feet.

624 Midway Avenue

Tax Parcel # 099G-D-099H-26.00



Ordinance No. 4524 - Exhibit B
 East 13th & 14th Streets
 TM 100L Group F Parcels 8, 9, 9.01, 10, 11, & 21



CITY OF COLUMBIA
 Development Services
 700 N. Garden St.
 Columbia, TN 38401
www.columbiatn.gov
 (931) 560-1560

E. 14th Street

Project #:	24-0283	Location:	Map 100L F Parcels 8,9,9.01, 10,11,21
Applicant:	Cole Newton	Case Type(s):	Rezoning
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	Townhomes

PROJECT SUMMARY

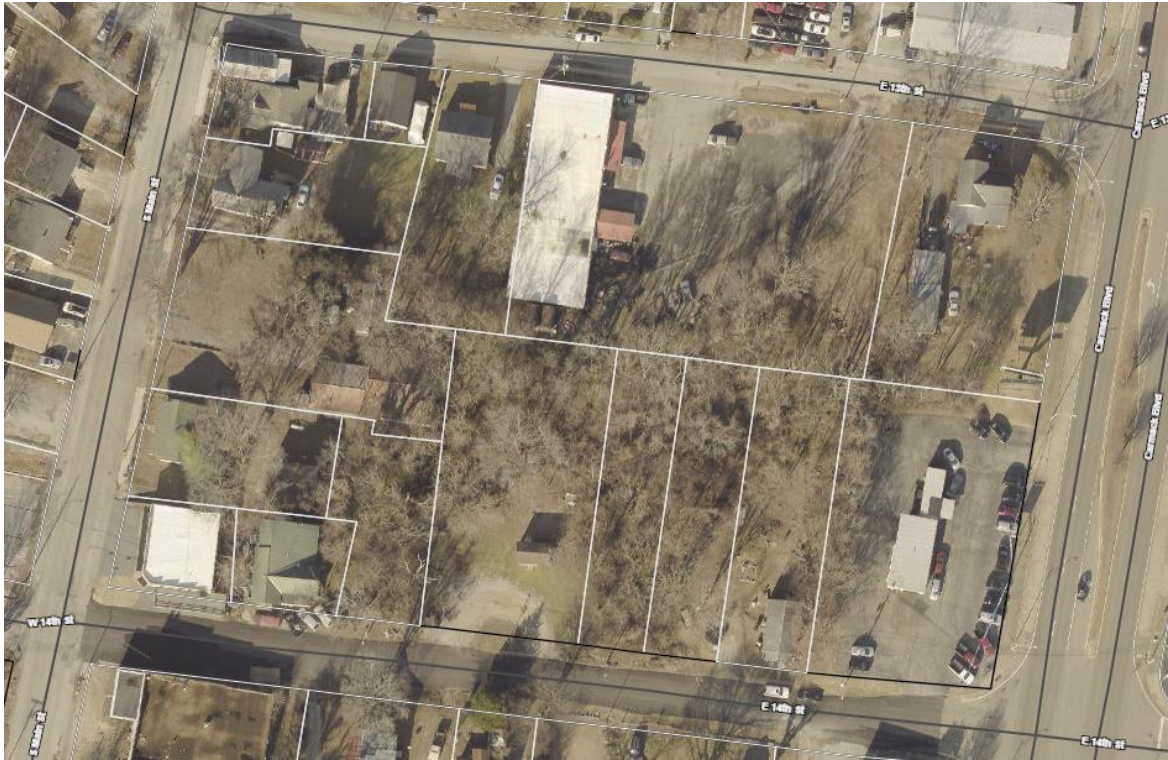
The applicant requests to rezone a -six properties totaling 2.1 acres between East 13th Street and East 14th Street to CD-4 (General Urban Neighborhood Character District). One property is currently zoned CD-3 (Neighborhood Character District); the balance of the properties are zoned SD-LI (Special District Light Industrial).

- The requested zoning is consistent with the City Center Urban Village (CCUV) future land use classification in Connect Columbia. It is also within the South Corridor Special Area.
- The applicant has provided a concept plan depicting development of the property fortownhomes on the southern portion of the property with existing improvements to remain on the northern portion of the property.
- Subsequent development and division of the property will require review and approval by the Planning Commission or the Zoning Administrator.
- The Planning Commission is a **recommending body** for rezoning requests; City Council is the decision-making authority.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

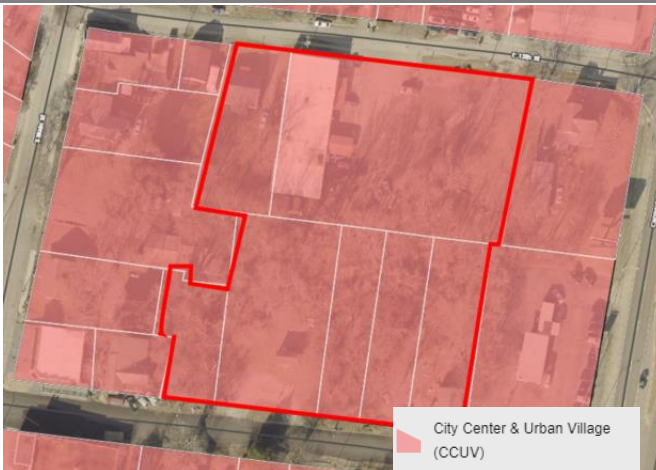


SITE INFORMATION

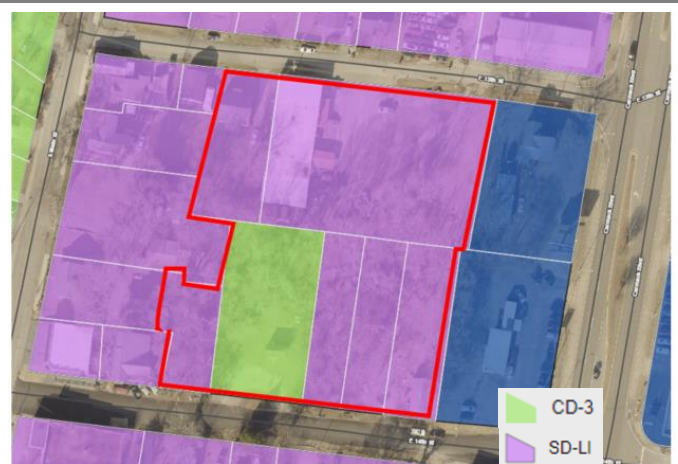
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
CD-3/SD-LI	Commercial	Vacant House/Commercial Building	+/- 2.1 acre



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	CCUV	CD-3/SD-LI	Vacant/Commercial
North	CCUV	SD-LI	Single Family
South	CCUV	SD-LI	Single Family
East	CCUV	SD-LI	Automotive Sales
West	CCUV	CD-4C	Single Family

CONSISTENCY WITH CONNECT COLUMBIA

City Center Urban Village: The requested rezoning is consistent with the future land use map. The future land use of the subject site is CCUV. The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points (Connect Columbia, p. 35). It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. The future land use classification is implemented by the CD-4 and CD-5 character districts, as well as CV and PUDs. In some cases, the Planning Commission may determine that CD-3 and CD-4C are also appropriate implementing zones.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

AUGUST 2024
24-0283
E. 14TH STREET
REZONING

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms though the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts

Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center - Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD-MU
Civic CV

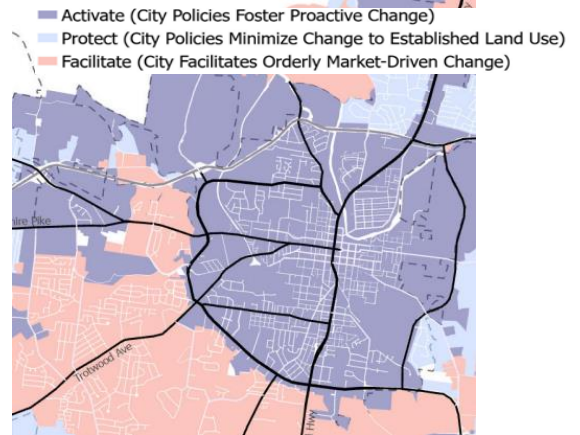
Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
Density (density units per acre): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways



AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *Activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicant provided a concept plan (i.e. “Sketch Development Plan”). The current request establishes the applicable standards for future reviews. The concept plan is not a plan of development and approval of the rezoning request does not establish a vested right.

- **The concept demonstrates that it is possible to develop the site in conformity with the bulk and design standard of the Ordinance at Table 4.3.1-D.**
 - The plan depicts development of the southern portion of the property as a 10-unit townhome development.
 - The plan depicts the existing non-conforming buildings remaining on the property.
- Development of the property may require some modification of the concept plan.
- Fire access and turnaround for fire apparatus may require modification to the concept plan.
- If the rezoning is successful and the site develops, Planning staff will perform zoning compliance review to determine conformity with the standards of the Ordinance.

VIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its July 2024 meeting, as directed by section 8.3.7 of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section 8.5.19 of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under § 8.3.3.B.3 of the Zoning Ordinance. The City Council is the decision-making authority.

Section 8.5.19.H.4 of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

- a. *The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
- b. *It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened];*

- c. *It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. *It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. *It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
- f. *It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its July 2024 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** directed the applicant to provide a narrative response to criterion at **§ 8.5.19.H.4(e)** explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.
- Planning asked the applicant to provide complete legal descriptions of the subject property.
- The **Fire Marshal** provided additional advisory comments on the concept plan.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CD-4 zoning is consistent with Connect Columbia. As discussed above, the subject site's future land use classification is City Center Urban Village (CCUV) and South Corridor Special District. The requested district implements the future land uses. The Area of Change Policy for the property is *Activate*, indicating that the City encourages beneficial changes to the land use pattern in the area.

The existing improvements on the northern portion of the site are non-conforming. The existing structures on the property are nonconforming. It is possible to develop the site in conformity with the CD-4 standards in the future. Renovations, casualty, or change of use could require the buildings to come into conformity with the CD-4 standards.

SAMPLE MOTIONS

Recommend to Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning [*subject to technical comments and other conditions presented by planning staff*].

Recommend to Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

REZONING / CONCEPT PLAN
FOR
E. 14TH & E. 13TH STREET

E. 14TH & 13TH STREET
COLUMBIA, TN 38401

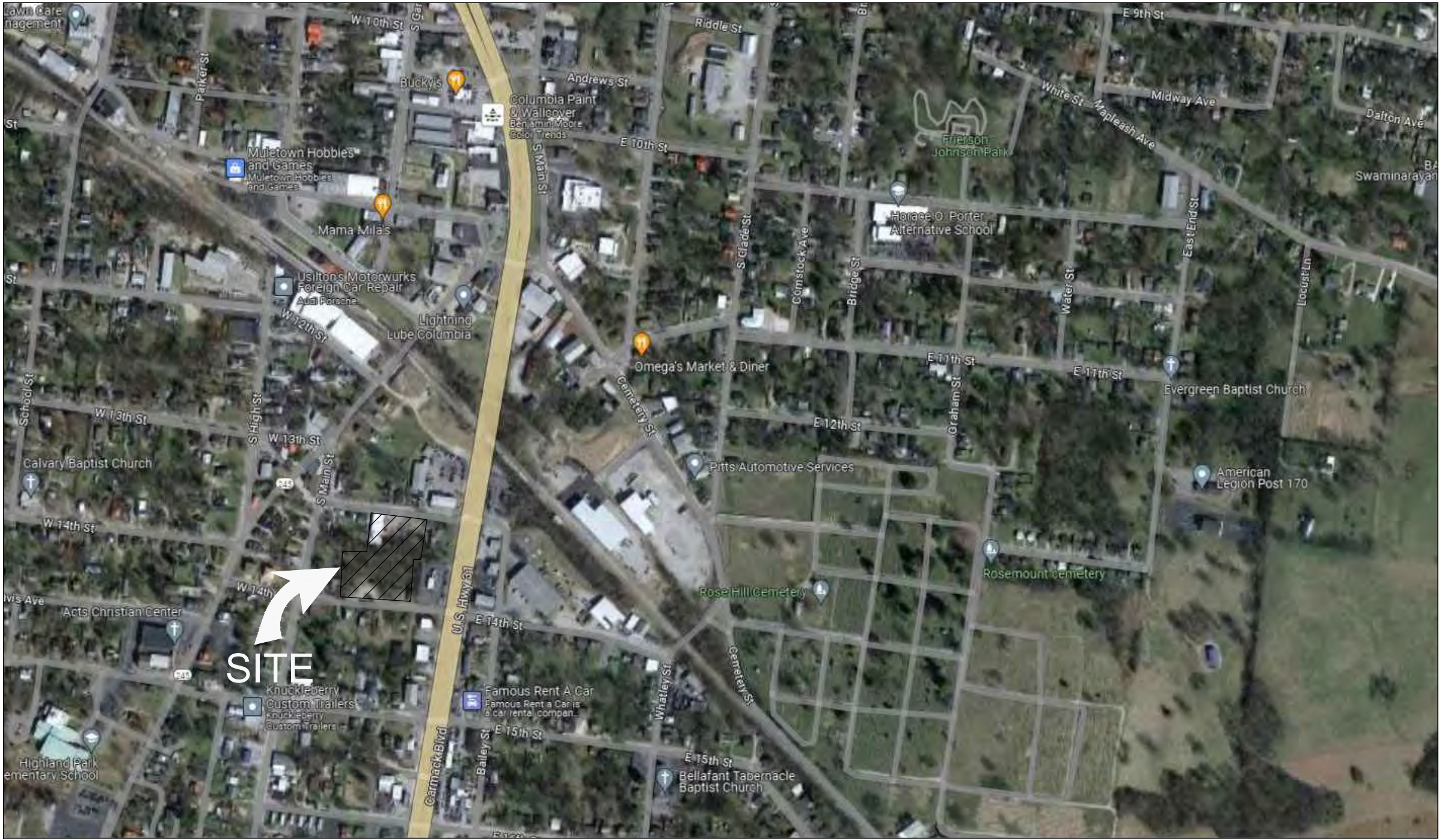
Property Information:
Developer: Burchell Properties LLC
Columbia, Tennessee 38401
Map 100L, Parcel Numbers 8.00, 9.00, 9.01, 10.00, 11.00, & 21.00

Civil Engineer:
TKC ARCHITECTURE AND ENGINEERING LLC
Cole Newton, PE, LEED AP
cole@tkc-ae.com
615.617.7477
www.tkc-ae.com

Surveyor:
CARROLL LAND SURVEYING
Kenneth Carroll
csurvey@bellsouth.net
931.796.1654

Topographic Boundary Survey, including property lines, legal description, existing utilities, site topography with spot elevations, outstanding physical features and existing structure locations was provided by the OWNER / CARROLL LAND SURVEYING. TKC ARCHITECTURE AND ENGINEERING LLC and its associates will not be held responsible for its accuracy or for design errors or emissions resulting from potential survey inaccuracies.

Contractor to contact civil engineer with any discrepancies with these drawings and actual field conditions.



LOCATION MAP

Total Site Data			
BASE SITE DATA: 2.21 +/- ACRES			
	EXISTING	PROPOSED (E. 13TH)	PROPOSED (E. 14TH)
TOTAL PROPERTY ACREAGE	2.21 AC (TOTAL)	1.01 +/- AC	1.20 +/- AC
PROPERTY USE	TWO BUILDINGS, GRAVEL PARKING & OPEN SPACE	6,770 SQFT BUILDING WITH GRAVEL PARKING LOT	10 TOWNHOMES
ZONING	SD-LI & CD-3	CD-4	CD-4
SETBACKS			
FRONT	25' (CD-3) & 40' (SD-LI)	6' MIN. 20' MAX	6' MIN. 20' MAX
SIDE	8' (CD-3) & 10' (SD-LI)	6' MIN.	6' MIN.
REAR	25' (CD-3) & 20' (SD-LI)	3' MIN.	3' MIN.

Sheet Schedule

- C-0.0
- Cover Sheet
- C-1.0
- Existing Conditions
- C-2.0
- Concept Plan

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC

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CONSULTANTS:

PROJECT TITLE:

EAST 14th & 13th STREET REZONE

13TH & 14TH STREET EAST
COLUMBIA, TN 38401

PRELIMINARY
DRAWINGS

Revision		
No.	Date	Description

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SHEET TITLE:

COVER SHEET

Rezone

DATE: 10/19/2023

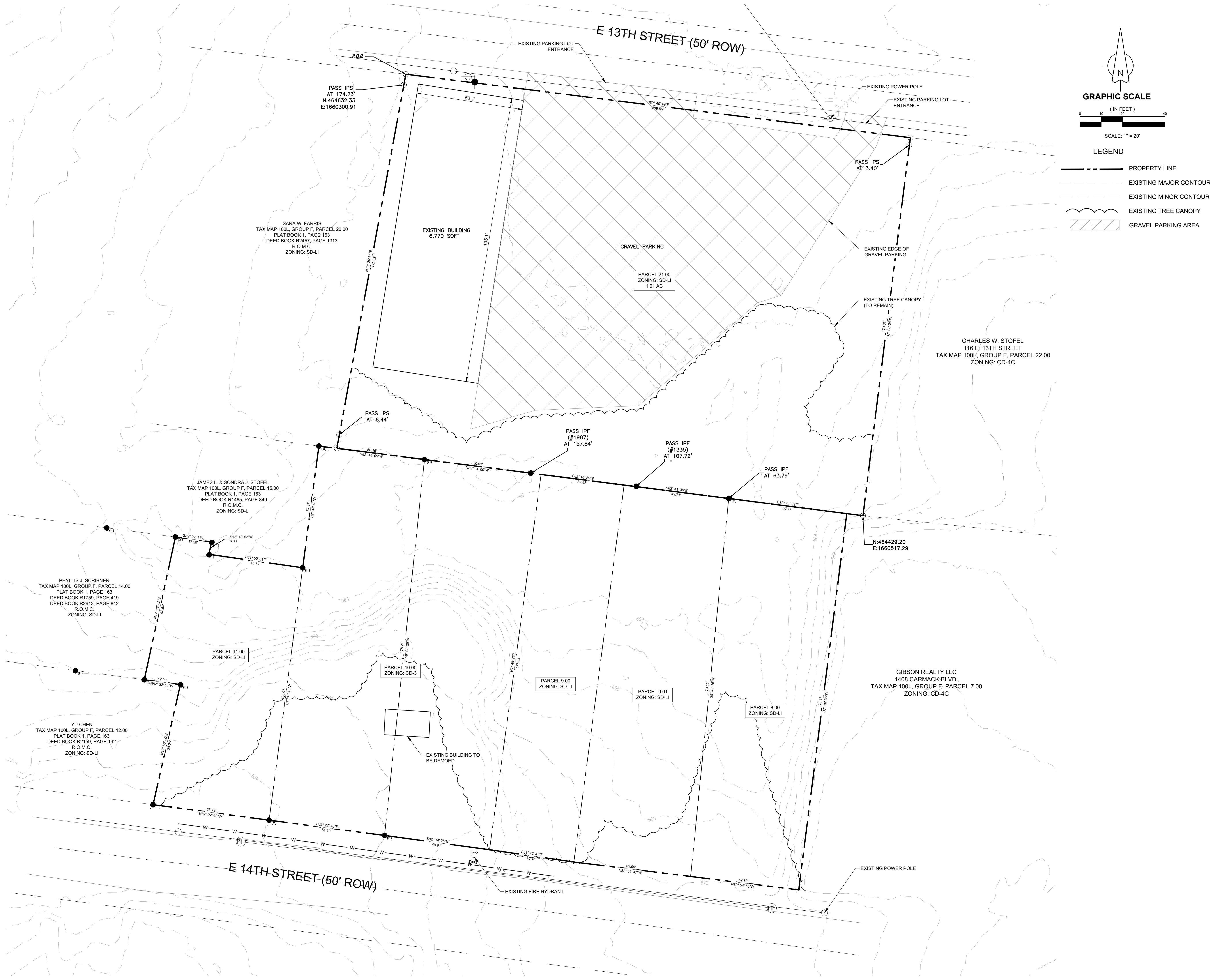
DRAWN BY: RT

PROJECT NO.: 2347

SHEET NO.:

C - 0.0

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ARCHITECTURE
INTERIORS
CIVIL SITE

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CONSULTANTS:

PROJECT TITLE:

EAST 14th & 13th STREET REZONE

14TH & 13TH STREET EAST
COLUMBIA, TN 38401

PRELIMINARY DRAWINGS

Revision		
No.	Date	Description

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SHEET TITLE:

EXISTING CONDITIONS

Rezone

DATE: 10/19/2023

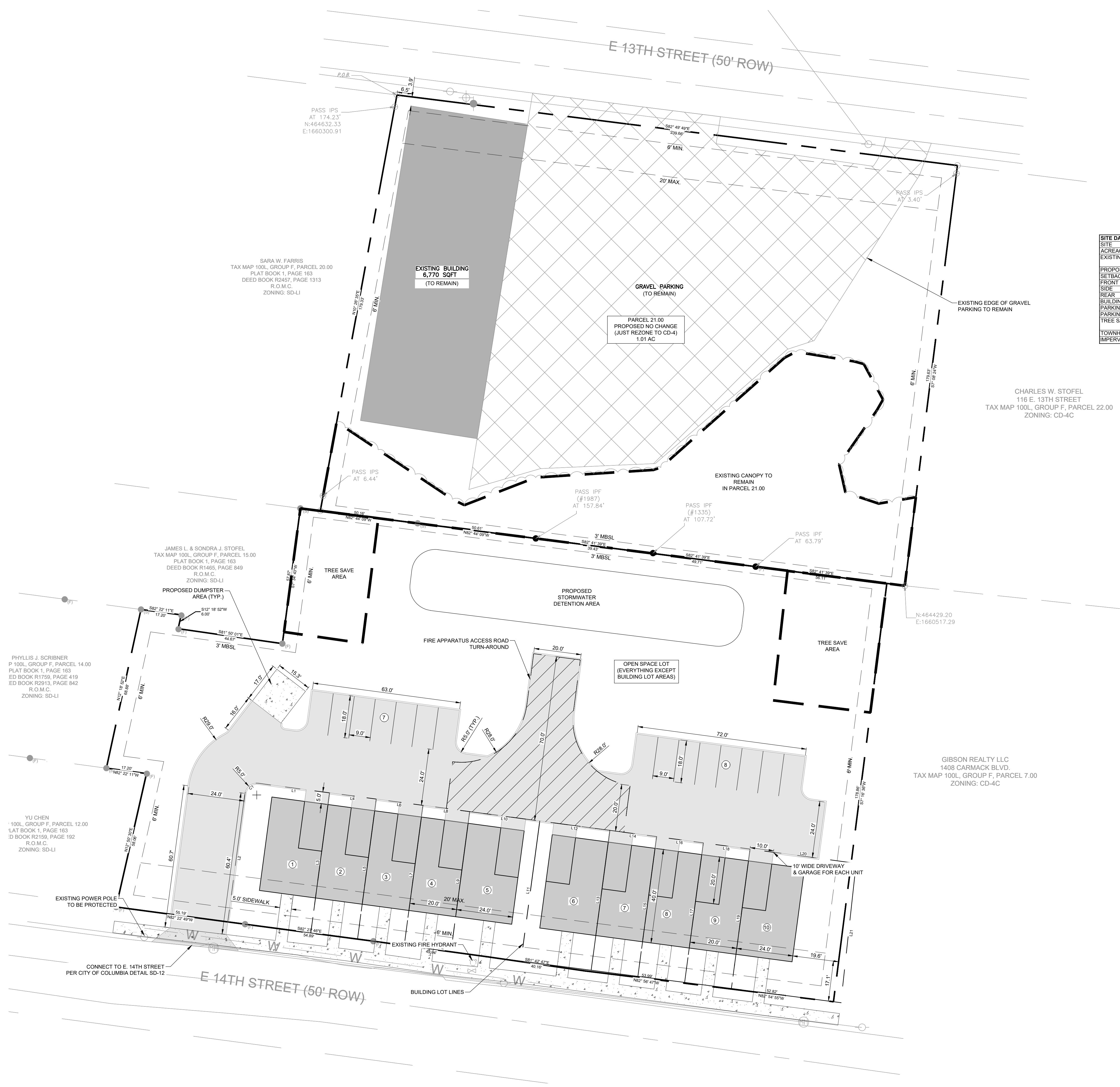
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PROJECT NO.: 2347

SHEET NO.:

C - 1.0

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GRAPHIC SCALE
(IN FEET)
0 10 20 40
SCALE: 1" = 20'

LEGEND
--- PROPERTY LINE
--- TREE SAVE AREA (MIN. OF 0.093 AC)
--- BUILDING LOT LINES

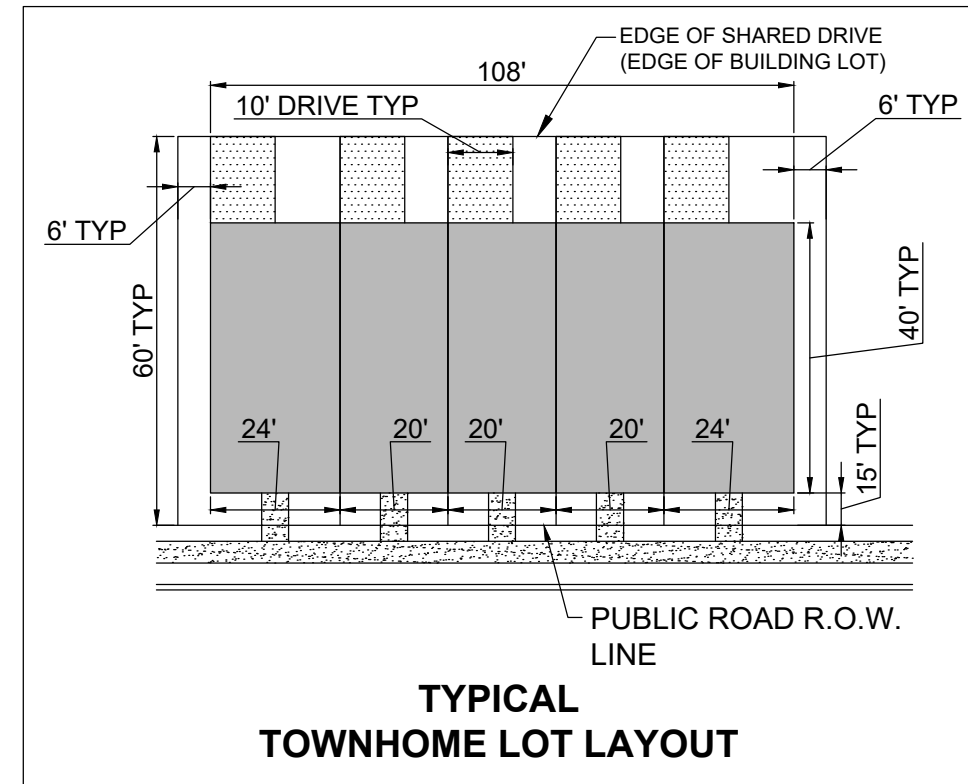
SITE DATA		
SITE	E. 13th STREET	E. 14th STREET
ACREAGE	1.01 ACRES	1.20 ACRES
EXISTING ZONING	SD-LI	SD-LI (PARCEL 11.00, 9.00, 9.01 & 8.00) CD-3 (PARCEL 10.00)
PROPOSED ZONING	CD-4 (GENERAL URBAN CHARACTER DISTRICT)	CD-4 (GENERAL URBAN CHARACTER DISTRICT)
SETBACKS		
FRONT	6' MIN., 20' MAX.	6' MIN., 20' MAX.
SIDE	6' MIN.	6' MIN.
REAR	3' MIN.	3' MIN.
BUILDING HEIGHT	3 STORIES MAX	3 STORIES MAX
PARKING REQUIRED	1 PER 1,000 SQ. FT. OF USABLE SPACE (7 SPACES)	1.5 SPACES PER DWELLING UNIT (15 SPACES)
PARKING PROPOSED	NO CHANGE FROM EXISTING	28 SPACES (10 GARAGE SPACES - 16 NORMAL SPACES)
TREE SAVE	EXISTING 0.25 AC OF TREES (NO CHANGE TO EXISTING CANOPY)	EXISTING 0.93 AC OF TREES 10% TOTAL TO BE SAVED: MIN. OF 0.093 AC (0.094 AC SAVED)
TOWNHOME DENSITY	N/A	8.33 UNITS/AC (0.094 AC SAVED)
IMPERVIOUS SURFACE	NO CHANGE	40.5% < 50% (MAX.)

- NOTES:
- UNDER 10 ACRES - NO CIVIC SPACE REQUIRED
 - EACH GARAGE SHALL BE A MIN. OF 10' X 20' (INTERIOR DIMENSIONS)
 - OFF-STREET PARKING SURFACE SHALL BE ASPHALT OR CONCRETE.
 - NO CHANGE TO E. 13TH STREET PROPERTY (PARCEL 21.00) JUST PROPOSING REZONING

Parcel Line Table		
Line #	Length	Direction
L1	30.50	N82° 22' 30.76"W
L2	55.00	S7° 37' 29.24"E
L3	59.96	N7° 37' 29.24"E
L4	20.00	N82° 22' 30.76"W
L5	59.93	N7° 37' 29.24"E
L6	20.00	N82° 22' 30.76"W
L7	59.93	N7° 37' 29.24"E
L8	20.00	N82° 22' 30.76"W
L9	59.97	N7° 37' 29.24"E
L10	30.00	N82° 22' 30.76"W
L11	59.97	N7° 37' 29.24"E

Parcel Line Table		
Line #	Length	Direction
L12	30.00	N82° 22' 30.76"W
L13	59.86	N7° 37' 29.24"E
L14	20.00	N82° 22' 30.76"W
L15	59.78	N7° 37' 29.24"E
L16	20.00	N82° 22' 30.76"W
L17	59.71	N7° 37' 29.24"E
L18	20.00	N82° 22' 30.76"W
L19	59.63	N7° 37' 29.24"E
L20	45.43	S82° 22' 30.76"E
L21	59.45	S6° 15' 22.84"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.85	5.00	90.00	S52° 37' 29"W	7.07



ARCHITECTURE
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PROJECT TITLE:

EAST 14th & 13th STREET REZONE

14TH & 13TH STREET EAST
COLUMBIA, TN 38401

CONSULTANTS:

PRELIMINARY DRAWINGS

Revision		
No.	Date	Description

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SHEET TITLE:

CONCEPT PLAN

Rezone

DATE: 10/19/2023

DRAWN BY: RT

PROJECT NO.: 2347

SHEET NO.:

C - 2.0

NOT FOR CONSTRUCTION



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Thad Jablonski, Finance Director, tjablonski@columbiatn.gov, 931.560.1580

AGENDA ITEM TITLE: 2ND CONSIDERATION OF ORDINANCE NO. 4526 – AN ORDINANCE TO AMEND THE FISCAL YEAR 2024-2025 BUDGET ORDINANCE NO. 4503 PROVIDING FOR REVISIONS TO THE GENERAL, STATE STREET AID, DRUG, SANITATION, CAPITAL PROJECTS, GRANTS, AND WASTEWATER FUNDS

RECOMMENDATION: Approve Ordinance No. 4526 on second consideration.

INFORMATION: The proposed ordinance is the first amendment to the FY 2025 Appropriation Ordinance, impacting the Street Aid, Drug, Sanitation, Capital Projects, Grants and Wastewater Funds and several departments within the General Fund.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services, pkeltner@columbiatn.gov, 931-560-1560

AGENDA ITEM TITLE: 1ST CONSIDERATION ON ORDINANCE NO. 4527 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING BUILDING, LOT AND BUILDING SITE IN ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 4, DEVELOPMENT PARCEL STANDARDS - CITYWIDE

RECOMMENDATION: Approve Ordinance No. 4527.

INFORMATION: The Department of Development Services requests to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 4: Development Parcel Standards, as reviewed and recommended by the Planning Commission at the September 4, 2024 meeting. The specific changes recommended by the Planning Commission pertain to Special Districts and Planned Unit Development Districts. Approval was recommended by a vote of four to zero

ATTACHMENTS: Staff Report, Ordinance No. 4527, Exhibit A, Marked Changes – PUDs, Marked Changes – Special Districts, Development Services Staff Report – Special Districts, Development Services – PUDs.

AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING BUILDING, LOT AND BUILDING SITE STANDARDS IN ARTICLE 4 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 4 BUILDING, LOT AND BUILDING SITE STANDARDS.

WHEREAS, Section §13-7-201 of the Tennessee Code Annotated empowers the city to enact a zoning ordinance and to provide for its administration, enforcement, and amendment; and

WHEREAS, the City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 4th day of September 2024, the Planning Commission reviewed and recommended specific changes in accordance to Section 8.5.18, to the Zoning Ordinance regarding Building, Lot and Building Site Standards in Article 4. As a result, Article 4 is being repealed in its entirety and replaced with a new Article 4 which is attached hereto as Exhibit “A” and incorporated herein by reference. Said recommendations are being considered after a public hearing held on the 10th day of October, 2024, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That Ordinance Number 4400, the same being the Zoning Ordinance of the City of Columbia, Tennessee is hereby amended by repealing Article 4 in its entirety and replacing such Article with a new Article 4, Building, Lot, and Building Site Standards which is attached hereto as Exhibit A and incorporated herein by reference;

Section 2: That pursuant to Section 8.5.18.J.4, the City Council makes the following specific findings:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

Section 3: That ordinances or parts of ordinances in conflict herewith are hereby repealed

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF
COLUMBIA, TENNESSEE, this the 14th day of November, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

ARTICLE 4:

BUILDING, LOT & BUILDING SITE STANDARDS

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SECTION 4.1 GENERAL

This Article applies to all Buildings, Lots, and Building Sites located or proposed within the City, except as otherwise provided in Section 1.22 with respect to Nonconformities.

SECTION 4.2 PLAN REQUIRED.

No Building shall be constructed, re-constructed, Altered, modified, raised, moved, extended, reduced, or enlarged, and no Lot or Building Site or other land shall be Developed, re-Developed, Improved, subdivided, or re-subdivided, and none of the same shall be used, except in compliance with this Article 4, the Official Zoning Map, and pursuant to a Development Plan or Master PUD Development Plan that conforms with and has been prepared, submitted, reviewed and approved in accordance with Article 8 (Administration, Procedures & Enforcement), this Article 4, and all other standards and requirements applicable thereto.

SECTION 4.3 BUILDING, LOT & BUILDING SITE STANDARDS

4.3.1 DISTRICT BUILDINGS, LOTS & BUILDING SITES

The standards for Buildings, Lots, and Building Sites within Districts are set forth in this Section 4.3 and elsewhere in this Ordinance.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2

TABLE 4.3.1-A DISTRICT STANDARDS **RURAL CHARACTER DISTRICT**



General Description

The CD-2 Rural Character District consists of large-lot semi-rural estates, open spaces, and legacy agricultural operations in low density single-family detached Residential areas. CD-2 is an appropriate District for the Rural Transition and Hillside & Natural Spaces future land use Character Areas described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
1 Density Unit per acre max	

BLOCK SIZE*	<i>*Applicable only to Development Parcels</i>
Block Perimeter	NR

Private Frontage Types

Common Yard	P	Stepfront	P
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	NP

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

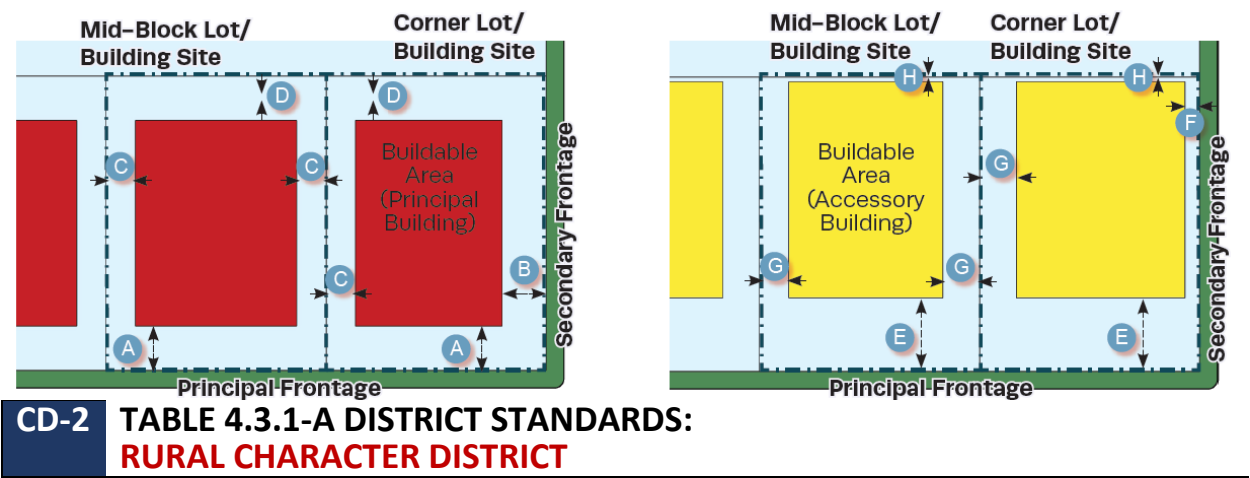
Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS



Lot Occupation			
Lot/ Building Site Width		125 ft. min.	
Frontage Buildout		NR	
Lot/ Building Site Area		12,500 sp. ft. min.	
Impervious Surface Coverage		NR	
Lot/ Building Site Enfrontment		Must enfront a vehicular Thoroughfare	
Lot/ Building Site Access		All lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.	

Setbacks / Yards			
Setbacks / Yards – Principal Building		Setbacks / Yards – Accessory Building	
Front Setback / Yard, Principal Frontage	30 ft. min A	Front Setback / Yard, Principal Frontage	20 ft. min + Principal Building Front Setback / Yard E
Front Setback / Yard, Secondary Frontage	30 ft. min B	Front Setback / Yard, Secondary Frontage	30 ft. min F

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Side Setback / Yard, each side	20 ft. min	C	Side Setback / Yard, each side	20 ft. min	G
Rear Setback	30 ft. min; or 15 ft. min from center line of Rear Alley	D	Rear Setback	5 ft. min	H

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building	3 Stories max
--------------------	---------------

Accessory Building	2 Stories max
--------------------	---------------

*Stories and height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from the stipulations made by the Fire Department in accordance with the above cited codes shall be required.

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
----------------------	---

Finished Floor Level	NR
----------------------	----

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of the total Façade width for the Principal Frontage from the First Layer
---------------	---

Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
-----------------	--

Façade & Façade Element Design Proportions	NR
--	----

Blank Walls	NP at Frontage
-------------	----------------

Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
-----------------	---

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Building Standards (continued)

Roof Type & Pitch

Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed rood anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except rood pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl siding	P
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
-------------------------------	---

Building Colors

Foundation Cladding	Required ; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required ; brick, natural stone, with material matching primary material of Façade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Building Types			
House	P	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd Layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd Layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd Layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP
All other vehicles	NP	P in 3 rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	P Prepared surface of gravel, asphalt, concrete, or other hard surface
Garage Location	In 2 nd or 3 rd Layer only; Min interior dimensions 10 ft. x 20 ft. per vehicle Parking space
Garage Design	If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10' – 20' in 1 st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	N/A
Drive- Through Locations	N/A

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT

Non-Building Components			
	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	NP	P
Solar Panels	P if coplanar to and integrated into roof design	P if coplanar to and integrated into roof design	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 TABLE 4.3.1-A DISTRICT STANDARDS: RURAL CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage

Walls & Fencing (not including Screens)

Height	4 ft. max at Frontage; otherwise, 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line.
--------	---

Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
--------------	---

Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.
-------------	---

Materials

Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
--	----------

Locations of Retaining Walls	P within required Yards, per Section 4.3.10
------------------------------	---

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-2 **TABLE 4.3.1-A DISTRICT STANDARDS:**
RURAL CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen/ Street-screen Adjacent to or across Thoroughfare from Non-Multi-Family Residential	N/A (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/ Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property.	R ; except as Driveways. Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen, Screening must be by Building wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antenna Screening	NR
HVAC, Mechanical and other Equipment Screening	R ; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse	N/A (not permitted in District)
Streetscreen Location	2 nd Layer
Parcel Buffer	Sections 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L

TABLE 4.3.1-B DISTRICT STANDARDS NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT



General Description

The CD-3L Neighborhood Large Lot Character District consist of primarily a low density single-family detached Residential area in which House is the predominant Building type. It has large Lotor Building Sites, medium deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street tress, and form medium to large blocks. CD-3L is an appropriate District for the Suburban Neighborhoods future land use Character Area described in the Comprehensive plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS: NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
2 Density Unit per acre max	

BLOCK SIZE*	<i>*Applicable only to Development Parcels</i>
Block Perimeter	3600 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	NP
Fence	P	Gallery	NP
Terrace/Lightwell	NP	Arcade	NP
Forecourt	NP	Officefront	NP
Stoop	NP		
See Table 4.3.7.A (Private Frontage Types)	NP		

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

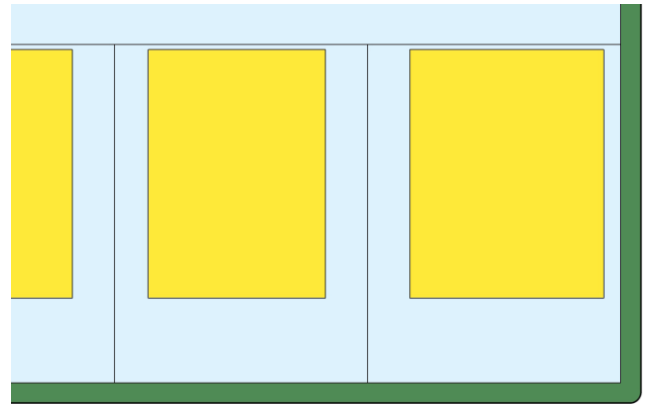
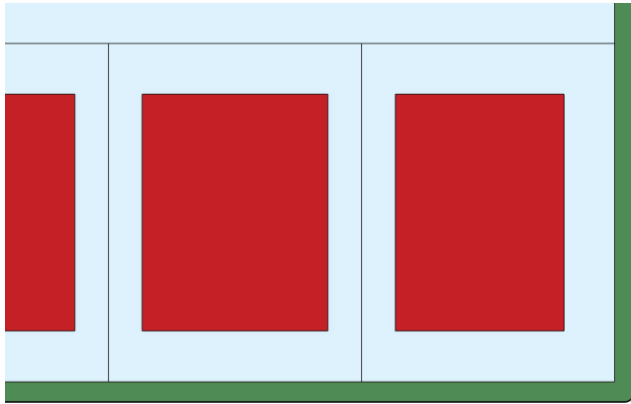
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width	100 ft. min.
Frontage Buildout	NR
Lot/ Building Site Area	NR
Impervious Surface Coverage	NR
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	30 ft. min	A	Front Setback / Yard, Principal Frontage	20 ft. min behind Principal Building Frontage	E
Front Setback / Yard, Secondary Frontage	30 ft. min	B	Front Setback / Yard, Secondary Frontage	30 ft. min	F
Side Setback / Yard	12 ft. min	C	Side Setback / Yard	10 ft. min	G
Rear Setback / Yard	30 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	5 ft. min; or 15 ft. min from center line of rear Alley.	H

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L **TABLE 4.3.1-B DISTRICT STANDARDS:**
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building	3 Stories Max
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Accessory Building	2 Stories Max
--------------------	---------------

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle, & Cap
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Finished Floor Level	NR
----------------------	----

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages, located no further than 50% of total Façade width for the Principal Frontage from the First Layer
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Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
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Blank Walls	NP at Frontage
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Façade Articulation	NR
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Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
-----------------	---

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch

Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl siding	P
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	NR
Foundation Cladding	Required ; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required ; brick, natural stone, with material matching primary material of Façade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Building Types			
House	P	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements

Parking Location			
	On-Street Parking	Off-Street Parking	
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway	
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway	
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway	
Tractor Trailers (including trailers for Storage)	NP on Street, except for delivery and Temporary Use of Trailers	NP	
All Other Vehicles	NP	P in 3 rd layer only, and in Driveway	

Additional Parking Requirements

Off-Street Parking Surface	P Prepared surface of, asphalt, concrete, or another hard surface for 30 feet from Thoroughfare or Internal Drive, gravel permitted for any remaining depth of driveway.
Garage Location	P In 2 nd or 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage + Façade width
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 – 20 ft. in 1 st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L **TABLE 4.3.1-B DISTRICT STANDARDS:**
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	N/A
Drive- Through Locations	N/A

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	NP	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	P	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	P	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L **TABLE 4.3.1-B DISTRICT STANDARDS:**
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage and continuous shrubs around foundation at Frontage

Walls & Fencing (not including Screens)

Height	4 ft. max at Frontage; otherwise, 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line
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Construction	Finished side must face Adjacent property, Thoroughfare or Internal Drive, Path, Passage or Waterbody.
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Maintenance	Must be well-maintained, in up-right condition and free of missing or broken parts and graffiti.
-------------	--

Materials

Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
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Location of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line.
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3L TABLE 4.3.1-B DISTRICT STANDARDS:
NEIGHBORHOOD LARGE LOT CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space or Adjacent to Civic Space	Not at Frontage
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Streetscreen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Streetscreen	Natural Wood, painted or unpainted
Hedge Screen or Streetscreen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen / Street- screen Adjacent to or across Throughfare from Non-Multi-Fam- ily Residential	N/A (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Front- age and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Front- age or Building, Wall, hedge or fence not at Frontages or Adja- cent to Civic Space.
Rooftop Antenna Screening	NR
HVAC, Mechanical and other Equipment Screening	R ; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Streetscreen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS NEIGHBORHOOD CHARACTER DISTRICT



General Description

The CD-3 Neighborhood Large Lot Character District consist of primarily medium density single-family detached Residential area in which House is the predominant Building type. It has medium to deep front Setback and medium to wide side Setbacks. Its Thoroughfares and Internal Drives have curbs and may include Sidewalks, and/or street tress, and form medium to large blocks. CD-3 is an appropriate District for the Suburban Neighborhoods Future Land use Character Area described in the Comprehensive plan; it is also appropriate for City Center Urban Village Future Land Use Character Area where the Planning Commission determines that is compatible with the established land use pattern in the surrounding area.



ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
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4 Density Unit per acre max

BLOCK SIZE*	*Applicable only to Development Parcels
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Block Perimeter	2800 ft. max
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Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	NP
Fence	P	Gallery	NP
Terrace/Lightwell	NP	Arcade	NP
Forecourt	NP	Officefront	NP
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

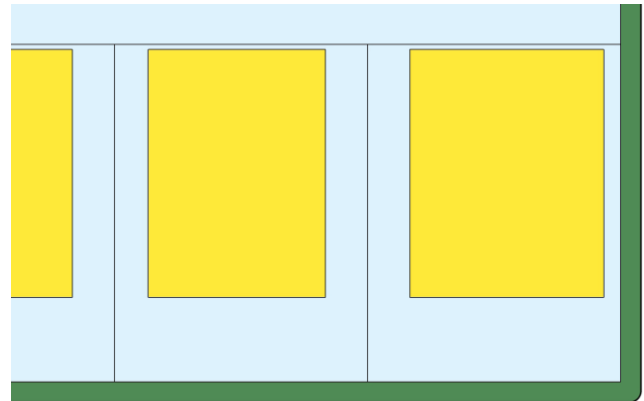
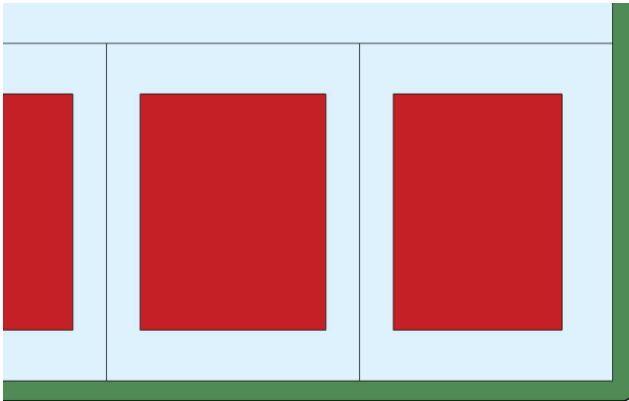
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	2 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 **TABLE 4.3.1-C DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width

House: 40 ft. min if Alley loaded Garage at rear, otherwise 65 ft. min
Duplex: 50 ft. min for each unit of Duplex
Civic: 50 ft. min

Frontage Buildout

NR

Lot/ Building Site Area

NR

Impervious Surface Coverage

50% max

Lot/ Building Site Enfrontment

Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O.

Lot/ Building Site Access

All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building

Setbacks / Yards – Accessory Building

Front Setback /
Yard, Principal
Frontage

30 ft. min

A

Front Setback /
Yard, Principal
Frontage

20 ft. min behind
Principal Building
Frontage

E

Front Setback /
Yard, Secondary
Frontage

30 ft. min

B

Front Setback /
Yard, Secondary
Frontage

20 ft. min

F

Side Setback / Yard

12 ft. min

C

Side Setback / Yard

10 ft. min

G

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Rear Setback / Yard	30 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	5 ft. min; or 15 ft. min from center line of rear Alley.	H
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CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building 3 Stories max

Accessory Building 2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle, & Cap

Finished Floor Level **NR**

Façade

Main Entrance Main Entrance must be in Façade of Principal Frontages, located no further than 50% of total Façade width for the Principal Frontage from the First Layer

Façade Position Parallel to straight Frontage Line or to tangent of curved Frontage Line

Façade & Façade Element Design Proportions **NR**

Blank Walls **NP** at Frontage

Façade Articulation **NR** at Frontage

Façade Openings **NR**

Façade Glazing **NR**

Window Shape **NR**

Window Alignment **NR**

Window Types **NR**

Window Glazing Material **NR**

Window Trim in 1st Layer **NR**

Shutters **NR**

Façade Window Sill Height **NR**

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	NR
	NR
Façade Variety	

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

Building Standards (continued)	
Roof Type & Pitch	
Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 6:14, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design
Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials				
Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl siding	P for Residential Use
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		
Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.			
Building Colors	NR			
Foundation Cladding	Required; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.			

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Porch Pier Cladding	Required; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required; brick, natural stone, with material matching primary material of Façade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 **TABLE 4.3.1-C DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT

Building Types			
House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements

Parking Location			
	On-Street Parking	Off-Street Parking	
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway	
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway	
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway	
Tractor Trailers (including trailers for storage)	NP on Street, except for delivery and Temporary Use of Trailers	NP	
All other Vehicles	NP	P in 3 rd layer only, and in Driveway	

Additional Parking Requirements	
Off-Street Parking Surface	P Prepared surface of, asphalt, concrete, or another hard surface for 100 feet from Thoroughfare or Internal Drive, gravel permitted for any remaining depth of driveway.
Garage Location	P In 2 nd or 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage + Façade width

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	20 ft. max in 1 st Layer
Parking Structure	NP
Parking Structure Pedestrian Exit Location	N/A

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	N/A
Drive- Through Locations	N/A

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P	P
Solar Panels	P if coplanar to and integrated into roof design	P if coplanar to and integrated into roof design	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	P	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	P	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

CD-3 TABLE 4.3.1-C DISTRICT STANDARDS: NEIGHBORHOOD CHARACTER DISTRICT

Private Landscaping and Fencing Landscaping

In compliance with Section 4.3.16; with one (1) tree min per 50 ft. of Frontage and continuous shrubs around foundation at Frontage

Walls & Fencing (not including Screens)

Height	4 ft. max at Frontage; otherwise, 6 ft. max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare or Internal Drive, Path, Passage or Waterbody.
Maintenance	Must be well-maintained, in up-right condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-3 **TABLE 4.3.1-C DISTRICT STANDARDS:**
NEIGHBORHOOD CHARACTER DISTRICT

Screens, Street-Screens & Buffers

	At Frontage or Adjacent to Civic Space	Not at Frontage or Adjacent to Civic Space
Wall Screen/Street-Screen Height	3ft. to 3.5ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3ft. to 3.5ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen / Street-screen Adjacent to or across Throughfare from Non-Multi-Family Residential	N/A (Uses not permitted in District)
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Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
Rooftop Antenna Screening	NR
HVAC, Mechanical and other Equipment Screening	R ; must be Screened from Frontage and Civic Space by Building parapet or other Building Element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Streetscreen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS GENERAL URBAN CHARACTER DISTRICT



General Description

The CD-4 General Urban Character District consist of a medium density area that has a mix of Building Types and primarily Residential, Retail/ Personal Service/ Artisan, Office, Lodging and Civic Uses. There are medium, shallow or no front Setbacks and narrow to medium side Setbacks. It has variable private landscaping. Has Thoroughfares and Internal Drives with curbs, Sidewalks and tress that define medium-sized blocks. CD-4 is an appropriate District for the City Center Urban Village Future Land Use Character described in the Comprehensive Plan.



ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
12 Density Units per acre max	

BLOCK SIZE*	*Applicable only to Development Parcels
Block Perimeter	2400 ft. max

Private Frontage Types

Common Yard	P	Stepfront	P
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	NP
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	P	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

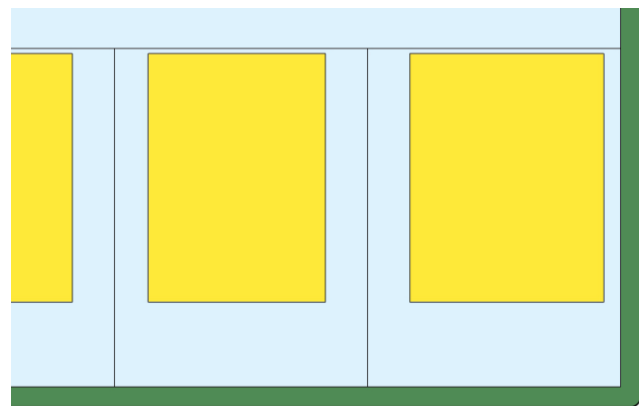
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width	House: 38 ft. min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit X 8max. attached Townhouse units All other Building Types: 18 ft. max All Building Types: 120 ft max
Frontage Buildout	60% min
Lot/ Building Site Area	NR
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Townhouse: Must enfront a vehicular Thoroughfare, Internal Drive, or Courtyard, except ≤ 20% of the Lots or Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. All others; Must enfront a vehicular Thoroughfare or Internal Drive, except ≤20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Setbacks / Yards					
Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	6 ft. min, 20 ft. max	A	Front Setback / Yard, Principal Frontage	20 ft. min behind Principal Building Frontage	E
Front Setback / Yard, Secondary Frontage	6 ft. min, 20 ft. max	B	Front Setback / Yard, Secondary Frontage	6 ft. min	F
Side Setback / Yard	0 ft. min. between individual Town- house Units & Du- plex Units; other- wise, 6 ft. min.	C	Side Setback / Yard	0 ft. min	G
Rear Setback / Yard	3 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	3 ft. min; or 15 ft. min from center line of rear Alley.	H

Building Standards	
Building Height*	
Principal Building	3 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height
May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Shopfront Facade, which may not exceed 25ft.

Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	If Residential: 18 ft., 48 in. max above average grade at façade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	20% - 60% of total ground floor Façade area
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except for transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and roll-lock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	Within a Development Parcel no Façade may exist more than once in a Block Face
Building Standards (continued)	
Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	If pitched, 6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12
Roof Design	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Exposed concrete	NP
	Natural stone	P	Vinyl or Aluminum siding	NP
	Wood	P	Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP
	Authentic stucco over masonry	P		
Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.			
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim			
Foundation Cladding	Required ; brick or stone, except foundation cladding, or absence of cladding, may match current material on renovations and minor expansions of existing structures.			
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except pier cladding, or absence of cladding, may match current material on renovations and minor expansions of existing structures.			
Chimney Cladding	Required ; brick, stone, or material matching primary material of Façade			

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

**CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT**

Vehicular Parking Requirements

Parking Location	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor Trailers (including trailers for storage)	NP on Street, except for delivery and Temporary Use of Trailers	NP
All other Vehicles	NP	P in 3 rd layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street in 1 st or 2 nd layer: max. Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1 st Layer if Residential; 36 ft. max in 1 st layer if non-Residential; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

* Only applicable to Development

Parcels

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

**CD-4 TABLE 4.3.1-D DISTRICT STANDARDS:
GENERAL URBAN CHARACTER DISTRICT**

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Private Landscaping and Fencing Landscaping

Required continuous shrubs around foundation at Frontage if 1st Layer $\geq$ 3ft. deep, plus if 1st Layer is $\geq$ 15ft. deep, 1 tree planted in 1st Layer every 50' ft of Frontage. Drive aisles within 1st Layer, continuous shrubs Landscaping must comply with Section 4.3.16

Walls & Fencing (not including Screens)

Height	4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P only Picket type allowed at Frontage; other types allowed on sides and rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4 **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Screens, Street-Screens & Buffers		
Height		
	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation
Materials		
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry	
Fence Screen or Street-Screen	Natural Wood, painted or unpainted	
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity	
Additional Standards		
Non-Residential & Multi-Family Residential Screen / Street- screen Adjacent to or across Throughfare from Non-Multi-Fam- ily Residential	N/R	
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacles/Dumpsters, HVAC and other equipment screened from Frontage, Civic Space and Adjacent Property	R; except at Driveways: Parking Lots and Parking Areas must be Screened from Front- age and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Front- age or Building, Wall, hedge or fence not at Frontages or Adja- cent to Civic Space.	
HVAC, Mechanical and other Equipment Screening	R; must be Screened from Frontage and Civic Space by Building parapet or other Building Element	
Self-Storage Warehouse Screening	N/A (not permitted in District)	
Streetscreen Location	2 nd Layer	
Parcel Buffer	Section 4.3.11.H	
Project Buffer	Section 5.8	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C TABLE 4.3.1-E DISTRICT STANDARDS GENERAL URBAN CORRIDOR CHARACTER DISTRICT



General Description

The CD-4C General Urban – Corridor Character District consists of a medium density area along a corridor. It provides for a balanced automobile and pedestrian-oriented built environment and a mix of Building Types and primarily Residential, Retail/ Personal Service/ Artisan, Office, Lodging and Civic Uses; there are medium, narrow or no front Setbacks and narrow to medium side Setbacks. It has variable private landscaping and it has Thoroughfares and Internal Drives with curbs, Sidewalks and trees that define medium-sized blocks. CD-4C is an appropriate District for parcels identified as Facilitate or Active on the Areas of Change map of the Comprehensive Plan, which have access onto a public right-of-way classified as principal arterial or minor arterial in the Transportation element of the Plan and are located in Suburban Neighborhoods and City Center Urban Village Future Land Use Character Areas described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS



CD-4C TABLE 4.3.1-E DISTRICT STANDARDS: GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Density / Floor Area Ratio (FAR)	*Applicable only to Development Parcels
24 Density Units per acre max	

BLOCK SIZE*	<i>*Applicable only to Development Parcels</i>
Block Perimeter	2400 ft. max

Private Frontage Types

Common Yard	P	Stepfront	NP
Porch	P	Shopfront	P
Fence	P	Gallery	P
Terrace/Lightwell	P	Arcade	NP
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area	NP	Playground	P
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

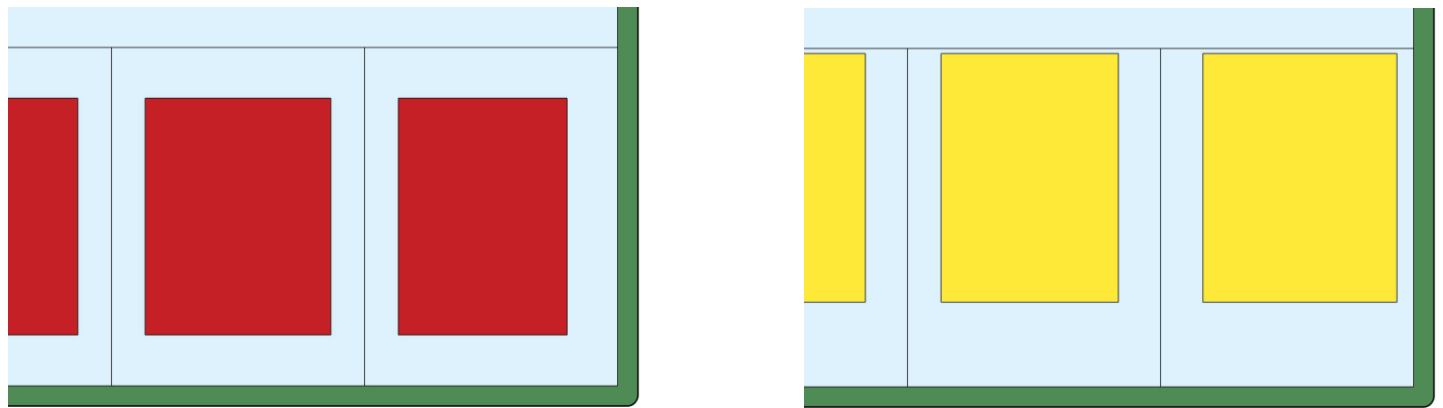
Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C

TABLE 4.3.1-E DISTRICT STANDARDS:
GENERAL URBAN CORRIDOR CHARACTER DISTRICT



Lot Occupation	
Lot/ Building Site Width	House: 38’ min if Alley loaded Garage at rear, otherwise 50 ft. min Duplex: 30 ft. min for each unit of Duplex Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x6max. attached Townhouse units Large Scale Commercial: 600 ft max All other Building Types: 18 ft. min – 200 ft. max
Frontage Buildout	60% min except commercial 40% min
Lot/ Building Site Area	NR
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq$ 20% of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. The Planning Commission may approve alternative enfrontment within a Development Parcel as described in 8.5.6.O
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Setbacks / Yards					
Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	6 ft. min, 40 ft. max; except where the Lot or Building Site enfronts a thoroughfare with a functional classification of Arterial and parking is located in the First Layer, max 85 ft.	A	Front Setback / Yard, Principal Frontage	20 ft. min behind Principal Building Frontage	E
Front Setback / Yard, Secondary Frontage	6 ft. min, 40 ft. max; except where the Lot or Building Site enfronts a thoroughfare with a functional classification of Arterial and parking is located in the First Layer, max 85 ft.	B	Front Setback / Yard, Secondary Frontage	5 ft. min	F
Side Setback / Yard, each side	0 ft. min. per side	C	Side Setback / Yard, each side	5 ft. min	G
Rear Setback / Yard	3 ft. min; or 15 ft. min from center line of rear Alley.	D	Rear Setback / Yard	3 ft. min; or 5 ft. min if Garage faces rear Alley.	H

Building Standards	
Building Height*	
Principal Building	4 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height	
May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Shopfront Facade, which may not exceed 25 ft.	
Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	Except for House Building Types, A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	Non-Shopfront: 20% - 60% of total ground floor Façade area for Shopfront: min. 50% of total ground floor Façade area, min. 20% of total Façade area on upper floors and secondary elevations
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except for transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	Within a Development Parcel no Façade may exist more than once in a Block Face

Building Standards (continued)

Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

CD-4C TABLE 4.3.1-D DISTRICT STANDARDS: GENERAL URBAN CHARACTER DISTRICT

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	Required ; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required ; brick, natural stone, with material matching primary material of Façade

Building Types

House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-D DISTRICT STANDARDS:**
GENERAL URBAN CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor Trailers (including trailers for storage)	NP	P in 3 rd layer only, and in Driveway
All other vehicles	NP	P in 3 rd layer only, and in Driveway; except where

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1 st Layer if Residential; 36 ft. max in 1 st layer if non-Residential; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

** Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation at Frontage if 1st Layer $\geq$ 3ft. deep, plus if 1st Layer is $\geq$ 15ft. deep, 1 tree planted in 1st Layer every 50' ft of Frontage. Drive aisles within 1st Layer, continuous shrubs Landscaping must comply with Section 4.3.16

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti

Materials

Natural Wood	P only Picket type allowed at Frontage; other types allowed on sides and rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	P	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than grade at property line, must be set back 10 ft. from property line.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-4C **TABLE 4.3.1-E DISTRICT STANDARDS:**
GENERAL URBAN CORRIDOR CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen / Streetscreen Adjacent to or across Throughfare from Non-Multi-Family Residential	N/R
Screening of Parking, Loading Areas, Service Areas, Out- door Storage, Drive-Throughs, Trash Receptacles/Dump- sters, HVAC and other equipment screened from Front- age, Civic Space and Adjacent Property	R ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Streetscreen; otherwise, Screening must be by Building, wall, hedge, or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent to Civic Space.
HVAC, Mechanical and other Equipment Screening	R ; must be Screened from Frontage and Civic Space by Building para- pet or other Building Element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Streetscreen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT



General Description

The CD-5 Urban Center Character District consists of medium to high density Mixed Use areas. It has a tight network of Thoroughfares and Internal Drives with Sidewalks, streetlights, and regular tree spacing, defining medium sized blocks. Buildings are set close to the Sidewalks. CD-5 is an appropriate District for the City Center Urban Village Future Land Use Character Area described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Density / Floor Area Ratio (FAR) **Applicable only to Development Parcels*

NR

BLOCK SIZE* **Applicable only to Development Parcels*

Block Perimeter 2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard	NP	Stepfront	P
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types* **Applicable only to Development Parcels.*

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

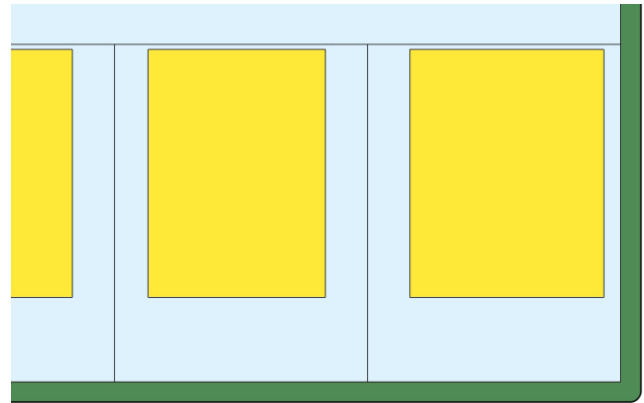
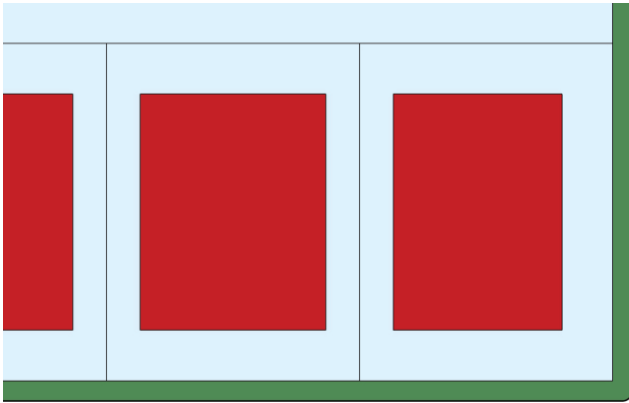
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 **TABLE 4.3.1-F DISTRICT STANDARDS**
URBAN CENTER CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width

House: 38 ft min if Alley loaded Garage at rear, otherwise 50 ft. min

Duplex: 30 ft. min for each unit of Duplex

Townhouse:

For Townhouses with each unit on its own Lot or Building Site: 18-36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x6max. attached Townhouse units

All other Building Types: 18 ft. min – 120 ft. max

Frontage Buildout

80% min except House and Duplex 60% min

Lot/ Building Site Area

NR

Impervious Surface Coverage

100% max

Lot/ Building Site Enfrontment

Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Lot/ Building Site Access

All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building

Front Setback / Yard,
Principal Frontage

0 ft. at corners; 0 ft.
min; 15 ft. max. else-
where

A

Front Setback / Yard,
Secondary Frontage

0 ft. at corners; 0 ft.
min; 15 ft. max. else-
where

B

Side Setback / Yard,
each side

0 ft. min; 24 ft. max per
side

C

Rear Setback / Yard

NR

D

Setbacks / Yards – Accessory Building

Front Setback / Yard,
Principal Frontage

40 ft. max from rear
property line; except

E

Side Setback / Yard

3 ft. max

F

Rear Setback / Yard

5 ft. min

G

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building	2 Story min; 5 Stories max. adjacent to CD-5; all other areas 3 stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	If Residential: 18 in. min., 48 in. max. above average grade at Façade

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	Non-Shopfront 20% - 60% of total ground level Façade area; for Shopfront: min 50% of total ground level Façade area, min. 20% of total Façade area on upper floors and secondary elevations
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1st & 2nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Façade

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Building Standards (continued)	
Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design
Eaves shall extend no less than nine inches beyond the supporting walls.
Gable end rakes shall overhang at least six inches.
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials			
Primary Building Material on Facades	Brick	P	Authentic stucco over masonry P
	Natural stone	P	Exposed concrete NP
	Wood	P	Vinyl or Aluminum siding NP
	Cementitious siding	P	Corrugated and/or sheet metal NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim

Building Types			
House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	NP
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 **TABLE 4.3.1-F DISTRICT STANDARDS**
URBAN CENTER CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP	P in 3 rd layer only, and in Driveway
All Other Vehicles	NP	P in 3 rd layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1 st Layer; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design	P if coplanar to and integrated into roof design	P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception	P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 TABLE 4.3.1-F DISTRICT STANDARDS URBAN CENTER CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

NA if paved or $\leq$ 3ft front Setback/ Yard; Otherwise, shrubs continuous around foundation at Façade. Landscaping must comply with Section 4.3.16

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti

Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	Required
Location of Retaining Walls	P within required Yards, per Sections 4.3.10 If supporting grade 8 ft. or higher that grade at property line, must be set back 10 ft. from property line

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5 **TABLE 4.3.1-F DISTRICT STANDARDS**
URBAN CENTER CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

At Frontage or Adjacent to Civic Space
age or Adjacent to Civic Space

Not at Front-

Wall Screen/Street-Screen Height	3 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street-Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened from Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT



General Description

The CD-5C Urban Center Corridor Character District consists of medium to higher density Mixed Use areas. It provides for a balanced automobile and pedestrian oriented built environment, a mix of Building Types and primarily has a tight network of Thoroughfares and Internal Drives with Sidewalks, street lights, and regular tree spacing defining medium-sized blocks. Buildings are set close to Sidewalks. CD-5C is limited to parcels identified as Active on the Areas of Change map of the Comprehensive Plan which have access to a Principal Arterial identified in the Transportation Plan located in the City Center Urban Village Character Area described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Density / Floor Area Ratio (FAR) **Applicable only to Development Parcels*

NR

BLOCK SIZE* **Applicable only to Development Parcels*

Block Perimeter 2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard	NP	Stepfront	NP
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area	NP	Playground	P
Green	NP	Sport Field	NP
Square	P	Community Garden	P
Plaza	P	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

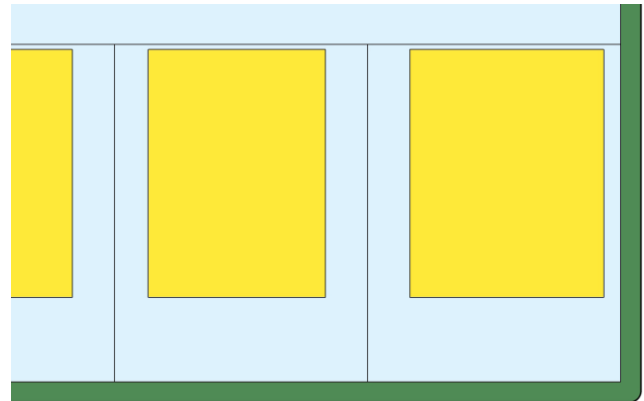
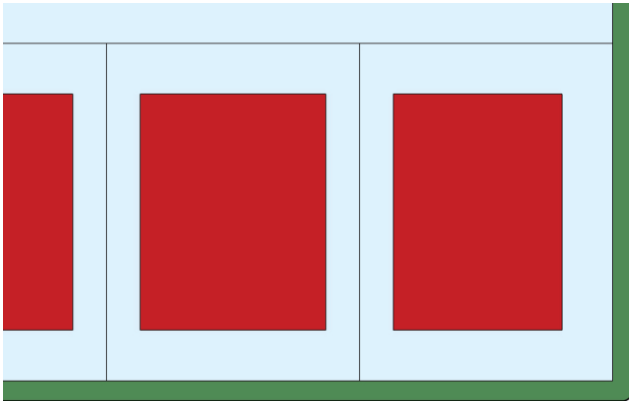
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings

Principal Building	1 max
Accessory Buildings	1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT



Lot Occupation

Lot/ Building Site Width

Townhouse: For Townhouses with each unit on its own Lot or Building Site: 18- 36 ft. for single Townhouse unit attached to other Townhouse units x8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site 18-20 ft. per Townhouse unit x8 max. attached Townhouse units
All other Building Types: 18 ft. min
All Building Types: 120 ft. max

Frontage Buildout

80% min.

Lot/ Building Site Area

NR

Impervious Surface Coverage

100% max

Lot/ Building Site Enfrontment

Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots or Building Sites within each type of Character District of a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Lot/ Building Site Access

All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building

Front Setback /
Yard, Principal
Frontage

0 ft. at corners; 0
ft. min; 15 ft. max
elsewhere

A

Front Setback /
Yard, Secondary
Frontage

0 ft. at corners; 0
ft. min; 15 ft. max
elsewhere

B

Side Setback /
Yard, each side

0 ft. min; 24 ft.
max. per side

C

Rear Setback

NR

D

Setbacks / Yards – Accessory Building

Front Setback /
Yard, Principal
Frontage

40 ft. max. from
rear property line

E

Side Setback / Yard

3 ft. max.

F

Rear Setback /
Yard

3 ft. min. or 5 ft.
min. if Garage door
faces Rear Alley

G

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Building Standards

Building Height*

Principal Building	2 Story min; 4 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/ Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11ft. with a maximum of 25 ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	If Residential: 18 in. min., 48 in. max. above average grade at Façade

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	Except for House Building Types, a Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	20% - 60% of total Façade area for non-Shopfront; 70% of total Façade area, min. for Shopfront
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.
Window Glazing Material	Clear glass is Required for all Elevations

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Façade

CD-5C

TABLE 4.3.1-G DISTRICT STANDARDS URBAN CENTER CORRIDOR CHARACTER DISTRICT

Building Standards (continued)

Roof Type & Pitch

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Façades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	Required; brick, stone, or stucco except renovations and minor expansions of existing structures may match current material, or absence of cladding.
Porch Pier Cladding	Required; brick or stone, with any space under Porch concealed by painted or stained latticework between piers, except renovations and minor expansions of existing structures, pier cladding, or absence of cladding, may match current material.
Chimney Cladding	Required; brick, natural stone, with material matching primary material of Façade

Building Types			
House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Vehicular Parking Requirements

Parking Location	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery	P in 3 rd layer only, and in Driveway and Temporary Use of trailers
All Other Vehicles	NP	P in 3 rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1 st Layer; regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Private Landscaping and Fencing

Landscaping

NA if paved or $\leq$ 3ft front Setback/ Yard; Otherwise, shrubs continuous around foundation at Façade. Landscaping must comply with Section 4.3.16

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line		
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody		
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.		
Materials			
Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP
Additional Standards			
Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required		
Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line		

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CD-5C **TABLE 4.3.1-G DISTRICT STANDARDS**
URBAN CENTER CORRIDOR CHARACTER DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP	TABLE 4.3.1-H DISTRICT STANDARDS MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT
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General Description

This District is designed to provide suitable areas for Manufactured Home Parks where sufficient urban facilities are available prior to Development. Manufactured Homes and Buildings necessary to support the Residential occupancy of Manufactured Homes are permitted. This District is intended also to permit community facilities and public utility installations that are necessary to service specifically the residents of this District, or which are benefited by and compatible with a Residential environment. SD-MHP is appropriate for the Suburban Neighborhoods Future Land Use Character Area described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP

TABLE 4.3.1-H DISTRICT STANDARDS MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Density / Floor Area Ratio (FAR) *Applicable only to Development Parcels

6 Density Units per acre max

BLOCK SIZE* *Applicable only to Development Parcels

Block Perimeter 2,400 ft. max

Private Frontage Types

Common Yard	NP	Stepfront	P
Porch	NP	Shopfront	P
Fence	NP	Gallery	P
Terrace/Lightwell	P	Arcade	P
Forecourt	P	Officefront	P
Stoop	P		

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types* *Applicable only to Development Parcels.

Natural Area	P	Playground	P
Green	P	Sport Field	P
Square	NP	Community Garden	P
Plaza	NP	Pocket Park	P

See Table 5.3.3.A (Civic Space Types - Summary) and Table 5.3.3.B (Civic Space - Specific Standards)

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings Per Lot or Building Site

Principal Building	1 max. per Manufactured Home Site or Building Site
Accessory Buildings	1 max. per Manufactured Home Site or Building Site

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Manufactured Home Site / Building Site / Manufactured Home Park Occupation	
Manufactured Home / Building Site Width	Residential: ⁽¹⁾ Non-Residential Use: 60 ft. min.
Manufactures Home Park Minimum Street / Highway Frontage	50 ft. min.
Frontage Buildout	if non-mobile: 40% min, otherwise NR
Manufactured Home Site / Building Site Depth	NR
Manufactured Home Site / Building Site Area	Residential Use: 6,000 sf. Min. Non-Residential Use: 10,000 sf. min.
Manufactured Home Stand Impervious Surface Coverage	max. 25% of Manufactured Home Site 35% max
Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Manufactured Home Site if a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or waterbody if such Manufactured Home Sites have legal and Physical vehicular access to a vehicular Thoroughfare via Driveway or Easement. All Manufactured Home Sites must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Setbacks / Yards					
Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Street Yard-Arterial	Residential: ⁽¹⁾	A	Side Yard-Per side	Residential: ⁽¹⁾	B
	Non-Residential: 50 ft. min.			Non-Residential: 2 Stories or less 15 ft. min 3 or more Stories 25 ft. min	
Street Yard-Collector	Residential: ⁽¹⁾	A	Side Yard-Total	Residential: ⁽¹⁾	B
	Non-Residential: 50 ft. min.			Non-Residential: NR	
Street Yard-Minor	Residential: ⁽¹⁾	A	Rear Yard	Residential: ⁽¹⁾	?
	Non-Residential: 50 ft. min.			Non-Residential: 20 ft. min	

⁽¹⁾ Within a manufactured Home Park, dimensional standards shall be required for the park. All other Residential uses of a Manufactured Home (including a Manufactured Home not in a park) shall conform to the standards of the CD-3 Character District.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Building Standards

Building Height*

Principal Building	2 Stories max
Accessory Building	2 Stories max

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition **NR**

Finished Floor Level **NR**

Support piers, plumbing, HVAC, hitch and Wheels **Required** to be concealed by apron between floor level and ground on all sides, including beneath Porch or Stoop

Façade

Main Entrance If non-mobile: **Required** prominently located on Façade at Principal Frontage; otherwise, **NR**

Façade Position If non-mobile: Parallel to straight Frontage Line or tangent of curved Frontage Line; otherwise, **NR**

Blank Walls **NP** at Frontage

Façade Glazing 20% - 60% of total Façade area

Roof Type & Pitch

NR

Building Materials

NR except **Required** clear glass for windows at Frontage

Building Types

Manufactured Homes & Associated Buildings **P**

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Vehicular Parking Requirements

Parking Location	On-Street Parking	Off-Street Parking
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery	P in 3 rd layer only, and in Driveway
All Other Vehicles	NP	P in 3 rd Layer only, and in Driveway

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of asphalt, concrete, or another hard surface
Garage Location	P In Rear Yard only
Garage Design	NR
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max. single lane; 20 ft. max. width double lane
Parking Structure	N/A
Parking Structure Pedestrian Exit Location	N/A

Bicycle Parking

NR

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Trash Receptacle Locations – Manufactured Home Sites	P in 3 rd Layer only, except when moved to 1 st or 2 nd Layer for pickup
Community Trash Receptacle or Dumpster Locations	P in 3 rd Layer only, must be screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	N/A

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	NP	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NR		

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Private Landscaping and Fencing

Landscaping

Required Street Yard and any required Side Yard of a corner Manufactured Home Site must be landscaped in compliance with Section 4.3.16., including 1 tree per Manufactured Home Site and continuous shrub plantings around foundation facing Frontage.

Walls & Fencing

Height	4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P	Chain Link	NP
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	NP	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections
through to Adjacent Neighbor-
hoods or Uses

Required

Locations of Retaining Walls

P within required Yards, per Section 4.3.10

If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-MHP **TABLE 4.3.1-H DISTRICT STANDARDS**
MANUFACTURES HOME PARK RESIDENTIAL SPECIAL DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	N/A (Uses not permitted in District)
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (Uses not permitted in District)
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT	TABLE 4.3.1-I DISTRICT STANDARDS INTERSTATE SERVICE SPECIAL DISTRICT
General Description	
This District is designed to provide space along I-65 to serve the needs of the motoring public. Automobile and other vehicular service establishments, transient sleeping accommodations, and eating and drinking establishments to primarily characterize this District. Appropriate locations for this District are along I-65 in an environment of general Commercial and Mixed Use activity. Due to the high traffic volumes and general incompatibility between some of the Uses permitted within this District and those in CD-3L and CD-3 areas, this District shall not be located in or Adjacent to a CD-3L or CD-3 District. The SD-INT District is an appropriate District for the Technology Employment Center Future Land Use Character Area described in the Comprehensive Plan. SD-INT is limited to Parcels within 3,690 feet of an Interstate, Freeway, or other limited access highway identified in the Transportation element of the Plan,	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT		TABLE 4.3.1-I DISTRICT STANDARDS	
		INTERSTATE SERVICE SPECIAL DISTRICT	
Density / Floor Area Ratio (FAR)		*Applicable only to Development Parcels	
24 Density Unites per acre max			
Parcel Size			
Parcel Size		Min. 1 gross acre	
Block Size*		*Applicable only to Development Parcels	
Block Perimeter		NR	
Private Frontage Types			
NR			
Civic Space Types*		*Applicable only to Development Parcels.	
NR			
Permitted Uses			
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).			
Number of Buildings Per Lot or Building Site			
Principal Building		1 max. per Lot or Building Site	
Accessory Buildings		1 max.	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Lot Occupation		
Lot/ Building Width	100 ft. min	
Lot Frontage on Street / Highway	100 ft. min	
Lot Depth	NR	
Frontage Buildout	NR	
Lot/ Building Site Area	20,000 SF min.	
Impervious Surface Coverage	NR	
Usable Open Space	Min. 7% of gross site area	
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare, Internal Drive, or Driveway. Lots or Building Sites within a Development Parcel may enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.	
Lot/ Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thoroughfare vis Driveway or Easement	
Setback / Yards		
Setback / Yards – Principal Building		
	As applicable:	
	1. For sites Adjacent to a District which a Residential use is allowed:	
	a) An Addition to an existing Building with a Façade of variable distance from the Street may be extended to the plane of the existing Façade closest to the Street.	
Street Yard – Min	b) Except for an addition to an existing Building described in 1.a above, the lesser of	A
	i) The Average depth of Street Yards of existing Buildings within 100 ft. on each side of a Lot or Building Site or	
	ii) 60 ft.	
	2. Otherwise, 30 ft.	
Side Yard – Per side	0 ft. min along Lot Lines or Building Site Lines Adjacent to a Lot or Building Site on which no Mixed Use or Residential Use is located, or is being constructed;	B
	Otherwise, 10 ft. min ⁽¹⁾⁽²⁾⁽³⁾	
Rear Yard	0 ft. min along Lot Lines or Building Site Lines Adjacent to a Lot or Building Site on which no Mixed Use or Residential Use is located, or is being constructed;	C
	Otherwise, 10 ft. min ⁽¹⁾⁽²⁾⁽³⁾	

Notes: *See Article 9 (definitions) for FAR measurement information

- (1) Additional Side Yard or Rear Yard depth may be necessary to accommodate Buffers and landscaping required in Sections 4.3.11, 4.3.16, and 5.8
- (2) The Required Rear Yard Depth shall be reduced as provided below if the Lot does not abut a different District and is owned separately and individually from all other tracts of land, both on the Effective date of this Ordinance and on the date of application for a Zoning Permit. Such reduction shall be as follows:
 - a. For all interior Lots between 80 ft. and 100 ft. deep, the required Rear Yard shall be reduced by an amount equal to the lesser of (1) 100 ft. minus the depth of the Lot or (2) 10ft.
 - b. For Interior Lots < 80 ft. deep within Non-Residential Districts, the required Rear Yard depth shall be 0 ft., but if any Rear Yard is provided, it must be at least 10 ft. deep.
- (3) Buffering requirements are not applicable to Side Yards or Rear Yards with zero depth.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Building Standards	
Building Height*	
	Initial Stepback = depth of required Front Setback / Street Yard, within which no Structure is allowed
Principal Building	Max, height within 1 st 30 ft. beyond initial Stepback ("Secondary Stepback"): 45 ft. + 1.5 ft. (Y) for every additional 1 ft. (X) Building is Stepped back from Initial Stepback (slope of Sky Exposure Plane (x:y) = 1:1.5). From and beyond 40 ft. from back of sidewalk ("Total Stepback"), greater of 75 ft. max or height permitted by Conditional Use Permit, if total Impervious Surface Coverage is 40% or less.
Accessory Building	45 ft. max
*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. * *The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *	
Ceiling Height	
May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Business/Commercial, Office, Retail/ Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11 ft. with a maximum if 25 ft.	
Building Composition	
Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
Finished Floor Level	NR
Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line.
Façade & Façade Element Design Proportions	Must be vertically proportioned.
Blank Walls	NP at Frontage
Façade Articulation	A façade greater than 100 ft. in width must be differentiated so that it appears to be compromised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice detail; (d) a change of wall material or wall color; a change in trim courses and other horizontal element (e) a change in dormer or balcony design, if any; and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed of a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Windows and/or doors spaced $\leq$ 20 ft. apart. In Stories above first, Façade openings must be $\leq$ 50% of total Façade area.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Façade Glazing	20% - 60% of total Façade Area for non-Shopfront; 70% of total Façade Area, min. for Shopfront.
Window Shape	Square or vertical in proportion, except transoms.
Window Alignment	Upper floor windows and other features must be aligned with those of first floor.
Window Types	Except in Shopfront or Gallery Frontage, and except for transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be ≤ 50% of total Façade area.
Window Glazing Material	Clear glass Required for windows at Frontage.
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window, solider course above lintel and rollock course below sill if brick or stone surrounds window.
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs.
Façade Window Sill Height	If Residential: 5 ft. min. above average grade at Frontage.
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features.
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage.
Façade Variety	No Façade may exist more than once on a Block Face or within view of the same Façade.

Roof Type & Pitch

NR

Roof Design

NR

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	NR
Building Colors	NR
Foundation Cladding	NR
Porch Pier Cladding	NR
Chimney Cladding	NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Building Types			
House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	NP	Flex	P
Small Multifamily	NP	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements

Parking Location		
	On-Street Parking	Off-Street Parking
All Vehicles	NR	P behind first 10 ft. from Frontage Lot Line if site not abutting Residential District; Otherwise, P only in Side Yard or Rear Yard

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or other hard surface
Garage Location	P In Rear Yard only
Garage Design	NR
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max. in 1 st Layer if Residential; 36 ft. max. in 1 st Layer if non-Residential, regardless if shared or not
Parking Structure	P , if screened from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Trash Receptacle Locations – Manufactured Home Sites	P in 3 rd Layer only, except when moved to 1 st or 2 nd Layer for pickup
Community Trash Receptacle or Dumpster Locations	P in 3 rd Layer only, must be screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	N/A

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Private Landscaping and Fencing

Landscaping

Required continuous shrubs around foundation facing Frontage if 1st Layer is $\geq$ 3 ft. deep, plus if 1st Layer is $\geq$ 15 ft. deep, 1 tree planted in 1st Layer. Landscaping must comply with Section 4.3.16.

Walls & Fencing

Height	3.5- 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
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Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
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Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.
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Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
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Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	NP
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Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
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Vinyl	NP	Smooth or Split-faced Block	NP
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Additional Standards

Pedestrian Connections through to Adjacent Neighbor- hoods or Uses	NR
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Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-INT **TABLE 4.3.1-I DISTRICT STANDARDS**
INTERSTATE SERVICE SPECIAL DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Min. 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft; Min. 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI	TABLE 4.3.1-J DISTRICT STANDARDS LIGHT INDUSTRIAL SPECIAL DISTRICT
General Description	
This District is intended to provide space for a wide range of wholesale trade, warehousing of a wide variety of products or materials, manufacturing processes, and industrial and related uses that conform to a high level of performance criteria and have few objectionable characteristics. All operations must be carried on within completely enclosed Buildings, thus providing a standard of Development that removes most adverse characteristics that affect neighboring properties. This District may provide a buffer between other Districts and other industrial activities that have more objectionable influences. This District may require types of Structures and have Uses and other characteristics that cannot be facilitated in other Districts. New Residential Development, Commercial establishments, Retail establishments, personal service Uses, and community facilities and utilities, are permitted, as well as additional Uses that provide needed complementary services or are necessary for the general community welfare. SD-LI is an appropriate District for Technology Employment Center Future Land Use Character Area described in the Comprehensive Plan.	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI		TABLE 4.3.1-J DISTRICT STANDARDS	
		LIGHT INDUSTRIAL SPECIAL DISTRICT	
Density / Floor Area Ratio (FAR)		*Applicable only to Development Parcels	
NR			
Parcel Size			
Parcel Size	Min. 1 acre		
Block Size*	*Applicable only to Development Parcels		
Block Perimeter	2,000 ft. max. or 3,000 ft. max. if a Parking Structure provided within Block		
Private Frontage Types			
NR			
Civic Space Types*		*Applicable only to Development Parcels.	
NR			
Permitted Uses			
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).			
Number of Buildings Per Lot or Building Site			
Principal Building			
Accessory Buildings			

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

Lot Occupation	
Lot/ Building Width	100 ft. min
Lot Depth	NR
Frontage Buildout	NR
Lot/ Building Site Area	40,000 SF min.
Impervious Surface Coverage	70% max
Usable Open Space	Min. 7% of gross site area
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare, Internal Drive, or Driveway. Lots or Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement

Setback / Yards	
Setback / Yards – Principal Building	
Street Yard – Min	As applicable:
	1. For sites Adjacent to a District which a Residential use is allowed:
	a. An Addition to an existing Building with a Façade of variable distance from the Street may be extended to the plane of the existing Façade closest to the Street.
	b. Except for an addition to an existing Building described in 1.a above, the lesser of
	I. The Average depth of Street Yards of existing Buildings within 100 ft. on each side of a Lot or Building Site or
	II. 40 ft. ⁽¹⁾
	2. Otherwise, 20 ft.
Side Yard – Per side	As applicable:
	1. For sites abutting a Residential District, 50 ft. along the common boundary;
	2. Otherwise, 10 ft. min ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾
Rear Yard	As applicable:
	1. For sites abutting a Residential District, 50 ft. along the common boundary;

Notes:

- (1) Additional Side Yard or Rear Yard depth may be necessary to accommodate Buffers and landscaping required in Sections 4.3.11, 4.3.16, and 5.8
- (2) The Required Rear Yard Depth shall be reduced as provided below if the Lot does not abut a different District and is owned separately and individually from all other tracts of land, both on the Effective date of this Ordinance and on the date of application for a Zoning Permit. Such reduction shall be as follows:
 - a. For all interior Lots between 80 ft. and 100 ft. deep, the required Rear Yard shall be reduced by an amount equal to the lesser of (1) 100 ft. minus the depth of the Lot or (2) 10ft.
 - b. For Interior Lots < 80 ft. deep within Non-Residential Districts, the required Rear Yard depth shall be 0 ft., but if any Rear Yard is provided, it must be at least 10 ft. deep.
- (3) In Industrial Districts, the required Side Yard and Rear Yard depth for Lots along Lot Lines abutting other Industrial Districts or along a railroad Right-Of-Way is 0 ft.
- (4) In Industrial Districts, Buffering requirements are not applicable to Side Yards with zero depth.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

2. Otherwise, 20 ft. min ^{(1)(2)(3))(4)}

SD-LI TABLE 4.3.1-J DISTRICT STANDARDS LIGHT INDUSTRIAL SPECIAL DISTRICT

Building Standards

Building Height*

Principal Building	45 ft. max
Accessory Building	45 ft. max

Any Building exceeding 35 feet in height must obtain approval from the Fire Department prior to the issuance of a Building Permit.

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle, & Cap

Finished Floor Level NR

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design	NR Flex Building with Industrial Category Use Other – Must be vertically proportioned
Proportions	
Blank Walls	NP at Frontage NR Flex Building with Industrial Category Use
Façade Articulation	Others- Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of tow or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each other segments with respect to all of the following: (a) a change in shape, sill, and header height, detasil, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material, or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any; and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (see Illustration 4.3.5.A-3)
Façade Openings	NR Flex Building with Industrial Category Use Others – Windows and/or doors spaced < 20 ft. apart; in Stories above first, Façade openings must be < 50% of total Façade area.
Façade Glazing	NR Flex Building with Industrial Category Use Others – 20% - 60% of total Façade area.
Window Shape	NR Flex Building with Industrial Category Use

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

	Others - Square or vertical in proportion, except transoms
Window Align- ment	NR Flex Building with Industrial Category Use Others - Upper floor windows and other features must be aligned with those of first floor
Window Types	NR Flex Building with Industrial Category Use Others - Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types.
Window Glazing Material	Flex Building with Industrial Category Use - Clear glass is Required for windows at Frontage Others - Clear glass is Required for all Elevations
Window Trim in 1 st Layer	NR Flex Building with Industrial Category Use Others - Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	NR Flex Building with Industrial Category Use Others - If provided must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential, 5 ft. min above average grade at Façade Others – NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

Porch Frontages	NR Flex Building with Industrial Category Use Others – If provided, min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shop Frontages	NR Flex Building with Industrial Category Use For Shopfront Private Frontage – 12 in. – 24 in. knee wall required at Frontage
Façade Variety	NR Flex Building with Industrial Category Use Others – No façade may exist more than once on a Block Face or within view of the same Façade.
Roof Type & Pitch	
Flat	NR Flex Building with Industrial Category Use Others P
Shed	NR Flex Building with Industrial Category Use P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have shed roof anywhere on the Building
Hip	NR Flex Building with Industrial Category Use Others P
Gable	NR Flex Building with Industrial Category Use Others P
Pitch	If pitched, 6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12
Roof Design	
Eaves shall extend no less than nine inches beyond the supporting walls.	
Gable end rakes shall overhang at least six inches.	
Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.	
Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).	
Building Materials	

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	P Flex Buildings with Industrial Category Use NP Others
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	P Flex Buildings with Industrial Category Use NP Others
Changes in Building Materials		NR		
Building Colors		NR		
Foundation Cladding		NR		
Porch Pier Cladding		NR		
Chimney Cladding		NR		

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Building Types			
House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	NP	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	P
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 (Building Type Mix).

Vehicular Parking Requirements			
Parking Location			
	On-Street Parking	Off-Street Parking	
Domestic Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.	
Recreational Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.	
Heavy Equipment	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.	
Tractor Trailers (including trailers for storage)	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.	
All other Vehicles	NP	P in any Required Yard, unless specifically prohibited* Except Residential and Commercial in 3 rd Layer only.	

*Driveways are not permitted within required Project Buffers & may penetrate required Lot/Building Site/ Parcel Buffers to minimum amount necessary to comply with this Ordinance.

Additional Parking Requirements	
Off-Street Parking Surface	Asphalt or concrete
Garage Location	P In 3 rd Layer only Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space
Garage Design	If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft max. in 1 st Layer and 2 nd Layer if Residential; 24 ft. max in 1 st Layer if non-Residential, regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

LIGHT INDUSTRIAL SPECIAL DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Utility Box & Service Meter* Locations (*Not including water meters)	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

SD-LI TABLE 4.3.1-J DISTRICT STANDARDS
LIGHT INDUSTRIAL SPECIAL DISTRICT

Private Landscaping and Fencing
Landscaping

Required continuous shrubs around foundation at Façade if 1st Layer id > 3 ft. deep, plus if 1st Layer is > 15 ft. deep, 1 tree per 50 ft. of Frontage width, planted in 1st Layer. Landscaping must comply with Section 4.3.16

Walls & Fencing (not including Screens)

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line		
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody		
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti		

Materials

Natural Wood	P only picket type allowed at Frontage; other types allowed at sides and at rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	P at sides and rear only & only if not Adjacent to Residential Use
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian connections through to Adjacent Neighborhoods or Uses	Required
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Location of Retaining Walls	P within required Yards, per Sections 4.3.10 If supporting grade 8 ft. or higher that grade at property line, must be set back 10 ft. from property line
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-LI **TABLE 4.3.1-J DISTRICT STANDARDS**
LIGHT INDUSTRIAL SPECIAL DISTRICT

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation
Materials		
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry	
Fence Screen or Street-Screen	Natural Wood, painted or unpainted	
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity	
Additional Standards		
Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR	
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.	
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element	
Self-Storage Warehouse Screening	Required ; except at Driveways; Screening must be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent tom Civic Space.	
Street-Screen Location	2 nd Layer	
Parcel Buffer	Section 4.3.11.H	
Project Buffer	Section 5.8	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI	TABLE 4.3.1-K DISTRICT STANDARDS HEAVY INDUSTRIAL SPECIAL DISTRICT
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General Description
This District is intended to provide suitable areas for intense or potentially noxious Industrial operations, including open land operations. It is specifically intended that all newly created Districts be so located and Buffered as to prevent possible negative impact upon Adjacent land and Uses. SD-HI is an appropriate District for Technology Employment Center future land Use Character Area described in the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI		TABLE 4.3.1-K DISTRICT STANDARDS	
		HEAVY INDUSTRIAL SPECIAL DISTRICT	
Density / Floor Area Ratio (FAR)		*Applicable only to Development Parcels	
NR			
Parcel Size			
Parcel Size		NR	
Block Size*		*Applicable only to Development Parcels	
Block Perimeter		Not Regulated	
Private Frontage Types			
NR			
Civic Space Types*		*Applicable only to Development Parcels.	
NR			
Permitted Uses			
See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).			
Number of Buildings			
Principal Building			
Accessory Buildings			

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI **TABLE 4.3.1-K DISTRICT STANDARDS**
HEAVY INDUSTRIAL SPECIAL DISTRICT

Lot Occupation	
Lot/ Building Width	100 ft. min.
Lot/ Building Site/ Parcel Frontage on Street/ Highway	24 ft min.
Lot Depth	NR
Frontage Buildout	NR
Lot/ Building Site Area	As required to meet all other applicable requirements of this Ordinance
Impervious Surface Coverage	70% max
Usable Open Space	Min. 7% of gross site area
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare, Internal Drive, or Driveway. Lots or Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thoroughfare vis Driveway or Easement
Setback / Yards	
Setback / Yards – Principal Building	
Street Yard – Min	As applicable: - For sites Adjacent to a District which a Residential use is allowed: - An Addition to an existing Building with a Façade of variable distance from the Street may be extended to the plane of the existing Façade closest to the Street. - Except for an addition to an existing Building described in 1.a above, the lesser of - The Average depth of Street Yards of existing Buildings within 100 ft. on each side of a Lot or Building Site or 40 ft. ⁽¹⁾ - Otherwise, 20 ft.
Side Yard – Per side	As applicable: - For sites abutting a Residential District, 50 ft. along the common boundary; - Otherwise, 10 ft. min ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾
Rear Yard	As applicable: For sites abutting a Residential District, 50 ft. along the common boundary;

Notes:

- Additional Side Yard or Rear Yard depth may be necessary to accommodate Buffers and landscaping required in Sections 4.3.11, 4.3.16, and 5.8
- The Required Rear Yard Depth shall be reduced as provided below if the Lot does not abut a different District and is owned separately and individually from all other tracts of land, both on the Effective date of this Ordinance and on the date of application for a Zoning Permit. Such reduction shall be as follows:
 - For all interior Lots between 80 ft. and 100 ft. deep, the required Rear Yard shall be reduced by an amount equal to the lesser of (1) 100 ft. minus the depth of the Lot or (2) 10ft.
 - For Interior Lots < 80 ft. deep within Non-Residential Districts, the required Rear Yard depth shall be 0 ft., but if any Rear Yard is provided, it must be at least 10 ft. deep.
- In Industrial Districts, the required Side Yard and Rear Yard depth for Lots along Lot Lines abutting other Industrial Districts or along a railroad Right-Of-Way is 0 ft.
- In Industrial Districts, Buffering requirements are not applicable to Side Yards with zero depth.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

2. Otherwise, 20 ft. min ^{(1)(2)(3) (4)}

SD-HI

TABLE 4.3.1-K DISTRICT STANDARDS HEAVY INDUSTRIAL SPECIAL DISTRICT

Building Standards

Building Height*

Principal Building 45 ft. max

Accessory Building 45 ft. max

Any Building exceeding 35 feet in height must obtain approval from the Fire Department prior to the issuance of a Building Permit.

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

NR

Building Composition

Vertical Composition Each Principal Building must have an identifiable Base, Middle, & Cap

Finished Floor Level NR

Façade

Main Entrance Main Entrance must be in Façade of Principal Frontages.

Façade Position Parallel to straight Frontage Line or to tangent of curved Frontage Line

Façade & Façade
Element Design
Proportions NR

Blank Walls NP at Frontage

Façade Articulation NR

Façade Openings NR

Façade Glazing NR

Window Shape NR

Window Alignment NR

Window Types NR

Window Glazing
Material Clear glass is **Required** for windows at Frontage

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Window Trim in 1 st Layer	NR
Shutters	NR
Façade Window Sill Height	NR
Porch Frontages	NR
Shopfront Frontages	NR
Façade Variety	NR

Roof Type & Pitch
NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI **TABLE 4.3.1-K DISTRICT STANDARDS**
HEAVY INDUSTRIAL SPECIAL DISTRICT

Roof Design

NR

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	P

Changes in Building Materials NR

Building Colors NR

Foundation Cladding NR

Porch Pier Cladding NR

Chimney Cladding NR

Building Types

NR

Vehicular Parking Requirements

Parking Location

On-Street Parking

Domestic Vehicles NP

Off-Street Parking

P in any Required Yard, unless specifically prohibited*
Except Residential and Commercial in 3rd Layer only.

Additional Parking Requirements

Off-Street Parking Surface	Asphalt or concrete
Garage Location	P In 3 rd Layer only
Garage Design	NR
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft max. in 1 st Layer and 2 nd Layer if Residential; 36 ft. max in 1 st Layer if non-Residential, regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI TABLE 4.3.1-K DISTRICT STANDARDS HEAVY INDUSTRIAL SPECIAL DISTRICT

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Utility Box & Service Meter* Locations (*Not including water meters)	P only in any Required Side Yard or Rear Yard, unless specifically prohibited
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

Private Landscaping and Fencing Landscaping

Required if 1st Layer $\geq$ 10 ft, minimum of 30% of 1st Layer must be landscaped in compliance with Section 4.3.16, with continuous shrubs around foundation at Façade if 1st Layer is $\geq$ 3 ft. deep, plus if 1st Layer is $\geq$ 15 ft. deep, 1 tree per 50 ft. of Frontage width, planted in 1st Layer. Landscaping must comply with Section 4.3.16

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

SD-HI **TABLE 4.3.1-K DISTRICT STANDARDS**
HEAVY INDUSTRIAL SPECIAL DISTRICT

Walls & Fencing (not including Screens)			
Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line		
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody		
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti		
Materials			
Natural Wood	P only picket type allowed at Frontage; other types allowed at sides and at rear	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P at sides and rear only	Barbed/ Razor/ Concertina Wire	P at sides and rear only & only if not Adjacent to Residential Use
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP
Additional Standards			
Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR		
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages and Civic Space by Liner Buildings otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.		
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element		
Self-Storage Warehouse Screening	Required ; except at Driveways; Screening must be by Building, wall, hedge or fence at Frontage or Building, Wall, hedge or fence not at Frontages or Adjacent tom Civic Space.		
Street-Screen Location	2 nd Layer		
Parcel Buffer	Section 4.3.11.H		
Project Buffer	Section 5.8		

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

General Description
This District permits utilization of the Planned Unit Development process under TCA Section 13-4-310, implementation of the Comprehensive Plan, and review and approval of a Master PUD Development Plan that complies with these standards and establishes them and other standards as entitlements for a property, including a customized combination of Permitted Uses, Building Types, Private Frontage Types, Setbacks and Yards, and Throughfares and Internal Drives. Specifically, this District is intended for predominately Residential areas on sites with sufficient existing infrastructure, services, and utilities available for a proposed Development. Development in this District (a) is walkable and provides a diverse mixture of housing choices and Building Types, (b) is necessary to implement and is consistent with the Comprehensive Plan, (c) cannot under any circumstances, plan, or design conform to on or more of the other Districts and standards therefore due to its necessary and intrinsic Uses or size or form, (d) provides ab innovative plan and design, (e) is harmonious with and respects the land use, character, and natural or man-made features of both the subject property and Adjacent property, (f) promotes quality and environmentally sensitive planning and design by taking advantage of special site characteristics, locations, and land uses, (g) provides Civic Space, (h) is the best use of the site consistent with the goals of protecting and enhancing the natural environment. There are specific Development standards provided for this District, which may be supplemented by additional standards approved in the applicable Final Master PUD Development Plan. The Planning Commission may determine that a specific PUD-R Master Plan is consistent with the future land map use of the Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R

TABLE 4.3.1-L DISTRICT STANDARDS

PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Density / Floor Area Ratio (FAR)

*Applicable only to Development Parcels

12 Density Units per acre max

Parcel Size

Parcel Size

Min. more than 10 gross acres

BLOCK SIZE*

*Applicable only to Development Parcels

Block Perimeter

2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard

P

Stepfront

P

Porch

P

Shopfront

P

Fence

P

Gallery

NP

Terrace/Lightwell

P

Arcade

NP

Forecourt

P

Officefront

NP

Stoop

P

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

*Applicable only to Development Parcels.

Natural Area

P

Playground

P

Green

P

Sport Field

NP

Square

P

Community Garden

P

Plaza

P

Pocket Park

P

See Table 5.3.3.A (Civic Space Types - Summary)

Permitted Uses

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Number of Buildings Per Lot or Building Site

Principal Building	6 max per Lot / Building Site for attached Townhouse Buildings; otherwise, 1 max. per Lot / Building Site
Accessory Buildings	1 max per Building Site

Lot Occupation

	18 ft. min; 180 ft. max;
Lot/ Building Site Width	For Townhouses with each unit on its own Lot or Building Site: 18-36 ft. for single Townhouse unit attached to other Townhouse units x 8 max. attached Townhouse units. For multiple Townhouses on a single Lot or Building Site: 18-20 ft. per Townhouse unit x 8 max. attached Townhouse units.
Frontage Buildout	38 ft. min for House, 25 ft. min, for each Duplex unit or 50 ft. min for both units of Duplex, and 100 ft. max. for small Multifamily Building.
Lot/ Building Site Area	60% min.
Impervious Surface Coverage	NR
Lot/ Building Site Enfrontment	70% max; except 90% max. for each group of attached Townhouse units. Must enfront a vehicular Thoroughfare or Internal Drive, except ≤20% of the Lots / Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots / Building Sites have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	15 ft. – 35 ft.	A	Front Setback / Yard, Principal Frontage	40 ft. max. from Rear Lot / Building Site Line	E
Front Setback / Yard, Secondary Frontage	15 ft. – 35 ft.	B	Side Setback / Yard	0 ft. min.	F
Side Setback / Yard, each side	0 ft. min. on attached side(s) of attached Building Types; otherwise, 10 ft. min; 24 ft. max. per side	C	Rear Setback / Yard	3 ft. max	G

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Rear Setback	10 ft. min.	D
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ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Building Standards

Building Height*

Principal Building	1-2 Stories for House and Duplex Building Types; 2-3 Stories for Townhouse, Live/ Work and Small Multifamily Building Types; 2-4 Stories for Large Multifamily Building Type.
Accessory Building	2 Stories max; Allowed in 3 rd Layer only.

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base, Middle & Cap
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Finished Floor Level	Min. 18 in. above average grade at Façade
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Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	Except for House Building Types, a Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Façade windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	20% - 60% of total Façade area for non-Shopfront; 70% of total Façade area, min. for Shopfront
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.
Window Glazing Material	Clear glass is Required for all Elevations

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential: 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Facade

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Building Standards (continued)

Roof Type & Pitch

Flat	NP
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim
Foundation Cladding	Required; brick or stone.
Porch Pier Cladding	Required; brick or stone, with any space under Porch concealed by painted or stained latticework between piers.
Chimney Cladding	Required; brick, natural stone, with material matching primary material of Façade

Building Types

House	P	Commercial	NP
Duplex	P	Mixed Use	NP
Townhouse	P	Flex	NP
Small Multifamily	P	Mid-Rise	NP
Large Multifamily	P	Large Scale Commercial	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Live/Work	P	Civic	P
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See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
All Vehicles	P	P in any Required Yard, unless specifically prohibited

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	10 ft. max in 1 st Layer if Residential; 24 ft. max in 1 st Layer if non-Residential, regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R

TABLE 4.3.1-L DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

All Development in PUD-R District must comply with all applicable standards of this Ordinance, the Engineering Standards and Specifications, and engineering best practices.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R TABLE 4.3.1-L DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Loading & Access

Off-Street Loading and Storage	Required for Large Multifamily Building per Table 4.3.14.b (Loading Requirements); P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	Required for Large Multifamily Building per Table 4.3.14.b (Loading Requirements); P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R TABLE 4.3.1-L DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Private Landscaping and Fencing Landscaping

Required if 1st Layer $\geq$ 3ft, 30% of 1st Layer must be landscaped, with continuous shrubs along foundation at Façade and additionally if 1st Layer $\geq$ 15 ft, sod, and 1 tree per 50 ft. of Frontage, width, planted in 1st Layer. Landscaping must comply with Section 4.3.16.

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses	Required
Locations of Retaining Walls	P within required Yards, per Section 4.3.10 If supporting grade 8 ft. or higher than property line, must be set back 10 ft. from property line

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-R **TABLE 4.3.1-L DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT RESIDENTIAL DISTRICT

Screens, Street-Screens & Buffers		
Height		
	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation
Materials		
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry	
Fence Screen or Street-Screen	Natural Wood, painted or unpainted	
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity	
Additional Standards		
Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR	
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages by Liner Buildings; Otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.	
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required; must be Screened from Frontage and Civic Space by Building Parapet or other Building element	
Self-Storage Warehouse Screening	N/A (not permitted in District)	
Street-Screen Location	2 nd Layer	
Parcel Buffer	Section 4.3.11.H	
Project Buffer	Section 5.8	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

General Description

This District allows utilization of the Planned Unit Development process under TCA Section 13-4-310, implementation of the Comprehensive Plan, and review and approval of a Master PUD Development Plan that complies with these standards and establishes them and other standards as entitlements for a property, including a customized combination of permitted Uses, Building Types, Private Frontage Types, Setbacks and Yards, and Thoroughfares and Internal Drives.

Specifically, this District is intended for Commercial, Office, Mixed Use, and Multifamily Uses on sites with sufficient existing infrastructure, services, and utilities available for a proposed Development. Development in this District (a) is walkable and provides a diverse mixture of housing choices and Building Types, (b) is necessary to implement and is consistent with the Comprehensive Plan, (c) cannot under any circumstances, plan, or design conform to one or more of the other Districts and standards therefore due to its necessary and intrinsic Use or size or form, (d) provides an innovative plan and design, (e) is harmonious with both the subject property and Adjacent property, (f) promotes quality and environmentally sensitive planning and design by taking advantage of special site characteristics, locations, and land uses, (g) provides Civic Space, (h) is the best use of the site consistent with the goals of protecting and enhancing the natural environment. There are specific Development standards provided for this District, which may be supplemented by additional standards approved in the applicable Final Master PUD Development Plan. The Planning Commission may determine that a specific PUD-MU Master Plan is consistent with the future land use map of this Comprehensive Plan.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU TABLE 4.3.1-M DISTRICT STANDARDS **PLANNED UNIT DEVELOPMENT – MIXED USE**

Density / Floor Area Ratio (FAR)

**Applicable only to Development Parcels*

12 Density Units per acre max

Parcel Size

Parcel Size

Min. more than 10 gross acres

BLOCK SIZE*

**Applicable only to Development Parcels*

Block Perimeter

2000 ft. max or 3000 ft max if a parking structure provided within Block

Private Frontage Types

Common Yard

NP

Stepfront

P

Porch

NP

Shopfront

P

Fence

NP

Gallery

P

Terrace/Lightwell

P

Arcade

P

Forecourt

P

Officefront

P

Stoop

P

See Table 4.3.7.A (Private Frontage Types)

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area

NP

Playground

P

Green

NP

Sport Field

NP

Square

P

Community Garden

P

Plaza

P

Pocket Park

P

See Table 5.3.3.A (Civic Space Types - Summary)

Permitted Uses

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

PUD-MU TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Number of Buildings Per Lot or Building Site

Principal Building	1 max
Accessory Buildings	1 max

Lot Occupation

Lot/ Building Site Width	18 ft. min; 180 ft. max; except for Townhouses, 18-24 ft. for single Townhouse unit attached to other Townhouse units or 18 -24 ft. per Townhouse unit X number of attached Townhouse units on single Lot or Building Site, with max of 6 units; 100 ft. max. for small Multifamily Building. Large Scale Commercial: 600 ft. max
Frontage Buildout	60% min.
Lot/ Building Site Area	NR
Impervious Surface Coverage	100% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except $\leq 20\%$ of the Lots / Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots / Building Sites have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building			Setbacks / Yards – Accessory Building		
Front Setback / Yard, Principal Frontage	0 – 20 ft.	A	Front Setback / Yard, Principal Frontage	40 ft. max. from rear property line.	E
Front Setback / Yard, Secondary Frontage	0 – 20 ft.	B	Side Setback / Yard	0 ft. min.	F
Side Setback / Yard, each side	0 ft. min. for at- tached Buildings; Otherwise, 10-24 ft.	C	Rear Setback / Yard	3 ft. max	G
Rear Setback	NR	D			

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

If the District abuts property zoned for Residential Uses that is not included within the District, all Buildings shall be setback as follows:

- a. Where the property is zoned, but not currently utilized, for Residential purposes, a distance equal to the setback established for the Residential District.
- b. Where property is currently utilized for Residential purposes, a distance equal to the lesser of (i) the present average setback of properties located 200 feet from the nearest point on the subject property and (ii) twice the minimum setback established for the CD-4C District.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Building Standards

Building Height*

Principal Building	One story greater than maximum height permitted in adjacent character district, or as determined by the Planning Commission based on proposed use and site conditions
Accessory Building	2 Stories max max, or as determined by the Planning Commission based on proposed use and site conditions

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

May not exceed 14 ft. from finished floor to finished ceiling, except for first floor Commercial, Office, Retail/Personal Service, or Accommodation/ Lodging Use, which must be a minimum of 11 ft. with a maximum of 25 ft.

Building Composition

Vertical Composition	Each Principal Building must have an identifiable Base Middle & Cap
Finished Floor Level	Residential: 18 in. – 48 in. above finished grade at Façade Non-Residential & Mixed Use: 48 in. max. above finished grade at Façade.

Façade

Main Entrance	Main Entrance must be in Façade of Principal Frontages. If Shop Frontage at corner Main Entrance may be at Principal Frontage, or at corner.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	A Façade greater than 100 ft. in width must be differentiated so that it appears to be comprised of two or more Adjacent Buildings, by dividing such Façade into two segments each of which includes a separate entrance and (1) differs from each of the other segments with respect to all of the following: (a) a change in shape, sill, and header height, detail, size, spacing, rhythm, and muntin pattern of windows; (b) a change of Building or cornice height; (c) a change in cornice details; (d) a change of wall material or wall color; a change in trim courses and other horizontal elements; (e) a change in dormer or balcony design, if any, and (f) providing or changing pilasters, columns, or other Façade elements; and (2) is composed with a defined center and edges. (See Illustration 4.3.5.A-3)
Façade Openings	Façade windows, and/or doors spaced ≤ 20 ft. apart In Stories above first Façade openings must be $\leq 50\%$ of the total Façade area
Façade Glazing	Non-Shopfront: 20% – 60% of total ground floor Facade area. Shopfront: min. 50% of total ground floor Facade area; min. 20% of total Façade area on upper floors and secondary elevations.
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Facade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be $\leq 50\%$ of total Façade area.
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and rollock course

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

	below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	If Residential: 5 ft. min above average grade at Façade
Porch Frontages	Min. 6 ft. clear depth, excluding rails, pillars, columns or other features
Shopfront Frontages	12 in. – 24 in. knee wall required at Frontage
Façade Variety	No Façade may exist more than once in a Block Face

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Building Standards (continued)

Roof Type & Pitch

Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

Building Materials

Primary Building Material on Facades	Brick	P	Authentic stucco over masonry	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet metal	NP

Changes in Building Materials Primary materials must continue alongside Elevations through 2nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.

Building Colors Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim

Foundation Cladding **Required;** brick or stone.

Porch Pier Cladding **Required;** brick or stone, with any space under Porch concealed by painted or stained latticework between piers.

Chimney Cladding **Required;** brick, natural stone, with material matching primary material of Façade

Building Types

House	NP	Commercial	P
Duplex	NP	Mixed Use	P
Townhouse	P	Flex	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	PW
Live/Work	P	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 Building Type Mix).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Vehicular Parking Requirements

Parking Location

	On-Street Parking	Off-Street Parking
All Vehicles	P	P in 3 rd Layer only.

Additional Parking Requirements

Off-Street Parking Surface	Asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space If Garage faces Street: max Garage door width 33% of total Garage + Façade width Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max width, regardless if shared or not.
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Loading & Access

Off-Street Loading and Storage	Required per Table 4.3.14.b (Loading Requirements); P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	Required per Table 4.3.14.b (Loading Requirements); P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate
Drive- Through Locations	P in 3 rd Layer only

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Frontage	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	P
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Private Landscaping and Fencing Landscaping

Required if 1st Layer $\geq$ 3ft, 30% of 1st Layer must be landscaped, with continuous shrubs along foundation at Façade and additionally if 1st Layer $\geq$ 15 ft, sod, and 1 tree per 50 ft. of Frontage, width, planted in 1st Layer. Landscaping must comply with Section 4.3.16.

NA in front if $\leq$ 3 ft front setback.

Additionally, any Yard Adjacent to a Street must be landscaped and maintained for a distance of 10 ft. from Lot Line or Building Site Line Adjacent to the Street, except for portions that adjoin Lots or Building Sites in Residential Use, which shall be so landscaped and maintained for the full width or depth of the required Yards within 25 feet of adjoining Lot Lines or Building Site Lines.

Side Yards Adjacent to Lots or Building Sites in Residential Use shall be similarly landscaped and maintained for their full required minimum width. No such required landscaped area shall be used for Parking or loading.

Walls & Fencing

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

Materials

Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections
through to Adjacent Neighbor-
hoods or Uses **Required**

Locations of Retaining Walls **P** within required Yards, per Section 4.3.10

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

If supporting grade 8 ft. or higher than grade at interior edge of a required Buffer, must be set back 10 ft. from such interior edge.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

PUD-MU **TABLE 4.3.1-M DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT – MIXED USE

Screens, Street-Screens & Buffers

Height

	At Frontage or Adjacent to Civic Space age or Adjacent to Civic Space	Not at Front-
Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Re- ceptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

Materials

Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity

Additional Standards

Non-Residential & Multi-Family Residential Screen. Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NR
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages by Liner Buildings; Otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer
Parcel Buffer	Section 4.3.11.H
Project Buffer	Section 5.8

Market Analysis

The Planning Commission may require a market analysis for any proposed PUD-MU Development. The market analysis will be utilized, among other things, to determine the impact of the proposed Development on the long-range Development of the commercial land use in the Columbia area, to determine the timing of any proposed Development, to limit the extent of the PUD-Mu; to ascertain the effect of a proposed Development upon other lands used or zoned for similar purposes; to form a basis for evaluating the estimated effects on traffic, and other purposes which assist in an understanding of the public interest pertinent in the evaluation of a proposed Development. The market analysis, if required, shall be provided by the landholder and the landowner shall provide any other economic data or analysis as may be reasonably requested by the Planning Commission or City Council.

TABLE 4.3.1-N

OTHER DISTRICTS FROM PREVIOUS ORDINANCES TO BE REGULATED BY THEIR PUD APPROVALS.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE



General Description

Civic District (CV) is assigned to areas designed for Civic purposes. These may be one or more Civic Space Types allowed within or Adjacent to any specific Character District or Special District, as well as sites dedicated to significant Buildings to be used for Civic purposes, such as City Halls, Post Offices, Libraries, Places of Assembly, Places of Worship, and community centers. This District is appropriate to all future land use Character Areas described in the Comprehensive Plan as determined by the Planning Commission.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Density / Floor Area Ratio (FAR)

**Applicable only to Development Parcels*

NR

BLOCK SIZE*

**Applicable only to Development Parcels*

Block Perimeter

NR

Private Frontage Types

NR

Civic Space Types*

**Applicable only to Development Parcels.*

Natural Area

P

Playground

P

Green

P

Sport Field

NP

Square

P

Community Garden

P

Plaza

P

Pocket Park

P

See Table 5.3.3.A (Civic Space Types - Summary)

Permitted Uses

See Table 4.3.9.A-1 (Building, Lot & Building Site Principal Use), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), and Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses). For Development Parcels, see also Table 5.1.11 (Principal Use Mix).

Number of Buildings Per Lot or Building Site

Principal Building 1 max

Accessory Buildings 1 max

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Lot Occupation

Lot/ Building Site Width	NR
Frontage Buildout	NR
Lot/ Building Site Area	NR
Impervious Surface Coverage	80% max
Lot/ Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, Pedestrian Path, Passage, pedestrian walkway or water body.
Lot/ Building Site Access	All lots must have legal and physical vehicular access to a vehicular Thoroughfare or Internal drive via Driveway or Easement.

Setbacks / Yards

Setbacks / Yards – Principal Building

Front Setback / Yard, Principal Frontage	0 ft. min., 50 ft. of Lot Depth max.	A
Front Setback / Yard, Secondary Frontage	0 ft. min	B
Side Setback / Yard	0 ft. min	
Rear Setback / Yard	0 ft. min	

Building Standards

Building Height*

Principal Building	20 ft. higher than maximum Height of any Adjacent Character District, max.
Accessory Building	Not to exceed Principal Building Height

*Stories/ Height do not include Attics and Basements, chimneys, flagpoles, towers, spires, belfries, parapet walls, aerials, or antennas. Any Building exceeding 35 feet in height must obtain approval from stipulations made by the Fire Department in accordance with the above cited codes shall be required. *

*The Fire Department may stipulate special fire measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance stipulations made by the Fire Department in accordance to with the above cited codes shall be required. *

Ceiling Height

14 ft. min. 1st floor; 10 ft. min. other floors.

Building Composition

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Vertical Composition	Each Principal Building must have an identifiable Base Middle & Cap
Finished Floor Level	NR

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV **TABLE 4.3.1-M DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT – MIXED USE

Façade	
Main Entrance	Main Entrance must be in Façade of Principal Frontages.
Façade Position	Parallel to straight Frontage Line or to tangent of curved Frontage Line
Façade & Façade Element Design Proportions	Must be vertically proportioned
Blank Walls	NP at Frontage
Façade Articulation	NR
Façade Openings	In Stories above first, Façade openings must be ≤ 50% of the total Façade area
Façade Glazing	20% min. - 60% max.
Window Shape	Square or vertical in proportion, except transoms
Window Alignment	Upper floor windows and other features must be aligned with those of first floor
Window Types	Except in Shopfront or Gallery Frontage, and except for Transoms and sidelights, Windows in Façade and 1 st & 2 nd Layers must be single-hung, double-hung, casement or awning types. In Stories above first, Façade openings must be ≤ 50% of total Façade area.
Window Glazing Material	Clear glass is Required for all Elevations
Window Trim in 1 st Layer	Min. 4 in. trim with sill and top plate if siding surrounding window; soldier course above lintel and roll-lock course below sill if brick or stone surrounds window
Shutters	If any, must be functional and proportioned to cover half of window width from each side or entire window width, with shutter dogs
Façade Window Sill Height	NR
Porch Frontages	NR
Shopfront Frontages	NR
Façade Variety	No Façade may exist more than once in a Block Face or within view of the same Façade

Building Standards (continued)

Roof Type & Pitch	
Flat	P
Shed	P at rear only and if ridge is attached to an exterior Building wall; except for porches, stoops or dormers which may have a shed roof anywhere on the Building.
Hip	P
Gable	P
Pitch	6:12 – 14:12, except for shed roofs which may be 3:12 – 14:12 and except roof pitch may match the primary roof pitch of an existing Building that is less than 6:12

Roof Design

Eaves shall extend no less than nine inches beyond the supporting walls.

Gable end rakes shall overhang at least six inches.

Eaves and rakes on Accessory Buildings and dormers shall overhang at least six inches.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Soffits shall be placed perpendicular to the Building wall, not sloping in plane with the roof (except for gable end rakes).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV **TABLE 4.3.1-M DISTRICT STANDARDS**
PLANNED UNIT DEVELOPMENT – MIXED USE

Building Materials				
Primary Building Material on Facades	Brick	P	Authentic stucco over	P
	Natural stone	P	Exposed concrete	NP
	Wood	P	Vinyl or Aluminum siding	NP
	Cementitious siding	P	Corrugated and/or sheet	NP

Changes in Building Materials	Primary materials must continue alongside Elevations through 2 nd layer. Primary materials shall continue for entire length of all Facades facing a frontage. Any material changes must coincide with form, structural, or massing changes and shall not occur at outside corner of any such change.			
Building Colors	Up to three (3) colors, including the natural color of any allowed materials, but not excluding trim			
Foundation Cladding	Required ; brick or stone.			
Porch Pier Cladding	Required ; brick or stone, with any space under Porch concealed by painted or stained latticework between piers.			
Chimney Cladding	Required ; brick, natural stone, with material matching primary material of Façade			

Building Types			
House	NP	Commercial	NP
Duplex	NP	Mixed Use	NP
Townhouse	NP	Flex	NP
Small Multifamily	NP	Mid-Rise	NP
Large Multifamily	NP	Large Scale Commercial	NP
Live/Work	NP	Civic	P

See Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types - Specific Standards). For Development Parcels, see also Table 5.1.10 Building Types.

Vehicular Parking Requirements			
Parking Location			
	On-Street Parking	Off-Street Parking	
Domestic Vehicles	P	P in 3 rd layer only, and in Driveway	
Recreational Vehicles	NP	P in 3 rd layer only, and in Driveway	
Heavy Equipment	NP	P in 3 rd layer only, and in Driveway	
Tractor trailers (including trailers for storage)	NP on-Street, except for delivery and Temporary Use of trailers	NP	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

All Other Vehicles

NP

P in 3rd Layer only, and in Driveway

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Additional Parking Requirements

Off-Street Parking Surface	Prepared surface of gravel, asphalt, concrete, or another hard surface
Garage Location	P In 3 rd Layer only
Garage Design	Min. interior dimensions 10 ft. x 20 ft. per vehicle Parking space. If Garage faces Street: max Garage door width 33% of total Garage + Façade width. Garage must be detailed, finished, & designed like the rest of the Building with carriage house doors; max. Garage door width 9ft; each Garage door must have ornamental lighting fixture above it; min 2ft separation between Garage doors.
Driveway/ Vehicular Entrance Location	P in any Layer
Driveway/ Vehicular Entrance Maximum Width	24 ft. max in 1 st and 2 nd Layer
Parking Structure	P if Screen from Frontage by Liner Buildings
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

Bicycle Parking

See Section 4.3.13

Thoroughfare & Internal Drive Types*

**Only applicable to Development Parcels*

See Article 5 (Development Parcel Standards) for additional requirements

Loading & Access

Off-Street Loading and Storage	P in 3 rd Layer only
Utility Box & Service Meter* Locations (*Not including water meters)	P in 3 rd Layer only
Off-Street Trash Receptacle Locations	P in 3 rd Layer only
Off-Street Dumpster Locations	P in 3 rd Layer only, must be Screened from Frontage and fully enclosed on 3 sides and enclosed on the 4 th side with self-closing gate

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Drive- Through Locations

P in 3rd Layer only

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS PLANNED UNIT DEVELOPMENT – MIXED USE

Non-Building Components

	1 st Layer	2 nd Layer	3 rd Layer
HVAC Equipment, Utility, Service and Mechanical Equipment	NP	P if Screened from Front-age	P
Solar Panels	P if coplanar to and integrated into roof design		P
Antennas & Satellite Equipment	P in 1 st or 2 nd Layer if such Layer is only possible location for satisfactory reception		P
Recreation or Paly Equipment	NP	NP	P
Animals Enclosures, Runs or Shelters	NP	NP	NP
Swimming pools, Hot Tubs and Spas	NP	NP	P
Transmitting and/or receiving towers, or antennas and wind-generating machines	NP	NP	P

Signs

See Sign Standards in Article 7 (Sign Standards) and Table 7.12.B-1 (Sign Types - Summary) and Table 7.1.2.B-2 (Sign Types- Specific Standards)

Lighting

See Private Lighting Requirements in Section 4.3.17 and Table 4.3.17.B (Private Lighting Standards)

Private Landscaping and Fencing Landscaping

NR

Walls & Fencing (not including Screens)

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Height	3.5 - 4 ft max at Frontage, otherwise 6 ft max; height measured from avg. undisturbed grade of Adjacent property at property line
Construction	Finished side must face Adjacent property, Thoroughfare, Path, Passage or Waterbody
Maintenance	Must be well maintained, in upright condition and free of missing or broken parts and graffiti.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Materials			
Natural Wood	P at sides and rear only	Chain Link	P at sides and rear only
Brick, Natural Stone, or Stucco over Masonry	P	Barbed/ Razor/ Concertina Wire	NP
Wrought Iron or Aluminum	P	Exposed or Painted Aggregate Concrete	NP
Vinyl	NP	Smooth or Split-faced Block	NP

Additional Standards

Pedestrian Connections through to Adjacent Neighborhoods or Uses **Required**

Locations of Retaining Walls **P** within required Yards, per Section 4.3.10
If supporting grade 8 ft. or higher than grade at interior edge of a required Buffer, must be set back 10 ft. from such interior edge.

Screens, Street-Screens & Buffers

Height

At Frontage or Adjacent to Civic Space
Not at Frontage or Adjacent to Civic Space

Wall Screen/Street-Screen Height	3.5 ft. to 5 ft.	5ft. to 6ft; Minimum 6ft. for Dumpsters and Trash Receptacles
Fence Screen/ Street-Screen Height	NP	5ft. to 6ft. for Dumpsters and Trash Receptacles
Hedge Screen/ Street-Screen Height	3 ft. to 5 ft at installation	5ft. to 6ft. at installation

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

CV

TABLE 4.3.1-M DISTRICT STANDARDS
PLANNED UNIT DEVELOPMENT – MIXED USE

Materials	
Wall Screen or Street-Screen	Brick, Natural Stone or Stucco over Masonry
Fence Screen or Street-Screen	Natural Wood, painted or unpainted
Hedge Screen or Street-Screen	Evergreen plants with min. 80% opacity
Additional Standards	
Non-Residential & Multi-Family Residential Screen.	
Street Screen Adjacent to or across Thoroughfare from Non-Family Residential	NA
Screening of Parking, Loading Areas, Service Areas, Outdoor Storage, Drive-Throughs, Trash Receptacle/Dumpsters, HVAC and other equipment Screened from Frontage, Civic Space and Adjacent Property	Required ; except at Driveways: Parking Lots and Parking Areas must be Screened From Frontage and Civic Space by Building or Street-Screen; Parking Structures must be Screened from Frontages by Liner Buildings; Otherwise, Screening must be by Building, wall, hedge or fence at Frontage or Building wall, hedge or fence not at Frontage or Adjacent to Civic Space.
Rooftop Antenna Screening and HVAC, Mechanical and other Equipment Screening	Required ; must be Screened from Frontage and Civic Space by Building Parapet or other Building element
Self-Storage Warehouse Screening	N/A (not permitted in District)
Street-Screen Location	2 nd Layer

4.3.2 LOTS & BUILDING SITES

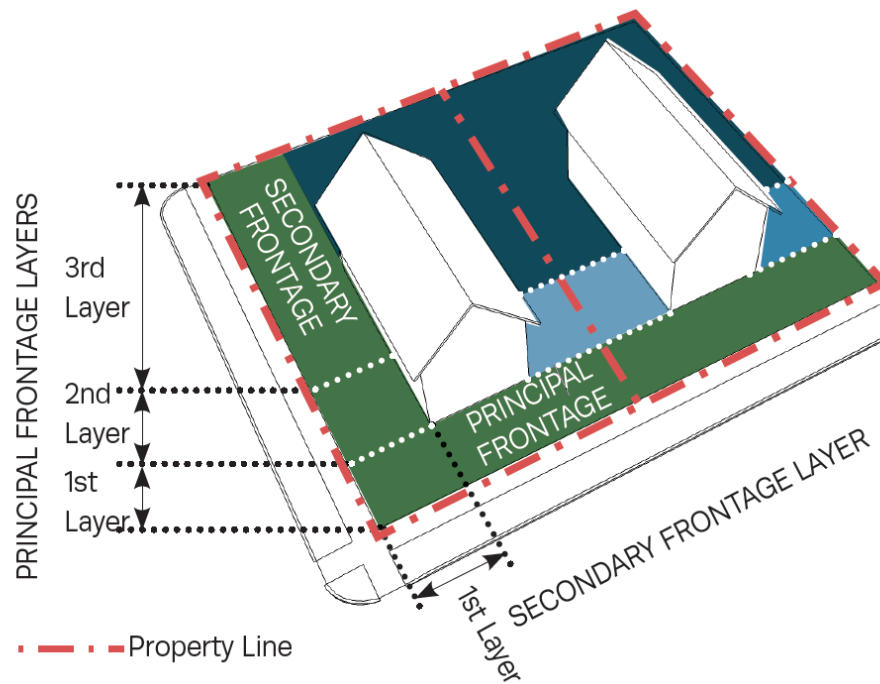
A. Layers

1. Lots and Building Sites are comprised of three Layers, the First Layer, the Second Layer, and the Third Layer, as related to the Frontage(s), as shown in Illustration 4.3.3.A (Layers) and as defined in Article 9 (Definitions).
2. Layers are used to regulate the placement of, Structures and Uses on a Lot or Building Site, as set forth in Tables 4.3.1-A - 4.3.1-U (District Standards).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

3. For Lots and Building Sites, which have both a Principal Frontage and Secondary Frontage(s), typically Corner Lots:
 - a. Standards and prescriptions for the First Layer apply to the First Layer as related to all Frontages, except for Through Lots and Building Sites where they are permitted by this Ordinance or exist as legal non-conforming lots of record and
 - b. Standards and prescriptions for the Second Layer pertain only to such Layers as related to the Principal Frontage.
4. Standards and prescriptions for the First Layer apply to a depth of (twenty) 20 feet as related to the secondary frontage of a Through Lot or Building Site which is parallel to the Principal Frontage.

ILLUSTRATION 4.3.3.A (LAYERS)



B. Dimensions

Lots and Building Sites within each District must be dimensioned according to Tables 4.3.1-A - 4.3.1-U (District Standards).

C. Enfrontment

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Within all Districts, each Lot or Building Site must have Frontage along a Thoroughfare or Internal Drive, except as provided in Tables 4.3.1-A - 4.3.1-U (District Standards).

D. Through Lots

1. Through Lots and Building Sites are prohibited, except
 - a. Blocks entirely comprised of Civic Spaces;
 - c. Lots and Building Sites enfronting a roadway with a functional classification of Principal Arterial; and
 - d. Lots and Building Sites within 3,000 feet of and Interstate interchange.
2. In any case in which a Nonconforming Lot is a Through Lot or Building Site, or a Through Lot or Building Site is permitted by this Ordinance the Frontage and Front Setback regulations shall apply to both Frontages.
3. The Façade of each Principal Building located on a Through Lot and Building Site, where they are permitted by this Ordinance or exist as legal non-conforming lots of record, shall face the same Principal Frontage as Buildings on any adjacent Lot or Building Site. Where adjacent Lots and Building Sites are vacant, or the appropriate Principal Frontage cannot be determined, the Zoning Administrator shall determine which Frontage is the Principal Frontage, typically the roadway with the lesser functional classification.

E. Required Spaces or Areas.

1. The Setback and Yard requirements in Tables 4.3.1-A - 4.3.1-U (District Standards) shall be applicable to each Lot, Building Site, or parcel of land.
2. All required Setbacks and Required Yards shall be maintained and have no obstructions or Encroachments except as allowed in Tables 4.3.1-A - 4.3.1-U (District Standards).
3. Existing interior Lots or Building Sites may be permitted a reduction in required Rear Yard depth by Administrative Adjustment, subject to meeting the following:
 - a. The Lot must be located in a single District and not about another District.
 - b. The Lot must be owned separately and individually from all other tracts of land, both on the Effective Date of this Ordinance and on the date of application for a Zoning Permit, if applicable.
 - c. For a Lot between 80 - 100 feet deep, the required Rear Yard may be reduced by the lesser of (i) 100 feet minus the depth of the Lot, or (ii) ten feet (10 ft.).

Example: if Lot is 95 ft. deep, the required Rear Yard may be reduced by five feet (5 ft.) [100 ft. – 95 ft. = 5 ft.], but if a Lot is 80 ft. deep, the required Rear Yard may only be reduced by ten feet (10 ft.).

- d. Within all Non-Residential Districts and for all Non-Residential Uses, interior Lots or Building Sites that are less than 80 ft. deep may be permitted a reduction in required Rear Yard depth

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

to reduce the required Rear Yard depth to zero; however, if any Rear Yard is provided, the minimum required depth shall be 10 ft.

4. No Lot shall be divided or reduced so as to result in its area or dimensions not complying with the standards required by this Section 4.3.3, nor shall any Setback required for a Principal Building be included as part of a Setback required under this Ordinance for any other Building.
5. A minimum required Lot or Yard size for one Structure shall not be used in whole or in part as any part of a required Lot or Yard for a second Structure.
6. The required Lot or Yard for an existing Structure shall not be diminished below the minimum requirements of this Ordinance.
7. Where a Structure has zero clearance from an Adjacent Lot or Building Site, as defined in the International Building Code, at all points of attachment along the shared Lot Line or Building Site Line, Buildings shall be separated from each other by fire-rated walls, as defined by the latest adopted version of the International Building Code and fire prevention codes, extending from footings to the underside of the roof deck without openings which would permit the spread of fire.
8. In addition to the requirements listed in paragraph 7 above, the following shall apply to common or Party Walls:
 - a. A firewall shall bisect the line dividing each portion of the Building, Lot, or Building Site so that 1/2 of the firewall is held by each of the abutting properties.
 - b. If a firewall is destroyed or damaged by fire or other casualty, any owner may restore said wall and if other owners thereafter make use of the wall, they shall contribute to the cost of the restoration thereof in proportion to such use without prejudice, however, to the right of any such owner to call for a larger contribution from the others under applicable law requiring liability for negligent or willful acts and omissions.
9. Each abutter who may share in the ownership of any firewall shall have an Easement on the property of other owner(s) for the purpose of reconstruction and protection of remaining property from the elements.

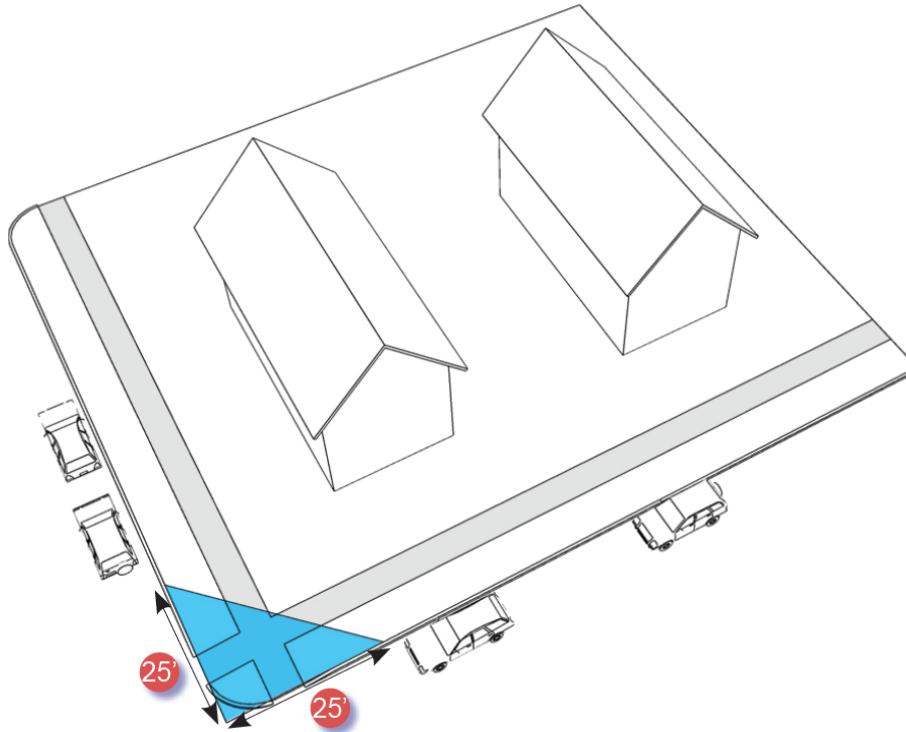
F. Lots in Two Districts.

Where a District boundary divides a Lot, Building Site, or parcel in a single ownership of record at the time when such line is adopted, regulations for the less restricted portion of such Lot, Building Site, or parcel may extend not more than 30 feet into the more restricted portion, provided that the Lot, Building Site, or parcel has Frontage on a Thoroughfare or Internal Drive in a less restricted District.

G. Visibility.

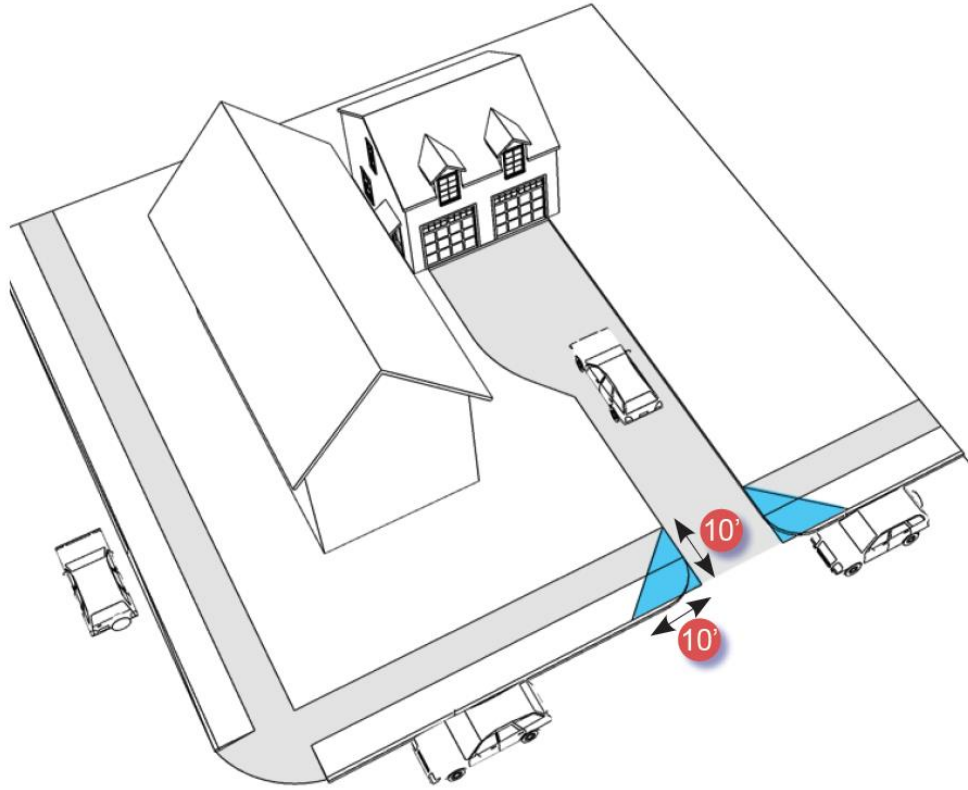
On a Corner Lot or Building Site, no Fence, Wall, hedge, Structure, or planting more than 3 feet in height, measured above the Curb level shall be erected, placed, or maintained within the triangular area formed by the intersecting lines of the curbs of the enfronting Thoroughfares or Internal Drives and a line drawn between points along such Thoroughfare or Internal Drive Lines that are 25 feet distant from their point of intersection.

ILLUSTRATION 4.3.3.G.1 (SIGHT TRIANGLE - CORNER)



1. For any Driveway, no Fence, Wall, hedge, Structure, or planting more than 3 feet in height, measured above the Curb level, shall be erected, placed, or maintained within the triangular area formed on each side of the Driveway by a line drawn between a point that is 10 feet from the back of the curb and extends 10 feet to its point of intersection with the Thoroughfare or Internal Drive.

ILLUSTRATION 4.3.3.G.2 (SIGHT TRIANGLE - DRIVEWAY)



H. Access Requirements.

1. No Building shall be erected on a Lot or Building Site that does not Abut an open public Thoroughfare, an approved private Thoroughfare or Internal Drive, or an approved private vehicular access Easement.
2. Where access is provided by an approved private street or Easement, an Easement for the same is required for each Lot, Building Site, or tract of land across which it traverses.
3. Additional access requirements may be found in Sections 4.3.12, 4.3.14, and 6.7, and elsewhere in this Ordinance, including City adopted Access Management Plan.

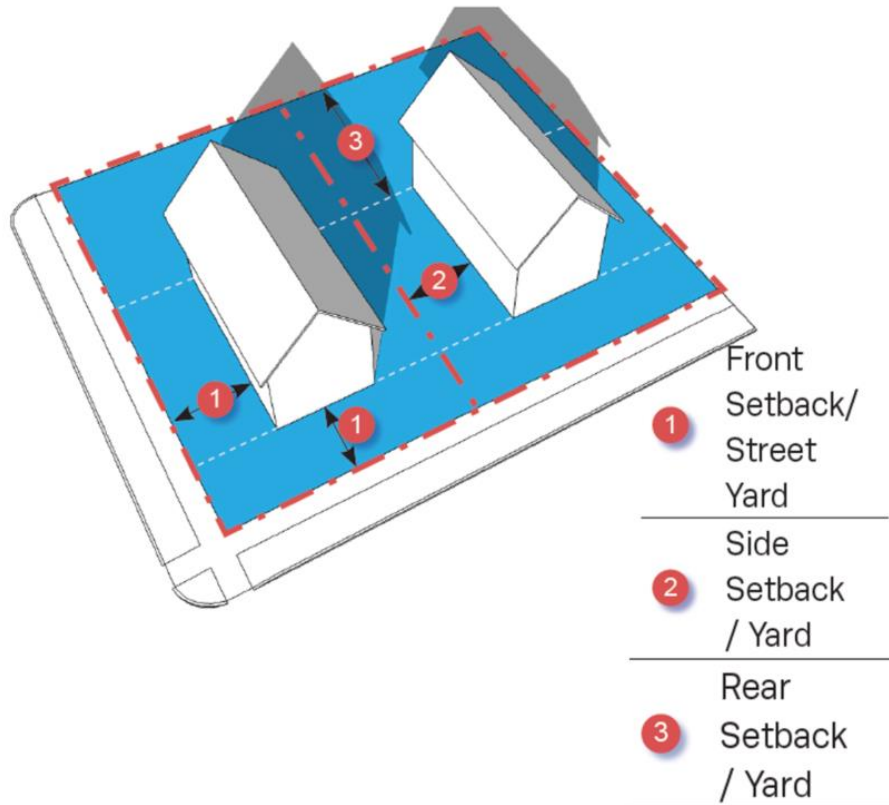
4.3.3 BUILDING PLACEMENT & NUMBER

A. Building Placement.

1. Every Building shall be located on a Lot or Building Site. Buildings shall be located in relation to the boundaries of their Lots or Building Sites and shall comply with the Setback or Yard standards within each District according to Tables 4.3.1-A - 4.3.1-U (District Standards).
2. To accommodate slopes over ten percent (10%), relief from front Setback or Yard requirements may be granted by Administrative Adjustment by the Zoning Administrator.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

ILLUSTRATION 4.3.4.A SETBACK /YARD DESIGNATIONS

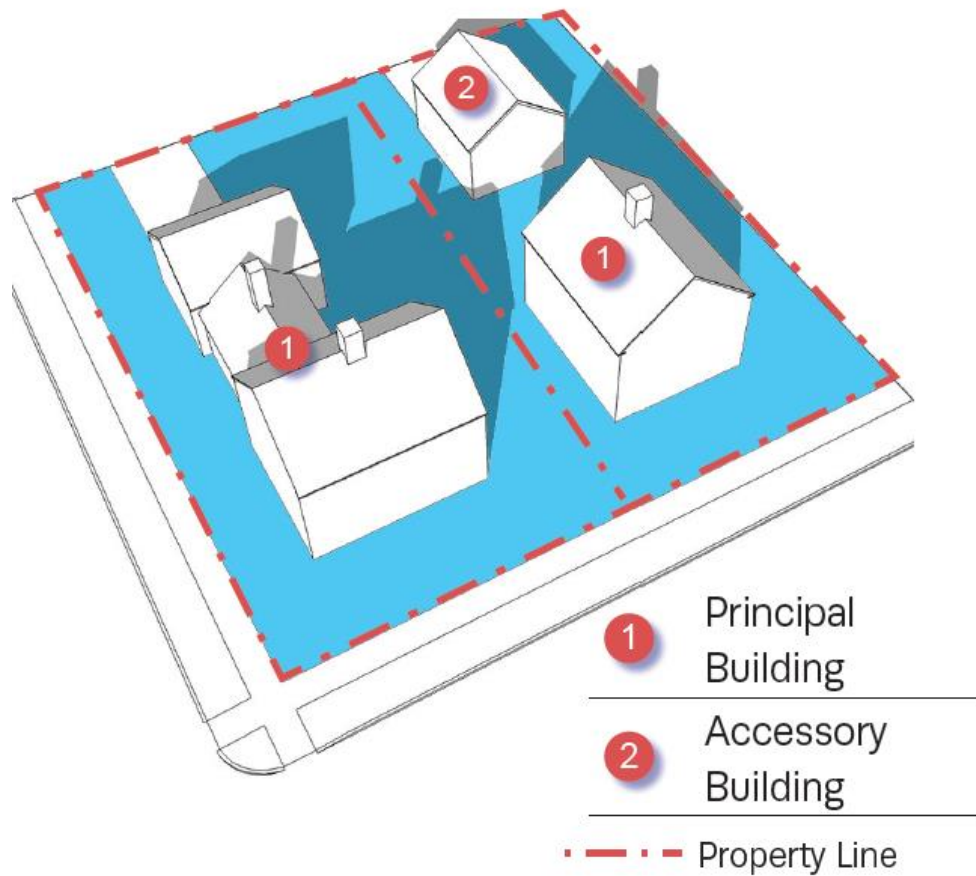


B. Principal Buildings

Within each District:

1. The number of Principal Buildings on each Lot or Building Site shall not exceed that indicated in Tables 4.3.1-A - 4.3.1-U (District Standards) and
2. Principal Buildings shall be oriented and situated as specified in Tables 4.3.1-A - 4.3.1-U (District Standards) and illustrated in Illustration 4.3.4.B (Principal Building / Accessory Building).

ILLUSTRATION 4.3.4.B PRINCIPAL BUILDING / ACCESSORY BUILDING



C. Accessory Buildings & Accessory Structures

1. Within each District:
 - a. The number of Accessory Buildings on each Lot or Building Site must not exceed that indicated in Tables 4.3.1-A - 4.3.1-U (District Standards); and
 - b. Any such Accessory Buildings must be located as specified in Tables 4.3.1-A - 4.3.1-U (District Standards) as applicable and illustrated generally in Illustration 4.3.4.B (Principal Building / Accessory Building).
2. Except within Civic Districts and Agricultural uses, Accessory Buildings or other Structures may not be erected on a Lot or Building Site on which there is no Principal Building.
3. Where Accessory Buildings and Structures are permitted:
 - a. Except within Civic Districts and CD-2, the footprint of a detached Accessory Building shall not exceed 60% of the building footprint of the Principal Building on the Lot;
 - b. Any Accessory Building shall be located in the Layer indicated in Tables 4.3.1-A - 4.3.1-U (District Standards);

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

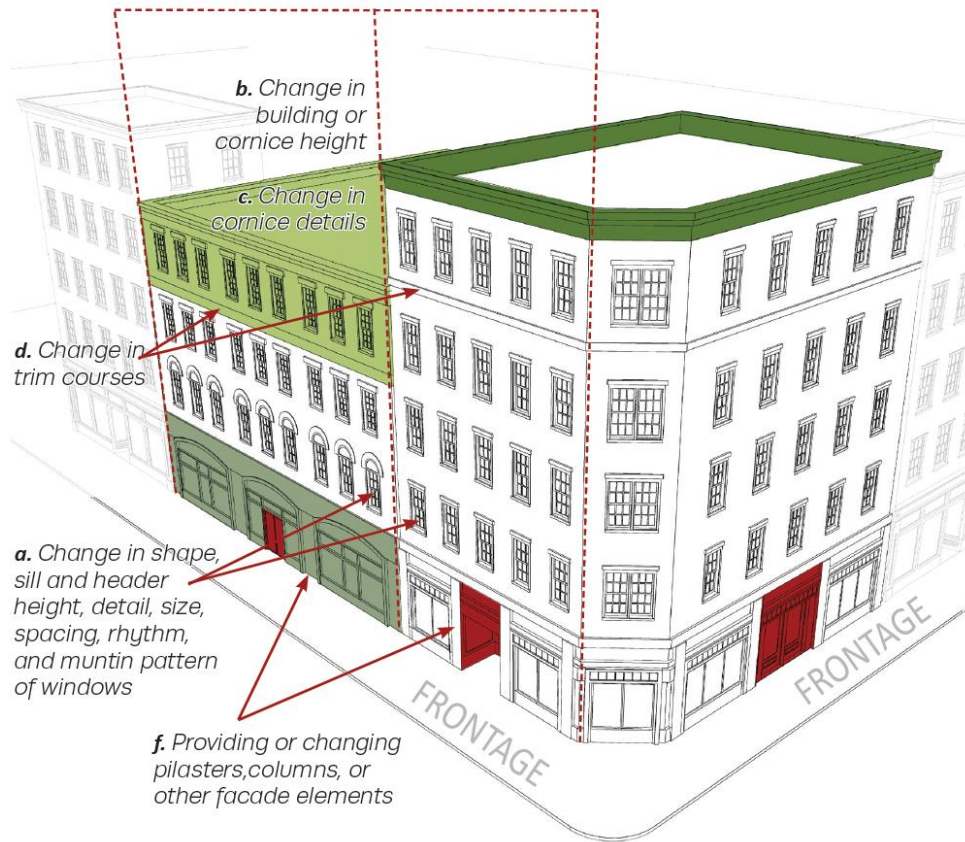
- c. Except for Communications Towers, transmitting and/or receiving towers or antennas and wind turbines shall not be located in the First Layer or Second Layer; and
 - d. Guy wires or any other structural supports shall not Encroach upon any right-of-way, Adjoining property, Easements, Setback, or Yard areas.
- 4. An Accessory Building or Accessory Structure may be detached from or constructed as a structural part of a Principal Building, including those attached by means of a breezeway or a roofed passageway with open or latticed sides. If constructed as a structural part of a Principal Building, its walls shall be regarded as walls of the Principal Building in applying the standards and requirements of this Ordinance.
 - 5. Where more than one Building exists or is proposed to be constructed on a single Lot or Building Site, all zoning requirements applicable to Principal Buildings or Accessory Buildings, respectively shall be applicable to each of such Buildings.

4.3.4 BUILDING STANDARDS

A. Facade.

- 1. Principal Building Facades shall conform to Tables 4.3.1-A - 4.3.1-U (District Standards).
- 2. The Façade of the Principal Building shall be built along the minimum percentage of the Front Lot Line or Building Site Line width at the Setback or back Street Yard line, specified as Frontage Buildout on Tables 4.3.1-A - 4.3.1-U (District Standards). A Streetscreen may be substituted for a Façade for up to twenty percent (20%) of the applicable Frontage Buildout requirement. Required driveways may be subtracted from the Front Lot Line or Building Site Line where Alley access or cross access with an adjacent property is not available.
- 3. Principal Building Facades shall be articulated as shown in (See Illustration 4.3.5.A-3).

ILLUSTRATION 4.3.5.A-3 (FACADE ARTICULATION)



B. Building Design & Materials.

The design and exterior materials of Buildings shall conform to Tables 4.3.1-A - 4.3.1-U (District Standards),

C. Building Height, Ceiling Height & Ground Floor Finish Elevation.

Building Height, ceiling height, and ground floor finish elevation must conform to Tables 4.3.1-A - 4.3.1-U (District Standards) .

D. Roof Type & Pitch

Building roof type and pitch must conform to Tables 4.3.1-A - 4.3.1-U (District Standards). See Illustration 4.3.5.D-1 (Roof Types) and Illustration 4.3.5.D-2 (Roof Pitch).

E. Vertical Composition

Vertical composition must conform to Tables 4.3.1-A - 4.3.1-U (District Standards) provided that:

1. The discernable Base of all new structures, where regulated, must be at least 8 (eight) inches high; and
2. The discernable Base of all new non-residential structures, where regulated, must be at least twelve (12) inches high.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

ILLUSTRATION 4.3.5.D-1 (ROOF TYPES)

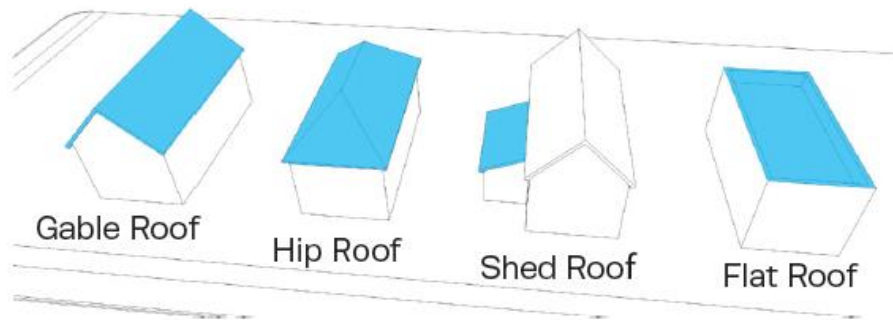
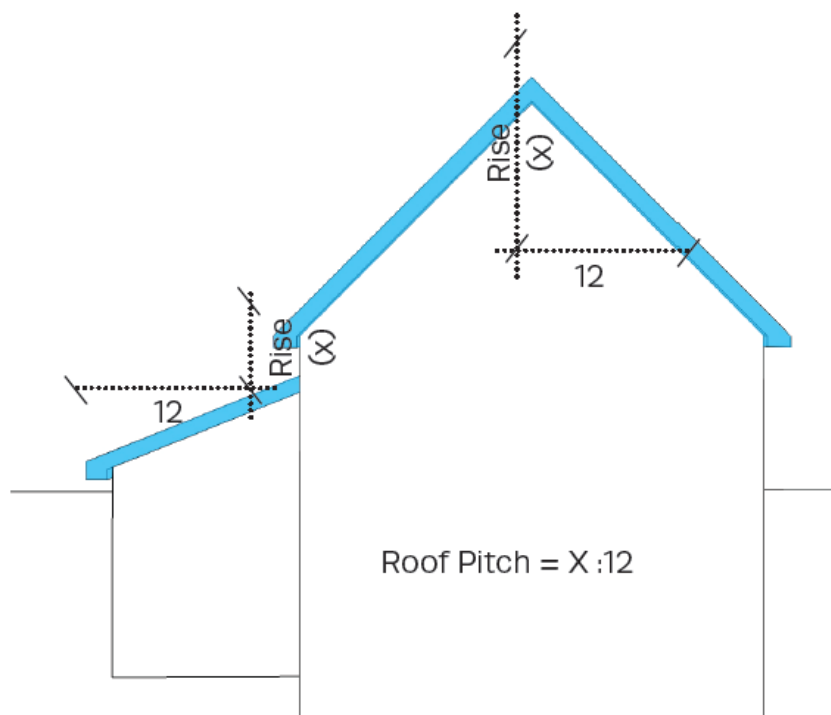


ILLUSTRATION 4.3.5.D-2 (ROOF PITCH)



4.3.5 FENCES & WALLS

A. Fences and non-Building Walls shall not:

1. Encroach a public right-of-way, including Alleys, or in areas reserved or dedicated for public right-of-way;
2. Obstruct sight distance visibility of intersections or driveways;
3. Block access within an access easement; or
4. Block access to fire hydrants, mechanical equipment, or utility equipment.

B. A finished side of all fences shall face off site

C. Within each District, Fences and non-Building Walls may be installed within Public Utility and Drainage Easements where permitted by the City Engineer, but shall not block or divert water flow onto or off of any other property. Fences erected within Public Utility and Drainage Easements may be removed by the City or utility providers at any time without notice.

D. Height

1. Within each District, Fences and non-Building Walls must comply with the height standards in Tables 4.3.1-A - 4.3.1-U (District Standards).
2. Fence and wall height shall be measured from the lowest adjacent grade to the top of the fence or wall. The use of a berm to increase a fence or wall height is prohibited, unless used in accordance with Section 8.1.2 Transition Areas Abutting Residential Lots.

E. Material

1. Within each District, Fences and non-Building Walls must comply with the material standards in Tables 4.3.1-A - 4.3.1-U (District Standards).
2. Where chain link is permitted, it shall be coated with dark green or black material; plastic or metal slats in chain link are prohibited.

F. Retaining Walls

1. Within required yards on individual single-family CD-2, CD-3L, and CD-3 Lots and Building Sites, retaining walls shall conform to the limitations at Table 4.3.10 Encroachments.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

2. In all other districts, and within CD-2, CD-3L, and CD-3 common areas and Civic Spaces, retaining walls shall conform to the following:
 - a. Retaining walls in CD-2, CD-3L, and CD-3 shall not exceed fifteen (15) feet in height.
 - (1) Where the overall grade change exceeds fifteen (15) feet, walls may be terraced with a minimum horizontal separation of ten (10) feet from face of wall to face of wall, provided no individual wall may exceed fifteen (15) feet in height.
 - (2) Where the overall grade change exceeds ten (10) feet, walls shall be terraced with a minimum horizontal separation of six (6) feet, provided no individual wall may exceed fifteen (15) feet in height.
 - b. Retaining walls in all other districts shall not exceed twenty (20) feet in height.
 - (1) Where the overall grade change exceeds twenty (20) feet, walls may be terraced with a minimum horizontal separation of ten (10) feet from face of wall to face of wall, provided no individual wall may exceed fifteen (20) feet in height.
 - (2) Where the overall grade change exceeds ten (10) feet, walls shall be terraced with a minimum horizontal separation of six (6) feet, provided no individual wall may exceed twenty (20) feet in height. The Zoning Administrator may approve a waiver to this requirement if the City Engineer has determined that no other practicable or feasible alternatives exist; and, the Zoning Administrator determines that there will be no harmful impact to adjacent property owners or the public
3. Each retaining wall shall be screened by a row of evergreen shrubs, planted every five feet on center, at the base of the wall. Shrubs shall be a minimum of 30 inches in height at the time of planting. The Zoning Administrator may permit alternative trees or groundcover which provide equivalent all-seasons screening.
4. Retaining walls shall be clad in brick, or stone. Where not visible from a Thoroughfare, Internal Drive, or Civic Space, stained or stamped concrete and split-face block are also permitted.

4.3.6 PRIVATE FRONTAGE, BUILDING FORM & BUILDING TYPE; FLOOR ELEVATION

A. Private Frontage – General.

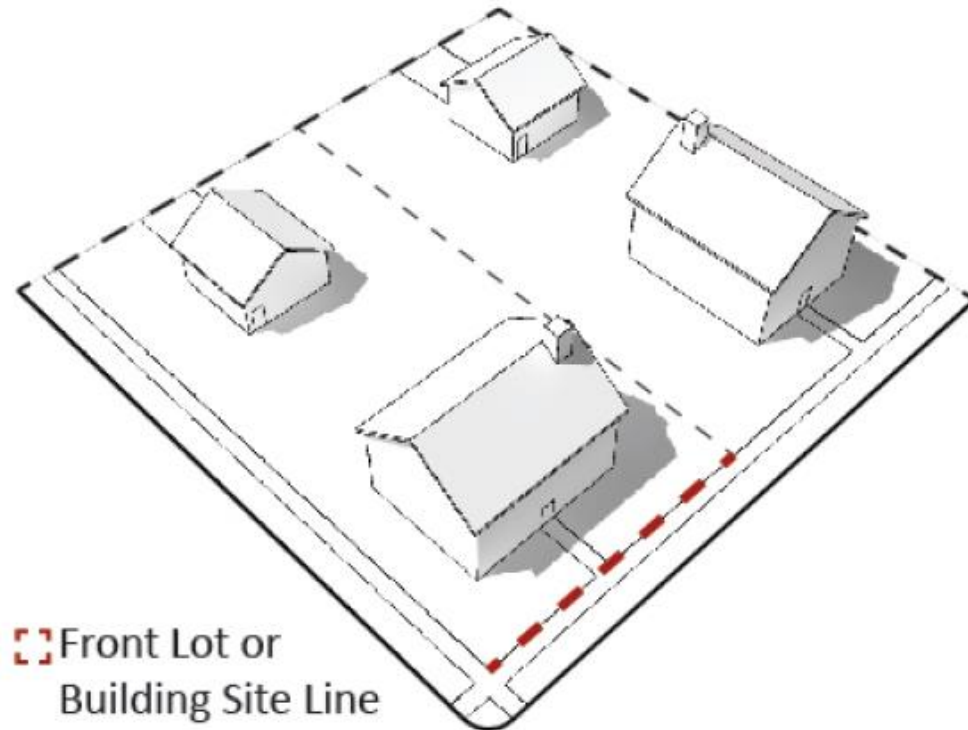
The Private Frontage of each Lot or Building Site must conform to and be allocated in accordance with Table 4.3.7.A (Private Frontage Types Summary) Table 4.3.7B (Private Frontage Types), and Tables 4.3.1-A - 4.3.1-U (District Standards).

B. Private Frontage – Corner Lots / Building Sites.

Principal Buildings on Corner Lots or Building sites shall have two Private Frontages:

1. a Principal Frontage and
2. a Secondary Frontage(s), as illustrated generally in Illustration 4.3.7.B-2 (Frontage & Lot / Building Site Lines).

ILLUSTRATION 4.3.7.B-2 (FRONTAGE & LOT / BUILDING SITE LINES)



ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

4.3.7 BUILDING TYPES

A. General.

Principal Buildings must be of one or more of the Principal Building Types specified for such District in Table 4.3.8.A (Principal Building Types - Summary) and Table 4.3.8.B (Principal Building Types – Specific Standards). The mix of Building Types on each Development Parcel is further regulated under Section 5.1.10.

TABLE 4.3.8.A PRINCIPAL BUILDING TYPES - SUMMARY

PRINCIPAL BUILDING TYPE		PERMITTED DISTRICTS	
Manufactured Home			
	A detached one family dwelling constructed as a single self-contained unit and mounted on a single chassis transportable after fabrication on its own wheels or detachable wheels, as further defined in Article 9 (Definitions).	SD-MHP	
	House		
	A medium-sized Building designed as a Single-Family Detached Dwelling, situated on a medium or large Lot or Building Site with an Edgeyard, often shared with an Accessory Building in the rear.	CD-2	CD-3L
		CD-3	CD-4
		CD-4C	PUD-R
	Duplex		
	A small- to medium- sized Principal Building, other than a manufactured housing unit, situated on a small-to-medium sized Lot or Building Site with an Edgeyard or Sideyard, which Building contains two Dwelling Units with separate entrances at least one of which faces the Thoroughfare or Internal Drive. Both Dwelling Units, whether side-by-side, front-to-back, or over-and-under, are contained within a single Building Massing.	CD-3	CD-4
		CD-4C	PUD-R
	Townhouse		
	A Principal Building in a collection of very narrow- to medium-sized attached Buildings on contiguous Lots or Building Sites with a Rearyard (or Sideyard if an end unit), which collection consists of side-by-side Dwelling Units with individual entries facing the Thoroughfare or Internal Drive. Each Building occupies the full Frontage Line of its Lot or Building Site and shares at least one Party Wall with another Building of the same type.	CD-4	CD-4C
		CD-5	CD-5C
		SD-LI	PUD-R
		PUD-MU	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

	Small Multi-Family Building	CD-4	CD-4C
	A Principal Building that incorporates between three (3) and six (6) side-by-side and/or horizontally stacked Dwelling Units, typically with one or more shared entries.	CD-5	CD-5C
		SD-LI	PUD-R
		PUD-MU	
	Large Multi-Family Building	CD-4	CD-4C
	A Principal Building that incorporates between seven (7) and twenty four (24) side-byside and/or horizontally stacked Dwelling Units, which may have one or more shared entries. CD	CD-5	CD-5C
		SD-LI	PUD-R
		PUD-MU	
	Live/Work Building	CD-4	CD-4C
	A small- to medium-sized attached or detached Principal Building, which includes a flexible space for Commercial Use and an internally connected Residential Dwelling Unit above and/or behind the flexible space.	CD-5	CD-5C
		SD-LI	PUD-R
		PUD-MU	SD-INT
	Commercial Building	CD-4	CD-4C
	A small- to medium-sized attached or detached non-Residential Building, typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan Uses and Office Uses.	CD-5	CD-5C
		SD-INT	PUD-MU
	Mixed-Use Building	CD-4	CD-4C
	A typically attached Principal Building, which provides a vertical and/or horizontal mix of Uses typically designed to facilitate pedestrian-oriented Retail / Personal Service / Repair / Art / Artisan, Lodging, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses.	CD-5	CD-5C
		PUD-MU	
	Flex Building	CD-4	CD-4C
	A large footprint Principal Building designed to accommodate either a single Use or a vertical or horizontal mix of Uses.	CD-5	CD-5C
		SD-LI	SD-HI
		PUD-MU	SD-INT
	Mid-Rise Building	CD-5	CD-5C
	An attached or detached Building that may provide a vertical and/or horizontal mix of Uses, typically designed to facilitate pedestrian-oriented Retail/Personal Service, Lodging, Business/Commercial, or Office Uses on the ground floor, with upper floors typically designed for Residential or Office Uses.	SD-LI	PUD-MU

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

	Large-Scale Commercial Building	A building of 50,000 square feet or more that is most commonly associated with a large-format retailer. It has in-line Retail or Liner Buildings along the front of the Building.	CD-4C SD-INT PUD-MU	CD-5C SD-LI
	Civic Building	A medium- to large-sized attached or detached Principal Building, which is operated by a not-for-profit organization or governmental entity dedicated to Civic activities, and is designed to stand apart from its surroundings due to the specialized nature of its Civic purpose. Examples include Libraries, Places of Worship, Places of Assembly, Courthouses, schools, centers of government, Performing Arts Venues, and Museums. Civic Buildings are often the	CD-2 CD-3 CD-4C CD-5C SD-HI PUD-R CV	CD-3L CD-4 CD-5 SD-LI SD-INT PUD-MU

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

HOUSE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C PUD-R

General Description

A medium-sized Building designed as a Single-Family Detached Dwelling having an Edgeyard yard type that may be shared with an Accessory Building in the backyard. This Building type typically incorporates a single Residential unit.

Lot/Building Site

Width Per District Lot/Building Site Width

Number of Units

Units per Building 1 max.

Allowed Private Frontages

Common Yard	P
Fence	P
Porch	P
Stoop	P

Building Size & Massing

Height

2 Stories max

Width

Not Regulated

Pedestrian Access

Main Entrance Location Principal Frontage

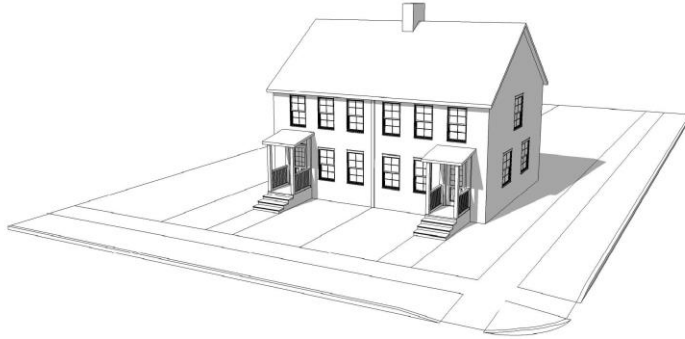
Vehicle Access & Parking

Parking may be accessed from an Alley, side Thoroughfare or Front Thoroughfare

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

DUPLEX

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-3 CD-4 CD-4C PUD-R

General Description

A small- to medium- sized Principal Building, other than a manufactured housing unit, situated on a small-to-medium sized Lot or Building Site with an Edgeyard or Sideyard, which Building contains two Dwelling Units with separate entrances at least one of which faces the Thoroughfare or Internal Drive. Both Dwelling Units, whether side-by-side, front-to-back, or over-and-under, are contained within a single Building Massing.

Lot/Building Site

Width	Per District lot/Building site width
-------	--------------------------------------

Number of Units

Units / Building	2
------------------	---

Allowed Private Frontages

Common Yard	P
Fence	P
Porch	P
Stoop	P

Building Size & Massing

Height

2 Stories max

Width

Per District standards

Pedestrian Access

Main Entrance Location	Principal Frontage
------------------------	--------------------

Vehicle Access & Parking

Parking may be accessed from an Alley, side Thoroughfare or front Thoroughfare

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TOWNHOUSE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-LI PUD-R PU-MU

General Description

A Principal Building in a collection of very narrow- to medium-sized attached Buildings on contiguous Lots or Building Sites with a Rearyard (or Sideyard if an end unit), which collection consists of side-by-side Dwelling Units with individual entries facing the Thoroughfare or Internal Drive. Each Building occupies the full Frontage Line of its Lot or Building Site and shares at least one Party Wall with another Building of the same type.

Lot/Building Site

Width	Per District lot/building site width
-------	--------------------------------------

Number of Units

Units per townhouse	1 max
---------------------	-------

Building Size & Massing

Height

Per Character District Hight Standards

Width

18 ft. min per Townhouse

Pedestrian Access

Main Entrance Location	Principal Frontage
------------------------	--------------------

Vehicle Access & Parking

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Number of town-homes connected to another	3 min – 8 max
---	---------------

Allowed Private Frontages

Porch	P
Stoop	P
Terrace/Lightwell	P

Parking may be accessed from an Alley, side Thoroughfare, or front Thoroughfare

SMALL MULTIFAMILY

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-LI PUD-R
PU-MU

General Description

A Principal Building that incorporates three (3) to six (6) side-by-side, and/or, horizontally stacked Dwelling Units typically with one or more shared entries.

Lot/Building Site

Width	Per district lot/building site width
-------	--------------------------------------

Number of Units

Units per building	3 min
--------------------	-------

Building Size & Massing

Height

Per District height standards

Width

Per district lot/building site width and side setback/ yard standards

Pedestrian Access

Main Entrance Location	Principal Frontage
------------------------	--------------------

Vehicle Access & Parking

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Allowed Private Frontages

Porch	P
-------	---

Stoop	P
-------	---

Forecourt	P
-----------	---

Terrace/ Lightwell	P
--------------------	---

Parking may be accessed from an Alley, Thoroughfare or internal drive at frontage

LARGE MULTIFAMILY

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-INT SD-LI
PUD-R PU-MU

General Description

A Principal Building that incorporates seven (7) side-by-side, and/or horizontally stacked Dwelling Units typically with one or more shared entries.

Lot/Building Site

Building Size & Massing

Height

Per district height standards

Width

Per district lot/building site width and set-back/ yard standards

Pedestrian Access

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Width	Per district lot/building site width
-------	--------------------------------------

Number of Units

Units per building	7 min
--------------------	-------

Allowed Private Frontages

Porch	P
-------	---

Stoop	P
-------	---

Forecourt	P
-----------	---

Terrace/Lightwell	P
-------------------	---

Main Entrance Location	Principal Frontage
------------------------	--------------------

Vehicle Access & Parking

Parking may be accessed from an Alley, Thoroughfare or drive at frontage

LIVE/WORK		TABLE 4.3.8.B PRINCIPAL BUILDING TYPES	
		SPECIFIC STANDARDS	
			
Permitted Districts		CD-4 CD-4C CD-5 CD-5C PUD-R PU-MU	
General Description		A small to medium sized attached or detached Principal Building which includes a flexible space for commercial use and an internally connected residential Dwelling unit above, and/or behind the flexible space.	
Lot/Building Site		Building Size & Massing	
		Height	
		Per district height standards	
		Width	
		18 ft min – 36 ft max	
		Pedestrian Access	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Width	Per district lot/building site width
-------	--------------------------------------

Number of Units

Units per building	1 residential unit per 1 flexible space
--------------------	---

Allowed Private Frontages

Stoop	P
-------	---

Terrace/Lightwell	P
-------------------	---

Shopfront	P
-----------	---

Officefront	P
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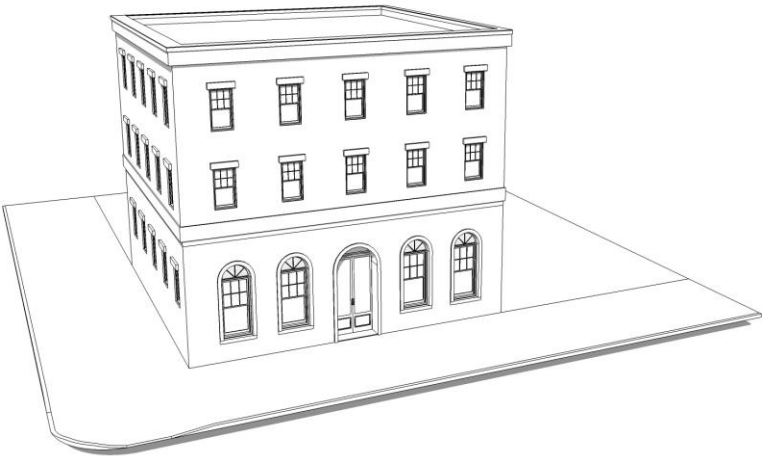
Main Entrance	Principal frontage
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Vehicle Access & Parking

Parking may be accessed from an Alley, Thoroughfare or internal drive at frontage

COMMERCIAL

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-INT
PUD-MU

General Description

A small to medium sized attached or detached non-residential building, typically designed to facilitate

Building Size & Massing

Height

Per district height standards

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

pedestrian-oriented Retail/Personal Service/ Repair/
Art/ Artisan Uses and Office Uses.

Lot/Building Site

Width	Per district lot/building site width
-------	---

Number of Units

Units per Building	Unrestricted, except as may be due to building code
--------------------	---

Allowed Private Frontages

Stoop	P
-------	---

Terrace/Lightwell	P
-------------------	---

Shopfront	P
-----------	---

Officefront	P
-------------	---

Width

Per district lot/building site width and side
setback/ yard standards

Pedestrian Access

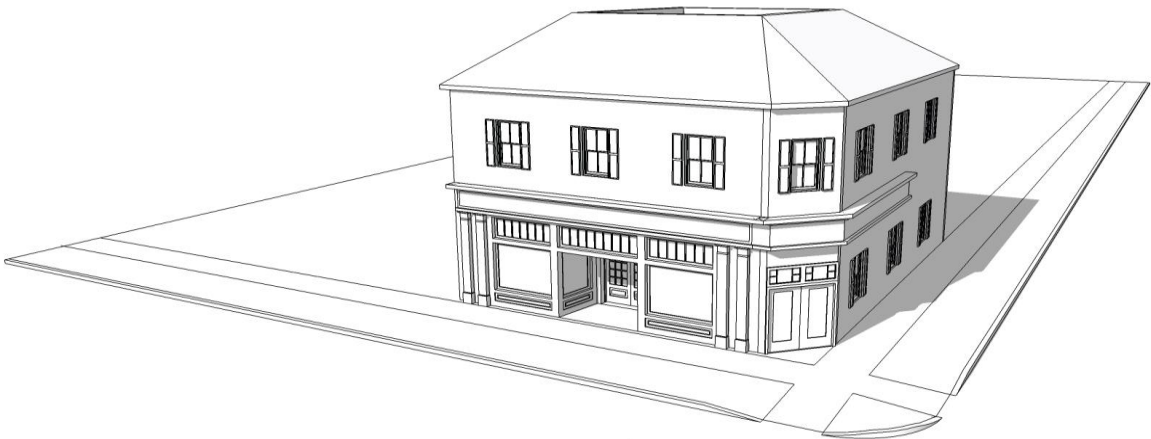
Main Entrance	Principal Frontage
---------------	--------------------

Vehicle Access & Parking

Parking may be accessed from an Alley, a Thor-
oughfare, or internal drive at frontage

MIXED-USE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C PUD-MU

General Description

A typically attached Principal Building which provides a vertical and/or horizontal mix of uses typically designed to facilitate pedestrian-oriented Retail/ Personal Service/ Repair/ Art/ Artisan, Accommodations/ Lodging, or Office uses on the ground floor, with upper floors typically designed for residential or office uses.

Building Size & Massing

Height

2 stories min, 3 stories max in CD-4, CD-5 per district height

Width

Per district lot/building width and yard/side setback standard

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Lot/Building Site

Width	Per district lot/building site width
-------	--------------------------------------

Number of Units

Units per Building	2 min., which must accommodate Principal Uses
--------------------	---

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Terrace/Lightwell	P	Gallery*	P
Shopfront	P	Arcade*	P

*Only used in conjunction with a shopfront or officefront type

Pedestrian Access

Ground floor	Principal Frontage
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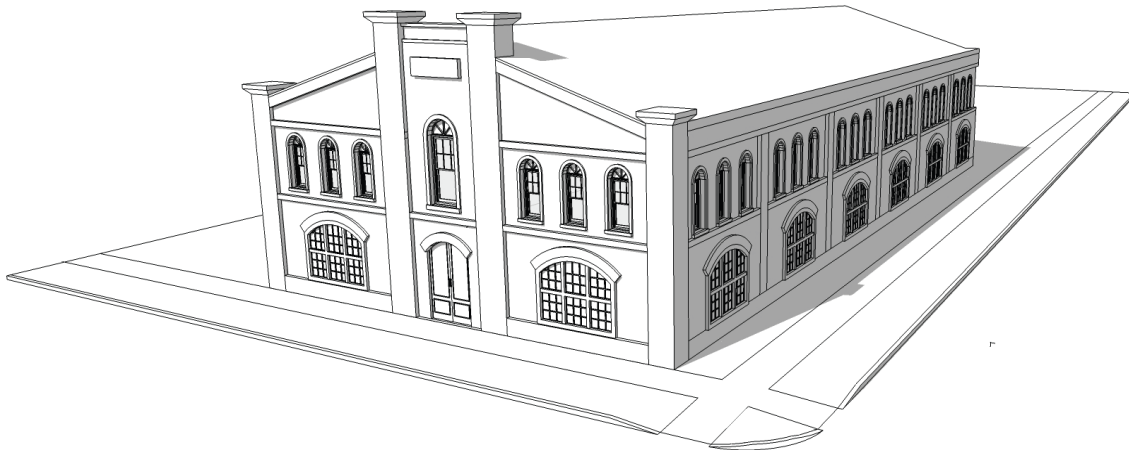
Upper floor	Principal or secondary
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Upper floors must be accessed by a common entry

Vehicle Access & Parking

Parking may be accessed from an Alley, Thoroughfare, or internal drive at frontage

FLEX **TABLE 4.3.8.B PRINCIPAL BUILDING TYPES**
SPECIFIC STANDARDS



Permitted Districts

CD-4 CD-4C CD-5 CD-5C SD-INT SD-LI SD-HI PUD-MU

General Description

A typically attached Principal Building which provides a vertical and/or horizontal mix of uses typically designed to facilitate pedestrian-oriented Retail/ Personal Service/ Repair/ Art/ Artisan, Accommodations/ Lodging, or Office uses on the ground floor, with upper floors typically designed for residential or office uses.

Lot/Building Site

Width Per District lot/building site width

Building Size & Massing

Height

2 stories min, 3 stories max in
CD-4, CD-5 per district height

Width

Per district lot/building width
and yard/side setback standard

Pedestrian Access

Ground floor Principal Frontage

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Number of Units

Units per building 2 min, which must accommodate different principal uses

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Terrace/Lightwell	P	Gallery*	P
Shopfront	P	Arcade*	P

*Only used in conjunction with shopfront or officefront type

Upper floor Principal or secondary frontage

Upper floors must be accessed by a common entry

Vehicle Access & Parking

Parking may be accessed from an alley, thoroughfare, or internal drive at frontage

MID-RISE

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-5 CD-5C SD-LI PUD-MU

General Description

An attached or detached building that may provide a vertical and/or horizontal mix of uses designed to facilitate a pedestrian-oriented Retail/ Personal Service/ Repair/ Art/ Artisan Accommodations/ Lodging, Commercial, or Office uses on the ground floor, with upper floors designed for Residential or Office use. The ground floor of a Mixed Use building must be occupied by a Retail / Personal Service /Repair/Art / Artisan, Accommodations / Lodging, or Office use along all Façades.

Lot/Building Site

Width	Per District lot/building Site Width
-------	--------------------------------------

Building Size & Massing

Height	4 stories min, 5 max per district table 4.3.1
Width	Per district lot/building site width and side yard/ setback standards

Pedestrian Access

Ground Floors	Principal Frontage
---------------	--------------------

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Number of Units

Units per Building 2 min, which may be residential or non-residential

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Terrace/Lightwell	P	Gallery*	P
Shopfront	P	Arcade*	P

*Only used in conjunction with Shopfront or Officefront type

Upper Floors	Principal or secondary frontage
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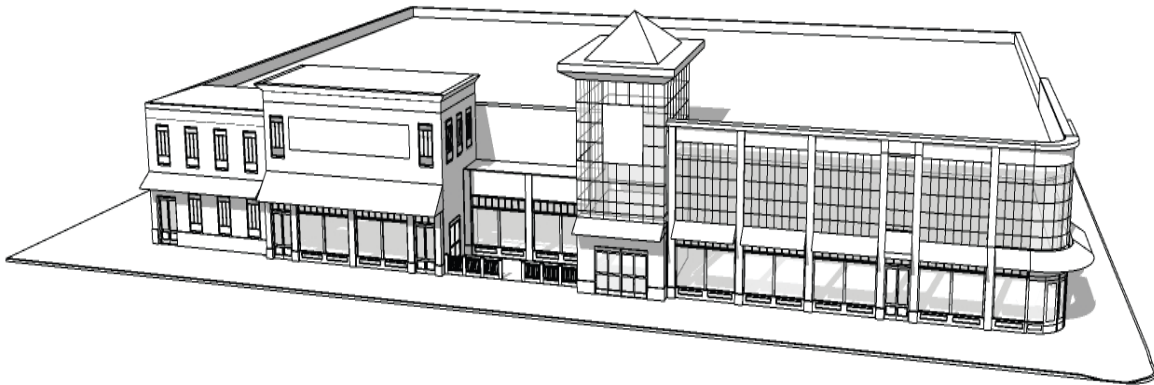
Upper floors must be accessed by common entry

Vehicle Access & Parking

Parking may be accessed from an alley, thoroughfare, or drive at frontage

LARGE SCALE COMMERCIAL

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4C CD-5C SD-INT SD-LI PUD-MU

General Description

A building of 50,000 square feet, or more, that is most commonly associated with a large-format retailer. It has in-line Retail or Liner Buildings along the front of the building.

Lot/Building Site

Width	Per District lot/Building site width
-------	--------------------------------------

Building Size & Massing

Height

Per district height standards

Width

Per district lot/building site width and side yard/ setback standards

Pedestrian Access

Ground floors	Principal frontage
---------------	--------------------

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Number of Units

Units per Building Not regulated

Allowed Private Frontages

Stoop	P	Terrace	P
Forecourt	P	Officefront	P
Terrace/Lightwell	P	Gallery*	P
Shopfront	P	Arcade*	P

*Only used in conjunction with Shopfront or Officefront type

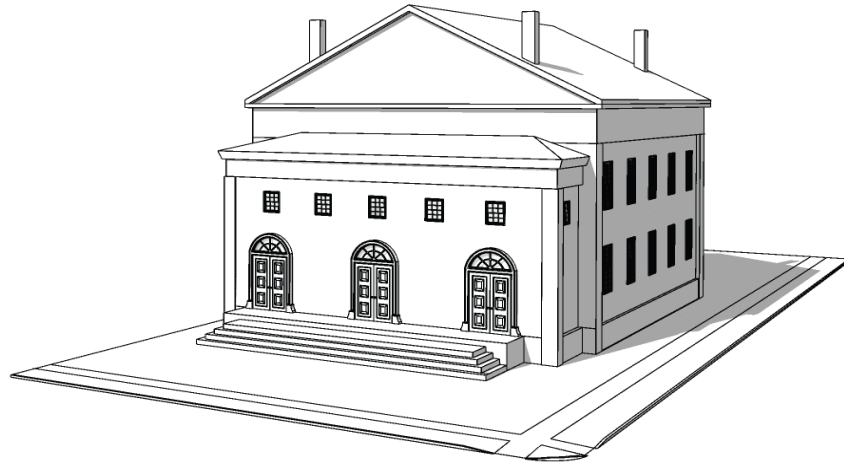
Upper floors	Principal or secondary frontage
--------------	---------------------------------

Vehicle Access & Parking

Parking may be accessed from an alley, thoroughfare, or internal drive at frontage

CIVIC

TABLE 4.3.8.B PRINCIPAL BUILDING TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-2 CD-3L CD-3 CD-4 CD-4C CD-5 CD-5C
SD-LI SD-HI SD-INT PUD-R PUD-MU CV

General Description

A medium to large-sized attached or detached Principal Building which is operated by a not-for-profit organization or governmental entity dedicated to Civic activities, and is designed to stand apart from its surroundings due to the specialized nature of its Civic purpose. Examples include Libraries, Places of Worship, Places of Assembly, Courthouses, City Halls, schools, centers of government, Performing Arts Venues, and Museums. Civic buildings are often the most prominently sited and architecturally significant Buildings in a community.

Lot/Building Site

Building Size & Massing

Height

The height of Civic Buildings should be limited to 20 additional feet above the maximum allowed height in any adjacent district.

Width

Not Regulated.

Pedestrian Access

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Width

N/A

Except as specifically provided in this chapter, Civic Buildings are not subject to Building lot/Building site or Private frontage requirements of this chapter.

Number of Units

N/A

Vehicle Access & Parking

Parking may be accessed from an Alley, Thoroughfare, or internal drive at frontage.

B. Manufactured Homes.

1. No Manufactured Home shall be placed on any Lot or Building Site within a Residential District, unless it is used actively for Residential purposes, except as provided in Section 4.3.8. A.2.
2. Non-Residential use of a Manufactured Home may be permitted as a Temporary Use as a construction office during construction, subject to issuance of an annual permit by the Zoning Administrator subject to limitations pursuant to Section 4.3.9.E and **Table 4.3.9.A-3 (Temporary Uses)**.
3. Pursuant to TCA. Section 13-24-201, the provisions of Section 4.3.8.A shall not apply to Double-Wide Manufactured Homes used as single-family residences, which shall instead be considered a single-family homes; provided that, pursuant to TCA. § 13-24-202, such Double-Wide Manufactured Homes must have the same general appearance as required for site-built homes and shall comply with all standards and requirements of this Ordinance.

4.3.8 USES

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

A. General.

1. Buildings, Lots, and Building Sites must comply with the Use standards and requirements of this Section 4.3.9. For Development Parcels, the mix of Principal Uses in each District is further regulated under Section 5.1.11.
2. Principal Uses, Accessory Uses, and Temporary Uses are Permitted by Right ("P"), Permitted Subject to Limited Use Standards ("PL"), as Conditional Uses ("CU"), or Not Permitted ("NP") within each District, in each case as indicated in **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, and **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)**.
3. Principal Uses, Accessory Uses, or Temporary Uses, as applicable, of Buildings, Lots, and Building Sites, which are indicated in **Table 4.3.9.A-1 (Building & Lot Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)** as Permitted ("P"), Permitted Subject to Limited Conditions ("PL"), or as Conditional Use ("CU"), are permitted within each District, subject to compliance with all applicable standards, conditions and requirements thereof and obtaining all applicable approvals and permits therefor, including without limitation in the case of Uses Permitted Subject to Limited Use Standards ("PL") and Conditional Uses ("CU"), compliance with the applicable Use standards of Section 4.3.11.D, and in the case of Conditional Uses ("CU"), Board of Zoning Appeals approval pursuant to Article 8 (Administrative, Procedural, and Enforcement).
4. Accessory Uses of Buildings, Lots, and Building Sites in each District must conform to the Accessory Uses specified on **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)** for such District and are subject to compliance with all other applicable standards and requirements of this Ordinance.
5. Temporary Uses of Buildings, Lots, and Building Sites in each District must conform to the Temporary Uses specified on **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)** for such District and are subject to compliance with all other applicable standards and requirements of this Ordinance.
6. Without limitation, Accessory Uses must be subordinate and customarily incidental to a permitted Principal Use on the Lot.
7. If multiple Principal Uses are allowed within a District, they may exist within a single Building, Lot, or Building Site, subject to compliance with all other applicable standards and requirements.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Farming	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Greenhouse	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Other Agricultural Uses Not Listed Under any Use Category	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Sand, Stone, and Gravel Quarrying	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Other Extractive Uses Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
House for Single-Family Dwelling	P	P	P	P	P	P	NP	NP	NP	NP	NP	P	NP	NP
Attached Dwelling - Duplex for 2-Family Dwelling	NP	NP	PL	PL	PL	PL	NP	NP	NP	NP	NP	NP	NP	NP
Attached Dwelling -Townhouses	NP	NP	NP	PL	PL	PL	PL	NP	PL	NP	NP	PL	PL	NP
Attached Dwelling -Small Multi-family Building	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	PL	PL	NP
Attached Dwelling -Large Multi-family Building	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	PL	PL	NP
Attached Dwelling -Residence Portion of a Live/Work, Mixed-Use, or Flex Building, if Building Type permitted in District	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	PL	PL	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Attached Dwelling -Assisted Living Apartment	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	PL	NP
Attached Dwelling -Independent Living Apartment	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	PL	NP
Retirement Community or other Congregate Living Facility with individual Dwelling Units	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	PL	PL	NP
Manufactured Home	PL	PL	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Manufactured Home- Class A	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Manufactured Home Park	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Other Household Living Uses Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	NP	NP
Adult Care Home	P	P	P	P	P	NP	NP	NP	NP	NP	NP	P	NP	NP
Boarding or Rooming House, not including Group Home for Persons with Disabilities	NP	NP	NP	NP	NP	P	P	NP	P	P	NP	NP	NP	NP
Dormitory not associated with Educational Institution	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP	NP
Fraternity or Sorority House	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP	NP
Group Home for Persons with Disabilities or other Group Living Home	P	P	P	P	P	NP	NP	NP	NP	NP	NP	P	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Monastery or Convent	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP	NP
Orphanage	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	NP	NP
Other Group Living Uses not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Civic Building	NP	P	P	P	P	P	NP	NP	NP	NP	NP	NP	NP	P
Philanthropic Institution	NP	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	P	P
Recreation Facility (Civic)	NP	P	P	P	P	P	P	P	NP	P	NP	P	P	P
Other Community Service Use Not Listed Under any Use Category	NP	NP	NP	P	P	P	P	P	NP	P	NP	P	P	P
Adult Day Care Facility (Civic)	P	P	P	P	P	P	P	P	P	P	NP	P	P	P
Children Day Care Facility (Civic)	P	P	P	P	P	P	P	P	P	P	NP	P	P	P
Group Day Care or Family Day Care or Facility (Civic)	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	NP	PL	PL	PL
Other Day Care Facility Use (Civic) Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Correctional Facilities	NP	NP	NP	NP	NP	NP	NP	NP	CU	CU	CU	NP	NP	CU
Other Government Facility Use (Civic) Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Civic Space – Community Garden	P	P	P	P	P	P	NP	P	P	P	NP	P	P	P
Civic Space – Green	NP	P	P	P	P	P	NP	P	P	P	NP	P	P	P
Civic Space – Square or Plaza	NP	NP	NP	P	P	P	NP	NP	NP	NP	NP	NP	P	P
Civic Space – Park or Playground	P	P	P	P	P	P	NP	P	P	P	NP	P	P	P
Civic Space - Sports Field	NP	P	P	P	NP	NP	NP	P	NP	P	NP	P	NP	P
Other Civic Space Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Botanical Garden	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P
Nature Preserve	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreational Trail	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Game Preserve	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Wildlife Management Area	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Refuge	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Wild Animal Sanctuary	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Water Conservation Area	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Reservoir	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Drainage Well	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Water Supply	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Water Well	P	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Zoo	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Other Open Space Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Place of Worship or other Religious Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Cemetery / Mausoleum / Columbarium / Memorial Garden	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P
Funeral Services	NP	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	P	P
Fire / EMS Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Police Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Adult Continuing Education	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Personal Improvement Education	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Business, trade, or vocational school, other than Truck Driving School	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Truck Driving School	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Pre-School or Nursery School	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P
Kindergarten	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P
Elementary School	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Middle School	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P
High School	P	P	P	P	P	P	P	NP	P	P	NP	P	P	P
College or University	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Community College	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Graduate / Professional School	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Nursing or Medical Schools not accessory to a Hospital	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Seminary	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Other Educational Use Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Hospital	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	PL
Rehabilitation Facility or Center for Observation	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	PL
Other Health Care Institution Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Long Term Care Facility	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	PL	NP
Continuum of Care Facility	NP	NP	NP	PL	PL	PL	PL	NP	NP	PL	NP	NP	PL	NP
Bed & Breakfast	P	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	P	NP
Extended Stay Hotel	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Inn	P	NP	NP	P	P	P	P	NP	NP	NP	NP	NP	P	NP
Hotel, not including Extended Stay Hotel	NP	NP	NP	PL	PL	PL	PL	NP	PL	NP	NP	NP	PL	NP
Motel	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Short-Term Rental Unit	NP	NP	NP	PL	PL	PL	PL	NP	NP	NP	NP	NP	NP	NP
Other Accommodation / Lodging Uses Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Adult Day Care Facility (non-Civic)	P	P	P	P	P	P	P	P	P	P	NP	P	P	NP
Child Care Facility (non-Civic), excluding Child Care in Home	P	P	P	P	P	P	P	P	P	P	NP	P	P	NP
Children's Day Camp (non-Civic)	P	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Group Day Care Facility, Family Day Care Facility or other Group Care Facility (non-Civic)	NP	NP	NP	CU	CU	CU	CU	NP	CU	CU	NP	CU	CU	NP
Hospice (non-Civic)	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Retirement Center or Life Care Community without individual Dwelling Units (non-Civic)	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Other Personal & Group Care Facilities Use Not Listed Under any Use Category (non-Civic)	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Bowling Alley	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Game Arcade	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Gymnastics Facility	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Commercial Indoor Athletic Training Facility	NP	PL	PL	PL	P	P	P	NP	P	P	NP	NP	P	NP
Indoor firing range	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP	NP
Indoor Sports Academy	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Membership Club or Lodge	P	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Movie or other Theater	NP	NP	NP	P	P	P	P	NP	P	NP	NP	NP	P	NP
Pool Hall	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Recreation Facility (non-Civic)	NP	P	P	P	P	P	P	NP	P	P	NP	P	P	NP
Skating rink	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Social Club, Lodge, or Organization (non-Civic)	NP	CU	CU	P	P	P	NP	NP	P	P	NP	NP	P	NP
Other Commercial Indoor Recreation Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Group Assembly (non-Civic)	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Other Commercial Group Assembly Use (non-Civic) Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Amphitheater	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Sports Field	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
BMX Bicycle Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Campground	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Drive-in Theater	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Firing Range such as Rifle Range, Archery Range, Handgun, or Skeet Shooting	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Golf Course, Country Club, Swim Club, and Tennis Club	PL	PL	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Marina / Boating Facility	PL	PL	PL	PL	PL	PL	PL	PL	NP	NP	NP	PL	PL	NP
Recreational Vehicle (RV) Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Paintball Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Outdoor Entertainment Activity such as Batting Cage, Golf Driving Range, Amusement Park, Miniature Golf Facility	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Skateboard Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Stadium / Arena	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP
Summer Camp (overnight)	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Swimming Pool	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	NP	PL	PL	NP
Tennis Court	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	NP	PL	PL	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Water Park	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP
Other Commercial Outdoor Recreation Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Parking Lot	NP	NP	NP	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL
Parking Structure	NP	NP	NP	P	P	P	P	NP	P	P	P	NP	P	P
Restaurant or other Food Service Business without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Small-scale Catering Establishment without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Drive-in Restaurant and Any Restaurant with Drive-Through	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Bar, Tavern, or Nightclub	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Alcoholic Beverage Retail Sales	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Artisan Establishment, with or without Retail Sales, & without Drive-Through	NP	NP	NP	P	P	P	P	NP	NP	P	NP	NP	P	NP
Arts-Related Uses	NP	NP	NP	P	P	P	P	NP	NP	P	NP	NP	P	NP
Convenience Store with Gasoline Sales Facility without Drive-Through	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	PL	NP	PL	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Retail, Personal Service, Repair, Arts, or Artisan Establishment with Drive-Through	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Food Truck Court	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	NP	NP
Personal Services, other than Motor Vehicle Body Shop, and Motor Vehicle Maintenance, Repair, Fuel Sales, Service, or Cleaning, without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Repair Services, other than Motor Vehicle Body Shop, and Motor Vehicle Maintenance, Repair, Fuel	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Retail Membership Club	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Retail Food Sales, with or without on-premises preparation or processing, without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Retail Sales, Rental, or Leasing, other than Motor Vehicle - Related Uses, Retail Food Sales, Retail Membership Club, Restaurant, and Warehouse Retail	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Other Retail Sales, Rental, or Leasing Not Listed Above without Drive-Through	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Veterinary Clinic, Animal Hospital, or Non-Agricultural Kennel	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Other Personal Service or Repair Uses Not Listed Under any Use Category	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Other Art or Artisan Uses Not Listed Under any Use Category without Drive-Through	NP	P	P	P	P	P	P	NP	P	P	NP	NP	P	NP
Self-Service Storage Facilities	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	PL	NP	NP	NP
Motor Vehicle Body Shop	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	NP	NP
Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning, other than Car Wash	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	PL	NP	NP	NP
Car Wash	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	PL	NP	PL	NP
Gasoline Sales Facility or Fuel Sales	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	PL	NP	PL	NP
Motor Vehicle Sales, Rental, or Leasing	NP	NP	NP	NP	PL	NP	PL	NP	PL	PL	NP	NP	NP	NP
Motor Vehicle Storage	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P	NP	NP	NP
Tire Sales	NP	NP	NP	NP	P	NP	P	NP	P	P	P	NP	NP	NP
Towing Service	NP	NP	NP	NP	NP	P	NP	P	P	P	NP	NP	NP	NP
Other Motor Vehicle -Related Use Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Manufactured Home Sales	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Sale of building and construction materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, store fixtures,	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP	NP
Other Wholesale Sales Uses Not Listed Under any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP	NP
Business Office, Business Incubator or Professional Office	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Conference Center or Office with Conference Center (non-Civic)	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Co-Working Space	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Financial Institution or Financial Services	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Office with Drive-Through Facilities	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Non-Banking Financial Institution	NP	NP	NP	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	NP
Radio / Television / Recording Studio or Station without Communications Tower	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Other Business / Government / Non-Profit Office Uses Not Listed Under any Use Category	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Dental Office / Dental Clinic, Medical Office / Medical Clinic / Outpatient Clinic, or Medical or Dental Lab	NP	NP	NP	P	P	P	P	NP	P	P	NP	NP	P	NP
Asphalt Plant or other Facilities for Manufacture and Storage of Chemicals, Petroleum Products, Explosives, and Allied Products	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Concrete Batch or Concrete Manufacturing Plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Hazardous & Low-Level Nuclear Disposal & Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Wrecking, Junk, & Salvage Yards, & Scrap Operations	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Tile or Brick Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Automobile, Truck, or Tire Man- ufacturing or Assembly	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL CU	NP	NP	NP
Ammonia or Chlorine Manufac- turing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Metal Casting or Foundries	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Gas Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Metal or Metal Ore Production, Refining, Smelting, or Alloying	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Petroleum or Petroleum Product Storage or Refining	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Boat, Pool, or Spa Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NN	NP	NP
Keeping, Selling, or Slaughtering of Animals	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Glass Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Paper Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Manufacturing of Materials into Compost	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Rail Equipment Storage / Repair	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Railroad Freight Yard	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Sawmill	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Wood or Lumber Processing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Animal processing, Rendering, Packing, Treating, and Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Livestock Slaughtering	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Processing of Food and Related Products	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Sale of Farm Equipment and Machinery and Earth Moving and Heavy Construction Equipment	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	CU	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Production of Chemical, Rubber, Leather, Clay, Bone, Plastic, Stone, or Glass Materials or Products	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Other Heavy Industrial Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	CU	NP	NP	NP
Brewery, excluding Brewpubs	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Bottling Plants	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Building Systems / Construction Business	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Carpet cleaning plants or manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Catering Service or Catering Events Establishment	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Textile Manufacturing	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Commercial bakery	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Contractor Materials Sales	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Crematorium	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Dairy Plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Distillery	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Distribution / Distribution Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD -5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Dry Cleaning Plants	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Equipment Rental	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Fabrication, work, or storage on-site by building, heating, plumbing, electrical, or general contractors, and	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Food Processing plants	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Horticulture and Landscaping Services	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Ice plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Institutional bakeries	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Laundry Plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Light Manufacturing Plant	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Machine Shop / Woodworking Shop, other than Artisan Establishment	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Maintenance yard or facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Manufacture or assembly of equipment, instruments (including musical instrument)	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Non-Hazardous Waste Treatment or Disposal	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Outdoor Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Printing, Publishing, and lithography	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Production of artwork	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Rail Equipment Storage / Repair	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Recycling Processing Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Repair of scientific or professional instruments, electric motors;	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Regional recycling center;	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Research Laboratory / Research & Development	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Sheet metal shop	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Soft drink bottling	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Solid Waste Facility	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Warehouse / Warehousing	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Welding, machine, tool repair shop	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Winery	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Woodworking, including cabinet makers and furniture manufacturing, but excluding Artisan Establishments	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Other Light Industrial Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Bulk storage, including nonflammable liquids, feed and grain storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Bus barn	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Cold storage plants, frozen food lockers,	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Household moving and general freight storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Separate warehouse used by Retail store such as a furniture or appliance store	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Stockpiling of sand, gravel, or other aggregate materials	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP
Transfer and storage Business with no individual storage areas or where employees are the primary movers of the goods	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Other Warehouse & Freight Movement Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-1 BUILDING, LOT & BUILDING SITE PRINCIPAL USE

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Animal waste processing	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Septic Equipment Installation, Service, or Cleaning	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Landfill	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Incinerator	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Manufacture and production of goods from composting organic material	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Recyclable material storage, including construction material	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP
Recycling center	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP
Transfer station	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP
Recycling Station	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	NP	NP	NP
Other Waste-Related Service Not Listed in any Use Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Utility Facilities	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL
Utility Transmission Line	PL	PL	NP	NP	NP	NP	NP	NP	PL	PL	PL	PL	PL	NP
Wireless Communication Facility	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Other Utilities Use Not Listed Under any other Category	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Adult - Oriented Establishment	NP	NP	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	NP

B. Uses Permitted by Right.

Principal Uses, Accessory Uses, or Temporary Uses, as applicable, of Buildings, Lots, and Building Sites, which are indicated for each District in Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses), Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses), or Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Permitted ("P") are allowed by right, subject to compliance with all other applicable provisions of this Ordinance.

C. Required Uses.

1. Commercial Corridors

Within the CD-4C Character District, Principal Buildings on any Lot or Building Site located within 400 feet of a Thoroughfare with a Functional Classification of Arterial must contain a Retail Sales or Service use, Restaurant use, Arts-Related Use, or Office use for the entire ground floor. Any permitted use may be established on second, third, and fourth stories of a Principal Building.

2. Downtown Pedestrian Streets

Buildings enfronting the following rights of way must contain a retail sales or service use, restaurant use, arts-related use, or office use at the sidewalk level through the depth of the second layer for at least 80 percent of the building frontage.

- a. Public Square;
- b. North Main Street between West 4th Street and Public Square;
- c. South Main Street between Public Square and West 9th Street, inclusive of all building sites with frontage at the corners of South Main and West 9th street;
- d. North Garden Street between West 6th Street and West 7th Street, inclusive of all building sites with frontage at the corners of North Garden Street and West 6th Street;
- e. North Garden Street between West 7th Street and West 9th Street, inclusive of all building sites with frontage at the corners of South Garden Street and West 9th Street;
- f. South High Street between West 7th Street and West 9th Street, inclusive of all building sites with frontage at the corners of South High Street and West 7th Street, all building sites with frontage at the corners of South High Street and West 8th Street, and all building sites with frontage at the corners of South High Street and West 9th Street;
- g. West 7th Street between Public Square and Frierson Street, inclusive of all building sites with frontage at the corners of Frierson Street and West 7th Street;
- h. East 7th Street between Public Square and North Water Street, inclusive of all building sites with frontage at the corners of South Glade Street and East 7th Street;

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- i. West 6th Street between North Main Street and Woodland Street, inclusive of all building sites with frontage at the corners of West 6th Street and Woodland Street;
- j. West 6th Street between North Main Street and North Garden Street; and
West 8th Street between South Garden and South Glade Street, inclusive of all building sites with frontage at the corners of West 8th Street and South Garden Street as well as all building sites with frontage at the corners of West 8th Street and South Glade Street.

D. Prohibited Uses.

1. Except as otherwise determined by the Zoning Administrator pursuant to Section 8.5.8 with respect to a Use that is not specifically listed as Permitted ("P"), Permitted Subject to Limited Conditions ("PL"), or as a Conditional Use ("CU") in **Table 4.3.9.A-1 (Building & Lot Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)**, as applicable, any Use that is not specifically listed as Permitted ("P"), Permitted Subject to Limited Conditions ("PL"), or as a Conditional Use ("CU"), and any Use that is specifically listed Not Permitted ("NP") in such applicable Table or is otherwise prohibited pursuant to any other provision of the City Code, is prohibited.
2. In the CD-4C Character District, all uses listed under the heading Residential Uses Category on **Table 4.3.9.A-1** are prohibited on the entire ground floor of any Building located within 400 feet of a Thoroughfare with a Functional Classification of Arterial. Any permitted use may be established on second, third, and fourth stories of a Principal Building.

E. Uses Permitted Subject to Limited Use Standards & Conditional Uses.

1. Any Principal Use, Accessory Use, or Temporary Use shown for the applicable District as Permitted Subject to Limited Use Standards ("PL") on **Table 4.3.9.A-1 (Building & Lot Principal Uses)**, **Table 4.3.9.A-2 (Building & Lot Accessory Uses)**, or **Table 4.3.9.A-3 (Building & Lot Temporary Uses)**, is allowed subject to compliance with all applicable conditions and requirements imposed by this Section 4.3.9.D and Section 4.3.9.4.h.
2. Any Principal Use, Accessory Use, or Temporary Use shown for the applicable District as Conditional Use ("CU") on **Table 4.3.9.A-1 (Building, Lot, & Building Site Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot, & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot, & Building Site Temporary Uses)**, is allowed subject to compliance with all applicable conditions and requirements imposed by this Section 4.3.9.E in addition to Conditional Use approval and issuance of a Conditional Use permit pursuant to Article 8 (Administration, Procedures & Enforcement).
3. The conditions, standards, and requirements of each Use Permitted Subject to Limited Use Standards or Conditional Use shall be applicable, irrespective of the Use being a Principal Use, an Accessory Use, or a Temporary Use.
4. The conditions and requirements applicable to any Use Permitted Subject to Limited Use Standards or Conditional Use shall be enforceable, and failure to comply with any condition or requirement of a Use Permitted Subject to Limited Use Standards or as a Conditional Use shall subject

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such Use Permitted Subject to Limited Use Standards or Conditional Use to revocation pursuant to Section 8.6.1.J.

5. No Use Permitted Subject to Limited Use Standards or Conditional Use shall commence or exist, or be conducted or engaged in, on any Lot or Building Site, or within any Building except in accordance with all applicable conditions and requirements for such Use, including without limitation in the case of a Conditional Use, review, approval, and issuance of a Conditional Use Permit by the Board of Zoning Appeals.
6. The following standards shall apply only to those Districts and Uses where the “PL” and / or “CU” is designated on the applicable **Table 4.3.9.A-1 (Building, Lot & Building Site Principal Uses)**, **Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses)**, or **Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses)**, as applicable:
 - a. **Accessory Dwelling**
 - (1) Only one Accessory Dwelling is permitted on any Lot or Building Site.
 - (2) The Accessory Dwelling must be accessory to a House or Townhouse used for Household Living.
 - (3) If the Accessory Dwelling is not attached to the primary dwelling, it must be separated a minimum of ten (10) feet from the primary dwelling.
 - (4) In all districts except CD-2, an Accessory Dwelling may not exceed 600 square feet of habitable space; in a CD-2 Character District, an Accessory Dwelling may not exceed 1,000 square feet of habitable space.
 - (5) An Accessory Dwelling Unit may not be used for Transient accommodations or as a Short-Term Rental Unit.
 - (6) The Accessory Dwelling must share ownership and utility connections with the primary dwelling.
 - b. **Adult - Oriented Establishments** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) No Adult - Oriented Establishment shall be operated or maintained in the City within 1,000 feet, measured from property line to property line, of a school, religious facility, public recreation facility, or licensed day care facility.
 - (2) No Adult - Oriented Establishment shall be operated or maintained in the City within 1,000 feet, from property line to property line, of a boundary of a Residential District or a Residential Use.
 - (3) No Building or Structure associated with the Adult - Oriented Establishment shall be closer than 50 feet to a property line of an adjacent Non-Residential District or Use.
 - (4) No Adult - Oriented Establishment shall be operated or maintained in the City within 1,000 feet, measured from property line to property line, of another Adult - Oriented Establishment.

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- c. **Agricultural Activities**, except as certain enterprises that produce the majority of their income from agricultural activities may be exempted from certain zoning restrictions pursuant to TCA. Section 44-18-104(c)(4) shall be subject to the following:
- (1) Barns, feed Lot or Building Sites, pens, and stockyards may be permitted in accordance with the applicable Use Table, subject to the following:
 - a) Barns, feed Lot or Building Sites, pens and stockyards shall require a minimum separation of 200 feet from all property lines.
 - b) The location of such an activity shall be in an area sparsely developed during the length of time the Use as a stockyard or feed Lot or Building Site is anticipated;
 - c) The site area shall be a minimum of twice the minimum required for the applicable District. Sites containing outdoor animal pens shall require a minimum site area of four acres.
 - d) All proposals shall include a site plan which contains, at minimum, the following information:
 - Existing and proposed contours of the site and up to 100 feet beyond the site boundary. Contour intervals shall be at two foot intervals;
 - Location of the area in which the proposed keeping of animals is to be conducted;
 - Location of all proposed buildings, animal pens, roadways and other facilities proposed on the site;
 - Proposed method of drainage of the animal pens and any proposed waste lagoons;
 - Proposed fencing of the site; and
 - Location of all existing or platted residences on adjacent properties.
- d. **Asphalt Plants and Other Facilities for the Manufacture and Storage of Chemicals, Petroleum Products, Explosives, and Allied Products** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
 - (2) The boundary of the property shall be at least 1,500 feet from any Residential Use or District.
 - (3) The Use shall be totally enclosed by a security fence or wall at least 8 feet high or enclosed within a fire proof Building.
 - (4) All plans shall be reviewed by Fire and Emergency staff prior to approval in order to determine that existing services provide adequate protection for citizens.

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- (5) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.
- e. **Attached Dwellings**, which includes Apartments, the Residence portion of a Live/Work Building, Mixed Use Building, or Flex Building, Multifamily Dwellings, Two-Family Dwellings, Duplexes, Rowhouses, Large Multi-family Buildings and Small Multi-Family Buildings, shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) Within the CD-2, CD-3L, and CD-3 District no more than three (3) Duplex Buildings (each Duplex Building containing two Dwellings) may be located on any Block Face.
 - (2) Within the CD-3 District, Duplex Buildings shall have only one entrance along the frontage, with any additional exterior entrances located within the 3rd layer.
 - (3) Party walls, subject to the provisions of the Standard Building Code and National Fire Protection Association Fire Code, shall be provided along all points of attachment.
 - (4) Additional Use limitations may be applicable to specific types of Attached Dwellings.
 - (5) Within the CD-5 District buildings enfronting the rights of way identified in Section 4.3.9.C must contain a retail sales or service use, restaurant use, arts-related use, or office use at the sidewalk level through the depth of the second layer for at least 80 percent of the building frontage.
 - (6) In all districts, Townhouses shall be subject to the following limitations:
 - a) Garages, when they are provided, must be located at the rear of the Building facing an Alley or Driveway;
 - b) Individual unit parking and driveways must be located at the rear of the Building;
 - c) On-street parallel parking is permitted;
 - d) Parking Lots and Parking Areas are permitted in accordance with 4.3.9. E.6.ag and 4.3.12.
- f. **Bar, Tavern, or Nightclub** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) With the exception of nightclubs, taverns, or bars located within District CD-5, the applicant shall demonstrate that no pre-existing Place of Worship is located within 500 feet of the proposed nightclub or similar establishment. Measurements shall be made from the property line of the proposed night club or similar establishment and from the property line of any separate Parking Lots to be used by the nightclub or similar establishment.
 - (2) Except in District CD-5, no nightclub, tavern, or bar shall be located within 500 feet of a Residentially zoned or Residentially used property.
 - (3) No outside storage or activities shall be located on the site.

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- (4) Outdoor activities occupying no more than 400 square feet may be permitted by Administrative Adjustment.
- g. Car Wash** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) No storage, repair, or sales of vehicles shall be allowed on the site.
 - (2) Provisions shall be made for an on-site drainage system to capture water used to wash vehicles. This water shall be discharged into a sanitary sewer system or another approved on-site system and shall not be discharged into the stormwater system.
 - (3) No wash bay shall face or be located in the 1st or 2nd Layer or the Frontage.
- h. Civic Buildings** in all districts may utilize the lot occupation, building, and other standards of the Civic District listed at Table 4.3.1-U.
- i. Concrete Batch Plants and Concrete Manufacturing Plants** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
 - (2) The facility shall be at least 1,500 feet from any Residential Use or Residential District.
 - (3) The property may not be adjacent to an existing Hospital, Day Care Facility, Educational facility, Religious Facility, Long Term Care Facility, Continuum of Care Facility, or Assisted Living Facility.
 - (4) The site shall be at least four acres in size and shall have access on a major or minor thoroughfare.
 - (5) Property boundaries facing public streets shall be fenced with a six foot high fence.
 - (6) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.
- j. Correctional Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) In order to accommodate outdoor recreational facilities and to allow for potential building expansion, the site size for facilities located outside the CD-5 Character District shall be a minimum of one acre in size or the minimum of the District, whichever is larger; provided that County and City jail facilities have no minimum site size.
 - (2) The facility shall be at least 650 feet from the nearest property which is Residentially zoned or used.
 - (3) The facility shall not be established within 1,320 feet of a public or private school, day care, or Place of Worship.
 - (4) Site Development shall be in conformance with the landscaping and dimensional requirements of the applicable District.

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- (5) The Use requires a Conditional Use Permit, which may be denied when the Use would be detrimental to nearby properties or may add conditions or safeguards to the approval in order to protect the health and welfare of citizens.
- k. **Drive-Through Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) Where no street separates the Use and a Residentially zoned or Residentially used property, at least 40 feet of separation shall be maintained between such Residential property Line and the Drive-Through facility.
 - (2) Drive-through Facilities must be located in the 3rd Layer and the location of Drive-Through Facilities and associated facilities (for example: communications systems and access aisles) shall be identified on all submitted Plans.
 - (3) Any speaker systems associated with a Drive-Through Facility shall be designed and located so as not to be audible beyond the Lot or Building Site on which the Drive-Through Facility is located.
 - (4) Vehicular access to a Drive-Through Facility that is between a Thoroughfare or Internal Drive and a Building shall require a Parcel Buffer pursuant to Section 4.3.11 if such access is within 50 feet of, and visible from, the Thoroughfare or Internal Drive. Such Buffer shall be installed and maintained along the entire length of such vehicular access and the Adjacent Thoroughfare or Internal Drive
 - (5) Vehicle stacking areas shall be provided in accordance with Section 4.3.12.H.
 - (6) All other requirements for Drive-Throughs in this Code must be met.
- l. **Extractive Uses** may be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) The application for the Use shall include a plan for restoration procedures once the operation ceases.
 - (2) The location of such an activity shall be in an area sparsely developed during the length of time the mining or quarrying activity is anticipated;
 - (3) Any permit or approval issued or granted hereunder shall be based on a Development Plan or other documents submitted with an application which shall provide, together with all other requirements for such Development Plan, the following:
 - (a) Existing contours of the site and up to 100 feet beyond the site boundary. Contour intervals shall be at two foot intervals.
 - (b) Location of the area in which the proposed quarrying activity is to be conducted.
 - (c) Location of all proposed buildings, crusher and screening equipment, roadways, and other facilities proposed on the site.
 - (d) Proposed method of drainage of the quarry area.

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- (e) Proposed fencing of the quarry area. Fencing shall be provided around all open excavations.
 - (f) Methods proposed for blasting. Open blasting commonly referred to as “pop shots” shall be prohibited.
 - (g) Methods proposed to control noise, vibration and other particulate matter in order to meet the performance standards as set out in this Ordinance.
 - (h) Finished contours of the site after the quarrying operation has been terminated. The site shall be graded and / or filled so as to be in substantial conformity with the topography of the surrounding lands. All fill material shall be nontoxic, nonflammable, and noncombustible solids. All areas that are back – filled shall be left so that adequate drainage is provided.
- (4) Approval for mining and quarrying activity may also include accessory concrete batching plants, asphaltic cement mixing plants and/ or rock crushing activities on the same or Abutting Lots or Building Sites, which may have directly opposing Frontages on the same public street. If such accessory activities are included on the quarry site, the total site must meet all of the Conditional Use requirements for mining and quarrying activities; however, in conditions of multiple Lots or Building Sites, the outer perimeter of the site shall be considered the Lot Line or Building Site Line;
 - (5) Before issuing a Conditional Use permit, the Board of Zoning Appeals shall require the owner of the quarry facility to execute a bond not less than \$1,000 per acre or more than \$2,000 per acre of active quarry throughout a five year period to restore the lands in the manner prescribed herein, including the removal of all Structures and machinery;
 - (6) Any permit issued hereunder shall not be for a period exceeding five years. After the expiration date of such permit, the Board of Zoning Appeals may review and grant an extension of time in the manner and procedure as prescribed for an original application.
- m. Family Day Care Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) A maximum of 12 clients may be served at any one time.
 - (2) Overnight accommodation shall not be permitted.
 - (3) No outdoor public address systems shall be allowed.
 - (4) The facility shall contain twice the minimum Lot area for the underlying District.
 - (5) When the facility is located within a Non-Residential area, the Fire Marshall shall review the proposal prior to approval and make a recommendation.
 - (6) A client drop off area shall be provided. All required Parking shall be in the Rear Yard or Side Yards; however, required Parking may be located in the Street Yard if the Zoning Administrator finds that such Parking is safe, not detrimental to the neighborhood, accessible, and compatible with surrounding properties.

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(7) All other standards of the applicable District shall be met.

n. **Food Truck Courts** shall be permitted as a Principal Use on any Lot or Building Site in accordance with Table 4.3.9.A-1, subject to the following:

- (1) Approval of a Development Plan pursuant to Section 8.5.6. As part of the Development Plan application, the Zoning Administrator shall review the items listed below and may request review by other City of Columbia officials.
- (2) Each Food Truck operating within a Food Truck Court must hold a current Mobile Vending permit from the City of Columbia.
- (3) A designated manager must be responsible for the orderly organization of the site, the cleanliness of the site, and compliance with all City of Columbia regulations.
- (4) The Food Truck Court must be kept clear of litter and debris at all times.
- (5) Waste receptacles must be provided on site during all hours of operation.
- (6) At least 30 percent of the lot or building site area must be shared common area not utilized for Food Truck stalls or parking.
- (7) The common area shall be designed for customer use and must include designated seating for patrons.
- (8) Electrical service must be provided on-site.
- (9) Food Truck Courts on lots or building sites greater than or equal to 0.50 acres in area must provide on-site accessible restroom facilities available for both customers and employees within a permanent structure.
- (10) Food Truck Courts on lots or building sites less than 0.50 acres in area must either provide on-site accessible restroom facilities; or a written agreement granting use of restrooms within 300 feet of the Food Truck Court for customers and employees during hours of operation.
- (11) Temporary or portable toilet facilities are not permitted.
- (12) Each Food Truck shall occupy a designated Food Truck Stall.
- (13) Food Truck stalls shall conform to the dimensional standards of a parallel parking stall in Table 4.3.12.C-1 and to the off-street parking surface requirements of the applicable Character District or Special District.
- (14) There shall be at least ten feet of unobstructed clearance between each Food Truck.
- (15) Food, drink, and other merchandise must be sold directly from Food Trucks or other Mobile Vending Apparatuses.
- (16) Except in Character District CD-5, the sale of alcohol in a Food Truck Court is prohibited.

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(17) Food Truck Courts with more than five Food Truck stalls must utilize a single point of sale system associated with a business entity with a situs and current business license and in the City of Columbia.

(18) Required parking shall be provided as described at § 4.3.12.B.3; on another lot or building site within 1,320 feet of the Food Truck Court by parking agreement or easement, provided the principal use on the shared site shall maintain minimum required parking;

On street space within 1,320 feet of the Food Truck Court; or a combination of all above.

(19) The Food Truck Court operator shall provide a detailed operating plan which includes:

- a) The maximum number of Food Trucks that can operate on the site at one time;
- b) A copy of the rules of operation to which Food Trucks operating on the site must adhere;
- c) A plan for the appropriate disposal of fats, oils, and grease which prevents release into the city sanitary sewer;
- d) Hours of operation of the Food Truck Court;
- e) Contact information for the designated manager;
- f) An explanation of how required parking will be provided; and
- g) An explanation of how required restroom facilities will be provided.

(20) The Food Truck Court operator shall provide a plot or building site plan which depicts:

- a) The location of all seating areas, trash receptacles and other movable and permanent physical elements of the Food Truck Court; and
- b) All other information deemed necessary by the Zoning Administrator.

o. Fuel Sales and Gasoline Sales Facilities, including Convenience Store with Gasoline Sales Facility, shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Fuel pumps shall be located at least 15 feet from any property line.
- (2) No outdoor storage shall be allowed.
- (3) Storage of vehicles for more than 24 hours is prohibited.
- (4) A spill prevention and counter measures plan shall be provided prior to construction plan approval that includes, at a minimum:
 - (a) Clean up procedures for fuel (or other hazardous material) spills occurring inside and outside the Building;

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- (b) Counter measures for use in preventing fuel (or other hazardous material) spills from entering the stormwater collection system;
 - (c) Routine cleanup procedures for work area and Parking Areas; and
 - (d) Washdown water shall not be permitted to enter the stormwater collection system.
- (5) Pumps shall be located in the 3rd Layer.
- (6) Within Districts CD-4, CD-4C, CD-5C, and PUD-MU, the maximum number of fuel dispensing pumps shall be eight per Lot or Building Site. Within District CD-5, the maximum number of fuel-dispensing pumps shall be eight for the entire District.
- p. **Golf Course, Country Club, Swim Club, and Tennis Club** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) No maintenance Building or clubhouse shall be closer than 100 feet from any Residentially zoned or Residentially used land.
- q. **Group Assembly Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) The locations, size and design of such facilities shall be situated so that the proposed Development shall be compatible with the Development within the surrounding area thus reducing the impact upon the surrounding area;
 - (2) The traffic generated by such facility shall be safely accommodated along major streets without traversing local minor streets; and
 - (3) When an application for a Group Assembly permit includes an amusement park, sports arena, fairground, racetrack, or similar recreational pursuits, the following requirements shall be observed:
 - (a) The minimum site area shall 25 acres;
 - (b) The minimum setback of all Structures from all public roads shall be 100 feet;
 - (c) Such facility shall be situated so that no Residentially zoned or Residentially used property is located closer than 500 feet from the Building entrance of such facility;
 - (4) Access to such facility shall be by a paved public major arterial or major collector thoroughfare. Traffic shall not be directed through Residentially zoned or Residentially used property, through areas that are Adjacent to Residentially zoned or Residentially used property, or on minor Residential streets traversing Residentially zoned or Residentially used property areas or areas that are Adjacent thereto;
 - (5) Any lighting provided at such facilities shall be designed so that no direct light falls on Adjacent Residential property; and

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- (6) Accessory Uses may be permitted in conjunction with the Principal Use of the property provided that such uses are physically designed as a part of or within the principal Structure. Such Uses may include food sales, beverage sales, gift or souvenir shops, and similar activities.
- r. **Group Living Uses** indicated on the applicable Use Table as Uses Permitted with Limited Conditions are permitted subject to following:
 - (1) The home shall be operated in a manner that is compatible with the neighborhood and shall not be detrimental to Adjacent properties as a result of traffic, noise, refuse, parking, or other activities.
 - (2) When located in a Residential neighborhood, the home shall maintain a residential appearance compatible with the neighborhood.
 - (3) The home shall meet all state requirements, and all applicable housing and building codes.
- s. **Hazardous and Low Level Nuclear Material Disposal and Storage Areas** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
 - (2) The facility shall comply with all applicable State and federal regulations.
 - (3) The facility shall be located at least 1,500 feet from any Residential property.
 - (4) Maps and engineering drawings shall be provided showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within ¼-mile of the property line.
 - (5) The site shall be enclosed by a fence or wall at least 6 feet high. Entrance and exit shall be through a gate which shall be locked during non-business hours.
 - (6) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.
- t. **Heavy Industrial Facilities, Not Otherwise Classified** may be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
 - (2) The facility shall comply with all applicable State and federal regulations.
 - (3) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.
- u. **Hospitals, Rehabilitation Facilities, and Centers for Observation** shall be permitted in accordance with the applicable Use Table, subject to the following:

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- (1) The minimum Side Yards and Rear Yards for Hospitals and Centers for Observation or Rehabilitation Facility shall be 50 feet for one or two Story Buildings, increased by five feet for each Story above two Stories.
 - (2) The location and operation of such facility shall be in keeping with the character of the surrounding area and shall not have an adverse effect on the properties in the surrounding area.
 - (3) All public utilities including a Central Sewage Collection and Treatment System shall be available to the site.
- v. **Hotels, Motels, and Extended Stay Hotels** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) The parcel shall be accessed from a Thoroughfare or Internal Drive.
 - (2) Where the property line of a Motel is Adjacent to Residentially zoned or Residentially used property, the minimum depth for the required Yard along such Adjacent property shall be 50 feet and no Structures or Parking shall be permitted in the required Yard.
 - (3) Any Accessory Uses such as restaurants and outdoor recreational activities shall not be located on the side of Adjacent to Residentially zoned or Residentially used property.
- w. **Long Term Care Facilities, Continuum of Care Facilities and Group Care Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) The purpose(s) of the facility must be clearly established by the agency responsible and the appropriate staff services must be provided to achieve the stated purpose(s).
 - (2) Group Care Facilities accommodating from seven to 12 individuals shall have 24-hour staff and professional services in the behavioral sciences available.
 - (3) Group Care Facilities accommodating more than 12 individuals shall have resident 24-hour staff, and shall provide professional services in the behavioral sciences.
 - (4) The Planning Commission must make a written finding to the Board of Zoning Appeals regarding the foregoing requirements based on advice from such agencies as the Tennessee Department of Human Services.
 - (5) An appropriate license must be secured for any activity regulated by any public agency, including the Tennessee Department of Human Services. Any activity lawfully regulated by any public agency may be permitted for only that time period for which a valid license is obtained. Where grades or classes of approvals are granted, only the most restrictive may be permitted.
 - (6) No more than one of either a Long Term Care Facility, Continuum of Care Facility, or Group Care Facility may be permitted on a single Block.
 - (7) A Family Care Facility may not accommodate more than one individual (excluding staff) per living room.

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- (8) The home shall be operated in a manner that is compatible with the neighborhood and shall not be detrimental to Adjacent properties as a result of traffic, noise, refuse, Parking or other activities.
 - (9) The home shall maintain a Residential appearance compatible with the neighborhood.
 - (10) The home shall meet all state requirements, and all applicable housing and building code requirements.
 - (11) A Group Care Facility must contain 1,500 square feet of net floor space for the first six residents, including resident staff, and 150 square feet of net floor space per person above six residents.
 - (12) Necessary utilities including a Central Sewage Collection and Treatment System shall be available to the site.
 - (13) Group Care Facilities accommodating from seven to 12 persons, and Family Care Facilities accommodating from one to six persons shall meet all bulk regulations for a Residence in the applicable District.
 - (14) Group Care Facilities accommodating from 13 to 50 persons shall have a minimum Lot/Building Site Area of five acres. When more than 50 persons are accommodated, there shall be one additional acre is required for each ten persons accommodated.
 - (15) The minimum Side Yards and Rear Yards for Group Care Facilities accommodating 13 or more persons shall be 50 feet for a one – or two – story building, increased by five feet for each story above two.
 - (16) The Development Plan shall be subject to approval by the Planning Commission, taking into account but not limited to the following considerations:
 - (a) Compatibility with the surrounding area;
 - (b) Any adverse impact of the proposed activity on the character of the area;
 - (c) Needed fencing and screening;
 - (d) Adequate open space and recreation space if appropriate; and
 - (e) All other requirements of this Section.
 - (17) Notwithstanding the factors listed above, the Board of Zoning Appeals shall be permitted to vary the Required Yards or Setbacks and the Screening for Parking when the application involves a change in activities in existing Structures. The Development Plan shall provide for compensating features to offset any potentially adverse conditions that might be brought about by said modification to the requirements.
- x. **Manufactured Homes** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) No person shall place a Manufactured Home on any Lot or Building Site within a Residential District, unless it is used actively for Residential purposes. Non-Residential Use of

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a Manufactured Home may be permitted as a Temporary Use subject to Section 4.3.8.B, Temporary Construction Offices.

y. **Manufactured Home Parks** shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Applications for a Multi-family Dwelling shall be subject to the Site Development Plan Review requirements of Section 8.5.6 and shall require Planning Commission approval.
- (2) Manufactured Home Parks must be designed and constructed to the same standards as a site-built subdivision to assure a safe, healthy Residential environment.
- (3) Where permitted, Manufactured Homes within a Manufactured Home Park shall be located to minimize hazards due to possible subsidence, flood or erosion, and insect or rodent infestation.
- (4) Landscaping and Buffering shall be provided in conformance with Section 4.3.11. A planting plan shall be submitted with the final Development Plan.
- (5) Publication "NCSBCS Standard for Manufactured Home Installations" (ANSI A 225.1 – 1982), including NFPA Standard for Fire safety Criteria for Manufactured Home Installations, Sites and Communities (NFPA 501A – 1982), shall be applicable to Manufactured Home Parks, and is hereby adopted by reference.
- (6) Each Manufactured Home Park shall be served by a public water supply of adequate quantity, quality and pressure.
- (7) Adequate fire protection, as determined by the Municipal Fire Department, shall be provided for each Manufactured Home located within a Manufactured Home Park.
- (8) Each Manufactured Home within a Manufactured Home Park shall be served by a Central Sewage Collection and Treatment System.
- (9) Solid waste collection stands shall be provided for waste facilities. Such stands shall be so designed as to prevent containers from being tipped, to minimize spillage and container deterioration, and to facilitate cleaning around them. Stands shall be screened in accordance with Section 4.3.11.
- (10) Service Buildings housing sanitation and laundry facilities shall be permanent Structures complying with all applicable Ordinances and statutes regulating buildings, electrical installations, and plumbing and sanitation systems.
- (11) All Manufactured Home Stands shall be located within reasonable proximity to a fire hydrant or similar fire protection facilities.
- (12) A safe, convenient, all-season pedestrian circulation system shall be provided and maintained between locations where pedestrian traffic is concentrated. Such common walks shall have an adequate gradient and a minimum width of three feet.
- (13) Direct vehicular access to the Manufactured Home Park shall be provided by means of an abutting improved public street or way and access to each Manufactured Home site

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shall be by a permanently maintained private street or way which is protected by a permanent Easement. Sole vehicular access shall not be by an Alley.

- (14) All Vehicular Use Areas used for common access for two or more residents shall be suitably paved and maintained as a condition of approval of the Manufactured Home Park.
- (15) The limits of each Manufactured Home Site shall be marked on the ground by suitable means. Location of Manufactured Home Site limits on the ground shall be the same as shown on accepted plans.
- (16) Manufactured Homes shall have a minimum side-to-side clearance of 25 feet and a minimum end-to-end clearance of 15 feet.
- (17) There shall be a minimum distance of ten feet between the nearest edge of any Manufactured Home Stand and an Abutting Street or Internal Drive.
- (18) Each Manufactured Home Site shall be provided with an outdoor living and service area. Such area shall be improved as necessary to assure reasonable privacy and comfort. The minimum area of such outdoor living and service area shall be at least 300 square feet, with a minimum dimension of 15 feet. This area shall not be counted towards required Civic Space.

z. Manufactured Home Sales shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) The boundary of the property shall be a minimum of 500 feet from any Residentially zoned or Residentially used property.
- (2) The display area shall be set back a minimum of 25 feet from the street right-of-way and shall be Screened from the Frontage in accordance with Section 4.3.11.
- (3) In addition to the landscaping requirements in Sections 4.3.11 and 4.3.16, the following landscaping shall be provided within any Front (Street) Yard:
 - a) An evergreen hedge which is at least 24 inches in height; or
 - b) Plantings which meet the requirements for plantings under Section 4.3.9.D.6.y(5).
 - c) Storage and repair activities shall be screened from off-site views.
- (4) A minimum separation of at least 10 feet shall be maintained between display homes. Display homes which are visible off-site shall be provided with some type of material and/or landscaping around the base which will prevent open views underneath the Manufactured Home.

aa. Mobile Vending shall be permitted in accordance with Table 4.3.9.A-3, subject to the following:

- (1) Issuance of a Temporary Use Permit pursuant to Section 8.5.9.
- (2) All Mobile Vending shall be subject to the following requirements and limitations:

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- a) Access, ingress, egress, and interior vehicular or pedestrian circulation at the vending location shall not be impeded.
 - b) Mobile vendors may not obstruct corner or driveway sight triangles depicted in Tables 4.3.3.G.1 and 4.3.3.G.2.
 - c) The primary use on site shall maintain an adequate parking supply.
 - d) upon request of the Zoning Administrator or the Columbia Police Department the Mobile Vendor shall provide a written and signed agreement from the property owner, or owner's authorized agent, granting permission for the temporary use of the property, which shall include a provision for the usage of on-site restroom facilities when tables and/or chairs are incorporated.
 - e) Trash receptacle of adequate size shall be provided by the vendor.
 - f) All signage shall be on located on the mobile vending apparatus.
 - g) With the exception of special events, vending shall only take place on a hard surface conforming to Section 4.3.12.C-7 or on properties with existing non-conforming parking areas with an approved driveway entrance.
 - h) With the exception of Food Trucks, mobile vendors shall not remain on a single site for more than four (4) consecutive days.
 - i) Food Trucks and shall remain movable at all times and may not be permanently secured to the site; upon request of the Zoning Administrator, each operator of a Food Truck must show current registration to operate the apparatus on public roads and demonstrate that the apparatus is movable.
 - j) Mobile vendors must dispose of fats, oils, and grease appropriately and may not connect to city sanitary sewer.
 - k) Any Mobile Vendor serving alcohol must by licensed by the Tennessee Alcoholic Beverage Commission and must comply with all regulations related to the sale of alcohol. Restroom facilities required for employees.
 - l) Mobile Vendors operating at a location for a duration of more than four hours must have a written agreement, available upon request by the Zoning Administrator or the City of Columbia Police Department, that permits employees to have access to a restroom no more than 300 feet from the vending location during all the hours of operation.
- (3) Within Character District CD-5, Food Trucks and Pushcarts may be permitted to set up for service or to conduct business in the public right of way under the following criteria:
- a) Mobile Vending locations shall be limited to street segments designated as appropriate for Mobile Vending by the Zoning Administrator; the Zoning Administrator shall create a map of street segments designated for mobile vending at least quarterly; Mobile Vendors who set up for service in the right of way must verify allowable vending locations;

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- b) Hours of operation shall be limited to 7:00 am to 10:00 pm;
 - c) Only one parking space shall be occupied;
 - d) Such Food Truck shall be removed from the parking space each day; no Food Truck may remain in the public rights of way for more than six (6) consecutive hours;
 - e) Mobile Vendors shall not reserve, obstruct, or otherwise limit the use of parking spaces while not actually occupying the space;
 - f) The Zoning Administrator, the Department of Public Works, or the City of Columbia Police Department may direct the Mobile Vendor to vacate the right of way at any time, the Mobile Vendor must immediately comply with directions to leave a parking space;
 - g) The mobile vendor shall clearly identify the mobile vending area with traffic cones or similar device.
- (4) Within CIVIC Districts, Food Trucks may be permitted to set up for service or to conduct business under the following criteria:
- a) The Mobile Vendor holds a current Mobile Vending Permit
 - b) The City of Columbia, or a person or organization that has entered into a use agreement with the City of Columbia, has invited the Mobile Vendor to cater a community event;
 - c) The serving window of the Food Truck must face away from any right of way; and
 - d) The mobile vendor shall clearly identify the mobile vending area with traffic cones or similar device.
- (5) Except as set forth in Section 4.3.9.D.6.x(3) with respect to Character District CD-5, in order to maintain the safe movement of vehicles and pedestrians on the City's roadways, Mobile Vendors, excluding Ice Cream Truck and Canteen Truck operations, shall not be permitted to set up for service or to conduct business on any public right-of-Way.
- (6) In addition to the circumstances under which Mobile Vendors may be permitted to set up for service or to conduct business in the public right of way of Character District CD-5 under Section 4.3.9.D.6.x(5), Mobile Vendors shall be permitted to set up for service or to conduct business in Character District CD-5 for a special event that includes full or partial street closures, or mass gathering permits sanctioned by the City.
- (7) A canteen truck with a current mobile food vending permit may operate on private property or from the right of way adjacent to a construction site with an active building permit in order to cater to on-site workers: between the hours of 6:00 a.m. and 6:00 p.m. on week days; a Canteen Truck may not remain on any one site for more than one (1) hour each day; the serving window of the Canteen Truck must face private property.

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- (8) An Ice Cream Truck with a current mobile food vending permit may operate on private property or from the right of way; an Ice Cream Truck may not remain at any one location for more than 15 minutes before relocating to another location not less than one-quarter mile from the previous location; the serving window of the Ice Cream Truck must face private property.
- (9) The Zoning Administrator may revoke the annual temporary use permit found to be in violation of any provision of this Ordinance.

bb. Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning, other than Car Wash shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Fuel and oil pumps, if present, shall be at least 15 feet from property lines.
- (2) Pump island canopies shall be so located that a vertical downward projection of the edge nearest the Front Lot Line or Building Line shall not be closer than 1/2 the required yard depth for the District in which the Use is located.
- (3) Any repair, servicing, maintenance or other work on vehicles shall be conducted within an enclosed Structure.
- (4) No outdoor storage shall be allowed.
- (5) Storage of vehicles for 15 days or more shall be prohibited.
- (6) A spill prevention and counter measures plan shall be provided prior to construction plan approval that includes, at a minimum:
 - a) Cleanup procedures for spills occurring inside and outside the Building;
 - b) Counter measures for use in preventing spills from entering the stormwater collection system;
 - c) Routine cleanup procedures for work areas and Parking areas; and
 - d) Wash-down water shall not be permitted to enter the stormwater collection system.

aa. Motor Vehicle Sales, Leasing, and Rentals shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) All Junk Vehicles or inoperable vehicles or equipment shall be within a completely enclosed Building.
- (2) Vehicle or equipment repairs made on-site shall be conducted within an enclosed Structure.
- (3) Adequate on-site area shall exist for the loading and unloading of vehicles from car carriers to ensure that no such loading or unloading occurs in any Right-of-Way.
- (4) No vehicles shall be displayed in required landscaping or in Rights-of-Way.

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(5) Vehicle sales, leasing, and rental facilities shall meet the following Parking Area landscaping standards rather than those of Section 4.3.12.C:

- a) Trees shall be planted at the rate of one tree per 50 linear feet, and shrubs at the rate of one shrub per five linear feet of display area.
- b) Plants may be grouped together, provided that at least 250 square feet of contiguous growing area, not encroached upon by impervious surfaces, surrounds each planted tree.

(6) The provisions of Section 4.3.9.D.6.a shall not apply.

ab. Non-Banking Financial Institution shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) A Non-Banking Financial Institution shall be located no less than 1,320 linear feet from the property line of another property upon which another Non-Banking Financial Institution is located.

ac. On-Street Vending shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Issuance of a Temporary Use Permit pursuant to Section 8.5.9.

ad. Outdoor Display shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) Outdoor Display shall be permitted only through the Administrative Adjustment process in Section 8.5.8.
- (2) A binding site plan illustrating the extent of the permitted area for outdoor display shall be required.
- (3) Vehicles for sale, lease or rent as part of a properly permitted Use (including boats and manufactured housing) shall not be considered merchandise, material or equipment subject to the restrictions of this Section.
- (4) Plant material at a Plant Nursery or Plant Nursery with Landscape Supply shall not be considered merchandise, material or equipment subject to the restrictions of this Section.
- (5) Waste generated on-site and deposited in ordinary refuse containers shall not be subject to the restrictions of this Section.
- (6) Temporary uses permitted by these zoning regulations are not subject to the requirements of this Section.
- (7) The requirements of this Section do not supersede any previously issued Conditional Use or special exception for outdoor display or storage.
- (8) The outdoor location of soft drink or similar vending machines shall be considered outdoor display where the location is visible from Adjacent Residential Development.

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- (9) Outdoor acceptance of payment or other remittance (including cash registers or similar devices) shall not be permitted, except for activities permitted through a Temporary Use permit.
- ae. **Outdoor Recreation** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) The use shall have direct access from a major or minor thoroughfare.
 - (2) Food sales shall be provided for patrons of the recreational activity only.
 - (3) Passive recreational activities may use alternative Parking surfaces as approved by the City Engineer.
- af. **Outdoor Storage**, where permitted by this Ordinance, shall be located at least 15 feet from the public right-of-way and any Abutting Residential Use or Residential District. All areas utilized for outdoor storage should be screened from view from the public right-of-way.
- ag. **Parking Lots** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) No storage, repair, or sales of vehicles shall be allowed on the site.
 - (2) A wall or continuous evergreen hedgerow of at least 24 inches and fence no more than 48 inches in height shall be placed around the perimeter of the Parking area to prevent Encroachment of vehicles into the surrounding area. Openings for pedestrian and vehicular access are permitted.
 - (3) Compliance with all other applicable provisions of this Code related to Parking Lots.
- ah. **Self-Service Storage Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
 - (1) Except when located within District SD-LI or SD-HI, there shall be a Parcel Buffer provided pursuant to Section 4.3.11.H, which shall include a perimeter fence no less than four feet and no more than eight feet in height. Such fence shall be Screened in accordance with Section 4.3.1.
 - (2) Barbed-wire, razor wire, or similar accoutrements may not be used on portions of the fence visible from a roadway. Acceptable materials include wrought iron, aluminum, stone, brick or other materials with similar appearance.
 - (3) One Loading Space shall be provided for each 10,000 square feet of enclosed storage area.
 - (4) When located within a PUD District, the Use shall maintain a minimum 300 foot Setback from any property line along arterial roadways.
- ai. **Short-Term Rental Units** shall be permitted in accordance with the applicable Use Table, subject to the following:

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- (1) the Short-Term Rental Unit must be in a Building originally used or designed to be used as an abode or home of a person, family, or household in either a portion of a single-family house, or an individual Dwelling Unit in a two-family Dwelling, or townhouse, which Short-Term Rental Unit is rented wholly or partially for a period of less than thirty (30) continuous days occupancy for a fee;
 - (2) the owner, defined as Single-Family Dwelling, of such Short-Term Rental Unit must reside on the premise;
 - (3) each Short-Term Rental Unit must be registered with and licensed by the City.
- aj. Townhouses or Rowhouses** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) Party walls, subject to the provisions of the Standard Building Code and National Fire Protection Association Fire Code, shall be provided along all points of attachment.
- ak. Transfer Stations and Recycling Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) The transfer station shall handle only waste that can be legally handled or disposed of in a solid waste landfill facility. This limitation shall not preclude use of the transfer station site for collection, processing, storage, and transfer of recyclable materials or for other waste reduction activities.
 - (2) Recycling facilities shall handle only recyclable materials for which a permit has been obtained through the appropriate regulatory agency.
 - (3) The entrance Driveway shall be located on a major thoroughfare located within 2,000 feet of an interstate highway interchange.
 - (4) There shall be at least 500 feet of separation between the facility [building and vehicular use areas adjacent to the building] and the nearest Residential Structure.
 - (5) The facility shall conform to all applicable State and federal regulations.
- al. Utility Facilities** shall be permitted in accordance with the applicable Use Table, subject to the following:
- (1) Utility Facilities in Residential areas or adjoining Residential Uses shall maintain Residential area Setbacks or Required Yards, be fenced (unless totally enclosed with a Structure), and either be screened from view or designed to have a Residential appearance.
 - (2) Expansion of Utility Facilities originally approved through the issuance of a Conditional Use Permit pursuant to Section 8.5.16 of up to 20% or 1,000 square feet, whichever is greater, may be approved administratively by the Zoning Administrator.
- am. Waste Handling Facility, Not Otherwise Classified** may be permitted in accordance with the applicable Use Table, subject to the following:
- (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.

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- (2) The facility shall comply with all applicable State and federal regulations.
- (3) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

an. Wireless Communication Facilities other than Communications Towers shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) The requirements set forth in this Section 4.3.9.D.6.n. shall govern the location of Towers that exceed, and antennas that are installed at a height in excess of 70 feet. The height limitations applicable to Buildings and Structures shall not apply to Towers and Antennas.
- (2) Antennas or Towers located on property owned, leased, or otherwise controlled by the CITY shall be exempt from the requirements of this subsection, provided a license or lease authorizing such Antenna or Tower has been approved by City Council.
- (3) This Section shall not govern any Tower, or the installation of any Antenna, that is under 70 feet in height and is owned and operated by a federally – licensed amateur radio station operator or is used exclusively for receive – only Antennas.
- (4) The following requirements must be met:
 - a) Site and landscape plans drawn to scale and landscape plans drawn to scale;
 - b) A report including a description of the Tower with technical reasons for its design;
 - c) Documentation establishing the structural integrity for the Tower’s proposed uses, certified by a professional engineer licensed in the State of Tennessee competent in such design, the general capacity of the Tower and information necessary to assure that ANSI (American National Standard Institute) standards are met;
 - d) A statement of intent whether excess space on the Tower will be leased;
 - e) Proof of ownership of the site or a copy of the owner’s authorization to use the site;
 - f) Copies of any Easements necessary to gain access or limited Development areas;
 - g) An analysis of the site containing existing topographical contours;
 - h) A written opinion from an appropriate authority that the soils and underlying materials will support the intended Structure;
 - i) Evidence that the Tower facility meets technical emissions standards set by the FCC (Federal Communication Commission);
 - j) Evidence of “Determination of No Hazard” from the FAA (Federal Aviation Administration), as well as all required FCC permit information;

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- k) Alternatives to the Tower location and why this site was selected; and
 - l) Evidence that the site complies with requirements of the NEPA (National Environmental Policy Act) in regard to impact on wildlife, endangered species, historical sites, Native American religious sites, floodplains, wetlands, high intensity white lights in Residential neighborhoods ,and frequency emissions in excess of FCC guidelines.
- (5) Towers may be built on the same Lot or Building Site with another Principal Use. A separation a minimum of the Tower height between the Tower and any other Principal Use is required in order to provide for the health, safety and welfare of individuals and Structures occupying the same site. Joint use is prohibited on a Lot or Building Site where a proposed or existing Principal Use includes the storage, distribution or sale of volatile, flammable, explosive or hazardous wastes such as LP gas, propane, gasoline, natural gas and corrosive or dangerous chemicals.
- (6) Towers 80 feet or more in height shall be located on the Lot so that the distance from the base of the Tower to any adjoining property line or supporting Structure of another Tower is a minimum of 100% of the proposed Tower height. No Variance shall be granted from this minimum setback requirement.
- (7) Except as specifically required by the FAA (Federal Aviation Administration) or the FCC (Federal Communication Commission), transmission Structures shall:
 - a) use colors such as gray, blue or green which reduce their visual impacts; provided, wooden poles do not have to be painted; and
 - b) not be illuminated, except equipment shelters may use lighting for security reasons which is compatible with the surrounding neighborhood;
 - c) not use strobe lights unless specifically required by FAA.
- (8) Any proposed Tower shall be structurally designed so as to accommodate the minimum number of foreseeable shared users.
- (9) No advertising or display is permitted on any Communication Tower.
- (10) Any Accessory Buildings or Structures shall be located a minimum of 50 feet from any adjoining property line. Except for emergency purposes, the accessory facilities may not include offices, long-term vehicular storage, other outdoor storage, or broadcast studios, unless the Use is permitted in the District.
- (11) The Tower base and equipment area shall be enclosed with a fence no less than six feet in height. Access shall be locked at all times when the site is not occupied.
- (12) Where the Tower site abuts or is contiguous to any Residential District, there shall be provided a continuous, solid Screening and it shall be of such plant material as will provide an evergreen Screen. Screening as required herein shall be not less than four feet in height at the time of planting and shall be permanently maintained.

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(13) Location on any other Structure other than a Tower (i.e., water tank, utility poles, roof tops, etc.) is permitted subject to the provisions listed above relating to a Tower location.

(14) Co – location on Towers is encouraged. The Zoning Administrator has authority to approve a co – location on an existing Tower subject to:

- a) receipt of a letter from a licensed engineer stating that the Tower is structurally adequate to handle the additional load; and
- b) the FCC technical emissions standards not being exceeded.

(15) Any Antenna or Tower that is not operated for a continuous period of 12 months shall be considered abandoned and the owner of such antenna or tower, as well as any shared user(s) of the Tower or Antenna, shall remove same within 90 days of receipt of notice from the City notifying the owner and shared user(s) of such abandonment. If such Antenna or Tower is not removed within said 90 days, the City may remove or have the Structure removed at the owner's expense.

ao. Wrecking, junk, and salvage yards shall be permitted in accordance with the applicable Use Table, subject to the following:

- (1) A Heavy Manufacturing Permit shall be required (See Section 8.5.22) in addition to a Conditional Use Permit.
- (2) The facility shall not be within 1,000 feet of Residentially zoned or Residentially used property; however, intervening highways, streets, railroads, and similar Rights-of-Ways shall be included in the 1,000-foot measurement.
- (3) The facilities shall be enclosed by a fence and shall be Screened from view. The fence shall be six-feet high, measured from the lowest point of grade. The fence shall be maintained in good condition. No stored materials shall be visible from ground level immediately outside the fence.
- (4) A spill prevention and countermeasures plan shall be provided prior to construction plan approval that includes, at a minimum:
 - a) Cleanup procedures for spills occurring inside and outside the Building;
 - b) Countermeasures to prevent spills from entering the stormwater collection system; and
 - c) Routine cleanup procedures for work areas and parking areas. Washdown water shall not be permitted to enter the stormwater collection system.
- (5) Any additional conditions imposed during the Heavy Manufacturing Permit or Conditional Use Permit process.

F. General Performance Standards for All Uses.

1. Any activity which releases smoke, particulate matter, gases or contaminants into the atmosphere shall comply with all applicable federal and State regulations.
2. All activities shall comply with the City Fire Codes.
3. All activities shall comply at a minimum with all applicable State and federal regulations as well as the appropriate County Health Department regulations and City and County fire department regulations for hazardous materials and wastes.
4. All activities shall control electromagnetic frequencies so that there is no interference in the operation of equipment off-site and no adverse effects to persons off-site.
5. Any activity which discharges material or liquids into sanitary sewers shall conform to all federal, state and local discharge and release regulations. City sanitation ordinances may also apply. The drainage of waste or stored materials onto adjacent properties or directly into creeks and watercourses or into the stormwater conveyance system is prohibited. Only uncontaminated stormwater runoff may be discharged into the stormwater conveyance system.
6. All activities shall comply with all federal and State regulations which apply to the handling, storage, and disposal of nuclear material.
7. All activities shall comply with all City regulations which pertain to the emanation of sound waves.

G. Accessory Uses.

1. Accessory Uses are Permitted by Right, Permitted Subject to Limited Use Standards, as Conditional Uses, or Not Permitted, as indicated in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses).
2. Those Uses shown in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses) as “P” (Permitted Accessory Use) are permitted in the applicable District, as indicated, if subordinate and customarily incidental to a permitted Principal Use existing on the Lot or Building Site.
3. Those Uses shown in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses) as “CU” (Conditional Use) are permitted in the applicable District, as indicated, if compliant with all applicable standards, requirements and conditions of Section 4.3.9.D, and subject to issuance of a Conditional Use Permit pursuant to Section 8.5.16.
4. Those Uses shown in Table 4.3.9.A-2 (Building, Lot & Building Site Accessory Uses) as “PL” (Permitted Subject to Limited Use Standards) are permitted in the applicable District, as indicated, if compliant with all applicable standards, requirements and conditions of Section 4.3.9.D.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-2 BUILDING, LOT & BUILDING SITE ACCESSORY USES

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD-5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD-R	PUD-MU	CV
Accessory Building	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Accessory Dwelling Unit	PL	PL	PL	PL	PL	PL	PL	NP	PL	PL	NP	NP	PL	PL
Accessory Garden Center	NP	NP	NP	NP	P	NP	P	NP	P	P	NP	NP	NP	NP
Parish House, Rectory, Parsonage, Monastery, or Convent on Site with Place of Worship	P	P	P	P	P	P	P	P	P	P	NP	P	NP	P
Dormitory on Site with Educational Institution	NP	NP	NP	P	P	P	P	P	P	P	NP	NP	NP	P
Hazardous Materials Storage	NP	NP	NP	NP	NP	NP	NP	NP	CU	CU	CU	NP	NP	NP
Home Occupations	P	P	P	P	P	P	P	P	P	P	NP	P	P	NP
Child Care for 4 or fewer In Home	P	P	P	P	P	P	P	P	NP	P	NP	P	P	NP
Outdoor Storage	NP	NP	NP	NP	NP	NP	NP	NP	NP	PL	PL	NP	NP	NP
Parking Area	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Recreation, refreshment and service uses of Structures in Civic Space incidental to the Civic Principal Use	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	P	P
Retail Sales Accessory to Light Manufacturing or Warehouse	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	P	NP	NP	NP
Motor Vehicle Maintenance that is routine, periodic and incidental, if inside Garage or in 3rd	P	P	P	P	P	P	P	P	P	P	P	P	P	NP

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Layer& vehicle is owned and registered occupant of Dwelling														
Outdoor Display	NP	NP	NP	PL	PL	PL	PL	PL	PL	PL	NP	NP	PL	PL
School on site with Place of Worship	P	P	P	P	P	P	P	P	P	P	NP	P	NP	P
Seminary on site with Place of Worship	P	P	P	P	P	P	P	P	P	P	NP	P	NP	P
Solar Panels	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sports Court, Swimming Pool, Hot Tub in 3rdLayer	P	P	P	P	P	P	P	P	P	P	NP	P	NP	NP
Tasting Room on site with Brewery, Distillery, Winery	NP	NP	NP	P	P	P	P	P	P	P	P	NP	NP	NP
Telecommunications Receiving Equipment	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Telecommunications Facility	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU

H. Temporary Uses

1. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Permitted ("P") are allowed by right, subject to the issuance of a Temporary Use Permit by the Zoning Administrator.
2. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Permitted Subject to Limited Use Standards ("PL") are allowed by right provided that the applicable standards and requirements are met, subject to the issuance of a Temporary Use Permit by the Zoning Administrator.
3. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Conditional Use ("CU") are allowed by Conditional Use Permit, subject to compliance with the Conditional Use requirements of this Article and the issuance of a Temporary Use Permit by the Zoning Administrator.
4. Temporary Uses indicated in Table 4.3.9.A-3 (Building, Lot & Building Site Temporary Uses) as Not Permitted ("NP"), not allowed as Permitted ("P") or allowed as a Conditional Use ("CU"), or otherwise prohibited by this Ordinance are prohibited as Temporary Uses.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.9.A-3 BUILDING, LOT & BUILDING SITE TEMPORARY USES

PRINCIPAL USE	CD-2	CD-3 L	CD-3	CD-4	CD-4C	CD-5	CD - 5C	SD-MHP	SD-INT	SD-LI	SD-HI	PUD - R	PUD-MU	CV
Trailers in Third Layer for Storage of Goods Associated with Commercial Principal Use, for up to 6 months with possible extension to 12 months	NP	NP	NP	CU	CU	CU	CU	CU	CU	CU	CU	NP	CU	NP
Seasonal Uses or Uses for Unusual Non- Recurrent Events, for no more than 30 days	P	P	P	P	P	P	P	P	P	P	P	P	P	P
New Subdivision Sales & Management Office, until development completion	P	P	P	P	P	P	P	P	NP	P	P	P	P	NP
Construction Office Trailer	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Mobile Vending	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL	PL

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

4.3.9 ENCROACHMENTS

Encroachments of Building Elements are allowed within each District and Civic District only as set forth in Table 4.3.10 Encroachments.

TABLE 4.3.10 ENCROACHMENTS

Encroachments - Required Setbacks & Yards*			
*Encroachments shall not requirements for a clear sight triangle.			
Encroachment Type	Front/Street	Side	Rear
Steps to Building Entrance	P	P	P
Open Porches, including Steps	P ≤ 25% Setback/Yard	P	P
Patios, in permitted applicable Layer	NP	P	P
Decks, in permitted applicable Layer	NP	P ≤ 25% Setback/Yard	P ≤ 25% Setback/Yard
Openwork Fire Escapes & Fire Balconies	NP	P ≤ 6 ft.	P ≤ 6 ft.
Chimney flues, sills, belt courses, cornices, buttresses eaves and other Architectural Features	P	P	P
Satellite dishes/ antennae	NP	NP	P
Mechanical equipment, including HVAC	NP	P	P
Underground utility lines, wires and associated Structures (e.g. poles)	P	P	P
Fences, hedges, walls, Shrubbery, and other landscape features	P	P	P
Parking Areas, Loading Areas and Driveways in 3rd Layer	NP	P	P
Bicycle Parking	P	P	P
Stoops	P	P	P
Balconies and Bay Windows	P	P	P
Driveways & Sidewalks	P	P	P

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Retaining walls	P ≤ 3 ft. in height	P ≤ 4 ft. in height	P ≤ 6 ft. in height
Awnings or canopies w/out support other than integral or wall support	P ≤ 6 ft.	P	P
Signs permitted by Article 7 (Signs)	P	P	P
Eaves, gutters, or Downspouts	P ≤ greater of 24" or 20% of Setback / Yard	P ≤ greater of 24" or 20% of setback / Yard	P ≤ greater of 24" or 20% of Setback /Yard
Flagpoles w/ < 1 structural ground member	P	P	P
Clothes poles or lines	NP	NP	P
Mailboxes	P	P	P
Sculptures or similar artistic Objects	P	P	P
Street furniture, such as benches, drinking fountains, trash receptacles, ash trays, & lighting standards	P	P	P

4.3.10 SCREENS, STREETSCREENS, & LOT/BUILDING SITE/PARCEL BUFFERS

A. Compliance with Standards.

Any Screen, Streetscreen, or Buffer required under this Ordinance shall comply with the applicable standards and requirements in **Tables 4.3.1-A - 4.3.1-U (District Standards)**, and this Section 4.3.11.

B. When Screening Required.

Screening of the items and conditions indicated shall be provided as required for each applicable District in **Tables 4.3.1-A - 4.3.1-U (District Standards)**, and this Section 4.3.11, except in each case, at any Driveway.

C. Location of Streetscreen.

Any Streetscreen must be located as set forth in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

D. Wall Screen / Streetscreen Material.

A Wall Screen or Streetscreen shall be constructed of the materials specified in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

E. Fence Screen / Streetscreen Material.

A Fence Screen or Streetscreen shall be constructed of the materials specified in **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

F. Hedge Screen / Streetscreen Standards.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

A hedge Screen or Streetscreen shall consist of plants meeting the standards of **Tables 4.3.1-A - 4.3.1-U (District Standards)**.

G. Openings in Streetscreens.

Streetscreens shall have openings no larger than necessary to allow vehicular and pedestrian access.

H. Lot/Building Site/Parcel Buffer Requirements.

1. For Project Buffers applicable to Development Parcels, see Section 5.8.
2. If a Project Buffer exists or is required pursuant to Section 5.7, a Lot/Building Site/ Parcel Buffer is not required under this Section 4.3.11.H.
3. Except as provided in paragraph 4.3.11.H.2 or as otherwise specifically provided in this Ordinance, a Lot/Building Site/ Parcel Buffer must be provided for any new Development or Structure within Districts CD-4C, CD-5C, PUD-R, PUD-MU, or any Special District, along the common Lot, Building Site, or parcel boundary of such Development or Structure and that of any Lot, Building Site, or parcel on which a single-family Dwelling or Two-Family Detached Residential Dwelling is located. Except as otherwise specifically provided in this Ordinance, all Lot/Building Site/ Parcel Buffers required under this Article 4 must meet the following requirements:

I. Modification

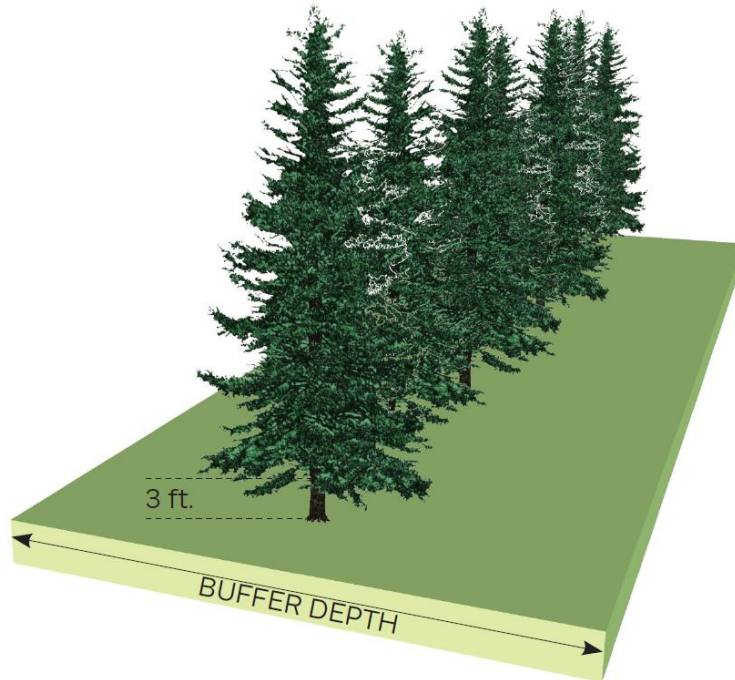
1. The Lot/Building Site/Parcel Buffer requirement at 4.3.11.H. may be modified by the Zoning Administrator upon a finding that:
 - a) a modification would be consistent with the purpose of protecting residential land uses from noise, odor, and unsightliness of adjacent higher intensity land uses;
 - b) the actual proposed use of the Lot or Building Site is not incompatible with the use of the abutting parcel;
 - c) a modified buffer, fence, or screening adequately mitigates any potential deleterious impact to abutting parcels; or
 - d) site conditions render the required buffer ineffective.
2. The applicant may appeal the Zoning Administrator's determination as described in 8.5.17.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.11.H.-1 LOT/BUILDING SITE/PARCEL BUFFER

District of New Dev/Structure	Buffer Depth	Buffer
CD-4	25 ft	Min. 90% opacity 3 ft. from ground and up; Evergreen plants $\geq$ 2.5 in, caliper measured 3 ft. from ground & 8 ft. tall @ installation & 20 ft. tall @ maturity, planted $\leq$ 10 ft. O.C
CD-4C	25 ft.	Same
CD-5C	25 ft.	Same
PUD-R or PUD-MU	75 ft.	Same
SD-MHP	50 ft.	Same
SD-INT, SD-LI, or SD-HI	100 ft.	Same

ILLUSTRATION 4.3.11.H-2 BUFFER



4.3.11 PARKING

A. General.

Within each District, all Parking Areas, Parking Structures, Parking Lots, Garages, and other Parking accommodations shall be provided, located, designed, accessed, constructed, maintained, operated, and otherwise meet the standards and requirements specified for the applicable District in **Tables 4.3.1-A– 4.3.1-U (District Standards)**, **Table 4.3.12.B (Vehicular Parking Requirements)** and **Table 4.3.12.C (Off-Street Vehicular Parking Space Dimensions)** or **Table 4.3.12.A-3 (Off-Street Compact Vehicular Parking Space Dimensions)**, except as they may be modified by the handicapped Parking regulations found in Section 4.3.12.B.9 and 4.3.12.B.10.

B. Parking Required.

- (1) Vehicular Parking shall be provided in accordance with this Section 4.3.12.B and **Table 4.3.12.B (Vehicular Parking Requirements)**, shall comply with and be located and in accordance with **Tables 4.3.1-A–4.3.1-U (District Standards)** and shall be designed in accordance with Section 4.3.12.C and **Table 4.3.12.C (Off-Street Vehicular Parking Space Dimensions)**.
- (2) Vehicular Parking required for each Lot or Building Site shall be determined based on the quantity of Principal Use(s) of the Lot or Building Site and the number of spaces available to the Lot or Building Site, as determined by Section 4.3.12.B, Section 4.3.12.4, and Table 4.3.12.B-1 (Vehicular Parking Requirements).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- (3) The number of spaces of Parking available to a Lot or Building Site is the sum of
- a) All spaces within the Lot or Building Site,
 - b) All spaces Adjacent to the Frontage Line on the same side of the Thoroughfare or Internal Drive as the Lot or Building Site, and
 - c) If elected by the Applicant, all spaces within the same or an Adjacent Block within a public Parking Lot or Parking Structure or by Parking agreement or Easement.
 - d) Any fractional spaces shall be rounded down to the nearest whole number.

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Minimum Number of Spaces of Parking Available PRINCIPAL USE to Lot Per Unit of Measurement	
AGRICULTURAL & EXTRACTIVE USES CATEGORY	
Agricultural	
Any Agricultural Use	Not Regulated

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Extractive	
Any Extractive Use	Not Regulated
RESIDENTIAL USES CATEGORY	
Household Living	
Attached Dwellings, except Two Family Dwelling	2 per Dwelling Unit in PUD-R & PUD-MU; 1.5 per Dwelling Unit in other Districts
Residence Portion of a Live/Work, Mixed-Use, or Flex Building	1.5 per Dwelling Unit
Single-Family Detached Dwelling	2 per Dwelling Unit, plus 1 per any rented room
Two Family Dwelling	2 per Dwelling Unit
Group Living	
Group Living Home	2 per Group Living Home + 1 per each Counselor
Other Residential Use Not Listed Under Any Use Category	1.5 per Dwelling Unit
CIVIC USES CATEGORY	
Community Service	
Auditorium (Civic)	1 per 200 square feet of total Usable Floor Area
Civic Building	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Civic Space- Community Garden, Green, Square, Plaza, Park, Playground, Sports Field	1 per 5,000 square feet of grass land area
Club or Lodge (Civic)	1 per 1,000 square feet of total Usable Floor Area
Conference/ Convention/ Exhibition Center	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Courthouse	1 per employee plus 1 per every 3 seats of seating available to the public in the courtrooms
Food Distribution Center (Civic)	1 per 1,000 square feet of total Useable Floor Area
Gallery/ Museum	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Library	1 per 100 square feet of seating area

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Parking Lot/ Parking Structure (Civic)	Not Regulated
Performing Arts Venue	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Place of Assembly	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Post Office	1 per 500 square feet of Usable Floor Area
Recreation Facility (Civic)	1 per 200 square feet of activity Usable Floor Area + 1 per 200 square feet of gross swimming water surface area + 2 spaces per tennis court + 5 spaces per basketball court + 15 spaced per athletic field
Sports Venue	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Transit Shelter	Not Regulated
Transit Station or Terminal	Transit vehicle storage space + 1 per 50 feet of waiting area + 1 per 2 employees
Day Care Facilities (Civic)	
All Day Care Facilities (Civic)	1 per employee + 1 per 10 clients accommodated
CIVIC USES CATEGORY CONTINUED	
Government Facilities	
Correctional Facilities	1 per employee and 1 per 20 inmates
Other Government Facility Use not listed under any Use Category	1 per employee + 1 per 500 square feet of public Usable Floor Area
Open space	
Any Open Space, excluding Civic Space	Not Regulated
Religious Facilities	
Any Place of Worship or other Religious Facility	1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Other Civic Uses	
Other Civic Use not listed under any Use Category	Not Regulated

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS	
Minimum Number of Spaces of Parking Available PRINCIPAL USE to Lot Per Unit of Measurement	
CIVIL SUPPORT USES CATEGORY	
Cemetery/ Funeral Services	1 per full time employee + 1 per 40 square feet of public Usable Floor Area
Fire/ EMS Station or Police Station	Not Regulated
EDUCATIONAL USES CATEGORY	
Adult Education/ Personal Improvement/ Business, Trade & Vocational Schools	
Adult Continuing Education	1 per Teacher or other staff + .50 per Student seat
Business, Trade, or Vocational School other than truck driving	1 per Teacher or other staff + .50 per Student seat
Personal Improvement Education	0.50 per Student seat + 1 per Teacher or other staff
Truck Driving School	1 per Teacher or other staff + 1 per Student
Pre-school/ Primary/ Intermediate/ Secondary Schools	
Pre-school	1 per Teacher or other staff + 1 per 20 Students
Kindergarten	1 per Teacher or other staff + 1 per 20 Students
Elementary School	1 per Teacher or other staff + 1 per 20 Students
Middle School	1 per Teacher or other staff + 1 per 20 Students
High School	1 per Teacher or other staff + 0.50 per Student seat
Post-Secondary School	
College or University	1 per Teacher or other staff + 1 per Student
Community College	1 per Teacher or other staff + 1 per Student
Graduate or Professional School	1 per Teacher or other staff + 1 per Student

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Nursing Por Medical School not accessory to a Hospi- tal	1 per Teacher or other staff + 1 per Student
Seminary	1 per Teacher or other staff + 1 per Student
Other Educational Use	
Other Educational Use Not Listed in Any Other Cate- gory	1 per Teacher, Instructor, Care Giver or other staff + 1 per 20 Students or Children
INSTITUTIONAL USE CATEGORY	
Health Care	
Clinic	2 per patient rooms
Hospice, other than at-home care	.50 per bed
Hospital	.50 per bed
Rehabilitation Facility or Facility for Observation	.50 per bed
Long Term Care	
Long Term Care Facility or Continuum of Care Facility	1 per 3 beds
Other Institutional Use	
Other Institutional Uses Not Listed in any Use Category	1 per patient or Client room

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Minimum Number of Spaces of Parking Available PRINCIPAL USE to Lot Per Unit of Measurement	
COMMERCIAL USES CATEGORY	
Accommodations / Lodging	
Bed & Breakfast or Inn	1 per Dwelling Unit + 1 per guest bedroom + 1 per each 2 employees on the premises at one time
Boarding or Rooming House	1 per guest bedroom + 1 per each 2 employees on the premises at one time

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Hotel, Extended Stay Hotel, or Motel	1 per guest bedroom + 1 per each 2 employees on the premises at one time
Short-Term Rental Unit	1 per guest bedroom + 1 per each additional bed, cot, sofa or other sleeping accommodation
Other Accommodation/ Lodging/ Use Not Listed Under any Use Category	Not Regulated
Day Care/ Personal & Group Care (non-Civic)	
Adult Day Care (non-Civic)	1 per staff member + 1 per 3 seats or 1 per 200 square feet of activity Usable Floor Area, whichever is greater
Child Care Facility (non-Civic), excluding Child Care in Home	1 per staff member + .50 per child
Children's Day Camp	1 per staff member + .50 per child
Group Day Care or Facility or Family Day Care	1 per staff member + .50 per client
Other Day Care/ Personal & Group Care (non-Civic)	
Other Day Care/ Personal & Group Care (non-Civic)	Not Regulated
Indoor Recreation- Commercial	
Bowling Alley	1 per 500 square feet of total Usable Floor Area
Commercial Indoor Athletic Training Facility	1 per 1,00 square feet of total Usable Floor Area
Game Arcade	1 per 100 square feet of total Usable Floor Area
Gymnastics Facility	1 per 1,000 square feet of total Usable Floor Area
Indoor Firing Range	1 per 500 square feet of total Usable Floor Area
Indoor Sports Academy	1 per 1,000 square feet of total Usable Floor Area
Movie or other Theater (non-Civic)	1 per theater, bar, or dining seat or 1 per 100 square feet of total Usable Floor Area, whichever is greater
Pool Hall	1 per 300 square feet of total Usable Floor Area
Recreation Facility	1 per 200 square feet of activity Usable Floor Area + 1 per 200 square feet of gross swimming water surface area + 2 spaces per tennis court + 5 spaces per basketball court + 15 spaces per athletic field
Skating Rink	1 per 300 square feet of total Usable Floor Area

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Social (or Civic) Club, Lodge, or Organization	1 per 200 square feet of gathering or activity Usable Floor Area
Other Indoor Recreation- Commercial Use Not Listed Under any Use Category	1 per 500 square feet of total Usable Floor Area
Group Assembly (non-Civic)	
Any Group Assembly (non-Civic)	1 per 4 seats
Outdoor Recreation - Commercial	
Amphitheater	1 per 2 seats + 1 per 20 square feet of standing area
BMX Bicycle Park	1 per biker accommodated or 1 per 5,000 square feet, whichever is greater
Campground	1 per campsite
Drive-In Theater	1 per vehicle accommodation
Firing Range, such as a Rifle Range, Archery Range, Handgun Range, or Skeet Shooting	1 per customer firing squad
Golf Course, Swim club, Tennis Club, Country Club	Per Planning Commission Approval
Marina/ Boating Facility	1 per Boat Slip
Recreational Vehicle (RV) Park	1 per motorized RV space + 1 per non-motorized vehicle space
Paintball Park	Per Planning Commission Approval
Outdoor Entertainment Activity, such as Batting Cage, Golf Driving Range, Amusement Park, Miniature Golf Facility	Per Planning Commission Approval
COMMERCIAL USES CONTINUED	
Skateboard Park	Per Planning Commission Approval
Sports Field	Per Planning Commission Approval
Stadium / Arena	Per Planning Commission Approval
Summer Camp (overnight)	Per Planning Commission Approval
Swimming Pool	Per Planning Commission Approval
Tennis Club	Per Planning Commission Approval

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Water Park	Per Planning Commission Approval
Other Outdoor Recreational Use – Commercial not listed under any other Use Category	Per Planning Commission Approval
Parking – Commercial	
Parking Lot	Not Regulated
Parking Structure	Not Regulated
Restaurant	
Restaurant without Drive-Through Facility or Drive-In Facility	1 per 100 square feet of total Usable Floor Area
Restaurant with Drive-Through Facility or Drive-In Facility	1 per 100 square feet of total Usable Floor Area
Small-scale without Drive-Through Facility	1 per 300 square feet of total Usable Floor Area
Bars, Taverns, or Nightclub	
Bar, Tavern, or Nightclub	1 per 100 square feet of total Usable Floor Area
Retail/ Personal Service/ Repair/ Art/ Artisan	
Alcoholic Beverage Retail Sales	1 per 300 square feet of total Usable Floor Area
Artisan Establishment, with or without Retail Sales	1 per 500 square feet of total Usable Floor Area
Arts-Related Uses	1 per 500 square feet of total Usable Floor Area
Mail-Order or On-Line Retail Sales	1 per 1,000 square feet of total Usable Floor Area
Motor Vehicle Sales, Rental, leasing, or Motor Vehicle Maintenance/ Cleaning/ Repair/ Service	1 per 500 square feet of total Usable Floor Area
Retail Membership Club	1 per 500 square feet of total Usable Floor Area
Retail Food Sales, with or without on-premises preparation or processing	1 per 200 square feet of total Usable Floor Area
Recreation Facility (non-Civic)	1 per 1,000 square feet of total Usable Floor Area
Veterinarian Clinic, Animal Hospital, or non-Agricultural Kennel	1 per treatment, procedure, or surgical room + 100 square feet of total Usable Floor Area
Warehouse Retail	1 per 1,000 square feet of total Usable Floor Area

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Other Retail Sales, Rental, or Leasing uses not listed above	1 per 5000 square feet of total Usable Floor Area
Self Service Storage	
Self Service Storage	1 per 2,000 square feet of storage space
Boat-Related Uses	
All Boat-Related uses other than Marina/ Boating Facility	1 per 200 square feet of administrative space + 1 per Boat storage spaces + 2 per Boat ramp + 1 per Boat available for rental + 1 per employee work station + 2 per work day
Motor Vehicle-Related Uses	
All motor vehicle-related uses, other than Gasoline or motor vehicle sales, rental or leasing, motor vehicle maintenance/ cleaning/ repair/ service par sales and tire sales	1 per 500 square feet for Usable Floor Area + .25 per vehicle available for rental + 1 per employee work station + vehicle storage space + 1 per work bay
Tire Sales	2 per work station or service bay + 1 per 200 square feet of customer waiting area
Towing Service	1 per 500 square feet of Usable Floor Space + spaces for towed vehicles
Manufactured Home Sales	
Manufactured home Sales	1 per 500 square feet of Usable Floor Area + 1 per employee work station + inventory space + 1 work bay
Wholesale Sales	
All Wholesales not listed under any other category	1 per 10,00 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Minimum Number of Spaces of Parking Available PRINCIPAL USE to Lot Per Unit of Measurement	
OFFICE USES CATEGORY	
All Office Uses not listed under any other Category	1 per 200 square feet of total Usable Floor Area
INDUSTRIAL USES CATEGORY	
Heavy Industrial	
All heavy industrial uses	Not regulated
Light Industrial	
Brewery, excluding Brewpubs	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Bottling Plants	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Building Systems / Construction Business	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Carpet Cleaning Plants or Manufacturing	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Catering Service or Catering Event Establishment	1 per 400 square feet of food preparation area + 1 per 3 permanent seats, or 1 per each 40 square feet of seating area where fixed seating is not provided
Clothing or Textile Manufacturing	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Commercial or Institutional Bakery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Contractor Material Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Crematorium	1 per employee on the premise at one time, but no fewer than 2 spaces
Dairy Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Distillery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Distribution Facility	1 per 10,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Dry Cleaning Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Equipment Rental	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Fabrication, work or storage on-site by building, heating, plumbing, electrical, or general contractors and others who perform services off-site	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Food Processing for Wholesale Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Horticulture & Landscaping Services	.50 space per employee on premises at one time, but no fewer than 2 spaces
INDUSTRIAL USES CONTINUED	
Ice Plant	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Information Services	.50 space per employee on premises at one time, but no fewer than 2 spaces

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Janitorial & Building Maintenance Services	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Laundry Plant	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Light Manufacturing Plant with or without Retail Sales	1 space per 2,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Machine Shop/ Woodworking Shop, other than Artisan Establishment	1 space per 1,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Maintenance Yard or Facility	
Manufacture or assembly of equipment, instruments, appliances, precision items or electrical items, or toys	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Non-Hazardous Waste Treatment or Disposal	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Outdoor Storage	Not Regulated
Photo-Finishing or Photography Lab	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Printing, Publishing, and Lithography	1 space per 1,000 square feet of Usable Floor Area, with a minimum of 1 space per 2 employees on premises at one time, but no fewer than 2 spaces
Production of Artwork	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Rail Equipment Storage or Repair	1 per employee + 2 per acre
Recycling Collection	1 per collection container
Recycling Processing Facility	1 per 5,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

Repair of scientific or professional instruments or electric motors	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Research Lab / Research Development	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Scrap or Salvage Yard	1 per employee + 2 per acre
Sheet Metal Shop	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Solid Waste Facility	Not Regulated
Towing Facility	Not Regulated
Welding, machine, tool repair shop	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Wholesale Sales	1 per 2,000 square feet of Usable Floor Area, with a minimum of 1 per employee on premises at one time, but no fewer than 2 spaces
Winery	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
INDUSTRIAL USES CONTINUED	
Woodworking, including cabinet makers and furniture manufacturing, but excluding Artisan Establishment	1 per 2,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Other Light Industrial Uses not listed in any other Use Category	1 per 2,000 square feet of Usable Floor Area, with a minimum of 1 per employee on premises at one time, but no fewer than 2 spaces
Warehouse & Freight Movement	
All Warehouse/ Warehousing & Freight Movement	1 per 10,000 square feet of Usable Floor Area, with a minimum of 2 spaces per employee on premises at one time, but no fewer than 2 spaces
Waste-Handling	

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-1 VEHICULAR PARKING REQUIREMENTS

All Waste-Handling Services	Not Regulated
UTILITIES USES CATEGORY	
All Utility Uses	Not Regulated
OTHER USES CATEGORY	
Adult Entertainment	1 per 2,000 square feet of Usable Floor Area but no fewer than 2 spaces

(4) Exemptions

- a. Within CD-5, the Columbia Arts District Overlay, and the Columbia West End Historic District, existing buildings and uses shall comply with the following:
 - (1) When a non-residential use is changed to another non-residential use, additional parking spaces are not required;
 - (2) A one-time building expansion of ten percent (10%) or less of the existing floor area, up to a maximum expansion of 1,000 square feet, shall not require additional parking spaces, provided that the number of existing parking spaces on the Lot or Building Site shall not be reduced to accommodate the expansion;
 - (3) When a building is demolished and a new building is constructed, or the area of the structure is expanded by more than ten percent (10%), parking shall comply with the standards of this section for the entire square footage of the building.
 - (4) For new construction, the Zoning Administrator may approve counting all public and on-street spaces within 1,320 feet of the Lot or Building Site; and
 - (5) When a residential use is changes to a non-residential use, the Zoning Administrator may approve counting all public and on-street spaces within 1,320 feet of the Lot or Building Site.
- (5) The number of spaces of Parking available to a Lot or Building Site may not exceed, the number of spaces of Parking determined by Table 4.3.12.B-1 (Vehicular Parking Requirements) by more than thirty percent (30%) based on the quantity of Principal Use(s) on the Lot or Building Site, provided that the minimum number of spaces may be reduced pursuant to Section 4.3.12.B.5 and Section 4.3.12.B.6.
- (6) For purposes of this Section 4.3.12.B-2, the number of Parking spaces available to a Lot or Building Site may be reduced, at the election of the Applicant, by dividing the number of spaces of Parking required to be available to the Lot or Building Site by the applicable Shared Parking Factor. The Zoning Administrator may assign an appropriate factor to uses not listed.
- (7) The applicable Shared Parking Factor is determined under Table 4.3.12-B (Shared Parking Factor) for any two Principal Uses within the Lot or Building Site or within the Lot or Building Site and any other Lot or Building Site within the same or any Adjacent Block.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.B-2 (SHARED PARKING FACTOR)

USE		with		USE	
Residential/ Dwelling				Residential/ Dwelling	
Lodging				Lodging	
Office				Office	
Retail/Personal Service/Artisan				Retail/Personal Service/Artisan	

			1		
		1.1		1.1	
	1.4		1		1.4
1.2		1.7		1.7	
	1.3		1		1.3
		1.2		1.2	
			1		

- (8) In determining compliance with this Section 4.3.12.B, the following shall not be counted:
- Accessory Dwelling Units; and
 - Liner Buildings fewer than 30 feet deep and no more than two Stories.
- (9) Up to 10% of the total number of Parking spaces in Parking Areas, Parking Lots, and Parking Structures that provide Parking for fifty (50) or more cars may be provided as Parking for compact cars, designed in compliance with Section 4.3.12.C.
- (10) Parking spaces to accommodate the needs of handicapped individuals shall be provided in accordance with the following Table 4.3.12.B-3 (Off-Street Handicapped-Accessible Parking), designed in compliance with Section 4.3.12.C.
- (11) One out of every eight required handicapped accessible spaces shall be van-accessible. A minimum of one van-accessible space shall be provided.
- (12) Any Plan submitted under this Ordinance must show the proposed types, numbers, and arrangement of Parking accommodations, including access to such areas from the Thoroughfares and Internal Drives, with spaces complying with all requirements of this Section 4.3.12.B.

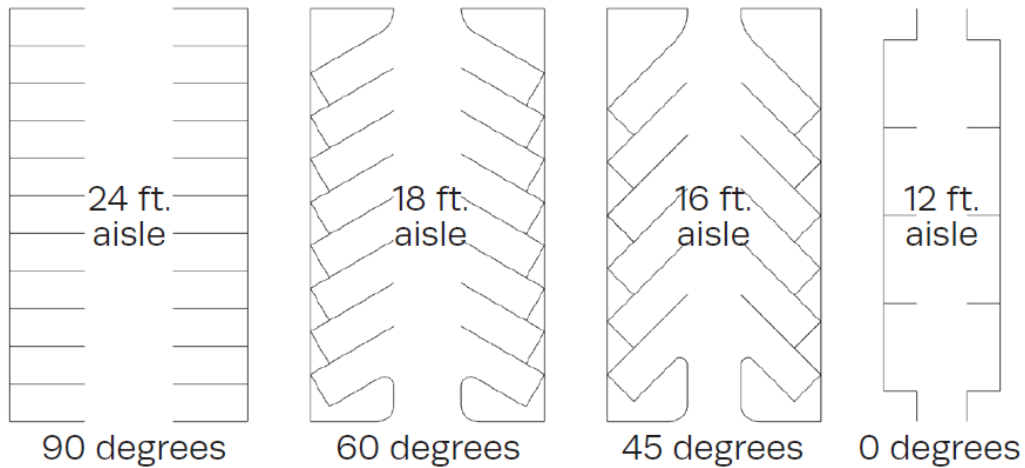
C. Design.

- In all Districts, Parking Lots shall be designed in accordance with this Section 4.3.12.C and other applicable provisions of this Article 4.
- Except as otherwise provided for compact vehicle Parking accommodations under Section 4.3.12.C.3, the dimensional standards set forth in **Table 4.3.12.C-1 (Off-Street Vehicular Parking Space Dimensions)** are applicable to off-street Parking accommodations:

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.C-1 (OFF-STREET VEHICULAR PARKING SPACE DIMENSIONS)

Parking Angle (degrees)	Stall Width	Minimum Stall Length	Aisle Width
0	8 ft.	21 ft.	12 ft.
45	9 ft.	19 ft. except 18 ft if adjacent to curb	16 ft.
60	9 ft.	19 ft. except 18 ft if adjacent to curb	18 ft.
90	9 ft.	19 ft. except 18 ft if adjacent to curb	24 ft.



- Any compact car spaces must be separately signed and marked in distinct, separate areas. The dimensional requirements for compact car spaces are as set forth in Table 4.3.12.C-2 (Off-Street Compact Vehicle Parking Space Dimensions):

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

TABLE 4.3.12.C-2 (OFF-STREET COMPACT VEHICLE PARKING SPACE DIMENSIONS)

Angle of Parking (degrees)	Width of Space (feet)	Length of Space (feet)	Aisle Width (feet)
0	7.5 ft.	17 ft.	12 ft.
45	7.5 ft.	17 ft.	12 ft.
60	7.5 ft.	18 ft.	15 ft.
90	7.5 ft.	16 ft.	21 ft.

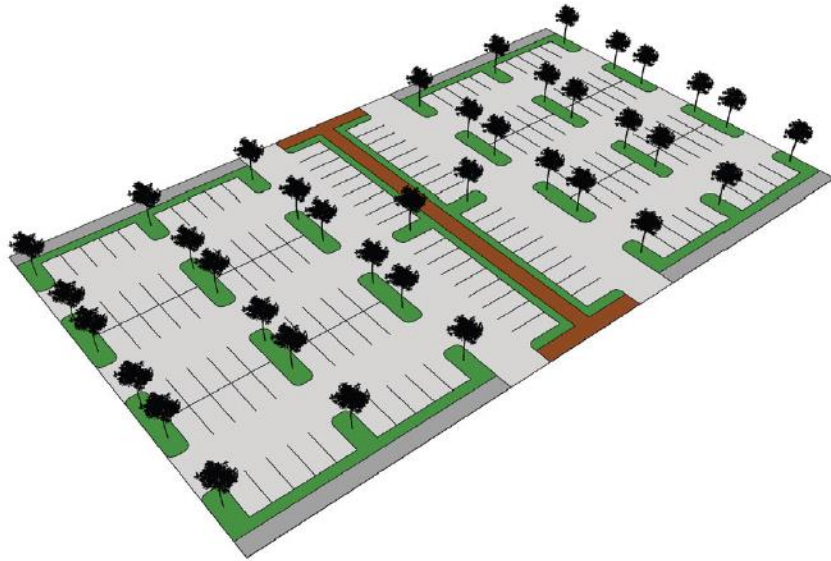
- Any ramps leading from a Thoroughfare or Internal Drive to a Parking Lot, Parking Area, Garage, or Parking Structure shall be at least twenty feet (20 ft.) wide for two-way traffic and 10 feet (10 ft.) wide for one-way traffic.
- Curbs must be made of granite or concrete at heights between six inches (6 in.) and eight inches (8 in.) above the elevation of the Thoroughfare and must be at least six inches (6 in.) wide.
- Curb cuts must be at least 20 feet (20 ft.) wide for two-way access and 10 feet (10 ft.) wide for one-way access. Except as otherwise expressly provided in this Ordinance with respect to numbers of Driveways, Lots and Building Sites shall be limited to one curb cut per Lot or Building Site.
- Unless alternative Parking surfaces are otherwise permitted by this Ordinance, all off – street Parking Areas and Parking Lots shall be surfaced with asphalt or concrete. Asphalt Parking Areas and Parking Lots shall be compacted after sub-grade with a minimum six inch stone base, a minimum two inches of modified asphalt binder, and a minimum 1-½ inches of asphalt mix topping and must follow the construction detail provided below. Concrete Parking Areas and Parking Lots shall be constructed according to recognized construction standards. Construction plans for all Parking Areas and Parking Lots construction plans shall be subject to review and approval by the City Engineering Department.
- Except in District CD-2, all Parking accommodations counted toward the applicable Parking requirements shall be paved and completed prior to issuance of the Final Certificate of Occupancy for the related Building(s).
- Any Parking Area or Parking Lot in the First or Second Layer shall be Screened from view in accordance with Section 4.3.11 and Tables 4.3.1-A - 4.3.1-U (District Standards).
- Any Parking Area or Parking Lot having five (5) or more spaces shall include Curbs, paving, Sidewalks, drainage facilities and lighting in accordance with this Ordinance and all other applicable laws, regulations and specifications.
- The maximum grade permitted for any required Parking shall not exceed 8%.
- Except in Districts CD-2, CD-3L, and CD-3, all off-street Parking spaces shall be striped with paint or some other form of permanent marking.
- All access to any City street from a Driveway shall have a concrete Driveway apron as approved by the City Engineering Department.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

14. Any Parking Area or Parking Lot having ten (10) or more parking spaces shall conform to the following:
- (a) Parking Areas and Parking Lots shall contain at least one landscape island for every ten (10) parking spaces. Parking Lots with more than one landscape island shall have such islands distributed throughout the Parking Lot.
 - (b) Interior parking rows shall be terminated at both ends with landscape islands.
 - (c) Each parking island shall be of a minimum size equal to a standard parking space; provided that each parking island abutting two rows of head to head parking spaces shall be of a minimum size and length equal to two (2) parking spaces.
 - (d) Parking islands shall contain a minimum of one (1) shade tree for every single island. If a parking island is double length or width, then two (2) shade trees shall be required.
 - (e) Rows of parking fronting on drive aisles including alleys shall be provided with a minimum five feet (5 ft.) (excluding curbs) landscaped buffer.
 - (f) Root zones for existing trees to remain shall be a minimum of 48 square feet.
 - (g) For every 2,000 square feet of Parking Area or Parking Lot, at least one tree shall be installed or preserved within the Parking Area or Parking Lot except to the extent that trees outside of the Lot containing the Parking Area or Parking Lot are allowed to satisfy this requirement as set forth below.
 - (h) No parking space shall be more than seventy-two feet (72 ft.) from a tree within the Lot, as measured from the center of the Tree to the nearest line demarcating the space.
 - (i) Except for trees allowed to be counted outside the Parking Area or Parking Lot, new trees shall be installed and/or existing trees preserved in Tree islands provided pursuant to this Section and/or at the perimeter of the Parking Area or Parking Lot, provided that the perimeter of the Parking Area or Parking Lot where trees are installed or preserved to meet this requirement lies within the Lot on which the Parking Area or Parking Lot is located.
 - (j) Trees outside of the Parking Area or Parking Lot located within twenty feet (20 ft.) of the closest portion of such Parking Area or Parking Lot, including but not limited to Trees within Thoroughfare Rights-of-Way, Internal Drive Easements, and Civic Spaces, may be counted toward satisfying the requirements.
 - (k) In addition to any walkway or Sidewalk around a Parking Area or Parking Lot, each such Parking Area or Parking Lot exceeding one hundred and twenty (120) spaces shall have least one pedestrian walkway bisecting the Parking Area or Parking Lot and connecting to adjoining sidewalks of a minimum width of eight feet (8 ft.) that is paved differently from the parking spaces with respect to texture, material, style, and/or color.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

ILLUSTRATION 4.3.12.C-3 PARKING AREA / LOT OR BUILDING SITE LANDSCAPING



- (l) Any Parking Area or Parking Lot in the First or Second Layer shall be Screened from view in accordance with Section 4.3.11.
15. Parking Areas and Parking Lots shall include Curbs, paving, Sidewalks, drainage facilities and lighting in accordance with this Article as well as any other applicable laws, regulations and specifications.
 16. Parking Area paving shall be confined to the minimum area necessary to comply with the parking requirements of this Article.
 17. Any Plan submitted under this Article shall show the proposed arrangement of Parking accommodations, including access to such areas from the Thoroughfares or Internal Drives, with Parking spaces to comply with the requirements of this Section 4.3.12.
 18. Parking Structures must be Screened from view of any Frontage by one or more Liner Buildings as set forth in **Table 4.3.1-A– Table 4.3.1-U (District Standards)**. Such Liner Buildings must be the same or greater height as the associated Parking Structure that they Screen.
 19. Lighting illuminating off-street Parking accommodations in all Districts other than Districts CD-2, CD-3L, and CD-3 must be installed within and directed only within the applicable Parking Area, Parking Lot, Garage, or Parking Structure.
 20. Handicapped-accessible Parking shall comply with the following:
 - (a) Handicapped-accessible Parking shall be located as near as possible to the main public entrances of a single Building or centrally located in Parking Areas that serve more than one Building.
 - (b) All off-street handicapped-accessible Parking spaces shall be located in the closest Parking Area to a public entrance to the Building but no more than 250 feet from such entrance.
 - (c) No stairs or curbs are permitted between a handicapped-accessible Parking space and the entrance which it is intended to serve, and the slope along the accessible route shall not exceed 1:12.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- (d) All off-street handicapped accessible Parking spaces shall be designated by a Sign or other means accepted by State requirements. Van- accessible spaces shall be designated by a sign indicating "Van Accessible" in addition to any other means used.
 - (e) A minimum width of 96 inches shall be required for all van-accessible spaces. Van- accessible spaces shall further require a minimum vertical clearance of 98 inches.
 - (f) An access aisle of 60 inches shall be provided for all handicapped accessible spaces and an aisle of 96 inches shall be provided for all van-accessible spaces one 96 inch aisle may serve both types of spaces. No ramps may project into this access aisle.
21. No required Parking accommodation shall be Encroached upon by any Building, Structure, or Use.

D. Operation & Maintenance.

1. No Parking space required for Dwelling Units shall be rented to Persons not living on the premises. All required Parking spaces or Dwelling Units must be made available to occupants of the Dwelling Units as an integral part of their occupancy.
2. Required Parking Accommodations must be available and maintained for such period as the Use or Structure exists that the facilities are designed to serve.

E. Access.

1. All Parking Areas, Parking Structures, and Garages shall be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.
2. Vehicular access to Parking Areas, Garages, and Parking Lots shall not conflict with general vehicular movement serving the site. Ingress and egress points must be at Curb cuts approved by City Engineer.
3. In all Districts, vehicular entrances and exits shall be designed to be easily identifiable by drivers and pedestrians. Any signage must be simple, clear, and concise. Any gates, arms, or booths must be set back at least 20 feet from the Frontage.
4. Off-street Parking accommodations other than those in Districts CD-2, CD-3L, and CD-3, and Single family Residential Lots and Building Sites in Districts SD-MHP and PUD-R shall provide access so that backing directly onto a Thoroughfare or Internal Drive is unnecessary.
5. A Driveway, drive aisle, or Internal Drive must be provided for off-street Parking accommodations in all Districts.
6. Driveways and entrances and exits for off-street Parking accommodations in all Districts other than Districts CD-2, CD-3L, and CD-3 and Single family Residential Lots and Building Sites in Districts SD-MHP and PUD-R, shall be at least 25 feet from a Thoroughfare or Internal Drive at an intersection.
7. Except in Districts CD-2, CD-3L, and CD-3, cross-access Easements must be provided between all contiguous Parking Areas and Parking Lots except where such areas and Lots are accessed from a Rear Alley.
8. In all Districts, Driveways at Frontages must be no wider in the First Layer than the width specified for the applicable District in **Table 4.3.1-A– 4.3.1-U (District Standards)**.
9. For Residential Uses other than Townhomes and Multifamily, Driveways shall not be located within five feet of a Side Building Site Line or Rear Building Site Line unless a shared Driveway is used.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

10. In all other Districts, except 4.3.12.E-9, no Driveway shall be constructed within 25 feet of an Adjacent Driveway. This dimension shall be increased to the greater of 40 feet Adjacent Driveways on State highways.
11. No Driveway curb return shall extend beyond an Adjacent Side Building Site Line or Rear Building Site Line or more than one-half (1/2) the distance to a Driveway located on the same property. This provision may require increased separation from Adjacent properties over the minimum indicated in Sections 4.3.12.E.10 or 4.3.12.E.11 above.
12. In all Districts, pedestrian exits from all Parking Lots, Parking Areas, Garages, and Parking Structures must conform to **Table 4.3.1-A– 4.3.1-U (District Standards)**, except for underground Parking accommodations.

F. Parking Restrictions.

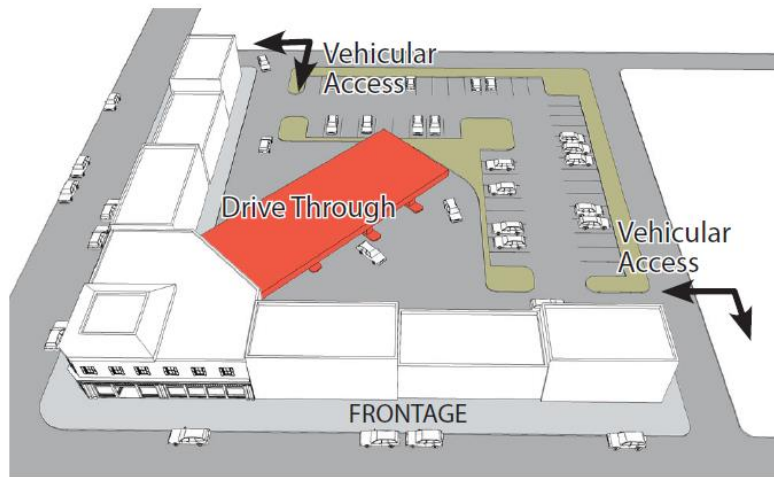
1. Domestic and recreational vehicles such as boats, camper trailers, and utility trailers shall be stored off - street, subject to the location requirements of **Table 4.3.1-A– 4.3.1-U (District Standards)**. Boats, camper trailers, and utility trailers may be stored on an unpaved surface, provided they are parked in the third layer and screened from view from the public right-of-way and adjacent properties.
2. Parking of buses on the site of and directly associated with a permitted Non-Residential Use shall be permitted.
3. Parking of heavy equipment or tractor trailers (including trailers as storage) shall not be permitted. This requirement shall not prohibit commercial vehicles from making deliveries. Trailers may be permitted for temporary storage in association with a construction with a Temporary Use Permit (Sec. 3.8).
4. Single and double axel trucks that exceed 90 inches in width and are greater than 12 feet in height are prohibited from Parking on a street for more than four (4) consecutive hours, unless it is related to performing a service for a property owner, i.e. construction, remodeling, etc.
5. Required Parking spaces and loading facilities shall not be used for the storage or sale of merchandise, vehicle storage, vehicles for sale, or vehicle repair. Non-required spaces proposed for these uses shall be designated on a site plan.
6. The private sale or storage of one vehicle per Dwelling Unit may be permitted as an Accessory Use in association with a Residential Use.
7. Any area designated for required off-street Parking or loading shall not be changed to another use until adequate Parking and/or loading facilities in conformance with this Article have been established.
8. Required Parking spaces may be temporarily used for uses other than Parking and loading with the issuance of a Temporary Use Permit pursuant to Section 8.5.9; provided such use does not negatively impact adjacent roadways, neighborhoods, or other uses and is clearly temporary in nature.

G. Drive-Through Locations & Standards.

1. Any drive-through facilities must be located and designed and comply with all standards as specified for the applicable District as set forth in **Tables 4.3.1-A– 4.3.1-U (District Standards)**. See Illustration 4.3.12.G (Drive-Throughs).

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

ILLUSTRATION 4.3.12.G DRIVE-THROUGH



- Any drive-through locations must be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.
- Off-street vehicular stacking spaces shall be provided for all drive-through facilities in accordance with Section 4.3.12.H.

H. Stacking Spaces.

- Off-street vehicular stacking spaces shall be provided in accordance with **Table 4.3.12.H (Stacking Spaces)** for the activity type indicated as follows:

TABLE 4.3.12.H (STACKING SPACES)

Activity Type ing Spaces		Min. # of Stack- Measured From
Automated Teller Machine	4	Machine
Drive-Through	3	Teller
Bank Teller Drive-Through	4	Teller or Window
Car Wash Bay, Full Service	6	Bay
Car Wash Bay, Self-Service	2	Bay
Dry Cleaning/ Laundry Drive-Through	2	Cleaner/ Laundry Window
Gasoline Pump Island	1	Pump Island

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

Gatehouse, Staffed	4	Gatehouse
Gate, Unstaffed	2	Gate
Pharmacy Pickup	3	Pharmacy Windows
Restaurant Drive-Through	8	Pickup Window
Valet Parking	3	Valet Stand

*Other as determined by Zoning Administrator in consideration of approved study prepared by a registered engineer with expertise in Transportation Engineering

2. Required stacking spaces shall be subject to the following design and layout standards:

- (a) Stacking spaces shall be a minimum of eight feet in width by 25 feet in length.
- (b) Stacking spaces shall not impede on- or off-site traffic movement or movement into or out of off-street Parking spaces.
- (c) Stacking spaces for each type of activity or accommodation shall be subject to any location standards applicable to the activity or accommodation itself.
- (d) Stacking spaces shall be separated from other drive aisles, Driveways, or Internal Drives by raised medians, if deemed necessary by the City Engineer for traffic movement and safety.

4.3.12 BICYCLE PARKING

1. Bicycle Parking Required:

Bicycle Parking shall be provided within CD-4, CD-4C, and CD-5 for a Lot or Building Site as set forth in Table 4.3.13 (Bicycle Parking).

2. Bicycle Parking Standards:

- (a) Bicycle parking shall be provided using Bicycle Racks, Bicycle Lockers, restricted access bicycle enclosures, or similar secured facilities.
- (b) Bicycle Racks shall be securely anchored.
- (c) An aisle providing access to bicycle parking areas shall clear maneuverable access without limiting use of any sidewalk. Access aisles must be at least 4-feet wide.
- (d) Bicycle parking areas may be located in any layer and should be accessible from the main entrance by a continuous sidewalk connection.

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- (e) Bicycle parking areas shall be separated from automobile parking and circulation areas by a physical barrier or a distance of feet.

TABLE 4.3.13 BICYCLE PARKING

Use Type Parking Requirement	
Residential/ Dwelling Uses	
Single Family Dwellings	None Required
Two Family Dwellings	None Required
Multi-Family Dwellings	1 space per 20 parking spaces
Mobile Home	None Required
Lodging Uses	
All Uses	None Required
Educational/ Institutional/ Civic Uses	
All Uses	1 space per 4,00 sq. ft. gross floor area
Medical Uses	
All Uses	None Required
Commercial/ Retail/ Professional & Service Uses	
All Uses	1 space per 4,00 sq. ft. gross floor area
Office Uses	
All Uses	1 space per 20 parking spaces
Communication Uses	
All Uses	None Required
Industrial Uses	

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All Uses	None Required
Agricultural Uses	
All Uses	None Required
Utility Uses	
All Uses	None Required
Public or Private Uses	
All Uses	None Required

4.3.13 LOADING SPACE

A. General.

1. Loading spaces shall be provided, designed, accessed, and located in accordance with this Section and **Table 4.3.14.B (Loading Space Requirement)** and **Tables 4.3.1-A– 4.3.1-U (District Standards)**.
2. Loading areas must be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.

B. Loading Space Required.

1. Each Lot or Building Site shall have the minimum number of loading spaces per quantity of the indicated Use as set forth in **Table 4.3.14.B (Loading Space Requirements)**.

TABLE 4.3.14.B LOADING SPACE REQUIREMENTS

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Principal Use Category in District	Quantity of Use	# of Loading Spaces	Size of Loading Space(s)
Residential – Multifamily Building	≥100 Dwelling Units	1	10 ft. W x 50 ft. L x 15 ft. H
Commercial, Office, Retail/ Personal Service/ Artisan, Industrial	> 5,000-25,000sf	1	10.ft W x 50 ft. L x 15 ft. H
	25,001-60,000sf	2	
	60,001-120,000sf	3	
	120,001-200,000sf	4	
	201,000-290,000sf	5	
	≥ 290001sf	5+1 for each Additional 90,000sf	
Other	N/A	N/A	N/A

2. Without limitation to the other requirements of this Section, loading spaces shall be provided for each delivery bay, loading dock or delivery entrance.
3. Loading spaces must be available at all times without conflict with any Plan or Improvement element.
4. Space allocated to any loading area or access thereto shall not be used to satisfy the requirements for any Parking or garbage, recycling, or trash facilities.
5. Parking spaces may not be used or counted as meeting loading requirements.
6. No required loading space shall be Encroached upon by Buildings, Structures, Open Storage or any other Use.
7. Required loading facilities may be temporarily used for uses other than loading with the issuance of a Temporary Use Permit pursuant to Section 8.5.9, provided such use does not negatively impact adjacent roadways, neighborhoods, or other uses and is clearly temporary in nature.

C. Location, Design & Access.

1. Except as otherwise provided in subparagraph 4.3.14.C.2 below, all required loading spaces shall be provided within the applicable Lot or Building Site.
2. In Districts CD-4, CD-4C, CD-5, and CD-5C, required loading spaces may be provided either within the applicable Lot or Building Site or in the parking lane of the Enfronting Thoroughfare or Internal Drive.
3. Off-street loading spaces shall be located in accordance with **Tables 4.3.1-A– 4.3.1-U (District Standards)**.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

4. Off-street loading areas must be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.
5. No loading facility shall be located within 30 feet of a Thoroughfare or Internal Drive intersection.
6. Off-street loading areas shall include Curbs, paving, drainage facilities, and lighting in accordance with City standards and this Ordinance, as well as any other applicable laws, regulations and specifications.
7. Each required loading space shall have the minimum dimensions set forth in **Table 4.3.14.B (Loading Space Requirements)**.
8. Loading facilities may not obstruct facilities required for emergency access, including fire lanes.
9. Each off-street loading space shall be directly accessible from a Thoroughfare, Driveway, drive aisle, Internal Drive, or Alley without crossing or entering any other required off-street loading facility. Such loading space shall be accessible from the interior of the Building it serves and shall be arranged for convenient and safe ingress and egress by motor truck and/or trailer combination.

The required dimensions of loading spaces shall not include any access or entrances to, or exits from, such spaces.

10. All off-street loading spaces shall be surfaced with asphalt, concrete, or other hard surfaced material, and constructed so as to support the heaviest anticipated load, including without limitation fire and sanitation equipment and delivery vehicles, and shall provide for adequate drainage, and prevent the release of dust.
11. Loading Spaces provided within a Thoroughfare or Internal Drive shall meet construction requirements of provided by the City Engineer.
12. Each loading space shall be permanently marked and identified as a loading space in which no Parking is allowed. Permanent wheel stops or curbing shall be provided for each off-street loading space to prevent any vehicle using the loading space from Encroaching on the required Yards or Adjacent property.
13. Off-street loading areas shall be Screened in conformance with Section 4.3.11.

4.3.14 REFUSE, SERVICE, EQUIPMENT & OTHER ITEMS

A. Trash Receptacle / Dumpster Requirement

Trash receptacles and dumpsters must be provided for each Lot or Building Site and must be located in accordance with Section 4.3.15.B.

B. Trash Receptacle/Dumpster Locations & Standards.

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1. Dumpsters and trash and recycling receptacles shall be located as specified for the applicable District in **Tables 4.3.1-A– 4.3.1-U (District Standards)**.
2. All dumpsters and trash and recycling receptacles shall be enclosed as required in this Section and **Tables 4.3.1-A– 4.3.1-U (District Standards)**. The enclosures shall be designed to prevent debris from leaving enclosure or being scattered by wind or animals. Except in Districts CD-2, CD-3L, and CD-3, dumpsters and garbage, trash, and recycling receptacles must be placed on concrete pads. The enclosure must be kept closed at all times other than for servicing. Except in Districts CD-2, CD-3L, and CD-3, bollards or posts must be placed on the interior of the enclosure to protect the walls from damage by the trash containers within.
3. Dumpsters and garbage, trash and recycling receptacle locations shall be accessed by Rear Alleys, when such are available on the Official Zoning Map or otherwise available.
4. Space allocated to any off-street garbage, trash, or recycling areas, receptacles, or dumpsters shall not be used to satisfy any Parking or loading requirements.
5. All Uses that generate food-related garbage shall provide water quality treatment to mitigate runoff.

C. Equipment & Other Items Locations & Standards

1. All heating, ventilation and air-conditioning equipment, utility meters (not including water meters) and equipment, mechanical equipment, antennas and satellite equipment, communications transmitting and receiving equipment, solar panels, recreation, play, and swimming pool, hot tub and spa locations shall be located and meet the other standards and requirements specified for the applicable District, as required in **Tables 4.3.1-A– 4.3.1-U (District Standards)**.

D. Service Areas.

1. Service areas shall be located as required in **Tables 4.3.1-A– 4.3.1-U (District Standards)**.
2. Service areas shall be accessed by Rear Alleys, when such are available on the Zoning Map or otherwise available.

4.3.15 PRIVATE LANDSCAPE STANDARDS

A. General.

1. Lots and Building Sites in Districts other than the Civic District shall be landscaped in accordance with **Table 4.3.1-A– 4.3.1-T (District Standards)** and this Section 4.3.16.
2. In Civic Districts, Lots and Building Sites shall be landscaped in accordance with **Table 4.3.1-A– 4.3.1-U (District Standards-Civic)** and this Section 4.3.16. Additionally, Civic Spaces shall be designed as set forth in **Table 5.3.3.B (Civic Space -Specific Standards)**.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

3. Without limitation to any other provisions of this Section 4.3.16, all Screen, Streetscreen, Buffer, and Parking Area and Parking Lot landscape standards and requirements of this Ordinance must be met.
4. All bare or exposed ground on a Lots and Building Sites and/or in any other landscaped area shall be covered with live plant materials and/or mulch, with the following exceptions:
 - a. Naturally occurring river beds, rock outcroppings or similar landscape features typically lacking in vegetation.
 - b. Hiking trails and/or traces.
 - c. Clay or sand surfaces associated with recreation fields and facilities.
5. Buildings and Structures lawfully existing as of the Effective Date may be modified without providing or modifying landscaping in conformance with this Section 4.3.16, provided that the same does not constitute an Alteration and does not increase the degree by which the Building or Structure is Non-conforming. This shall not be construed as prohibiting the provision of landscaping in full conformance with this Ordinance.
6. The standards and requirements herein set out for landscaping shall not apply to temporary uses or to Development or site work on relatively undeveloped sites which do not involve significant ground disturbance.

B. Maintenance of Landscaping.

1. All landscaping must be properly maintained by the property owner and his or her successors, heirs, assignees or any consenting grantee.
2. All plantings shall be maintained in an attractive and healthy condition. Maintenance shall include, but not be limited to, watering, mulching, fertilizing and pest management, mowing, weeding, removal of litter and dead plant material, and necessary pruning and trimming.
3. Any required plantings that are dead or diseased plantings shall be removed and replaced with plants meeting all requirements of this Ordinance.
4. Natural water courses within a Buffer shall be maintained in a natural condition consistent with any applicable regulations.
5. A water source shall be supplied within 100 feet of any planting requiring continuing watering. Where non-native or non-drought tolerant native vegetation is incorporated in the Buffer, an irrigation system shall be required.
6. Landscape structural features such as walls, fences, berms or water features shall be maintained in a structurally safe and attractive condition.
7. Where other uses, including pedestrian, bike or other trails, are allowed within a Buffer, these uses shall be maintained to provide for their safe use.

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8. If any Person responsible for landscape maintenance fails to maintain same according to the standards of this Ordinance, these regulations shall be enforceable by the City with the right to recover the cost of enforcement, including reasonable attorney fees. The City may also, following reasonable notice and a demand that deficiency of maintenance be corrected, enter the area to maintain same. The cost of such maintenance shall be charged to those persons having the primary responsibility for maintenance of the area.
9. Without limitation to Section 4.3.16.B, a maintenance bond lasting one (1) year must be provided for all plantings required under this Section 4.3.16.

C. Removal of Walls or Trees.

None of the following may be removed without the prior approval of the Decision-Making Authority:

1. Walls or trees required or shown on an approved site plan, Development Plan, or Master PUD Development Plan.

D. Plant Material Standards and Sizes.

1. Except as otherwise required by Sections 4.3.16.D.4, 4.3.16.D.5, 4.3.16.D.8, 4.3.16.D.9 and 4.3.16.D.10, all required plant materials must meet with the minimum sizes, class and other requirements outlined in American Standards for Nursery Stock (ANSI Z60.1-2004) published by the American Nursery and Landscape Association (ANLA) or other local Nursery Association Standards.
2. Trees shall be chosen from the following list of plant species contained within this Section and/or plants identified in the guide, "Native Plants of the Tennessee Valley", published by the Tennessee Valley Authority (TVA) .

TABLE 4.3.16.D-1 (NATIVE PLANTS OF THE TENNESSE VALLEY)

Common Name	Botanical Name
Canopy Trees	
American Beech	Fagus Grandifolia
Nuttall Oak	Q. Nuttalli
American Linden	Tilia Americana
Overcup Oak	Q. Lyrata
Baldcypress	Taxodium Distichum
Pecan	Carya Illinoensis
Black Cherry	Prunus Serotina
Persimmon	Diospyros Virginiana

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Black Locust	Robinia Pseudoacacia
Post Oak	Q. Stellata
Black Oak	Q. Velutina
Red Maple	Acer Rubrum
Black Walnut	Juglans Nigra
River Birch	Betula Nigra
Blackgum	Nyssa Sylvatica
Sassafras	Sassafras Albidum
Buckeye	Aesculus Spp.
Scarlet Oak	Q. Coccinea
Bur Oak	Q. Marcocarpa
Shortleaf Pine	Pinus Echinata
Cherrybark Oak	Q. Pagoda
Shumard Oak	Q. Shumardii
Chestnut Oak	Q. Prinus
Silver Maple	Acer Saccharinum
Chinkapin Oak	Q. Muehlenbergii
Silverbell	Halesia Carolina
Cumcumbertree	Magnolia Acuminata
Southern Red Oak	Q. Falcata
Eastern Hemlock	Tsuga Candensis
Sugar Maple	Acer Saccharum
Eastern Red-Cedar	Juniperus Virginiana
Swamp Chestnut Oak	Q. Michauxii
Eastern White Pine	Pinus Strobus
Sweetgum	Liquidambar Stryaciflua
Green Ash	Fraxinus Pennsylvanica
Sycamore	Platanus Occidentalis

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Hickories	Carya Spp.
Water Oak	Q. Nigra
Kentucky Coffeetree	Gymnocladus Dioicus
White Ash	Fraxinus Americana
Loblolly Pine	Pinus Taeda
White Oak	Quercus Alba
Northern Catalpa	Catalpa Speciosa
Willow Oak	Q. Phellos
Northern Red Oak	Q. Rubra
Yellow-Poplar	Liriodendron Tulipifera
Accent Trees	
Alder	Alnus Serrulata
Red Buckeye	Aesculus Pavia
Allegheny Chinkapin	Castanea Pumila
Redbud	Cercis Canadensis
American Holly	Ilex Opaca
Serviceberry	Amelanchier Aborea
Buckthorn Bumelia	Bumelia Lyciodes
Shining Sumac	Rhus Copallina
Smoketree	Continus Obovatus
Devil's Walking Stick	Aralia Spinosa
Smooth Sumac	Rhus Galbra
Dogwood	Cornus Florida
Snowbell	Styrax Spp.
False Indigo	Amorpha Fruticosa
Sourwood	Oxydendron Arboreum
Fringetree	Chionanthus Virginicus
Staghorn Sumac	Rhus Typhina
Hawthorn	Crateagus Spp.

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Striped Maple	Acer Pennsylvanicum
Hophornbeam	Ostrya Virginiana
Sweetbay	Magnolia Virginiana
Hornbeam	Carpinus Caroliniana
Sweetleaf	Symplocus Tinctoria
Mountain Maple	Acer Spicatum
Witch Hazel	Hamamelis Virginiana
Pawpaw	Asimina Triloba
Yellowwood	Cladrastis Lutea
Carolina Buckthorn	Rhamnus Caroliniana

- When more than 20 trees are planted on used on a site to meet these regulations, a mix of trees (genera) shall be provided. The following table indicates the maximum percentage of same trees (same genus) that may be planted.

TABLE 4.3.16.D-2 (TREES - # PER GENERA)

Planted on Site	Minimum Number of Genera Required	Maximum Percentage of Any Genera
20 trees or less	1	Not Applicable
21 to 50 trees	2	70 percent
51 to 100 trees	3	50 percent
101 to 200 trees	4	40 percent
200 to 500 trees	5	30 percent
Over 500 trees	6	25 percent

- Shrubs when planted as a hedge, the maximum spacing for shrubs shall be 40 inches on center.
- Canopy trees shall have a planting area no less than 10 feet wide in all dimensions. Accent and substitution trees shall have a planting area no less than eight feet wide in all dimensions. This requirement may be modified administratively by the Zoning Administrator.
- Plants shall be mulched a minimum of three inches deep. Where selected plant material is not tolerant of deep mulch, a specific note regarding shallower mulch shall be set forth on the final

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landscape plan and approved by the City as part of the landscape plan. Mulch shall be kept away from tree trunks.

7. Where specified, Building foundation planting shall meet the following requirements:
 - a. Foundation plantings shall be placed within five feet of the building perimeter. If the Zoning Administrator determines that, due to site design considerations such as the location of sidewalks, plazas or service areas, this is not feasible, such plant materials may be located in planter boxes or in the areas of the site in a manner that enhances the overall landscape plan for the development.
 - b. One shrub shall be required as foundation planting for every ten (10) linear feet of Facade for Non-Residential Uses.
8. Any plant materials required for Screening must be evergreen and have an opacity of at least 90% from the ground through the full height of the plant.
9. At the time of installation, trees must be a minimum two and a half inches (2.5 in.) caliper measured three feet (3 ft.) from the base of the trunk.
10. At the time of installation, Shrubs must be a three (3) gallon container minimum and a minimum height above ground level of 30 in.
11. Plantings must not conflict at installation or maturity with the location of any other required Building and Building Site elements or other plantings.
12. Ground vegetation or Shrub plantings with spines, thorns or needles that may present hazards to pedestrians, bicyclists or vehicles are prohibited in the first two feet of the First Layer.

E. Placement of Trees and Shrubs.

1. Proposed trees and shrubs must be placed minimally 18 in. from any Sidewalk or pavement edge, measured from the center of the plant.
2. No trees shall be planted in wet retention ponds or drainage maintenance Easements.
3. Trees and shrubs shall be installed at least five feet away from the flow line of a drainage facility unless specifically designed as water quality measures adhering to best management practices.
4. Existing trees may remain in dry retention ponds provided that the natural grade is undisturbed to the tree line, they are a species adapted to seasonal flooding and the pond is adequately maintained.
5. Accent trees listed in **Table 4.3.16.D-1 (Native Plants of the Tennessee Valley)** and shrubs shall be allowed in access Easements, provided a minimum 20-foot wide travel way is maintained clear of vegetation, and all clear sight triangle requirements are met.

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6. Trees may be planted in Easements for underground utilities with approval by the City and any applicable utility provider, provided the root structure of the proposed tree is not anticipated to extend more than three feet below the ground. Shrubs may be planted, provided they are only within the outer three feet of the Easement. Where such trees and shrubs are planted, the property owner shall be responsible for replacement of such required vegetation if maintenance or other utility requirements require their temporary removal.

F. Artificial Plants / Turf.

Artificial plants or artificial turf are prohibited, except on active recreation fields that are typically subject to intense use and soil compaction that prohibits the establishment of turfgrass.

G. Establishment.

All required landscape areas must be watered and fertilized as necessary to ensure establishment within the first year planted in accordance with best landscape practices.

H. Screens.

Screens must be provided in accordance with Section 4.3.11.

I. Soils.

Soil shall be uncompacted coarse loam that is a minimum of 12 inches deep. Soils shall be appreciably free of gravel, stones, rubble or trash. All compacted soil, contaminated soil or road base fill shall be removed. Under no circumstances shall soils have greater than 5% or less than 0.5% organic matter.

J. Condition of Plants.

Plants must have normal, well-developed branches and vigorous root systems.

K. Pavement of First Layer.

The First Layer shall not be paved, except for the following:

1. Driveways and
2. Pavement matching the adjoining Public Frontage in Character Districts CD-4, CD-4C, CD-5, and CD-5C, where the Building is set back no more than five feet (5 ft.) from the Front Lot / Building Site Line.

L. Tree Protection.

1. Exemptions. The following Tree Removal activities are exempt from this Section 4.3.16.L:
 - a. The tree proposed for removal is located:
 - (1) On a single-family residential Lot or Building Site of one acre or less that is not noted as a Critical Lot or Building Site; or

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(2) On a Lot or Building Site in Districts CD-5 or CV;

2. Tree Removal. Existing trees on a Lot or Building Site or Development site shall not be removed or disturbed unless:
 - a. Trees are removed in accordance with an approved Development Plan or Master PUD Development Plan, site plan, Preliminary Plat, Building Permit, or grading permit that meets Sections 4.3.16.L.4 and 4.3.16.L.5; or
3. Tree Preservation Plan. As part of any Application required for a Development Plan or Master PUD Development Plan, site plan, or Preliminary Plat, the Applicant shall submit a Tree Preservation Plan with the following information:
 - a. The Lot or Building Site lines associated with the proposed development;
 - b. A recent aerial photograph with date photograph was taken;
 - c. The location and extent of the existing on site tree canopy, including an estimate of the total percentage of the parcels covered by the existing on-site tree canopy;
 - d. The exact location, health, and size of all Specimen Trees; however, in the instances of large established tree stands, the Zoning Administrator may accept an approximation of the location, health, and size of Specimen Trees if the trees are not being counted towards landscape requirements, or if the trees are located within a designated Tree Save Area; and
 - e. The minimum tree canopy retention requirement.
4. Protection of Tree Canopy.
 - a. Tree Removal activities associated with Agricultural Uses are exempt from this Section 4.3.16.L.4.
 - b. A percentage of the existing tree canopy shall be retained on a Development or construction site in accordance with **Table 4.3.16.L (Tree Canopy Cover Retention)** below:

TABLE 4.3.16.L TREE CANOPY COVER RETENTION

Existing Tree Canopy Cover	Minimum Tree Canopy Retention by Zoning District (as % of Total Tree Canopy Cover)
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(as % of Total Development, Lot or Building Site Size)	CD-2 CD-3L CD-3 CD-4 CD-4C CD-5C SD-MHP SD-INT PUD-R PUD-MU	CD-4 CD-4C CD-5C SD-INT PUD-MU	SD-LI SD-HI
80% - 100%	30%	15%	10%
60% - 79%	36%	18%	11%
40% - 59%	45%	22%	12%
20% - 39%	48%	24%	13%
195 - Less	54%	26%	14%
1 Additional tree canopy retention may be required under other provisions of this Ordinance. 2 CD-5 and CV do not have a minimum tree canopy retention requirement. 3 Residential portion of Development or construction in noted Districts. 4 Non-Residential portion of Development or construction in noted Districts.			

c. Designation of Tree Save Areas.

- (1) The minimum tree canopy to be retained within a construction or Development site shall be located within designated Tree Save Areas, which shall include the areas occupied by the Critical Root Zones of all healthy trees being retained in accordance with this Section 4.3.16.L.4.
- (2) The location of Tree Save Areas shall be based on the presence of any one or more of the following:
 - (a) Woodland forest;
 - (b) Established tree stands;

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- (c) Tree rows; or
 - (d) Specimen Trees.
- (3) Tree Save Areas shall be depicted as an open space, conservation easement, or Civic Space on the applicable Development Plan or Master PUD Development Plan, site plan, or Preliminary Plat, and recorded on the Final Plat, as applicable.
- (4) Each single-family residential Lot or Building Site with Tree Save Areas shall be identified on the applicable Development Plan or Master PUD Development Plan, site plan, or Preliminary Plat, and shall be platted on the Final Plat, if applicable.
- (5) Tree Save Area Priorities. Consideration shall be given to the following when determining locations for Tree Save Areas:
 - (a) Woodland forests greater than five acres;
 - (b) Riparian buffers or natural drainage courses;
 - (c) Land with naturally occurring slopes of 20 percent or greater;
 - (d) Habitat used by endangered or threatened species;
 - (e) Scenic corridors and viewsheds;
 - (f) Areas that could serve to extend existing greenways, trails, parks, or recreation areas; and
 - (g) Areas needed for Buffers.
- d. Removal of Trees in Tree Save Areas. The removal, damage, or destruction of trees within a Tree Save Area shall be a violation of this Ordinance and require mitigation in accordance with the following standards:
 - (1) Any tree that is damaged or removed from the Tree Save Area shall be replaced at a rate of two caliper inches per one caliper inch removed, with each replacement tree having a minimum diameter of two caliper inches. If the total caliper inches removed cannot be determined, the area subject to Tree Removal shall be replanted at the rate of 80 trees per acre for each acre disturbed, or portion thereof. Replacement trees shall not be used to meet any other landscape requirements.
 - (2) Replacement trees for trees removed from the Tree Save Area shall be planted in the Tree Save Area or, in cases where adequate room is not available, planted elsewhere on the Lot or Building Site or Development site. In cases where adequate room on the Lot or Building Site or Development site is not available as determined by the Decision-Making Authority for the applicable review mitigation may take the form of planting on a site within 1,320 feet of the Lot, Building Site, or Development Parcel

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(3) Following notice of violation from the Zoning Administrator related to this Section 4.3.16.L, no Decision-Making Authority shall review or approve any application for the site from the date of the violation until:

(a) A replacement plan has been approved by the Zoning Administrator and a performance guarantee for the associated replacement has been established in accordance with Section 1.26; or

5. Protection of Specimen Trees.

a. General Protections.

(1) Specimen Trees shall not be cut, removed, pushed over, killed, or otherwise harmed, except as exempted by Section 4.3.16.L.1 and allowed by Section 4.3.16.L.5.c.

(2) The area within the Critical Root Zone, known as the Tree Protection Zone, of any Specimen Tree shall not be subject to any disturbance unless the disturbance is based on an ISA certified arborist report stating that the proposed construction shall cause no harm to the tree and is approved by the Zoning Administrator.

b. Designation on Plans and Plats.

c. Each single-family Residential Lot or Building Site with Specimen Trees shall be identified on each Development Plan, Master PUD Development Plan, and site plan and Final Plat, if applicable, noting that there is a Specimen Tree on such Lot or Building Site, which must be preserved and cannot be removed.

d. Removal and Replacement of Specimen Trees. The removal, damage, or destruction of Specimen Trees shall be a violation of this Ordinance and require mitigation in accordance with the following standards:

(1) Two caliper inches of replacement trees shall be provided for each caliper inch of Specimen Tree removed. Each replacement tree shall be a minimum of two and a half caliper inches, and shall either be replanted within 12 months of the removal of the Specimen Tree, or within a timeframe approved by the Zoning Administrator. Performance guarantees for the associated replacement, if warranted in the opinion of the Zoning Administrator, shall be established in accordance with Section 1.26. Replacement trees shall not be used to meet any other landscape requirements.

(2) Replacement trees shall be planted on the Lot or Building Site or as applicable, the Development Parcel, where the Specimen Tree was removed; however, in cases where space on the Lot or Building Site is insufficient, the Zoning Administrator may allow mitigation through planting on a site within 1,320 feet of the Lot or Building Site. In cases where space on the Development Parcel is insufficient, the Planning Commission may allow mitigation through planting on a site within 1,320 feet of the Development Parcel.

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6. Tree Protection During Construction.

a. Tree Protection Fencing.

- (1) All Specimen Trees in a Tree Protection Zone and the perimeter of Tree Save Areas shall be fenced in accordance with this Subsection before any Development or construction activity begins. Fencing shall extend at least one foot in distance from the edge of the tree for each inch of diameter at breast height (DBH), so that, at a minimum, each tree's Critical Root Zone is protected, but no case shall the tree fence be less than ten feet from the trunk. The Zoning Administrator shall consider existing site conditions in determining the exact location of any tree protection fencing.
- (2) All fencing required by this Subsection shall be chain link fencing at least four feet in height and secured using appropriate posts spaced not more than ten feet apart. Such chain link fencing is not required to be vinyl coated.
- (3) Signs that are visible on all sides of the fenced-in area shall be installed on the tree protection fence at a rate of at least one sign for every 150 linear feet. The size of each sign must be a minimum of two feet by two feet and shall contain the following language in English and Spanish: "TREE PROTECTION ZONE: KEEP OUT. ZONA DE LA PROTECCION DEL ARBOL. NO SE PERMITE ENTRAR".
- (4) All tree protection measures shall be inspected by and approved by the Zoning Administrator prior to start of any Development or construction activities. Failure to install tree protection measures prior to the commencement of construction is a violation of this Ordinance.
- (5) The tree protection fencing shall be clearly shown on the Development Plan, Master PUD Development Plan, and site plan. No construction, grading, equipment or material storage, or any other activity shall be allowed within the fenced area except in accordance with the standards in Section 4.3.16.L.6.b.
- (6) Fencing shall be maintained until the Development or construction activities are complete.

b. Encroachments into Critical Root Zones.

- (1) Encroachments within the Critical Root Zones of trees protected in accordance with this Subsection shall occur only in rare instances where no alternatives exist, such as may be required for the installation of streets, internal drives, sidewalks, or utilities.
- (2) If unauthorized encroachments occur, leading to trees being damaged during construction activities, the trees shall be replaced at a one caliper inch to one caliper inch ratio.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

- c. **Owner's Responsibility During Development.** The owner, or if the owner is different from the developer, the developer, shall be responsible for the erection of all barriers necessary to protect any existing or installed trees from damage both during and after construction in accordance with the standards of this Subsection.

4.3.16 PRIVATE LIGHTING STANDARDS

The following standards and requirements are applicable within all Districts and Civic Districts:

A. Areas to be Lighted.

All Parking Areas, Parking Lots, Parking Structures, and accessways within the Lot or Building Site shall be lighted.

B. Lighting Standards.

1. A lighting standard shall be no event higher than 30 feet in Non-Residential Parking Areas and Parking Lots or 15 feet in other areas.
2. Additional standards may apply within a Historic District, Historic Landmark District, or with respect to a Historic Structure.

C. Illumination.

1. Illumination at all Building Site Lines must meet the standards of Table 4.3.17.B (Private Lighting Standards); provided that a minimum of one foot-candle (1.0 fc) of illumination must be provided throughout all Parking Areas, Parking Lots, and Parking Structures.

TABLE 4.3.17.B (PRIVATE LIGHT STANDARDS)

District	Min./Max. Lighting Level at Frontage Line
CD-2, CD-3L & CD-3	0 – 1.0 FC
CD-4 & CD-4C	0 – 1.0 FC
CD-5 & CD-5C	1.0 - 2.0 FC

2. Lighting fixtures shall be mounted in a manner so that the cone of illumination is contained on-site and does not cross any property line of the site.
3. Lighting shall not be oriented so that it directs glare or excessive illumination onto Streets in a manner that may distract or interfere with the vision of drivers.

ARTICLE 4: BUILDING, LOT & BUILDING SITE STANDARDS

4. Any fixtures used to accent architectural features, landscaping, or art shall be located, aimed or shielded to minimize light spill into the night sky.
5. Use of illuminated tubing or light strings outlining or defining property lines, sales areas, roof lines, doors, windows or similar areas or features in a manner that is not primarily for safety purposes, as determined by the Zoning Administrator, is prohibited. This paragraph shall not limit the use of lights illuminating outdoor dining or gathering areas.
6. Lighting for Internal Drives is not subject to this Section 4.3.17, but must comply with the Public Lighting Standards set forth in Article 5.

D. Building Spotlights.

Spotlights on Buildings shall not be used to meet the lighting requirements of this Ordinance.

E. Limitation on Periods of Use.

Outdoor recreation areas Adjacent to Residential Uses or Districts shall not be illuminated after 10 PM Sunday through Thursday, and 11 PM Friday and Saturday.

4.3.17 SIGNAGE

All signage must comply with the standards and requirements of Article 7 (Sign Standards).

**Article 4 Building, Lot & Building Site Standards
Proposed Zoning Text Amendment
Related to Planned Unit Development (PUD) Districts**

Additions are Underlined
~~Deletions are Strikethrough~~

Proposed Changes

TABLE 4.3.1-L <u>P</u> lanned Unit Development Residential	2
TABLE 4.3.1-M <u>P</u> lanned Unit Development Mixed-Use	4

**Article 4 Building, Lot & Building Site Standards
Proposed Zoning Text Amendment
Related to Planned Unit Development (PUD)
Districts**

Additions are Underlined
~~Deletions are Strikethrough~~

TABLE 4.3.1-L

Planned Unit Development Residential
PUD-R District Standards (p. 156 - 166)

Pagination reflects July 2022 adopted version. Precise location of standard may differ slightly based on City Council action on other ZTAs in September 2024.

Replace current table with changes to formatting and revise standards as follows:

All Development in a PUD-R District must comply with all applicable standards of this Ordinance, the Engineering Standards and Specifications, and engineering best practices. ~~including without limitation the following:~~

~~A. Design Criteria, General~~

1. In order to reduce curb cuts and provide a unified corridor image, a secondary frontage road may be required along selected portions of the highway as determined by the Planning Commission. Access points to the highway will be predetermined based on topography, highway alignment, vegetation, etc.

These standards are at p. 163 and relate to the design of Thoroughfares and Internal Drives.

~~2. Points of access from individual sites onto the highway or frontage road shall be coordinated so as to pair entrances wherever possible.~~

3. Roads and Parking areas shall follow the natural topography whenever possible to minimize cutting and filling.

~~B. Design Criteria, Detailed~~

~~1. All curb cuts and driveways shall have a minimum separation of 300 feet.~~

~~2. Driveways and entrance roads shall be designed according to the following criteria:~~

~~a. The surface shall be a permanent, all-weather
paement, such as asphalt or concrete.~~

~~b. The design speed shall be 15 mph.~~

Article 4 Building, Lot & Building Site Standards

Proposed Zoning Text Amendment

Related to Planned Unit Development (PUD)

Districts

Additions are Underlined
~~Deletions are Strikethrough~~

c. ~~Maximum slope shall be 5% in the first 200 feet of the drive. The slope may be increased to 7% if the applicant can show that a lesser slope would result in undue hardship.~~

d. ~~All drives and roads shall intersect the highway at 900 angles.~~

e. ~~Where the projected Average Daily Trips (ADT) for a driveway or road is greater than 500, islands extending 20 feet into the property shall be provided for channelization of traffic.~~

f. ~~Where feasible, curb cuts shall be aligned with existing median cuts.~~

g. ~~Proposed median cuts must receive the approval of the Planning Commission before being submitted to the State Department of Transportation (DOT) for approval. State DOT approval shall be required for all curb cuts.~~

h. ~~Where the projected ADT for a crossroad is greater than 1,000 acceleration and deceleration lanes are required. The length of those lanes shall be 450 feet and two 250 feet, respectively.~~

i. ~~The need for signalization shall be explored with the Tennessee Department of Transportation under the following circumstances:~~

~~–The ADT for the highway is greater than 6,720, and the projected ADT exiting a crossroad is greater than 1,600 for one lane or 2,248 for two lanes;~~

~~–The ADT for the highway is greater than 10,080, and the projected ADT exiting a crossroad is greater than 850 for one lane or 1,120 for two lanes; and~~

~~–The Planning Commission determines that signalization may be warranted.~~

Article 4 Building, Lot & Building Site Standards

Proposed Zoning Text Amendment

Related to Planned Unit Development (PUD) Districts

Additions are Underlined
~~Deletions are Strikethrough~~

TABLE 4.3.1-M

Planned Unit Development Mixed-Use

PUD-MU District Standards (p. 168-178)

Replace current table with changes to formatting and
revise standards as follows:

*Provide larger building site
for Large Scale
Commercial, and reduce
min frontage buildout*

Lot Occupation	
Lot/Building Site Width	18 ft. min; 180 ft. max; except for Townhouses, 18 - 24 ft. for single Townhouse unit attached to other Townhouse units or 18 -24 ft. per Townhouse unit X number of attached Townhouse units on single Lot or Building Site, with max. of 6 attached units; 100 ft. max. for Small Multifamily Building <u>Large Scale Commercial: 600 ft. max</u>
Frontage Buildout	90% min <u>60% min</u>
Lot/Building Site Area	NR
Impervious Surface Coverage	100% max
Lot/Building Site Enfrontment	Must enfront a vehicular Thoroughfare or Internal Drive, except ≤ 20% of the Lot / Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lot / Building Sites have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.
Lot/Building Site Access	All Lots must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Article 4 Building, Lot & Building Site Standards

Proposed Zoning Text Amendment

Related to Planned Unit Development (PUD) Districts

Additions are Underlined
Deletions are Strikethrough

*Minimum Ceiling height
left unchanged*

*Adjust shopfront façade
glazing requirement,*

Building Standards	
Building Height	
Principal Building	2 Stories min. – 4 stories max <u>One story greater than maximum height permitted in adjacent character district, or as determined by the Planning Commission based on proposed use and site conditions</u>
Accessory Building	<u>2 Stories max, or as determined by the Planning Commission based on proposed use and site conditions</u>
Along any District boundary where a PUD-MU District adjoins a Residential District that is not included within a PUD-MU District no Building within the commercial planned unit Development shall project through imaginary planes starting at the maximum height permitted in the adjoining District and leaning inward from District boundaries at an angle representing an increase of 1/2 foot in height for each foot of horizontal distance perpendicular to the boundary. *Stories and height do not include Attics and Basements, chimneys, flagpoles, towers, steeples, spires, belfries, parapet walls, aerals, or antennas. Any Building exceeding 35 feet in height must obtain approval from the Fire Department prior to the issuance of a Building Permit. The Fire Department may stipulate special fire protection measures in accordance with National Fire Protection Association and International Building Code criteria as a condition of approval of such Structure. In such instance the stipulations made by the Fire Department in accordance with the above cited codes shall be required.	
Ceiling Height	
May not exceed 14 ft. from finished floor to finished ceiling, except for a first floor Commercial, Office, Retail/Personal Service, or Accommodation / Lodging Use, which must be a minimum of 11 ft. with a maximum of 25 ft.	
Facade	
Facade Glazing	<u>Non-Shopfront: 20% – 60% of total ground floor Facade area</u> for non-Shopfront; 70% of total Facade area min. for Shopfront Frontage.

Article 4 Building, Lot & Building Site Standards

Proposed Zoning Text Amendment

Related to Planned Unit Development (PUD)

Districts

Additions are Underlined
Deletions are Strikethrough

	<u>Shopfront: min. 50% of total ground floor Facade area; min. 20% of total Façade area on upper floors and secondary elevations.</u>
Facade Variety	Within a Development Parcel no Facade may exist more than once on a Block Face or within view of the same Facade

Building Types			
House	P	Commercial	P
Duplex	P	Mixed Use	P
Townhouse	P	Flex	P
Small Multifamily	P	Mid-Rise	P
Large Multifamily	P	Large Scale Commercial	NP P
Live/Work	P	Civic	P

Add Large Scale
Commercial to match
building type tables

**Article 4 Building, Lot & Building Site Standards
Proposed Zoning Text Amendment
Related to Special Districts**

Additions are Underlined
~~Deletions are Strikethrough~~

Proposed Changes

TABLE 4.3.1-I SD-INT District Standards (p. 124 - 133)	2
TABLE 4.3.1-J SD-LI District Standards (p. 134-145).....	3
TABLE 4.3.1-K SD-HI District Standards (p. 146 - 155)	5

Article 4 Building, Lot & Building Site Standards

Proposed Zoning Text Amendment

Related to Special Districts

Additions are Underlined
 Deletions are Strikethrough

TABLE 4.3.1-I

Interstate Service Special District

SD-INT District Standards (p. 124 - 133)

Replace current table with changes to formatting and revise standards as follows:

Pagination reflects July 2022 adopted version. Precise location of standard may differ slightly based on City Council action on other ZTAs in September 2024.

Lot Occupation	
Lot/Building Site Width	100 ft. min
Lot Frontage on Street / Highway	100 ft. min
Lot Depth	NR
Frontage Buildout	NR
Lot/Building Site Area	20,000 SF min
Impervious Surface Coverage	NR
Usable Open Space Min	Min. 7% of gross site area
Lot/Building Site Enfrontment	<u>NR. Must enfront a vehicular Thoroughfare, Internal Drive, or Driveway. Lots or Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.</u>
Lot/Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Article 4 Building, Lot & Building Site Standards

Proposed Zoning Text Amendment

Related to Special Districts

Additions are Underlined
 Deletions are Strikethrough

TABLE 4.3.1-J

Light Industrial Special District

SD-LI District Standards (p. 134-145)

Replace current table with changes to formatting
 and revise standards as follows:

Clarify that enfrontment is permitted on Driveways and Pedestrian Paths.

Lot Occupation	
Lot/Building Site Width	50 ft. min
Lot Depth	NR
Frontage Buildout	NR
Lot/Building Site Area	40,000 SF min
Impervious Surface Coverage	70% max
Usable Open Space Min	Min. 7% of gross site area
Lot/Building Site Enfrontment	<u>NR Must enfront a vehicular Thoroughfare, Internal Drive, or Driveway. Lots or Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.</u>
Lot/Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Article 4 Building, Lot & Building Site Standards

Proposed Zoning Text Amendment

Related to Special Districts

Additions are Underlined
 Deletions are Strikethrough

Correct omission of front-setback in adopted code.

Setbacks / Yards	
Setbacks / Yards - Principal / Accessory Building	
Street Yard - Min	As applicable: - For sites Adjacent to and sharing frontage with a Residential District: - An addition to an existing Building with a front wall of variable distance from the street may be extended to the plane of the existing front wall closest to the street. - Except for an addition to an existing Building described in 1.a above, the lesser of the avg depth of Street Yards of existing Buildings within 100 ft. on each side of a Lot or 40 ft. ⁽¹⁾ <u>Otherwise, 20 ft.</u> ⁽¹⁾
Side Yard-Per side	As applicable: - For sites abutting a Residential District, 50 ft. along the common boundary; - Otherwise, 10 ft. ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾
Rear Yard	As applicable: - For sites abutting a Residential District, 50 ft. along the common boundary; - Otherwise, 20 ft. ⁽¹⁾⁽²⁾⁽³⁾⁽⁴⁾

Article 4 Building, Lot & Building Site Standards

Proposed Zoning Text Amendment

Related to Special Districts

Additions are Underlined
Deletions are Strikethrough

TABLE 4.3.1-K

Heavy Industrial District

SD-HI District Standards (p. 146 - 155)

Replace current table with changes to formatting and
revise standards as follows:

Lot Occupation	
Lot/Building Site Width	100 ft. min
Lot Frontage on Street / Highway	24 ft. min
Lot Depth	NR
Frontage Buildout	NR
Lot/Building Site Area	as required to meet all other applicable requirements of this Ordinance
Impervious Surface Coverage	70% max
Usable Open Space Min	Min. 7% of gross site area
Lot/Building Site Enfrontment	NR <u>Must enfront a vehicular Thoroughfare, Internal Drive, or Driveway. Lots or Building Sites within a Development Parcel may Enfront a Pedestrian Path, Passage, pedestrian walkway or water body if such Lots have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.</u>
Lot/Building Site Access	All Lots and Building Sites must have legal and physical vehicular access to a vehicular Thoroughfare via Driveway or Easement.

Q3 – 2023 Zoning Text Amendment Special Districts

Project #:	24-0335	Location:	N/A
Applicant:	Kevin C. McCarthy, AICP	Case Type(s):	Text Amendment
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	N/A

SUMMARY

This request modifies the text of Article 4 of the zoning ordinance revising the standards for **special districts**. Special districts exist alongside the continuum of character districts and provide for land uses and physical arrangements which are incompatible with the rural-suburban-urban transect model. The proposed changes relate to the position of structures on a lot or building site and correction of an error in the July 2022 adopted code.

The applicant, the Zoning Administrator, requests to amend the text of Ordinance 4400, the zoning ordinance for the City of Columbia. This is the fourth of five rounds of zoning text amendments staff will present to the Planning Commission between December 2023 and December 2024. These changes will implement Connect Columbia, better align zoning regulations with community preferences, and calibrate the standards based on “lessons learned” during the first two years administering the Ordinance. This round of proposed amendments is detailed in the attached list of topics and track changes documents.

- The Planning Commission is a **recommending body** for zoning text amendments. The City Council is the decision-making authority.
- The staff comments section details the proposed changes, which are provided in the agenda packet in ~~striketrough~~ and underlines.
- Planning Commission may recommend adoption of the proposed text, modify the proposal, or decline the request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

CONSISTENCY WITH CONNECT COLUMBIA

The ongoing current process of reviewing and updating the Zoning Ordinance, Subdivision Regulations, Engineering Standards & Specifications, and other regulating documents is part of the implementation of Connect Columbia, the City's comprehensive plan.

REVIEW PROCESS

Section **8.5.18** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the text of the Ordinance. The Planning Commission is the recommending body for text amendments under **§ 8.3.3.B.2** of the Zoning Ordinance.

Section **8.5.18.C** of the Zoning Ordinance requires that Planning Commission determine that the proposed changes are consistent with the comprehensive plan.

8.5.18.G of the Zoning Ordinance establishes the review criteria for approval of all changes to the text of the Ordinance:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

The criteria for City Council action on a Zoning Ordinance Amendment at § 8.5.18.J.4 are identical to the criteria for Planning Commission review at 8.5.18.G.3.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The City Council adopted the current ordinance on July 14, 2022. The Zoning Ordinance implements the City's comprehensive plan, Connect Columbia. On November 8, 2023, the Planning Commission recommended adoption of a five-year update of the framework, land use, and transportation elements of Connect Columbia. The framework element of the plan directs planning staff to initiate revisions to the ordinance in order to bring it into consistency with the future land use plan. It further directs staff to engage residents and property owners to solicit suggestions for further changes to the ordinance. As mentioned above, this is the second and third of five rounds of zoning text amendments staff plans to present to the Planning Commission between December 2023 and December 2024.

Proposed changes include:

- **Table 4.3.1-I – Interstate Service Special District (SD-INT)**
 - Revise lot/building site enforcement to explicitly permit structures in SD-INT to be oriented toward Driveways and frontages other than Thoroughfares and Internal Drives.
- **Table 4.3.1-J – Light Industrial District (SD-LI)**
 - Revise lot/building site enforcement to explicitly permit structures in SD-LI to be oriented toward Driveways and frontages other than Thoroughfares and Internal Drives.
 - Add the second clause of the minimum street yard setback for SD-LI applicable to lots and building sites which are not adjacent to residential districts (20 feet). This standard was inadvertently omitted from the Ordinance in 2022.
- **Table 4.3.1-K – Heavy Industrial District (SD-HI)**
 - Revise lot/building site enforcement to explicitly permit structures in SD-HI to be oriented toward Driveways and frontages other than Thoroughfares and Internal Drives.

The Planning Commission may recommend approval of the proposed text amendments, direct staff to prepare an alternative text amendment, or decline to act on the proposed changes.

SAMPLE MOTIONS

Approve:

Move to find, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed text amendments **[may be subject to modificaitons proposed by the Planning Commission]**.

Deny:

Move to recommend denial of the requested text amendment having found, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance are not satisfied *[list specific reasons for denial and provide direction to staff]*.

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and direct staff to provide: *[list additional information]* for review at a future meeting.



Q3 – 2023 Zoning Text Amendment Planned Unit Development Districts

Project #:	24-0336	Location:	N/A
Applicant:	Kevin C. McCarthy, AICP	Case Type(s):	Text Amendment
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	N/A

SUMMARY

This request modifies the text of Article 4 of the zoning ordinance revising the standards for **planned unit development districts**. Planned unit developments provide an alternative to the thirteen base districts of the zoning ordinance. The residential and mixed-use planned unit development standards provide a baseline for crafting a customized set of standards for a unique site or land use. In order to utilize a planned unit development, an applicant must demonstrate that the intrinsic nature of the use or site cannot conform to the standards of a base zone and a customized set of standards is necessary to implement Connect Columbia.

The applicant, the Zoning Administrator, requests to amend the text of Ordinance 4400, the zoning ordinance for the City of Columbia. This is the fourth of five rounds of zoning text amendments staff will present to the Planning Commission between December 2023 and December 2024. These changes will implement Connect Columbia, better align zoning regulations with community preferences, and calibrate the standards based on “lessons learned” during the first two years administering the Ordinance. This round of proposed amendments is detailed in the attached list of topics and track changes documents.

- The Planning Commission is a **recommending body** for zoning text amendments. The City Council is the decision-making authority.
- The staff comments section details the proposed changes, which are provided in the agenda packet in ~~striketrough~~ and underlines.
- Planning Commission may recommend adoption of the proposed text, modify the proposal, or decline the request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

CONSISTENCY WITH CONNECT COLUMBIA

The ongoing current process of reviewing and updating the Zoning Ordinance, Subdivision Regulations, Engineering Standards & Specifications, and other regulating documents is part of the implementation of Connect Columbia, the City's comprehensive plan.

REVIEW PROCESS

Section **8.5.18** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the text of the Ordinance. The Planning Commission is the recommending body for text amendments under **§ 8.3.3.B.2** of the Zoning Ordinance.

Section **8.5.18.C** of the Zoning Ordinance requires that Planning Commission determine that the proposed changes are consistent with the comprehensive plan.

8.5.18.G of the Zoning Ordinance establishes the review criteria for approval of all changes to the text of the Ordinance:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

The criteria for City Council action on a Zoning Ordinance Amendment at § 8.5.18.J.4 are identical to the criteria for Planning Commission review at 8.5.18.G.3.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The City Council adopted the current ordinance on July 14, 2022. The Zoning Ordinance implements the City's comprehensive plan, Connect Columbia. On November 8, 2023, the Planning Commission recommended adoption of a five-year update of the framework, land use, and transportation elements of Connect Columbia. The framework element of the plan directs planning staff to initiate revisions to the ordinance in order to bring it into consistency with the future land use plan. It further directs staff to engage residents and property owners to solicit suggestions for further changes to the ordinance. As mentioned above, this is the second and third of five rounds of zoning text amendments staff plans to present to the Planning Commission between December 2023 and December 2024.

Proposed changes include:

- **TABLE 4.3.1-L– Planned Unit Development Residential (PUD-R)**
 - Delete section pertaining to roadway design at p. 163. These standards duplicate and potentially contradict the Engineering Standards & Specifications.
- **Table 4.3.1-M – Planned Unit Development Residential (PUD-MU)**
 - Provide an increased lot width of 600 feet for Large Scale Commercial buildings. Currently the maximum lot width is 180 feet.
 - Reduce the minimum frontage buildout from 90% to 60%. The 90% frontage buildout has been difficult to achieve. The 60% frontage buildout matches the requirement of the General Urban character districts (CD-4) and maintains the emphasis on appropriately-scaled buildings.
 - Eliminate the two-story minimum for buildings in a mixed use planned unit development.
 - Establish a variable maximum height based on compatibility with adjacent zones and the determination of the Planning Commission.

The Planning Commission may recommend approval of the proposed text amendments, direct staff to prepare an alternative text amendment, or decline to act on the proposed changes.

SAMPLE MOTIONS

Approve:

Move to find, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed text amendments [may be subject to modifications proposed by the Planning Commission].

Deny:

Move to recommend denial of the requested text amendment having found, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial and provide direction to staff*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and direct staff to provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Director of Development Services, pkeltner@columbiatn.gov, 931-560-1560

AGENDA ITEM TITLE: 1ST CONSIDERATION ON ORDINANCE NO. 4528 - AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING SIGN STANDARDS IN ARTICLE 7 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 7, SIGN STANDARDS - CITYWIDE

RECOMMENDATION: Approve Ordinance No. 4528.

INFORMATION: The Department of Development Services is requesting to amend the Zoning Ordinance of Columbia, Ordinance 4400, with changes concerning Article 7: Sign Standards, as reviewed and recommended by the Planning Commission at the September 4, 2024 meeting. Approval was recommended by a vote of four to zero.

ATTACHMENTS: Staff Report, Ordinance No. 4528, Exhibit A, Marked Changes, Development Services Staff Report.

AN ORDINANCE AMENDING ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE REGARDING SIGN STANDARDS IN ARTICLE 7 BY REPEALING SUCH ARTICLE AND REPLACING IT WITH A NEW ARTICLE 7 SIGN SITE STANDARDS.

WHEREAS, Section §13-7-201 of the Tennessee Code Annotated empowers the city to enact a zoning ordinance and to provide for its administration, enforcement, and amendment; and

WHEREAS, the City Council deems it necessary for the purpose of promoting the health, safety, morals and general welfare of the city to enact such an ordinance; and

WHEREAS, the City Council, pursuant to the provisions of Section §13-4-101 of the Tennessee Code Annotated has appointed a Planning Commission to recommend the appropriate regulations to be enforced therein; and

WHEREAS, on the 4th day of September 2024, the Planning Commission reviewed and recommended specific changes in accordance to Section 8.5.18, to the Zoning Ordinance regarding Sign Standards in Article 7. As a result, Article 7 is being repealed in its entirety and replaced with a new Article 7 which is attached hereto as Exhibit "A" and incorporated herein by reference. Said recommendations are being considered after a public hearing held on the 10th day of October, 2024, notice of which was published in the Daily Herald of Columbia fifteen (15) days or more prior to said meeting; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That Ordinance Number 4400, the same being the Zoning Ordinance of the City of Columbia, Tennessee is hereby amended by repealing Article 7 in its entirety and replacing such Article with a new Article 7, Sign Site Standards which is attached hereto as Exhibit "A" and incorporated herein by reference;

Section 2: That pursuant to Section 8.5.18.J.4, the City Council makes the following specific findings:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.

Section 3: That ordinances or parts of ordinances in conflict herewith are hereby repealed

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, this the 14th day of November, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

ARTICLE 7: SIGN STANDARDS

ARTICLE 7: SIGN STANDARDS

SECTION 7.1 SIGN STANDARDS

7.1.1 Purpose.

The purpose of this Section 7.1 is to establish a comprehensive scheme for the regulation of Signs in the City. More specifically, this Section is intended to address aesthetic, traffic safety, and property value concerns for the benefit of the public health, safety and welfare, while allowing the use of signs as a medium for conveying messages.

A. Communication & Navigation

Encourage the effective use of Signs as a means of communication and to facilitate navigation from place to place within the City.

B. Conveyance of Information & Traffic Safety

Balance the need for information for motorists and pedestrians with the need for traffic safety by limiting Signs or characteristics of Signs that may be distracting to drivers.

C. Expression & Maintenance of Environment

Balance the desire and need of individuals to express themselves through Signs with the desire to maintain a pleasing, safe, and navigable environment for residents and visitors.

D. Means of Expression

Provide for the display of noncommercial messages in Residential areas, recognizing the unique value of Residential signage as a means of exercising constitutional freedom of expression.

E. Property Value

Protect and enhance the value of property in the City by providing for Signs consistent with the character of the area in which it is located.

7.1.2 Compliance.

A. General.

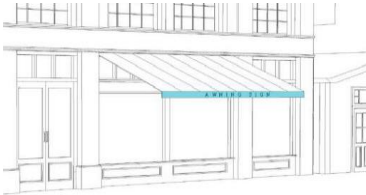
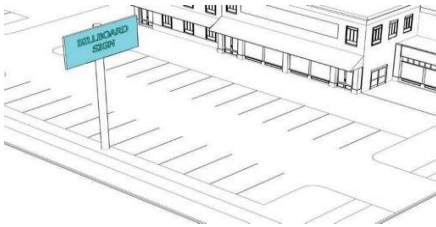
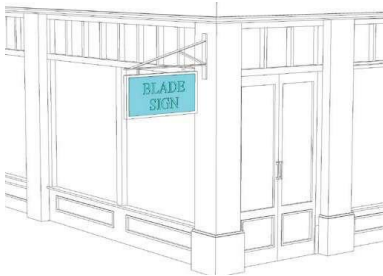
Signs must comply with the requirements of this Article

B. Sign Types, Standards, and Numbers

Within each District, the allowed types and numbers of Signs shall be as provided in **Table 7.1.2.B-1 (Sign Types - Summary)**, **Table 7.1.2.B-2 (Sign Types - Specific Standards)**, and **this Section 7.1**. Each Sign type shall be subject to the applicable standards and requirements of **Table 7.1.2.B-1 (Sign Types - Summary)** and **Table 7.1.2.B-2 (Sign Types - Specific Standards)**.

ARTICLE 7: SIGN STANDARDS

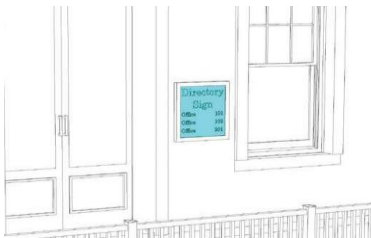
Table 7.1.2.B-1 SIGN TYPES - SUMMARY

Specific Sign Type	Illustration	Districts
Awning Sign An awning that contains lettering painted, screen printed, or applied on the awning valance.		CD-4, CD-4C CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV
Band Sign A Sign that is flat against the Facade and placed directly above the main entrance and often run horizontally along the entablature of traditional Buildings. Band Signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.		CD-4, CD-4C CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV
Billboard Sign A Sign intended for viewing from extended distances, which is mounted on one or two poles. A Pylon Sign is not a Billboard.		SD-INT
Blade Sign A Sign mounted on the first floor of a Building perpendicular to a Building Facade Wall, typically hung from decorative cast or wrought iron bracket in a manner that permits it to swing slightly. These Signs are small, pedestrian-scaled, and easily read from both sides.		CD-4, CD-4C CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV
Campus Sign A small, ground-mounted sign for pedestrian and vehicular circulation within a large multi-building site such as a church, hospital, or school. Campus signs direct visitors to parking and building locations.		All Districts

ARTICLE 7: SIGN STANDARDS

Directory Sign

A Sign that displays the tenant names and locations for a Building containing multiple tenants.

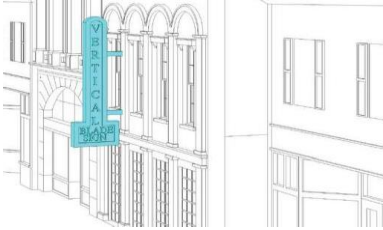
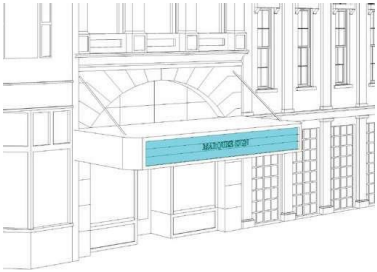
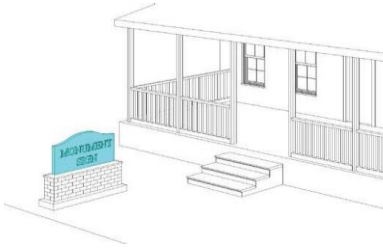
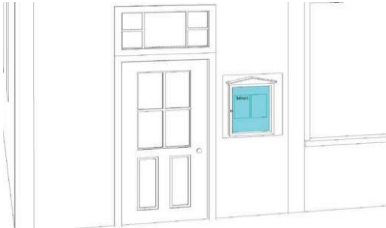
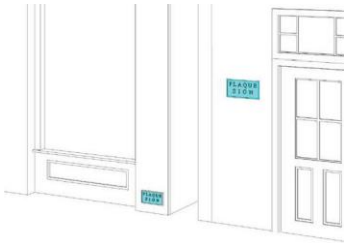


CD-4, CD-4C
CD-5, CD-5C
SD-INT
SD-LI
SD-HI
PUD-MU
CV

Illustrations are provided for illustrative purposes only.

ARTICLE 7: SIGN STANDARDS

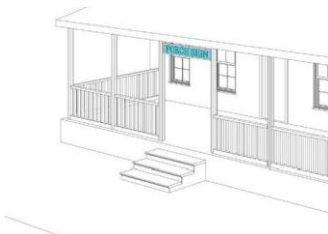
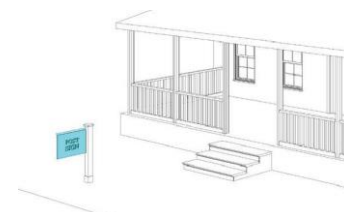
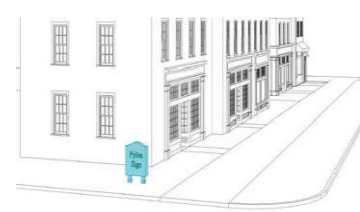
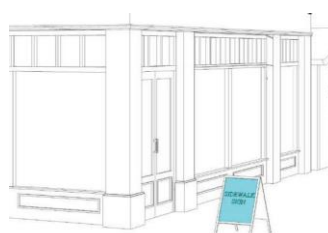
Table 7.1.2.B-1 SIGN TYPES - SUMMARY

Specific Sign Type	Illustration	Districts
Large Projecting Sign A Sign attached above the first floor of a multi-floor Building and projecting from a Building Facade at a 90-degree angle, or if oriented to a Block corner, a 45 degree angle.		CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV
Marquee Sign A Sign that is located either along the Facade where it projects perpendicular to the Facade or at the corner of a Building where it projects at a 45 degree angle. These Signs often extend beyond the parapet of the Building, but may also terminate below the cornice or eave. Marquee Signs may have neon lettering used in conjunction with painted colored or changeable lettering.		CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV
Monument Sign A Sign that is erected on a solid base directly on the ground, and that is itself constructed of a solid material.		CD-2 CD-3L CD-3 CD-4 CD-4C SD-INT SD-LI SD-HI CV
Outdoor Display Case A Sign consisting of a lockable metal- or wood-framed cabinet with a hinged transparent door inside of which information may be viewed and accessed for maintenance and updating.		CD-4, CD-4C CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV
Plaque Sign A Sign that identifies a Building or its builder, or on professional office Buildings, which might name the firm or partners in a firm. May also be referred to as an Architectural Sign.		CD-4, CD-4C CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV

Illustrations are provided for illustrative purposes only.

ARTICLE 7: SIGN STANDARDS

Table 7.1.2.B-1 SIGN TYPES - SUMMARY

Specific Sign Type	Illustration	Districts
Porch Sign Signs that are mounted on a porch. Signs must be placed parallel to the Building Facade.		CD-4, CD-4C SD-INT SD-LI SD-HI CV
Post Sign A Sign that is mounted on one or two posts in the First Lot Layer.		CD-4, CD-4C SD-INT SD-LI SD-HI CV
Pylon Sign A Freestanding Sign that is mounted on two poles.		CD-3 CD-4C CD-5C SD-INT SD-LI SD-HI
Sidewalk Sign A free-standing, double-sided Sign with lettering painted or applied to the surface, placed at the entrance to a Building in a primarily pedestrian environment. Sidewalk Signs provide secondary signage.		CD-4, CD-4C CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV
Wall Sign A Sign that is flat against the Facade of a Secondary Frontage. These Signs are typically painted directly on the Building and contain a combination of text and graphic elements. They are intended to be visible from a greater distance and shall be accompanied by additional signage on the Facade at the Principal Frontage.		CD-4, CD-4C CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV
Window Sign A Sign that is professionally painted or applied directly on the inside of a window or hanging inside a window, consisting of individual letters and designs.		CD-4, CD-4C CD-5, CD-5C SD-INT SD-LI SD-HI PUD-MU CV

Illustrations are provided for illustrative purposes only.

ARTICLE 7: SIGN STANDARDS

AWNING SIGN

**TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS**



Permitted Districts

CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description				Additional Standards				

An awning that contains letters painted, screen printed, or applied on the awning valance.

In addition to all other applicable standards, each Awning Sign allowed under this Article:

- Shall be only on an awning that:
 - does not conceal an architectural feature
 - has no side panels or soffit;
 - is rectangular in elevation and triangular in cross-section with straight edges and is not quarter-round or domed; and
 - has a metal structure covered in opaque authentic or synthetic canvas or painted metal; and
- shall be limited to the valance of the awning.

Dimensions

Quantity (max)	1 per window
Width / Height	max width = width of façade max height = n/a letters, numbers, and graphics covering no more than 70% of the valance area
Depth / Projection	min 8 ft. fully extended, back of curb, whichever is less
Clearance	min 8 ft.
Letter Height	min 5 in., max 10 in.
Valance Height	max 12 in.

ARTICLE 7: SIGN STANDARDS

BAND SIGN

**TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS**



Permitted Districts

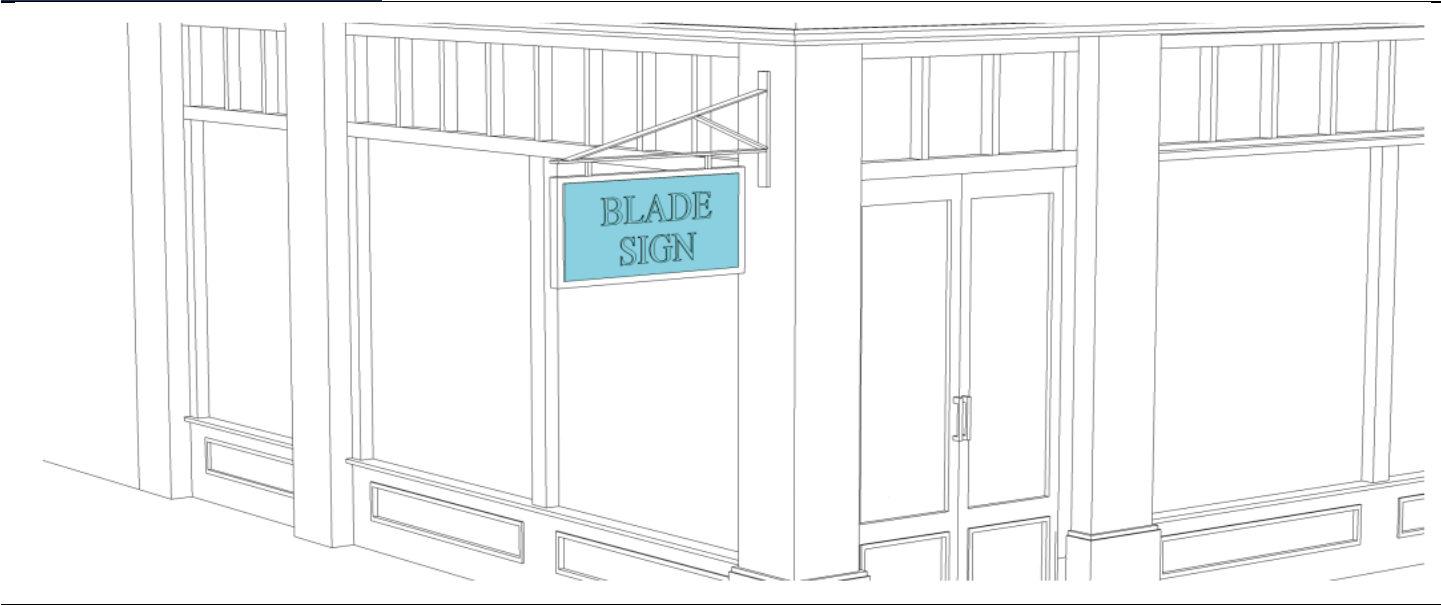
CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description		Additional Standards						
A Sign that is flat against the Façade and often run horizontally along the entablature of traditional Buildings. Band Signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.		In addition to all other applicable standards, each Band Sign allowed under this Article:						
		a. shall be applied to the first Story Façade and not project vertically above the roof line. b. shall have letters individually attached to the wall, on a separate background panel affixed to the wall, or printed or etched on the same surface as the background. c. shall not obscure any architectural element of the Building and shall be in vertical alignment with the center of an architectural element such as a storefront window or entrance, or centered over the bay or over all space occupied by the Business. d. Where a Wall Sign is used on the same elevation as a Band Sign, the area of the Wall Sign shall be subtracted from the maximum allowable area of the Band Sand						

Dimensions

Quantity (max)	1 per Façade plus 1 per first floor Business Frontage
Area	1.5 sf per linear ft of Façade
Width / Height	max width = width of façade max height = n/a letters, numbers, and graphics covering no more than 70% of the valance area
Depth / Projection	min 8 ft. fully extended, back of curb, whichever is less
Clearance	min 8 ft.

ARTICLE 7: SIGN STANDARDS

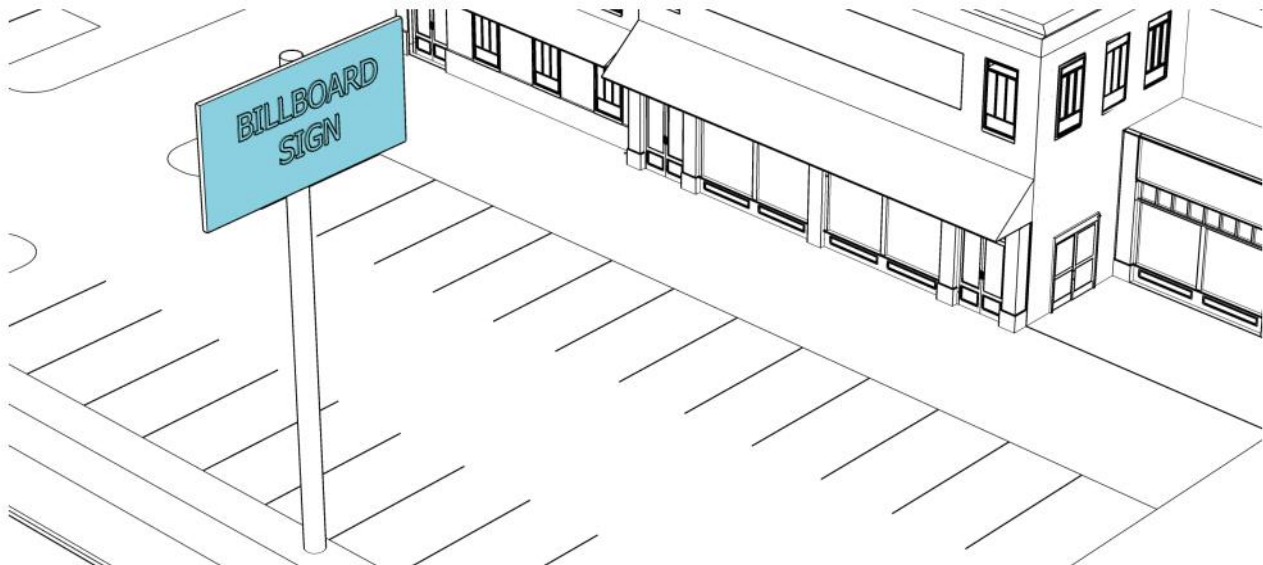
BLADE SIGN	TABLE 7.1.2.B-2 SIGN TYPES SPECIFIC STANDARDS
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Permitted Districts								
CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description			Additional Standards					
A Sign mounted on the first floor of a Building perpendicular to a Building Facade Wall, typically hung from decorative cast or wrought iron bracket in a manner that permits it to swing slightly. These Signs are small, pedestrian-scaled, and easily read from both.			In addition to all other applicable standards, each Blade Sign allowed under this Article:					
			a. shall be permanently installed perpendicular to the Façade; and b. all exposed edges of the sign shall be finished.					
Dimensions								
Quantity (max)		1 per Business, no closer than 18 ft. from another Blade Sign						
Area		8 sf.						
Width / Height		max 2 ft. / max 4 ft.						
Depth / Projection		Max 4 ft.						
Clearance		min 8 ft. clear above the Sidewalk						
Letter Height		Max 8 ft.						

ARTICLE 7: SIGN STANDARDS

BILLBOARD SIGN	TABLE 7.1.2.B-2 SIGN TYPES SPECIFIC STANDARDS
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Permitted Districts

SD-INT

General Description	Additional Standards
A Sign intended for viewing from extended distances, which is mounted on one or two poles. A Pylon Sign is not a Billboard.	In addition to all other applicable standards, each Billboard Sign allowed under this Article:
	a. shall be on the same premises as the activity concerning which the Sign provides information is conducted; b. shall be within 1320' of closest right-of-way line of an interstate, highway; and c. shall be subject to TCA Title 54, Chapter 21.
Dimensions	
Quantity (max)	1 per Business
Area	50-300 sf.
Height	50 ft. max
Depth / Projection	Not Regulated
Clearance	Not Regulated
Letter Height	Not Regulated

ARTICLE 7: SIGN STANDARDS

INTERNAL CAMPUS SIGN

TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



Permitted Districts

All Districts

General Description	Additional Standards
A small, ground-mounted sign for pedestrian and vehicular circulation within a large multi-building site such as a church, hospital, or school. Campus signs direct visitors to parking and building locations.	In addition to all other applicable standards, each Internal Campus Sign shall be: 1. Conform to the minimum setback at the property line applicable to an accessory structure; and 2. Shall not be internally illuminated.
Dimensions	
Quantity (max)	Internal campus signs are unregulated when they are not visible from the right-of-way.
Area	Unregulated where not visible from the right-of-way.
Width/Height	Unregulated where not visible from the right-of-way.

ARTICLE 7: SIGN STANDARDS

DIRECTORY SIGN	TABLE 7.1.2.B-2 SIGN TYPES SPECIFIC STANDARDS
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Permitted Districts

CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description			Additional Standards					
A Sign that displays the tenant names and locations for a Building containing multiple tenants.			In addition to all other applicable standards, each Directory Sign allowed under this Article:					
			a. shall be attached to and parallel with the first floor Façade; and b. shall not be attached to or places within shopfront or windows.					
Dimensions								
Quantity (max)			1 per ground floor entrance to upper floor Business(es)					
Area			6 sf. max					
Width / Height of Sign Panel			2 ft. max width / 3 ft. max height					

ARTICLE 7: SIGN STANDARDS

LARGE PROJECTING SIGN

TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description			Additional Standards			
A Sign attached above the first floor of a multi-floor Building and projecting from a Building Façade at a 90-degree angle, or if oriented to a Block corner, a 45-degree angle.			In addition to all other applicable standards, each Large Projecting Sign allowed under this Article:			
			a. shall be permanently installed to the Façade; and b. shall not be internally lighted or backlit except behind cut-out letters and otherwise shall be lighted with neon tubing or other external means.			
Dimensions						
Quantity (max)			1 per Building			
Height (max)			max width = width of façade max height = n/a letters, numbers, and graphics covering no more than 70% of the valance area			
Area (max)			min 8 ft. fully extended, back of curb, whichever is less			
Clearance			min 8 ft.			
Letter Height			min 5 in, max 10 in			
Depth (max)			max 12 in			
Projection (max)			7 ft over Sidewalk, but may not project past back of curb			

ARTICLE 7: SIGN STANDARDS

MARQUEE SIGN

**TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS**



Permitted Districts

CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description			Additional Standards					
A Sign that is located either along the Façade where it projects perpendicular to the Façade or at the corner of a Building where it projects at a 45-degree angle. These signs often extend beyond the parapet of the Building, but may also terminate below the cornice or eave. Marquee Signs may have neon lettering used in conjunction with painted colored or changeable lettering.			In addition to all other applicable standards, each Marquee Sign allowed under this Article: - shall not be internally lighted or backlit except behind the panels from which changeable letters are hung and shall otherwise be lighted with neon tubing or other external means; - shall be located only above the Principal Entrance of a Building and attached parallel to the Façade, or if such Building is located on a corner, then such Sign may be located at and attached perpendicular to the corner of the Building; - shall not have any supports more than eight (8) feet deep and all anchors, bolts, and supporting rods must be concealed within its interior; and - together with all anchors, bolts, supporting rods, and braces shall be constructed of high quality non-combustible or non-corrodible components and materials and shall be designed by a structural engineer and be subject to approval by the Building Inspector.					
			Dimensions					
			Quantity (max)					
			1 per Principal Frontage					
			Width / Height					
			Centered on and no more than 4 ft. wider than Principal Entrance bay					
			Depth / Projection					
			min 4 ft, max 10 ft over Sidewalk					
			Clearance					
			min 10 ft from Sidewalk					
			Letter Height					
			removable letter height max 6 in, permanent letter height max 36 in					
			Distance from Curb					
			min 3 ft					

ARTICLE 7: SIGN STANDARDS

MONUMENT SIGN

**TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS**



Permitted Districts

CD-2	CD-3L	CD-3	CD-4	CD-4C	SD-INT	SD-LI	SD-HI	CV
General Description			Additional Standards					

In addition to all other applicable standards, each Monument Sign allowed under this Article:

A Sign that is erected on a solid base directly on the ground, and that is itself constructed of a solid material.

- shall be located at Development Entrance, if applicable, otherwise within the 1st Lot Layer;
- shall incorporate a supporting base that is at least 75 percent of the width of the Sign face at its widest point;
- shall have a supporting base constructed of brick, stone, masonry or scored concrete; and
- shall not be allowed at the Frontage if there is a Post Sign on the Lot.
- Large scale commercial and multi-tenants (5 or more tenants) uses are allowed an additional 32 square feet. See Section 7.1.8 for additional residential subdivision sign standards.

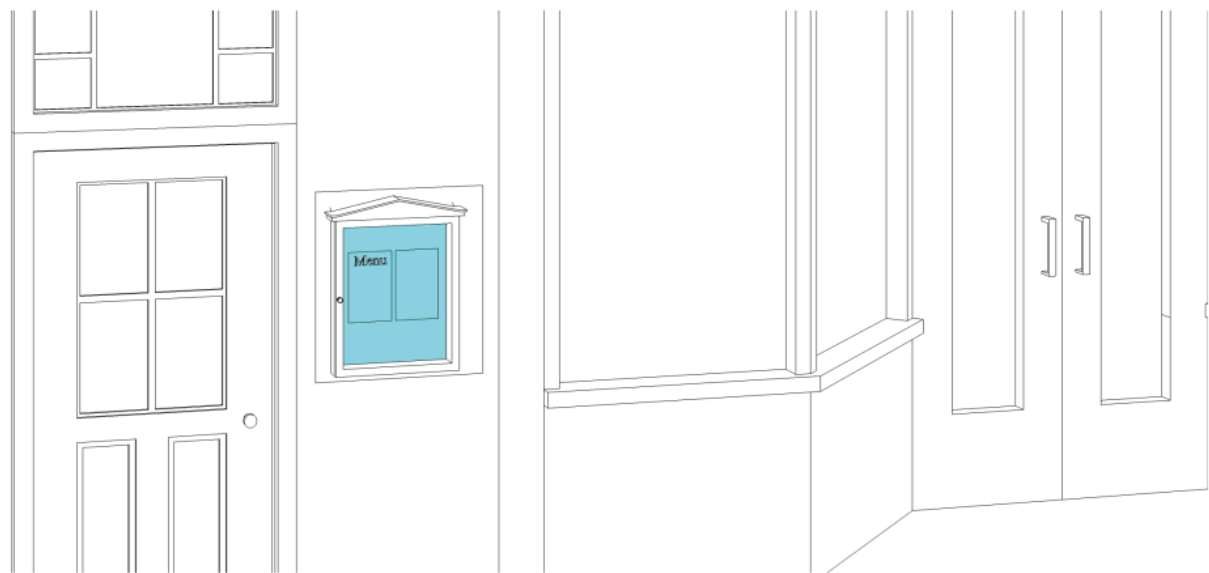
Dimensions

Quantity (max)	All Permitted Districts: 1 per Development Entrance; CD-2, CD-3L & CD-3: all other Permitted Districts other than CD-2, CD-3L & CD-3: 1 per Frontage
Area (max)	CD-2, CD-3L & CD-3: 18 sf Other Permitted Districts: 50 sf
Height (max)	CD-2, CD-3L, CD-3 & CD-4: 6 ft Others: 10 ft.
Letter Height	Not Regulated

ARTICLE 7: SIGN STANDARDS

OUTDOOR DISPLAY CASE

TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



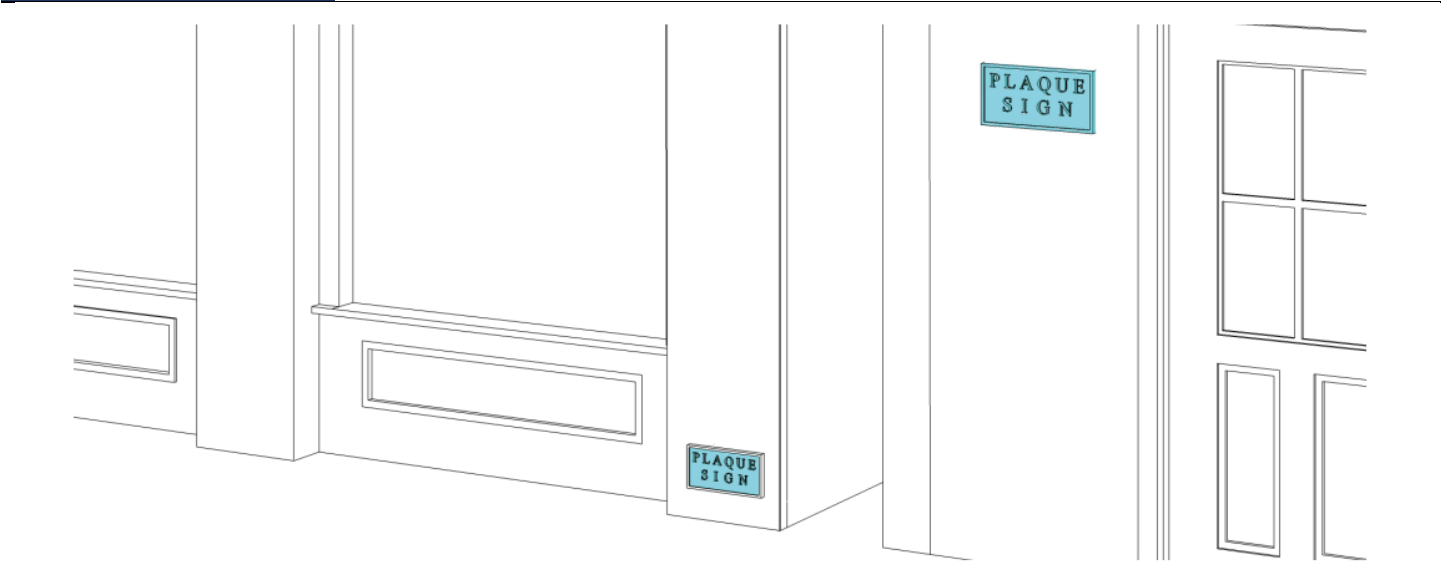
Permitted Districts

CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description			Additional Standards					
A Sign consisting of a lockable metal-or wood-framed cabinet with a hinged transparent door inside of which information may be viewed and accessed for maintenance and updating.			In addition to all other applicable standards, each Outdoor Display Case allowed under this Article:					
			a. shall be permanently attached to and parallel with the first floor Facade;					
			b. may be externally illuminated or lighted by a recessed light source within the cabinet; and					
			c. shall not be attached to or be placed within shopfront windows.					
Dimensions								
Quantity (max)			1 per Principal Frontage					
Area			max 8 sf, except in the case of theaters, which may not exceed 20 sf					
Depth / Projection			max 5 in.					
Clarence			min 30 in.					
Letter Height			Not Regulated					

ARTICLE 7: SIGN STANDARDS

PLAQUE SIGN

TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



Permitted Districts								
CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description			Additional Standards					
A Sign that identifies a Building or its builder, or on professional office Buildings, which might name the firm or partners in a firm. May also be referred to as an Architectural Sign.			In addition to all other applicable standards, each Plaque Sign allowed under this Article shall consist of either a panel or individual letters inset or applied flush with a Building wall within ten (10) feet of an entrance to the Building.					
			No more than 1 Plaque Sign may be used for a Home Occupation in CD-3.					
Dimensions								
Quantity (max)			1 per Principal Frontage					
Area			max 1 sf					
Width / Height			max 18 in / max 2 ft					
Depth / Projection			max 3 in.					
Mounting Height max			7 ft.					

ARTICLE 7: SIGN STANDARDS

PORCH SIGN	TABLE 7.1.2.B-2 SIGN TYPES SPECIFIC STANDARDS
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Permitted Districts

CD-4	CD-4C	SD-INT	SD-LI	SD-HI	CV
General Description		Additional Standards			
Signs that are mounted on a porch. Signs must be placed parallel to the Building Façade.		In addition to all other applicable standards, each Porch Sign allowed under this Article:			
		a. shall be hung above the entrance to the porch or elsewhere on the architrave (beam at the top of the columns), and			
		b. shall be permanently installed parallel to the Façade of the Building.			

Dimensions	
Quantity (max)	1 per address (2 for corner Building)
Area	max 6 sq ft.
Width / Height	max 100% width of entrance / max 2 ft
Depth / Projection	n/a
Clearance	min 7 ft.
Letter Height	max 8 in.

ARTICLE 7: SIGN STANDARDS

POST SIGN

TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4	CD-4C	SD-INT	SD-LI	SD-HI	CV
General Description		Additional Standards			
A Sign that is mounted on one or two posts in the First Lot Layer.		In addition to all other applicable standards, each Post Sign allowed under this Article:			
		a. may be mounted on one or two posts; and			
		b. shall be perpendicular to the Building Façade.			
Dimensions					
Quantity (max)		1 per Building.			
Area		12 sq ft.			
Width / Height of Sign panel		max 48 in / max 40 in			
Apex		6 ft			
Letter Height		max 10 in			

ARTICLE 7: SIGN STANDARDS

PYLON SIGN

TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS

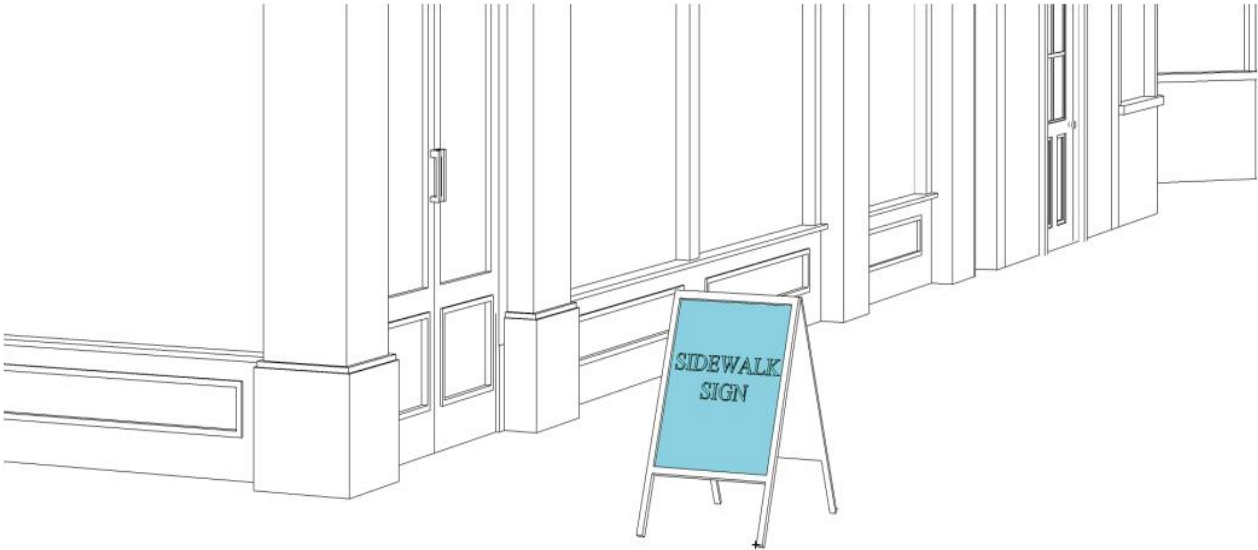


Permitted Districts					
CD-3	CD-4C	CD-5C	SD-INT	SD-LI	SD-HI
General Description		Additional Standards			
A Freestanding Sign that is mounted on two finished poles.		In addition to all other applicable standards, each Pylon Sign allowed under this Article:			
		a. shall not be allowed if there is another Sign in the First Layer b. poles shall be faced on each side with masonry, stone, or aluminum c. Large scale commercial and multi-tenants (5 or more tenants) uses are allowed an additional 32 square feet.			
Dimensions					
Quantity (max)		1 per Frontage			
Area		SD-INT: 300 sf Others: 40 sf			
Height including Poles		CD-3, CD-4C & CD-5C: 15 ft SD-LI & SD-HI: 20 ft SD-INT: Not Regulated			
Letter Height		Not Regulated			
Finished Pole Face Size (each face)		12.5% of the width of the Sign			

ARTICLE 7: SIGN STANDARDS

SIDEWALK SIGN

TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description				Additional Standards				

A free standing, double-sided Sign with lettering painted or applied to the surface, placed at the entrance to a Building in a primarily pedestrian environment.

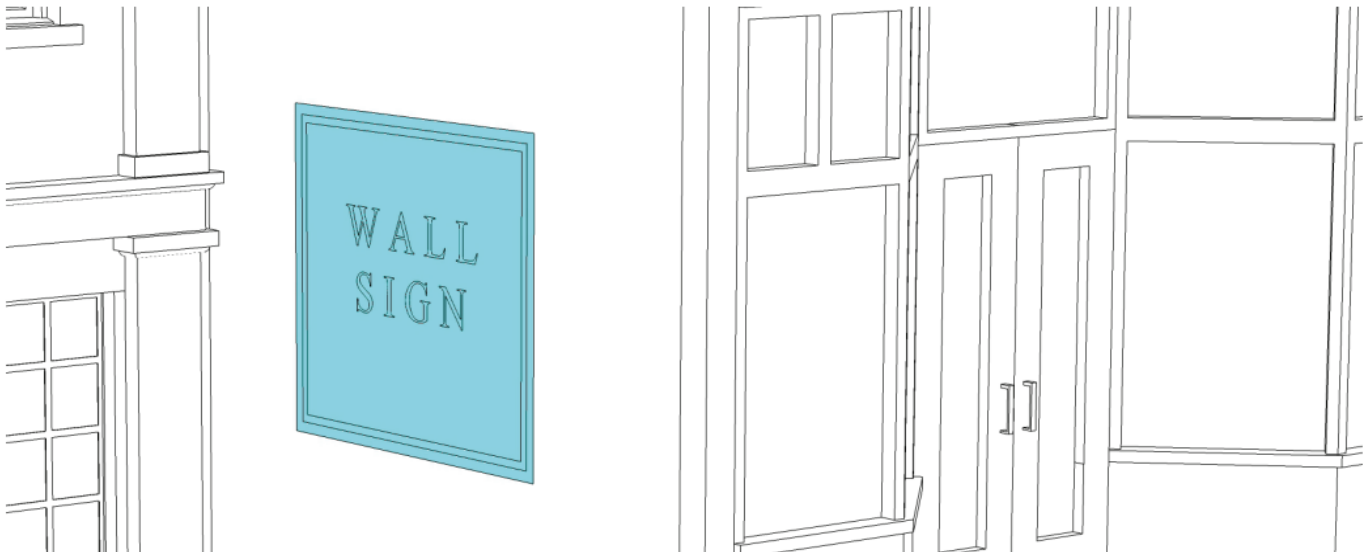
- In addition to all other applicable standards, each Sidewalk Sign allowed under this Article:
- a. shall be located directly in front of the space occupied by the sign permit holder;
 - b. shall not be placed so as to cause the width of the sidewalk to be reduced below five feet in width, nor shall they be erected or maintained in a manner that prevents free ingress or egress from any door, window, or fire escape;
 - c. shall be marked with the approved permit or permit number. Sidewalk signs without permits shall be disposed of at owner’s expense;
 - d. shall not be illuminated or have any moving parts;
 - e. shall only be displayed between 9:00 a.m. and 11:00 p.m. and shall be removed from public right-of-ways in the event of snow accumulation until such time that accumulation is removed;
 - f. shall not be made of paper or cardboard; and
 - g. may be removed by the City from right-of-way for municipal purposes.

Dimensions	
Quantity (max)	1 per Business
Area	max 10 sf
Width / Height	max 30 in / max 48 in

ARTICLE 7: SIGN STANDARDS

WALL SIGN

TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description		Additional Standards						

A Sign that is flat against a building elevation. These Signs are typically painted directly on the Building and contain a combination of text and graphic elements. They are intended to be visible from a greater distance and shall be accompanied by additional signage on the Façade at the Principal Frontage.

- In addition to all other applicable standards, each Wall Sign allowed under this Article:
- a. shall not project vertically above the roof line;
 - b. shall include only letters, background, lighting, and an optional logo, with such information shall consist only of the name and/or logo of the Businesses located in such Building;
 - c. shall have letters individually attached to the wall, on a separate background panel affixed to the wall, or painted, printed, or etched on the same surface as the background; and
 - d. shall not obscure any architectural element and be in vertical alignment with the center of an architectural element such as a storefront window or entrance, or centered over the bay or overall space occupied by the Businesses.
 - e. When used on the same elevation as a Band Sign, the area of the Wall Sign shall reduce the maximum allowable size of the Band Sign.

Dimensions	
Quantity (max)	1 per Business
Area	max 32 sf
Depth / Projection	3 in.
Clearance	Not Regulated

ARTICLE 7: SIGN STANDARDS

WINDOW SIGN

TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS



Permitted Districts

CD-4	CD-4C	CD-5	CD-5C	SD-INT	SD-LI	SD-HI	PUD-MU	CV
General Description		Additional Standards						

In addition to all other applicable standards, each Window Sign allowed under this Article:

A Sign applied directly on the inside of a window or hanging inside a window.

- a. shall be one of the following types:
 - i. Letters painted or applied directly on the window;
 - ii. Hanging Sign that hangs parallel to the window;
 - iii. Neon sign; and
 - iv. Door Sign applied to or hanging inside the glass portion of an entrance doorway.
- b. shall not interfere with the primary function of windows, which is to enable passersby and public safety personnel to see through the window into the premises and view product displays; and
- c. may list services and/or products sold on the premises, or provide phone numbers, operating hours or other messages, provided that the total aggregate area of these messages shall not exceed the area dimensional limit provided herein.

Dimensions

Area	max 33% of glass onto which it is applied
------	---

ARTICLE 7: SIGN STANDARDS

7.1.3 Permit Required

Except for Exempt Signs, no Sign shall be erected on a Lot or Building Site, installed or placed on a Building, or otherwise exist on a Lot, Building Site or Building unless a Sign Permit has been issued for such Sign in accordance with Section 8.5.23 and such Sign Permit remains in full force and effect

7.1.4 Violation, Enforcement & Appeal

Any violation of this Section 7.1 shall be enforceable and appealable in accordance with the enforcement and appeal provisions of this Ordinance.

7.1.5 Allowed Signs

There shall be no signs allowed other than as specified in this Section 7.1.

7.1.6 Address Signs

An address sign is required for each Building in compliance with **Table 7.1.2.B-1 (Sign Types – Summary)** and **Table 7.1.2.B-2 (Sign Types – Specific Standards)**.

7.1.7 Temporary Signs

In addition to all other Signs allowed in accordance with **Table 7.1.2.B-1 (Sign Types – Summary)** and **Table 7.1.2.B-2 (Sign Types – Specific Standards)**, non-illuminated Temporary Signs are allowed without a Sign Permit subject to the following:

A. Single-Family, Two-Family, Owner-Occupied Multi-Family Residential.

On any Lot or Building Site used as a single-family, two-family, or owner-occupied multi-family dwelling, up to 2 temporary Signs may be displayed on a pole or stake affixed to the ground. Such Signs shall not exceed 9 square feet in area per side, and the top of such Sign shall be no taller than 5 feet from ground.

B. Other Lots and Building Sites.

On any Lot or Building Site not used as a single-family, two-family, or owner occupied multi-family dwelling, up to 2 Temporary Signs may be displayed on a pole or stake affixed to the ground or on a banner affixed to a Building on the Lot or Building Site.

1. Temporary Ground Sign: One Ground Sign per Lot or Building Site shall be permitted. Such sign shall not exceed 24 square feet in area per side, unless the lot or site is greater than 10 acres, in which case, a sign of 32 square feet is permitted. The top of the sign shall be no more than 5 feet from ground level and affixed to the ground supported by posts.
2. Temporary Banner Sign: One Temporary Banner Sign per business shall be permitted. Such signs shall not exceed 32 square feet in size and shall be securely attached flat against the wall of the building.

C. Materials & Condition.

Temporary Signs must be made of waterproof materials and kept in good repair.

D. Setback & Visibility

Temporary Signs must be set back at least 5 feet from the property line and may not be placed in a manner that obstructs visibility for drivers on an adjacent street.

- E. See **Section 7.1.8** for standards related to temporary subdivision signs.

7.1.8 Residential Subdivision Signs

A. Permanent Residential Subdivision Signs

1. Residential subdivision signs shall be located at the primary entrance(s) to a development as identified on a Site Development Plan, Preliminary Plat, or Planned Unit Development Master Plan approved in accordance with Article 8. T
2. Such signs shall be located on private property and may be within any platted sign and/or landscape easement or within common open space.
3. Such signs shall be maintained by an established property owners' association or similar entity.
4. One sign shall be permitted for each entrance to the subdivision, up to a maximum of three entrances per subdivision. See Monument Sign for design standards.
5. Subdivision signs shall be setback at least ten (10) feet from edge of pavement or the edge of the public right-of-way, whichever is greater, unless more space is necessary to preserve the sight distance triangle.

ARTICLE 7: SIGN STANDARDS

B. Temporary Residential Subdivision Signs

1. One temporary residential subdivision sign may be erected on a site for the purpose of advertising the development of a subdivision and the sale of included lots. The sign may remain until sale of all subdivision lots is completed.
2. No other temporary development signs shall be permitted, including individual builder signs. The names of participating builders may be included on the subdivision temporary development sign.
3. Specifications:
 - a. Maximum sign face area, thirty-two (32) square feet.
 - b. If only one (1) sign face is used per sign and sixteen (16) square feet per sign face if two sign faces are used on (1) sign.
 - c. Maximum height, six (6) feet.
4. Multiphase developments may utilize a temporary residential subdivision sign for each phase.

7.1.9 General Provisions Applicable to All Non-Exempt Signs

Without limitation to any applicable specific Sign standards, all Signs other than Exempt Signs shall comply with the following additional standards:

A. Materials, Fabrication & Condition.

Signs shall be constructed of durable and weather-resistant material, shall be fabricated and installed by qualified Sign painters and mechanics, and shall be kept in good repair.

B. Lighting.

Certain signs may, but are not required to be, lighted unless otherwise specifically stated for the particular Sign type in **Table 7.1.2.B-2 (Sign Types - Specific Standards)**. Within districts CD-2, 3, and 3L signs shall not be internally illuminated or back-lighted. In all other districts, internal illumination is allowed for sign letters and insignias only. External illumination shall be allowed in all districts.

C. Electrical Elements.

Except for the light fixture itself, all electrical elements such as wires, conduits, junction boxes, transformers, ballasts, switches and panel boxes shall be concealed to extent possible from public view.

D. Mounting.

Signs shall be mounted in such a way that their removal does not damage and/or alter the original surface of the Building. If the original surface of a Building is damaged during removal of a Sign, the damage must be repaired and the original surface condition restored concurrently.

E. Historic Signs.

In addition to Sign types allowed pursuant to **Table 7.1.2.B-1 (Sign Types - Summary)** and **Table 7.1.2.B-2 (Sign Types - Specific Standards)**, Signs that are original to the Building and have been placed on the Building for at least fifty (50) years may remain or be reproduced. New signs regulated by **8.3.5.G-21** that mimic the original building sign in all aspects may be allowed. Any such Signs shall be kept in good repair, both in terms of appearance and operation.

F. Design Drawings.

Design drawings of any proposed Sign must be submitted to the Building Official for review of compliance with this Section prior to fabrication and installation. Such drawings shall include Sign location and size and shall indicate materials, color(s), hanging or mounting device, illumination scheme, and example of lettering.

G. Off-Premises Signs & Billboards.

Billboards and Off-Premises Signs are prohibited except as otherwise permitted pursuant to this Article 7 or pursuant to TCA Title 54, Chapter 21.

H. Building Codes.

All Signs must comply with all applicable provisions of the Building Code.

I. Rights-of-Way.

Excepting as expressly allowed under this Article, Signs are not permitted in public Rights-of-Way.

J. Portable Signs.

Portable Signs other than Sidewalk Signs are not permitted.

ARTICLE 7: SIGN STANDARDS

K. Removal of Abandoned Signs.

Except for Signs allowed pursuant to Section

7.1.8.E above, Commercial Signs and supports for Commercial Signs erected by entities that are no longer operating on the premises shall be removed by the owner, agent, or Person having beneficial use of the Sign or the property upon which the Sign is located within 30 days of written notice from the Building Official.

L. Signs in Upper Floor Windows.

Signs in upper floor windows are not permitted, except for Window Signs for an occupant that is separate from the occupant of the ground floor.

M. Removal of Non-Conforming Signs.

All Signs that do not conform to this Section 7.1 shall be removed pursuant to Section 1.22.

N. Occupant Rear Door Sign.

A Sign for the occupant shall be permitted at rear entrance doors if mounted flush against the Building and not exceeding six (6) square feet in size.

O. Compliance with Electrical Codes.

All Signs erected, altered, or maintained in the City shall conform to City and state electrical codes.

P. Certain Lighting Prohibited.

No Sign may be illuminated with or include animated, moving, intermittent, or flashing lights, or other active lighting.

Q. Moving Elements / Components.

No Sign may have any moving component or element.

R. Changeable Copy.

Signs may have changeable copy with physically changeable letters or an Electronic Message Board allowed pursuant to Section 7.1.9.

S. Imitation of Traffic Safety Control Sign.

No Sign may by design or arrangement imitate the size, color, lettering, illumination, word, phrase, or symbol of a Sign used as traffic safety control Sign.

ARTICLE 7: SIGN STANDARDS

T. Sign Setback Relative to Adjoining Lot or Building Site.

Where a Lot or Building Site adjoins another Lot or Building Site, no Freestanding Sign shall be permitted within a triangle formed by the Side Lot or Building Site Line, the Front Lot or Building Site Line and a line beginning on the Side Lot or Building Site Line at the required front Setback distance and extended at 45 degrees to the Front Lot or Building Site Line for an existing Building. The established front Setback of an

Adjacent Building may be substituted for the required Street Yard prescribed within the applicable District.

U. Overhang into Right-of-Way.

No Sign may be within or overhang a public right-of-way or required Setback other than a Wall Sign that does not overhang such right-of-way more than 15 inches, a Blade Sign, a Vertical Projecting Sign, a Marquee Sign, or an Awning Sign.

V. Obstruction of Traffic Sign or Control Device, or Street Name Sign; Visibility Hazard.

No Sign may obstruct a traffic-control device, traffic Sign, or street name Sign, block the vision of drivers at any Driveway, street intersection or crosswalk, or be unsafe or constitute a hazard of any type.

W. Affixing on Improper Support; Attachment.

No Sign or Sign support may be affixed to a tree, rock, utility pole or other improper Sign support, or contain any attachment, other Sign, symbol, flag, pennant or other attention-getting device (other than the Sign itself).

7.1.10 Electronic Message Boards.

A. Districts Permitted.

Electronic Message Boards shall be permitted, only as part of a permitted Monument Sign, Pylon Sign, or Marquee Sign. Such Signs shall be subject to the following conditions:

1. The electronic lighting shall not exceed a brightness level of 0.3 foot candles above ambient light as measured using a foot candle (lux) meter at a pre-set distance depending on sign area. The measurement distance shall be calculated with the following formula: the square root of the product of the sign area (in square feet) and 100. For example, the brightness of a 12 square foot sign shall be measured at a distance of 34.6 feet. Light measurement shall be taken with the meter aimed directly at the sign message face, or the area of the sign emitting the brightest light.
2. The frequency of message and/or image change shall be no more than once every 8 seconds.
3. The transition or change sequence between messages and images shall appear instantaneous as perceived by the human eye, without any animation such as scrolling or flashing.

B. Area.

The area of an Electronic Message Board shall be considered a part of the Sign of which it is a part for purposes of calculating the total sign area of such sign, and the area of the Electronic Message Board itself shall not exceed 50% of the total Sign area.

C. Distance Between.

A new electronic message board may not be constructed or installed within 100 feet of any Residential structure, including Multi-Family Dwellings.

7.1.11 Exempt Signs Not Requiring a Sign Permit.

The following Signs are Exempt Signs and do not require a Sign Permit:

1. Address Sign

One Address Sign per tenant or owner.

2. Certain Small Signs

On-premises Signs not exceeding four (4) square feet in area that are located along the route to a place or location within such premises or are provided for safety.

3. Governmental Signs

Signs placed by the City or any other governmental unit with jurisdiction over the area where the Sign is placed.

4. Certain Integrated Signs

Signs carved into stone, concrete or similar material or made of bronze, aluminum, or other permanent construction and made an integral part of the Structure.

5. Temporary Signs

Temporary Signs allowed under Section 7.1.7.

ARTICLE 7: SIGN STANDARDS

6. Campus Signs

Internally oriented on signs on large multi-building sites adhering to the Campus Sign standards.

7. Home Occupation Signs

Small identification signs of no more than 4 square feet associated with a permitted Home Occupation

7.1.1 Sign Area Computation.

The area of Sign as regulated herein shall be the computed area of the background upon which lettering, insignia or other devices are placed. Where said display area is the face of a Building, the area of such Sign shall be the product of the total width and the total height occupied by such lettering, devices or insignia. For Signs having two sides, the maximum display area shall be permitted on both sides and the total area of one side shall be deemed to be the total Sign area. The supporting Structures shall not be included in the area computation unless utilized as part of the total display area.

7.1.2 Responsibility for Signs.

All Signs located in the City shall be erected, altered and maintained by the owner of such Sign who shall assume full responsibility for any consequences or damage caused by the Sign. Signs and supports must be removed or corrected within 30 days after the Building Official sends written notice that an unsafe or improperly maintained Sign condition exists.

7.1.3 Non-Conforming Signs.

Any existing non-conforming sign or any Sign that becomes non-conforming as a result of the enactment or amendment of this Chapter shall be subject to the provisions of Section 1.22.

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

Proposed Changes

§7.1.7 Temporary Signs	2
§7.1.8 Residential Subdivision Signs	4
§7.1.10 Exempt Signs	6
TABLE 7.1.2.B-2 Monument Sign	7
TABLE 7.1.2.B-2 Campus Sign.....	9
TABLE 7.1.2.B-2 Band Sign	10
TABLE 7.1.2.B-2 Wall Sign	12

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

§7.1.7

Temporary Signs (p. 383)

Revise standards as follows:

Pagination reflects July 2022 adopted version. Precise location of standard may differ slightly based on City Council action on other ZTAs in September 2024.

7.1.7 Temporary Signs

In addition to all other Signs allowed in accordance with Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards), non-illuminated Temporary Signs are allowed without a Sign Permit subject to the following:

A. Single-Family, Two-Family, Owner-Occupied Multi-Family Residential.

On any Lot or Building Site used as a single-family, two-family, or owner-occupied multi-family dwelling, up to 2 temporary Signs may be displayed on a pole or stake affixed to the ground. Such Signs shall not exceed 9 square feet in area per side, and the top of such Sign shall be no taller than 5 feet from ground.

B. Other Lots and Building Sites.

On any Lot or Building Site not used as a single-family, two-family, or owner occupied multi-family dwelling, up to 2 Temporary Signs may be displayed on either (1) a pole or stake affixed to the ground or on a banner affixed to a Building on the Lot or Building Site. ~~Such Signs shall not exceed 24 square feet in area per side, unless the lot or site is greater than 10 acres in which a sign of 32 square feet is permitted. The top of the Sign shall be no more than 5 feet from ground level unless the Sign is a banner affixed to a building. If affixed to the ground, they shall be supported by posts and shall be spaced at least 15 feet apart from one another.~~

1. Temporary Ground Sign: One Ground Sign per Lot or Building Site shall be permitted. Such sign shall not exceed 24 square feet in area per side, unless the lot or site is greater than 10 acres, in which case, a sign of 32 square feet is permitted. The top of the sign shall be no more than 5 feet from ground level and affixed to the ground supported by posts.

Provides greater detail on temporary signage

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

32 2. Temporary Banner Sign: One Temporary Banner Sign
33 per business shall be permitted. Such signs shall not
34 exceed 32 square feet in size and shall be securely
35 attached flat against the wall of the building.

36 C. Materials & Condition.

37 Temporary Signs must be made of waterproof materials and
38 kept in good repair.

39 D. Setback & Visibility

40 Temporary Signs must be set back at least 5 feet from the
41 property line and may not be placed in a manner that obstructs
42 visibility for drivers on an adjacent street.

43 E. See section 7.1.8 for standards related to temporary
44 subdivision signs.

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

§7.1.8

Residential Subdivision Signs (p. 383)

Add new section (and renumber subsequent paragraphs) as follows:

45 A. Permanent Residential Subdivision Signs

- 46 1. Residential subdivision signs shall be located at the
47 primary entrance(s) to a development as identified on a
48 Site Development Plan, Preliminary Plat, or Planned
49 Unit Development Master Plan approved in accordance
50 with Article 8. T
51 2. Such signs shall be located on private property and may be
52 within any platted sign and/or landscape easement or
53 within common open space.
54 3. Such signs shall be maintained by an established property
55 owners' association or similar entity.
56 4. One sign shall be permitted for each entrance to the
57 subdivision, up to a maximum of three entrances per
58 subdivision. See Monument Sign for design standards.
59 5. Subdivision signs shall be setback at least ten (10) feet from
60 edge of pavement or the edge of the public right-of-way,
61 whichever is greater, unless more space is necessary to
62 preserve the sight distance triangle.

*Adds provisions for
temporary subdivision signs.*

63 B. Temporary Residential Subdivision Signs

- 64 1. One temporary residential subdivision sign may be erected
65 on a site for the purpose of advertising the development of
66 a subdivision and the sale of included lots. The sign may
67 remain until sale of all subdivision lots is completed.
68 2. No other temporary development signs shall be permitted,
69 including individual builder signs. The names of participating
70 builders may be included on the subdivision temporary
71 development sign.
72 3. Specifications:
73 a. Maximum sign face area, thirty-two (32) square
74 feet.

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

- 75 b. If only one (1) sign face is used per sign and sixteen
76 (16) square feet per sign face if two sign faces are
77 used on (1) sign.
78 c. Maximum height, six (6) feet.
79 1.4. Multiphase developments may utilize a temporary
80 residential subdivision sign for each phase.

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

§7.1.10

Exempt Signs (p. 386)

Renumber and revise standards as follows:

- 82 7.1.10 ~~11~~ Exempt Signs Not Requiring a Sign Permit.
- 83 The following Signs are Exempt Signs and do not require a Sign Permit:
- 84 1. Address Sign
- 85 One Address Sign per tenant or owner.
- 86 2. Certain Small Signs
- 87 On-premises Signs not exceeding four (4) square feet in area that
- 88 are located along the route to a place or location within such
- 89 premises or are provided for safety.
- 90 3. Governmental Signs
- 91 Signs placed by the City or any other governmental unit with
- 92 jurisdiction over the area where the Sign is placed.
- 93 4. Certain Integrated Signs
- 94 Signs carved into stone, concrete or similar material or made of
- 95 bronze, aluminum, or other permanent construction and made an
- 96 integral part of the Structure.
- 97 5. Temporary Signs
- 98 Temporary Signs allowed under Section 7.1.7.
- 99 6. Campus Signs
- 100 Internally oriented on signs on large multi-building sites adhering
- 101 to the Campus Sign standards.
- 102 7. Home Occupation Signs
- 103 Small identification signs of no more than 4 square feet
- 104 associated with a permitted Home Occupation

*Exempts Campus Signs and
Home Occupation signs from
permit*

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
Deletions are Strikethrough

TABLE 7.1.2.B-2

Sign Types Specific Standards

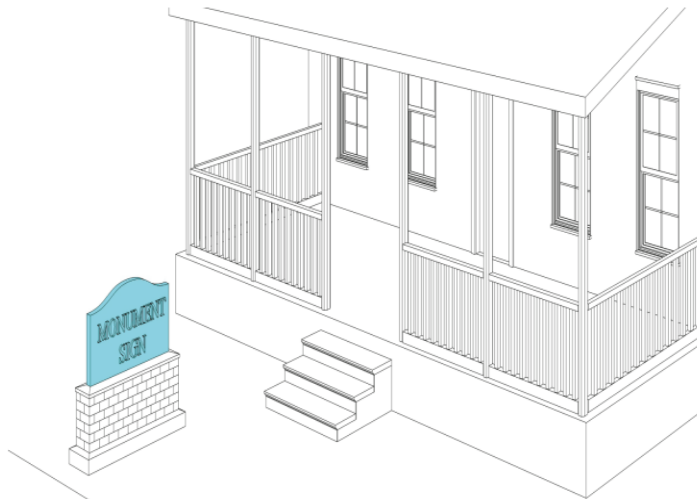
Monument Sign (p. 374)

Replace current table with changes to formatting and revise standards as follows:

MONUMENT SIGN

TABLE 7.1.2.B-2 SIGN TYPES SPECIFIC STANDARDS

Add reference to new standard for entrance signs



CD-2 CD-3L CD-3 CD-4 CD-4C SD-INT SD-LI SD-HI CV

General Description

A Sign that is erected on a solid base directly on the ground, and that is itself constructed of a solid material.

Additional Standards

In addition to all other applicable standards, each Monument Sign allowed under this Article:

- shall be located at Development Entrance, if applicable, otherwise within the 1st Lot Layer;
- shall incorporate a supporting base that is at least 75 percent of the width of the Sign face at its widest point;
- shall have a supporting base constructed of brick, stone, masonry or scored concrete;

Standards

Quantity (max)	All Permitted Districts: 1 per Development Entrance; CD-2, CD-3L & CD-3: all other Permitted Districts other than CD-2, CD-3L
----------------	--

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

	& CD-3: 1 per Frontage	
Area (max)	CD-2, CD-3L & CD-3: 18 sf; Other Permitted Districts: 50 sf	d. and shall not be allowed at the Frontage if there is a Post Sign on the Lot.
Height (max)	CD-2, CD-3L, CD-3 & CD-4: 6 ft; Others: 10 ft.	e. Large scale commercial and multi-tenants (5 or more tenants) uses are allowed an additional 32 square feet. <u>See Section 7.1.8 for additional residential subdivision sign standards.</u>
Letter Height	Not Regulated	

Article 7 Sign Standards

Proposed Zoning Text Amendment

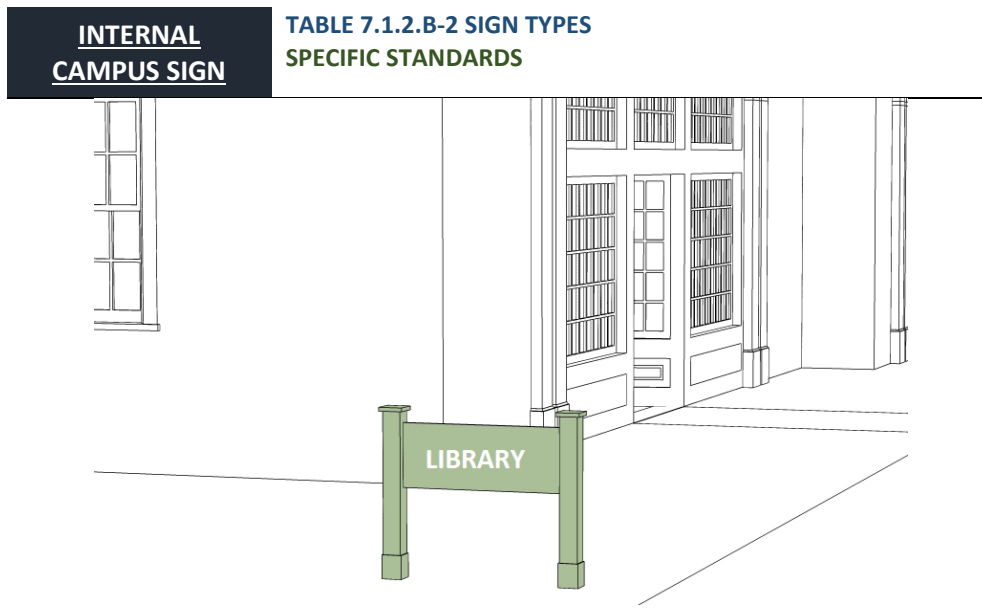
Additions are Underlined
 Deletions are Strikethrough

TABLE 7.1.2.B-2

Sign Types Specific Standards

Campus Sign (p. N/A)

Add new sign type to the table as follows:



Add a sign type for signage internal to an institutional site.

Permitted in all districts.

General Description		Additional Standards
A small, ground-mounted sign for pedestrian and vehicular circulation within a large multi-building site such as a church, hospital, or school. Campus signs direct visitors to parking and building locations.		In addition to all other applicable standards, each Internal Campus Sign shall be:
Standards		1. Conform to the minimum setback at the property line applicable to an accessory structure; and
Quantity	Internal campus signs are unregulated when they are not visible from the right-of-way.	2. Shall not be internally illuminated.
Area	Unregulated where not visible from the right-of-way.	
Width/Height	Unregulated where not visible from the right-of-way.	

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
Deletions are Strikethrough

TABLE 7.1.2.B-2

Sign Types Specific Standards

Band Sign (p. 368)

Replace current table with changes to formatting and revise standards as follows:

Clarifies appropriate location of Band Sign and provides for combination of Band Sign and Wall Sign

Band Sign

**TABLE 7.1.2.B-2 SIGN TYPES
SPECIFIC STANDARDS**



CD-4 CD-4C CD-5 CD-5C SD-INT SD-LI SD-HI PUD-MU CV

-LI
SD

-HI

PU

D-MU CV

General Description

A Sign that is flat against the Façade and placed directly above the main entrance and often runs horizontally along the entablature of traditional Buildings. Band Signs are typically intended to be seen from a distance and are often accompanied by additional pedestrian-scaled signage.

Standards

Quantity (max)	1 per Façade plus 1 per first floor Business Frontage
Area (max)	1.5 sf per linear ft of Façade

Additional Standards

In addition to all other applicable standards, each Band Sign allowed under this Article:

- shall be applied to the first Story Façade and not project vertically above the roof line.
- shall have letters individually attached to the wall, on a separate background panel affixed to the wall, or printed or etched on

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

Width/Height	max 100% width of Façade max 3 ft height except CD-4C and SD-INT no max height	the same surface as the background. shall not obscure any architectural element of the Building and shall be in vertical alignment with the center of an architectural element such as a storefront window or entrance, or centered over the bay or over all space occupied by the Business.
Depth/Projection	excluding mounting hardware max 7 in	
Clearance	Min 7ft	

c. Where a Wall Sign is
used on the same
elevation as a Band
Sign, the area of the
Wall Sign shall be
subtracted from the
maximum allowable
area of the Band Sand.

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
 Deletions are Strikethrough

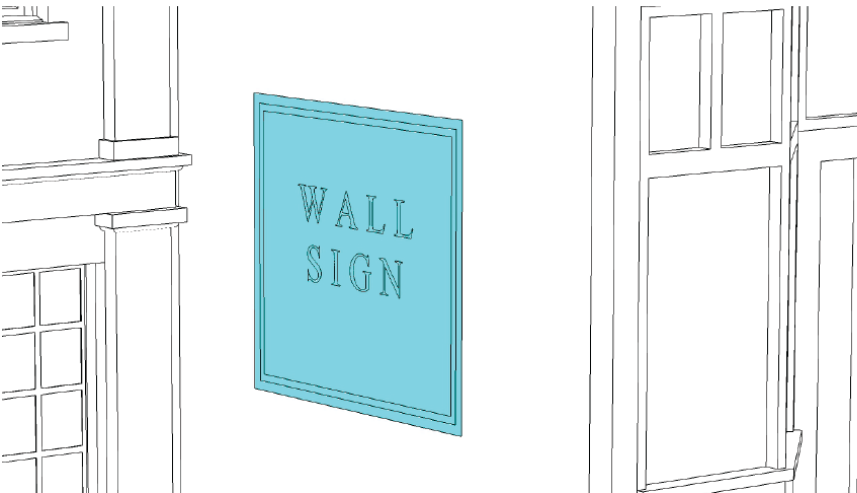
TABLE 7.1.2.B-2

Sign Types Specific Standards

Wall Sign (p. 368)

Replace current table with changes to formatting and revise standards as follows:

Provides for combination of Band Sign and Wall Sign

Wall Sign	TABLE 7.1.2.B-2 SIGN TYPES SPECIFIC STANDARDS	
		
CD-4 CD-4C CD-5 CD-5C SD-INT SD-LI SD-HI PUD-MU CV		-LI SD -HI PU D-MU CV
General Description	Additional Standards	
A Sign that is flat against the Facade of a Secondary Frontage <u>a building elevation</u> . These Signs are typically painted directly on the Building and contain a combination of text and graphic elements. They are intended to be visible from a greater distance and shall be accompanied by additional signage on the Facade at the Principal Frontage.	In addition to all other applicable standards, each Band Sign allowed under this Article: - shall not project vertically above the roof line; - shall include only letters, background, lighting, and an optional logo, with such information shall consist only of the name and/or logo of the Businesses located in such Building;	
Standards		

Article 7 Sign Standards

Proposed Zoning Text Amendment

Additions are Underlined
~~Deletions are Strikethrough~~

Quantity (max)	1 per Business
Area	Max 32 sf
Depth/Projection	3 inches
Clearance	Not Regulated

- c. shall have letters individually attached to the wall, on a separate background panel affixed to the wall, or painted, printed or etched on the same surface as the background; and
- d. shall not obscure any architectural element and be in vertical alignment with the center of an architectural element such as a storefront window or entrance, or centered over the bay or overall space occupied by the Businesses.
- e. When used on the same elevation as a Band Sign, the area of the Wall Sign shall reduce the maximum allowable size of the Band Sign.

Q3 – 2023 Zoning Text Amendment Sign Standards

Project #:	24-0337	Location:	N/A
Applicant:	Kevin C. McCarthy, AICP	Case Type(s):	Text Amendment
Staff Planner:	Kevin C. McCarthy, AICP	Proposed Use:	N/A

SUMMARY

This request modifies the text of Article 7 of the zoning ordinance revising **sign standards**. The standards regulate the size, placement, and materiality of signs throughout Columbia.

The applicant, the Zoning Administrator, requests to amend the text of Ordinance 4400, the zoning ordinance for the City of Columbia. This is the fourth of five rounds of zoning text amendments staff will present to the Planning Commission between December 2023 and December 2024. These changes will implement Connect Columbia, better align zoning regulations with community preferences, and calibrate the standards based on “lessons learned” during the first two years administering the Ordinance. This round of proposed amendments is detailed in the attached list of topics and track changes documents.

- The Planning Commission is a **recommending body** for zoning text amendments. The City Council is the decision-making authority.
- The staff comments section details the proposed changes, which are provided in the agenda packet in ~~striketrough~~ and underlines.
- Planning Commission may recommend adoption of the proposed text, modify the proposal, or decline the request.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.

CONSISTENCY WITH CONNECT COLUMBIA

The ongoing current process of reviewing and updating the Zoning Ordinance, Subdivision Regulations, Engineering Standards & Specifications, and other regulating documents is part of the implementation of Connect Columbia, the City's comprehensive plan.

REVIEW PROCESS

Section **8.5.18** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the text of the Ordinance. The Planning Commission is the recommending body for text amendments under **§ 8.3.3.B.2** of the Zoning Ordinance.

Section **8.5.18.C** of the Zoning Ordinance requires that Planning Commission determine that the proposed changes are consistent with the comprehensive plan.

8.5.18.G of the Zoning Ordinance establishes the review criteria for approval of all changes to the text of the Ordinance:

- a. The extent to which the proposed Zoning Ordinance Amendment is consistent with the remainder of this Ordinance, including, specifically, any purpose and intent statements;*
- b. The extent to which the proposed Zoning Ordinance Amendment represents a new idea not considered in this Ordinance, or represents a revision necessitated by changing circumstances over time;*
- c. Whether or not the proposed Zoning Ordinance Amendment corrects an error in this Ordinance; and*
- d. Whether or not the proposed Zoning Ordinance Amendment revises this Ordinance to comply with state or federal statutes or case law.*

The criteria for City Council action on a Zoning Ordinance Amendment at § 8.5.18.J.4 are identical to the criteria for Planning Commission review at 8.5.18.G.3.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The City Council adopted the current ordinance on July 14, 2022. The Zoning Ordinance implements the City's comprehensive plan, Connect Columbia. On November 8, 2023, the Planning Commission recommended adoption of a five-year update of the framework, land use, and transportation elements of Connect Columbia. The framework element of the plan directs planning staff to initiate revisions to the ordinance in order to bring it into consistency with the future land use plan. It further directs staff to engage residents and property owners to solicit suggestions for further changes to the ordinance. As mentioned above, this is the second and third of five rounds of zoning text amendments staff plans to present to the Planning Commission between December 2023 and December 2024.

Proposed changes include:

- **§7.1.7– Temporary Signs**
 - Revises standards for the size and number of temporary signs to be more specific regarding the size of particular signs types (i.e. banners and ground signs).
- **New §7.1.8 – Residential Subdivision Signs**
 - Adds a new section related to subdivision signs.
 - Distinguishes temporary and permanent subdivision signs.
 - Establishes standards for size and placement of subdivision signs.
 - Permits subdivision signs in open spaces and easements.
- **§7.1.10 (renumbered to 7.1.11) – Exempt Signs**
 - Exempts Camps Signs from permit.
 - Exempts Home Occupation Signs from permit.
- **TABLE 7.1.2.B-2 – Monument Signs**
 - Adds a reference to the proposed subdivision sign standards.
- **TABLE 7.1.2.B-2 – Campus Signs**
 - Create a new sign type.
 - Defines and establishes standards for internally-oriented signs on large properties which include more than one building.
- **TABLE 7.1.2.B-2 – Band Sign**
 - Removes limitation on placement of a Band Sign (above the main entrance).
 - Adds a provision which permits the combination of a Band Sign and a Wall Sign on the same elevation.
- **TABLE 7.1.2.B-2 – Wall Sign**
 - Removes prohibition of Wall Signs from Façade elevations.
 - Clarifies that the combined use of Wall and Band Signs does not increase the total amount of sign area on the elevation.

The Planning Commission may recommend approval of the proposed text amendments, direct staff to prepare an alternative text amendment, or decline to act on the proposed changes.

SAMPLE MOTIONS

Approve:

Move to find, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed text amendments [may be subject to modifications proposed by the Planning Commission].

Deny:

Move to recommend denial of the requested text amendment having found, based on the analysis provided by city staff, that the criteria listed in section **8.5.18** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial and provide direction to staff*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and direct staff to provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 1ST CONSIDERATION ON ORDINANCE NO. 4529 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE VILLAGES AT CARTERS CREEK PUD MASTER PLAN AT TAX MAP 51 PARCEL 22.03 OFF NASHVILLE HIGHWAY AND NAPA VALLEY WAY - WARD 5.

RECOMMENDATION: Approve Ordinance No. 4529 on first consideration.

INFORMATION: The applicant is requesting to modify a 2.21 acre portion of parcel 22.03 of the Villages at Carters Creek PUD. The preliminary master plan proposes a drive-through convenience store with fuel pump sales. The Planning Commission reviewed this request at the September 11, 2024 meeting and recommended approval with a vote of five to one. Much discussion was about the site and possible modifications.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report for Ordinance No. 4529, Ordinance No. 4529, Exhibit A, Exhibit B, and Development Services Staff Report.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REVISING THE VILLAGES AT CARTERS CREEK PUD MASTER PLAN AT TAX MAP 51 PARCEL 22.03 LOCATED OFF NASHVILLE HIGHWAY AND NAPA VALLEY WAY.

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by revising the Villages at Carters Creek PUD Master Plan for property off Nashville Highway and Napa Valley Way, at Tax Map 51 Parcel 22.03.

Section 2: Said revised Planned Unit Development Master Plan is located in the Third Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia. The PUD Master Plan, which is attached hereto and incorporated herein by reference, is identified as Exhibit "A". The façade elevations for the PUD Master Plan, which are attached hereto and incorporated herein by reference, are identified as Exhibit "B".

Section 3 This Ordinance is passed after review by the Columbia Municipal Planning Commission with a recommendation of approval on the 11th day of September, 2024, and after a public hearing held on the 10th day of October, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following findings:

- a. The proposed PUD Master Plan is in agreement with the Comprehensive plan and any applicable local area plans;
- b. It has been determined that the legal purposes for which zoning exists have not been contravened;

- c. The proposed PUD Master Plan will have no adverse effect upon adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF THE CITY OF COLUMBIA, TENNESSEE, This the 14th day of November, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

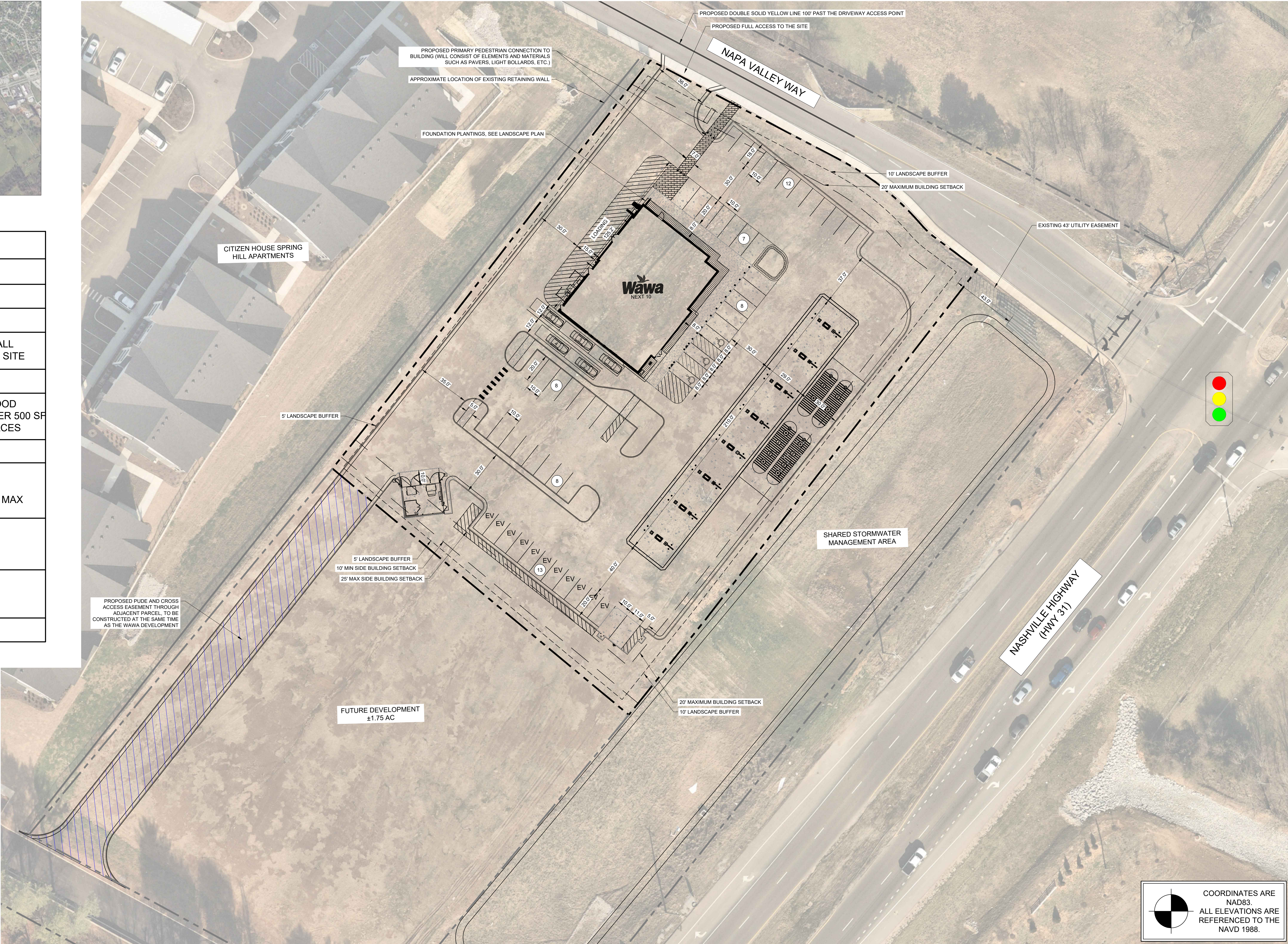
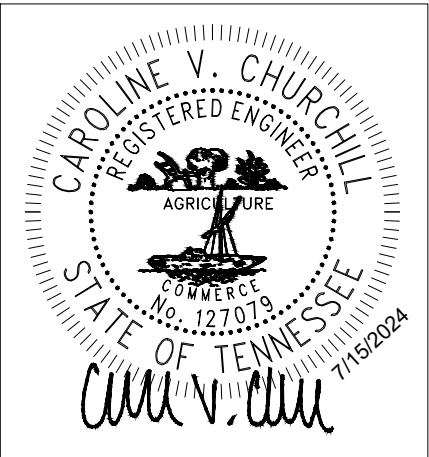
Passed on 1st consideration _____

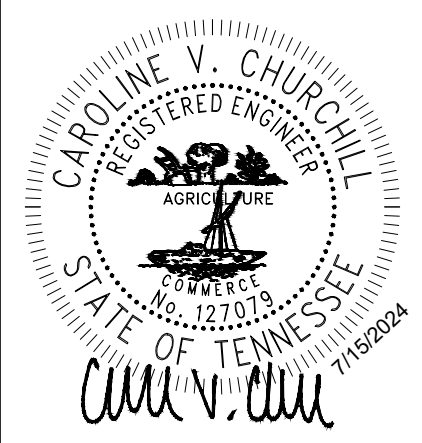
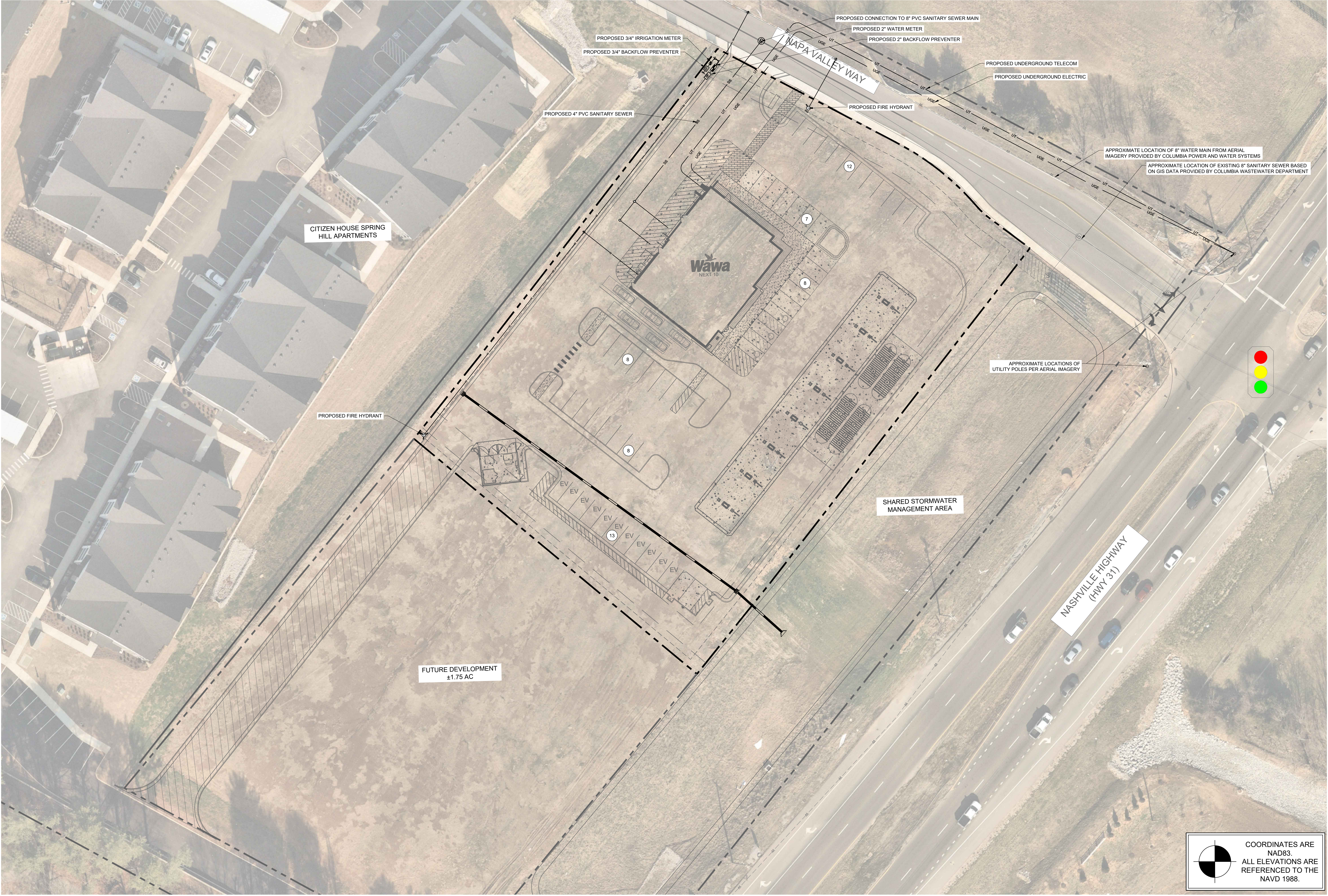
Passed on 2nd consideration: _____

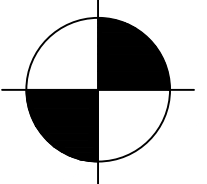


SITE VICINITY MAP

SITE DATA	
JURISDICTION	COLUMBIA
EXISTING ZONING	PUD
PROPOSED ZONING	PUD
WAWA SITE AREA	3.97 AC ± OVERALL 2.21 AC ± WAWA SITE
BUILDING AREA	6,374 S.F.
MIN. PARKING REQUIRED	1 PER 200 SF FOOD SERVICES + 1 PER 500 SF RETAIL = 26 SPACES
PARKING PROVIDED	56 SPACES
FRONT SETBACK	20 FT
SIDE (R/W) SETBACK	20 FT
SIDE SETBACK	10 FT MIN; 25 FT MAX
REAR SETBACK	0 FT
FRONT BUFFER YARD	10 FT
SIDE BUFFER YARD	5 FT
REAR BUFFER YARD	5 FT
BUILDING TYPE	NEXT10
CANOPY CONFIGURATION	STRAIGHT
CANOPY TYPE	SLOPED
# MPD'S	8



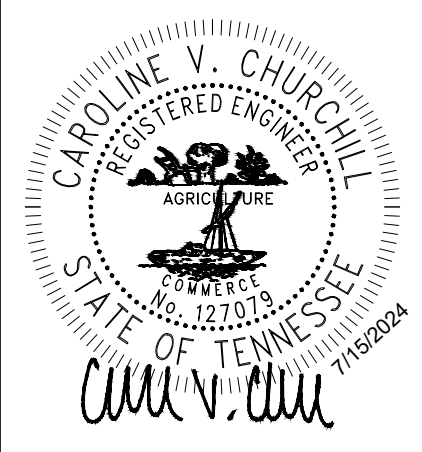




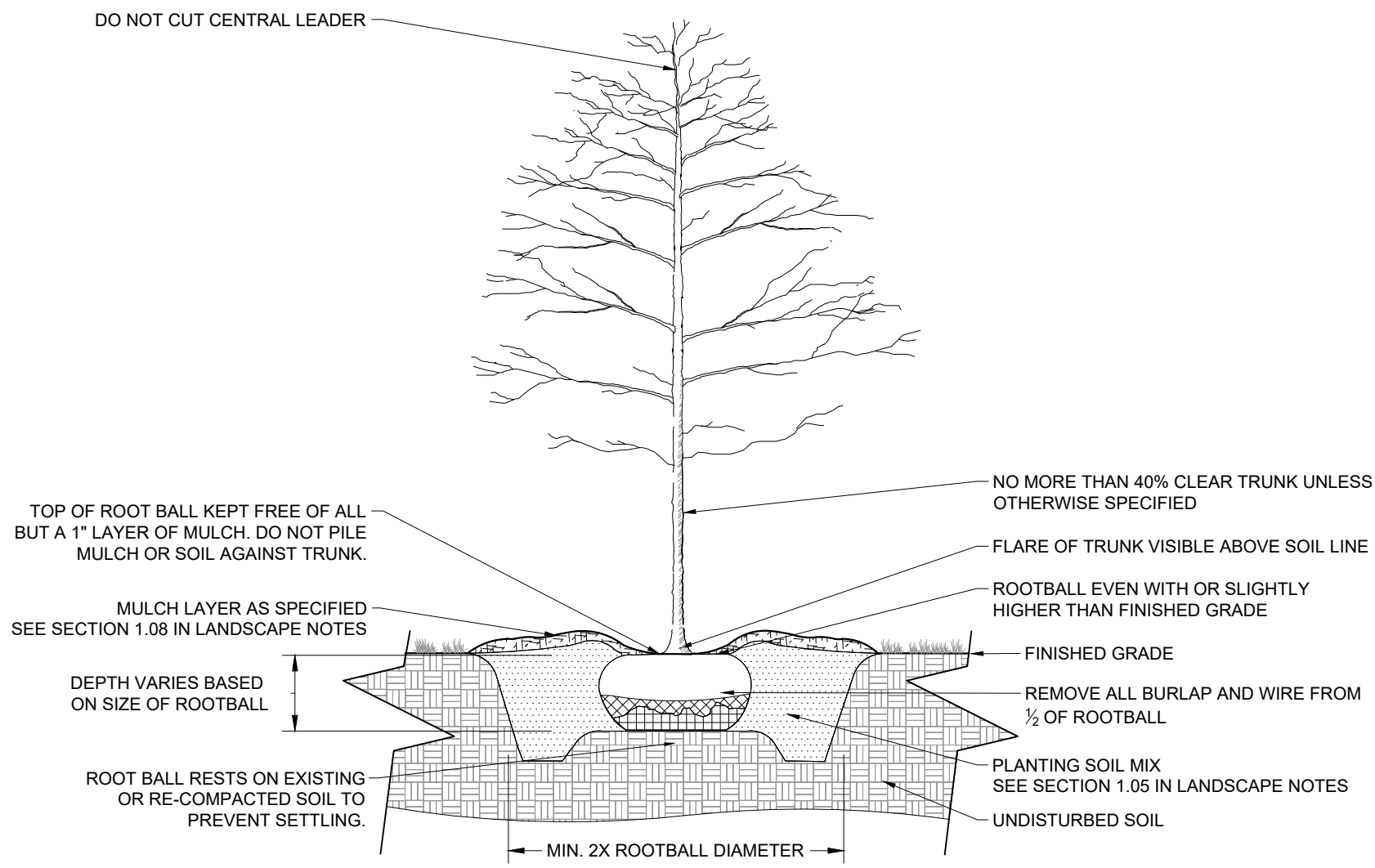
COORDINATES ARE
NAD83.
ALL ELEVATIONS ARE
REFERENCED TO THE
NAVD 1988.



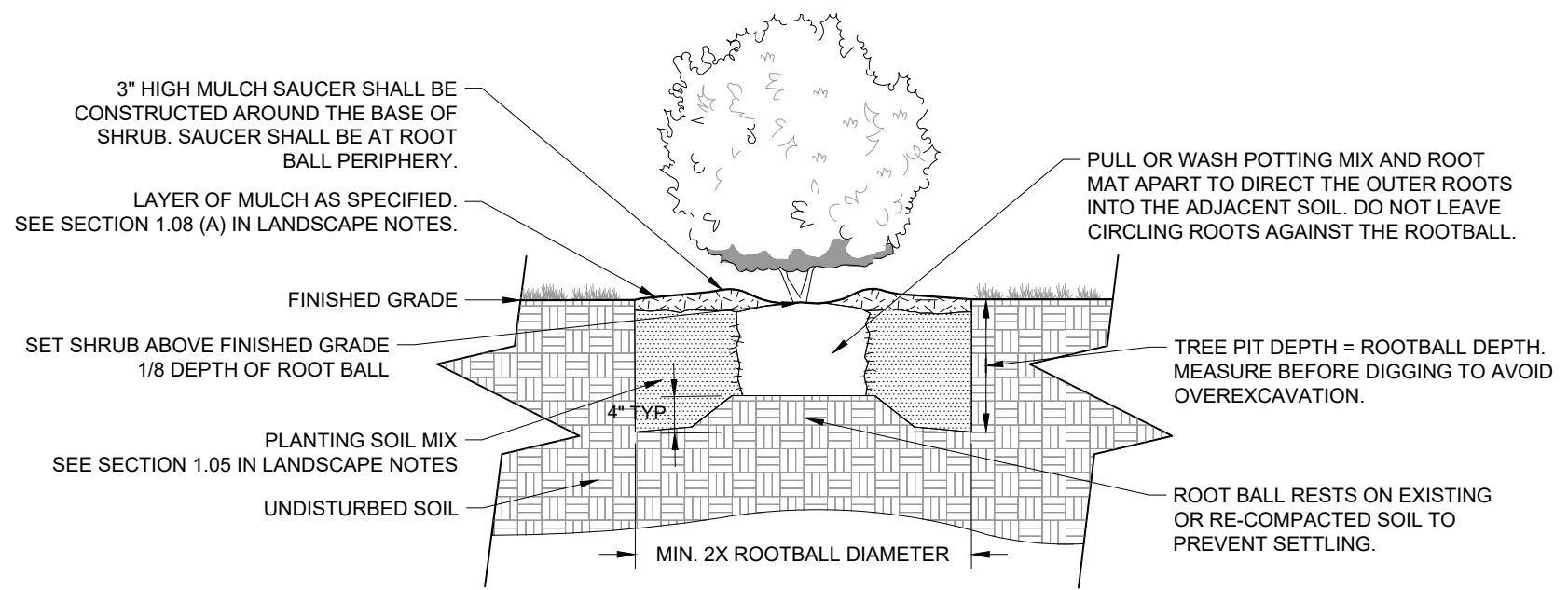
EXISTING CONTOURS
ARE BASED ON TN GIS
INFORMATION AND
GOOGLE AERIAL
IMAGERY.
ASBUILT TOPO
SURVEY IS BEING
COMPLETED FOR THE
PROJECT SITE TO
DETERMINE THE
EXACT GRADES NOW
THAT THE SITE HAS
BEEN MASS GRADED
AND TEMPORARY
STABILIZED. GRADING
PLAN WILL BE
UPDATED WITH THAT
INFORMATION ONCE
RECEIVED.



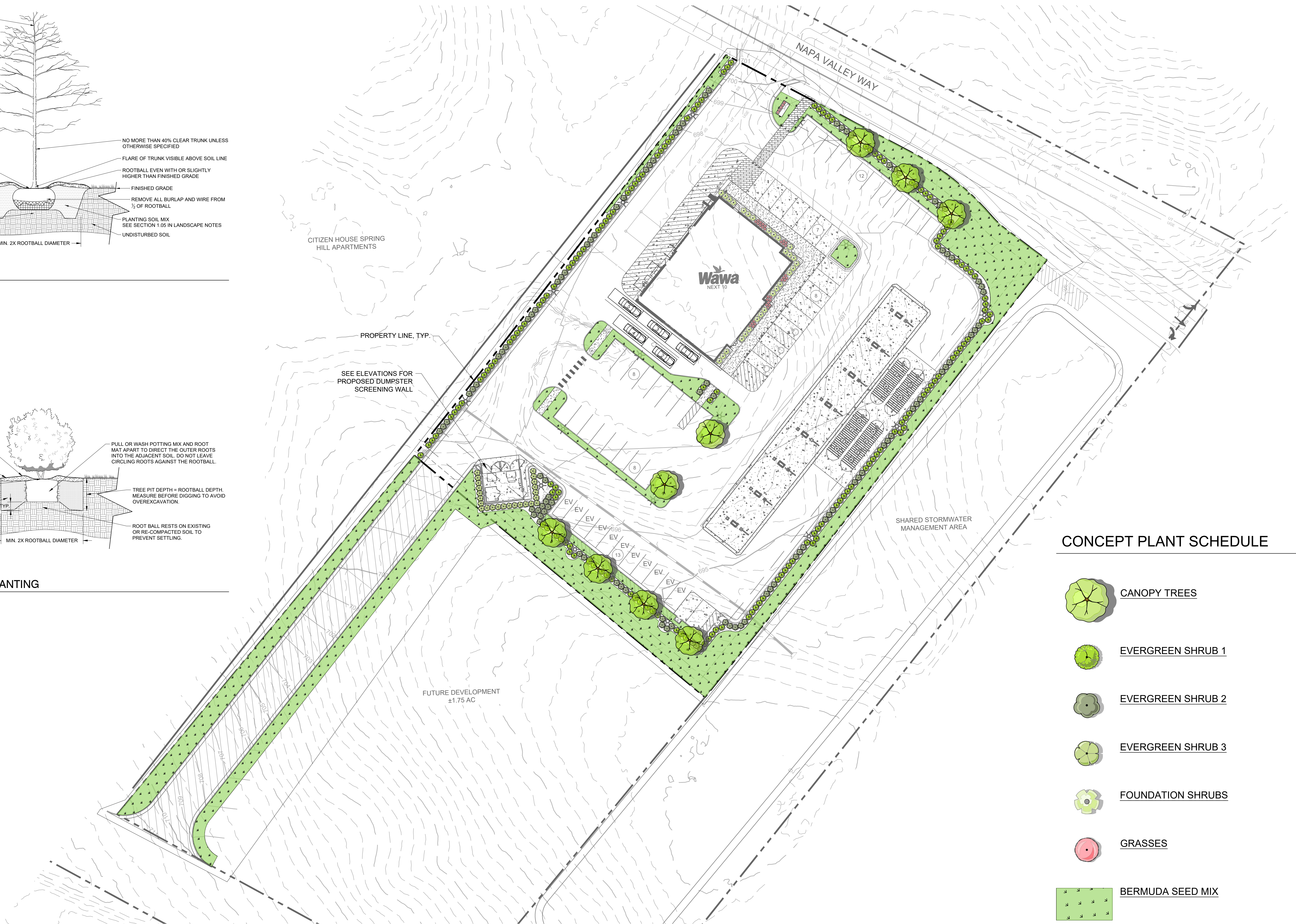
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NAVD 1988.



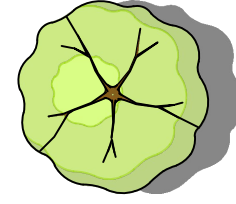
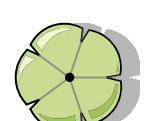
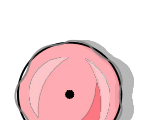
1 B&B TREE PLANTING
NOT TO SCALE



3 CONTAINER SHRUB PLANTING
NOT TO SCALE



CONCEPT PLANT SCHEDULE

	CANOPY TREES	9
	EVERGREEN SHRUB 1	158
	EVERGREEN SHRUB 2	101
	EVERGREEN SHRUB 3	24
	FOUNDATION SHRUBS	29
	GRASSES	37
	BERMUDA SEED MIX	20,099 SF



1 FRONT ELEVATION
A0.16 3/16" = 1'-0"

MATERIAL CALS. REAR ELEVATION:	
BRICK (1) - 206 SF	10%
BRICK (3) - 685 SF	33%
FC SIDING - 332 SF	16%
CULTURED STONE - 165 SF	8%
METAL AWNING - 76 SF	3.5%
GLAZING - 614 SF	29.5%
TOTAL 2,078 SF	



2 REAR ELEVATION
A0.16 3/16" = 1'-0"

MATERIAL CALS. REAR ELEVATION:	
BRICK (1) - 312 SF	17%
BRICK (3) - 580 SF	31%
FC SIDING - 645 SF	35%
CULTURED STONE - 320 SF	17%
TOTAL 1,857 SF	



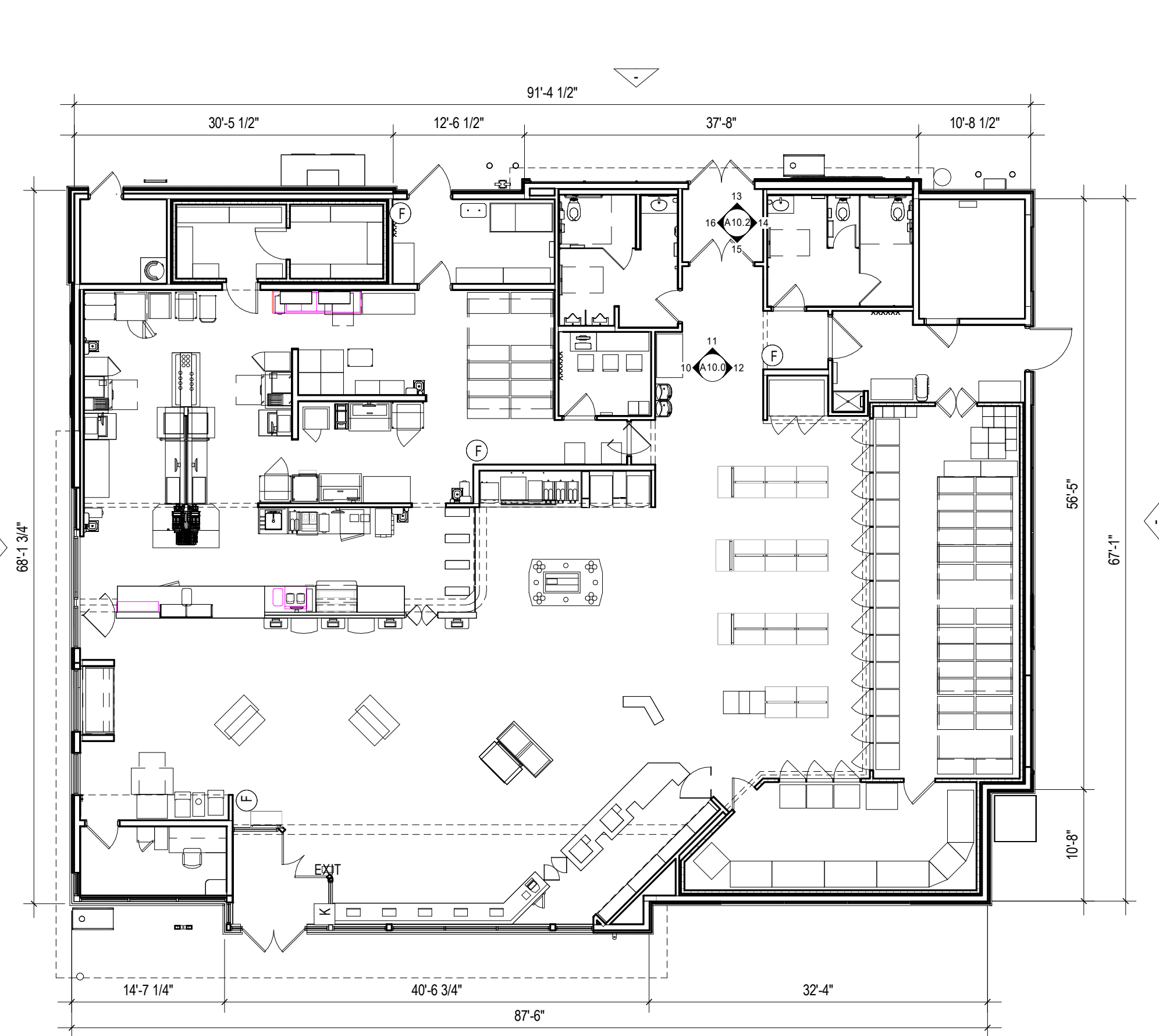
3 LEFT ELEVATION
A0.16 3/16" = 1'-0"

MATERIAL CALS. LEFT SIDE ELEVATION:	
BRICK (1) - 745 SF	47%
BRICK (3) - 66 SF	4.5%
FC SIDING - 324 SF	20%
CULTURED STONE - 155 SF	9.5%
METAL AWNING - 63 SF	4.5%
GLAZING - 233 SF	14.5%
TOTAL 1,586 SF	



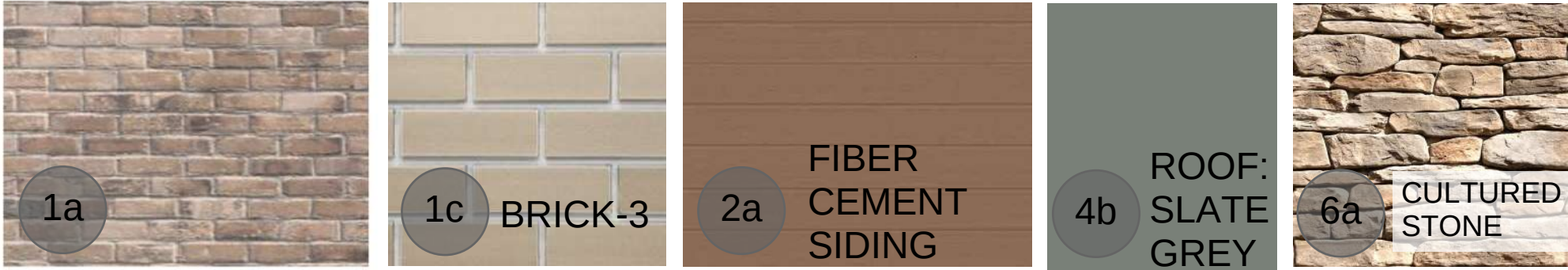
4 RIGHT ELEVATION
A0.16 3/16" = 1'-0"

MATERIAL CALS. RIGHT SIDE ELEVATION:	
BRICK (1) - 131 SF	9.5%
BRICK (3) - 247 SF	16.5%
FC SIDING - 656 SF	43%
CULTURED STONE - 145 SF	9.5%
METAL AWNING - 9 SF	0.5%
GLAZING - 325 SF	21%
TOTAL 1,513 SF	



5 KEY PLAN
A0.16 3/32" = 1'-0"

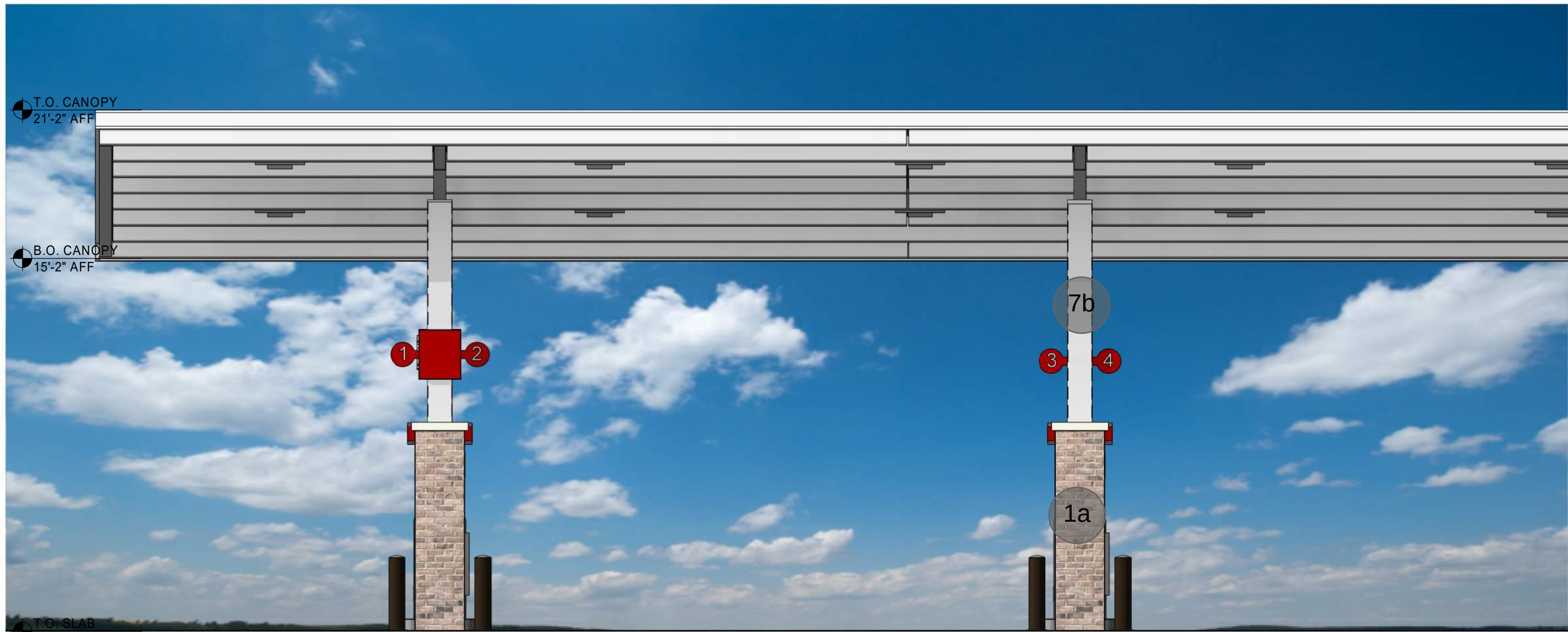
MATERIALS:



7a METAL OVERHANG: ATAS #17 BRITE RED



⑦ FUEL CANOPY ELEVATION
1/4" = 1'-0"

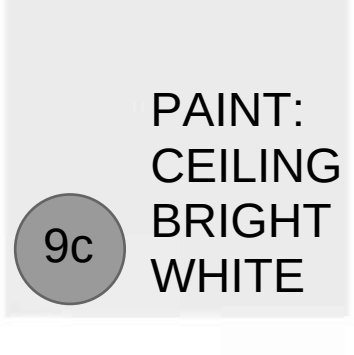
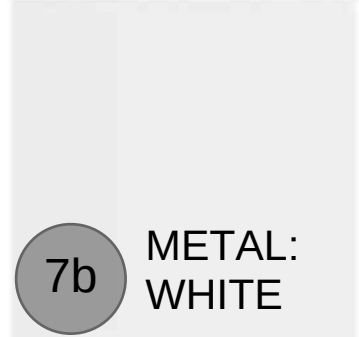


④ FUEL CANOPY ELEVATION - LONG
1/4" = 1'-0"



① FUEL CANOPY PERSPECTIVE

MATERIALS:



⑦ DUMPSTER SIDE ELEVATION
3/8" = 1'-0"



⑥ DUMPSTER SIDE ELEVATION
3/8" = 1'-0"



⑤ DUMPSTER FRONT ELEVATION
3/8" = 1'-0"



④ DUMPSTER REAR ELEVATION
3/8" = 1'-0"

Wawa Preliminary PUD Master Plan

Project #:	24-0276	Location:	Map 51 Parcel 203
Applicant:	Emily Zeller	Case Type(s):	PUD Master Plan
Staff Planner:	Austin Brass, AICP	Proposed Use:	Convenience Store with Fuel Sales

PROJECT SUMMARY

The applicant seeks approval of a Preliminary Planned Unit Development Master Plan approval for a 6,327 SF Convenience Store with Gasoline Sales Facility within a PUD-MU District. This proposal is located on a vacant 2.21-acre site that is accessed from Napa Valley Way via Nashville Hwy at the Greens Mill Road intersection.

- A PUD-MU district requires all buildings to have a maximum setback of 20'. The applicant requests a PUD deviation from this base standard to allow the proposed principle building to exceed the 20' maximum setback at 65' +/-.
- A PUD-MU district requires all buildings to have a principal façade elevation to enfront a street section. The applicant requests a PUD deviation for the principal elevation to not enfront Napa Valley Way.
- A PUD-MU district requires all buildings with a retail use to consist of a shopfront façade type. All shopfront façade types require 70% glazing (*glass*) as an element of this façade. The applicant requests to deviate from the principal elevation enfronting Napa Valley Way as required, and utilizes the principal elevation enfronting the fuel canopy. At this elevation the applicant has stated *"We are proposing the maximum amount of glazing possible, while retaining the aesthetic balance of the building. 70% is not achievable due to massing of the building and interior uses within"*.
- A PUD-MU district requires all driveways to have a maximum width of 24'. The applicant request deviate for this standard for a driveway maximum of 36'.
- All fuel pumps are required to be located in the 3rd layer of a building site as a limited use standard for any Convenience Store with Gasoline Sales Facility in all Zoning districts. A PUD-MU deviation has been requested to allow for the fuel pumps to not be located in the 3rd layer.
- All required parking is required to be located in the 3rd layer. The applicant is requesting a PUD deviation to allow for parking to be located in the 1st and 2nd layer.
- A Convenience Retail use has a parking ratio of 1 space per 200 SF. At 6,327 SF; 31 spaces would be required. The applicant is proposing 56 parking spaces that exceed the allowed requirements over 30% of the maximum parking allowed.

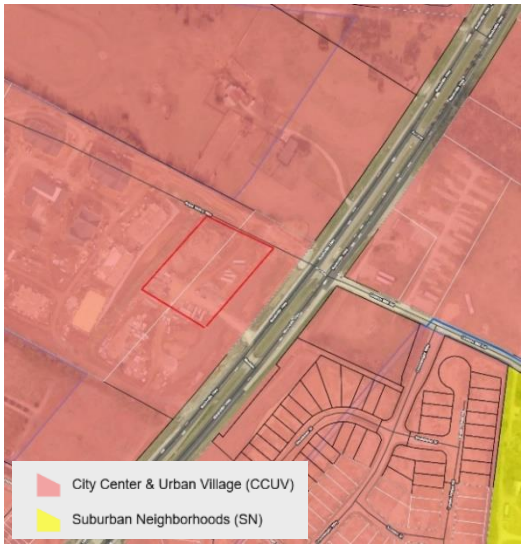
- A PUD-MU district requires all buildings to have a 90% frontage buildout. The applicant requests a PUD deviation to have a significantly reduced frontage buildout at 40 % indicating that that it is not practical due to driveways and parking on the site.
- A PUD-MU district requires all buildings to be a minimum of 2 stories. The applicant is requesting a PUD deviation for a 1 story structure indicating that the requirement of the standard *"a significant added cost and provides no benefit to the City, public, customers, or to the tenant"*.
- All parking areas per table 4.3.12 (c) of the Zoning Ordinance require a parking area or lot having ten (10) or more spaces shall require one landscape island for every ten (10) parking spaces. Each parking island shall be equivalent to one parking space (9 x 18) and include one (1) shade tree for every island. These landscape islands are not shown on parking rows of the site plan, and would be a PUD deviation with proposed parking lot configuration as shown.
- Any approval should be conditioned on the timely submittal of "as-approved" plans, which reflect the substance of the plans approved by the Planning Commission, as determined by the Zoning Administrator and the City Engineer.
- The Planning Commission is a **recommending body** to City Council for a Preliminary PUD Master Plan per section 8.5.21.M of the Zoning Ordinance that lists the criteria for Planning Commission action. The Planning Commission will be the decision-making authority for the Final PUD Master Plan, and property with a Preliminary and Final Plat. Sample motion templates are crafted at the end of this report.

SITE INFORMATION

CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
PUD-MU	Vacant Land	6,372 SF Gas Station	+ /- 2.21 acres



FUTURE LAND USE MAP (City Center & Urban Village)



ZONING MAP (PUD-R)



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	City Center & Urban Village	PUD-MU	Vacant
North	City Center & Urban Village	CD-3	Single-Family Residential
South	City Center & Urban Village	Civic	Cemetery
East	City Center & Urban Village	PUD-R & CD-4	Single-Family Residential
West	City Center & Urban Village	PUD-MU	Multi-Family (<i>Citizens House at Spring Hill Apartments</i>)

CONSISTENCY WITH CONNECT COLUMBIA

City Center & Urban Village:

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses are largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes. Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



CITY OF COLUMBIA TENNESSEE PLANNING COMMISSION STAFF REPORT

AUGUST 2024
24-0276, 2425
NASHVILLE HWY
PRELIMINARY PUD

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CCUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CCUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CCUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms through the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts

Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center - Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD-MU
Civic CV

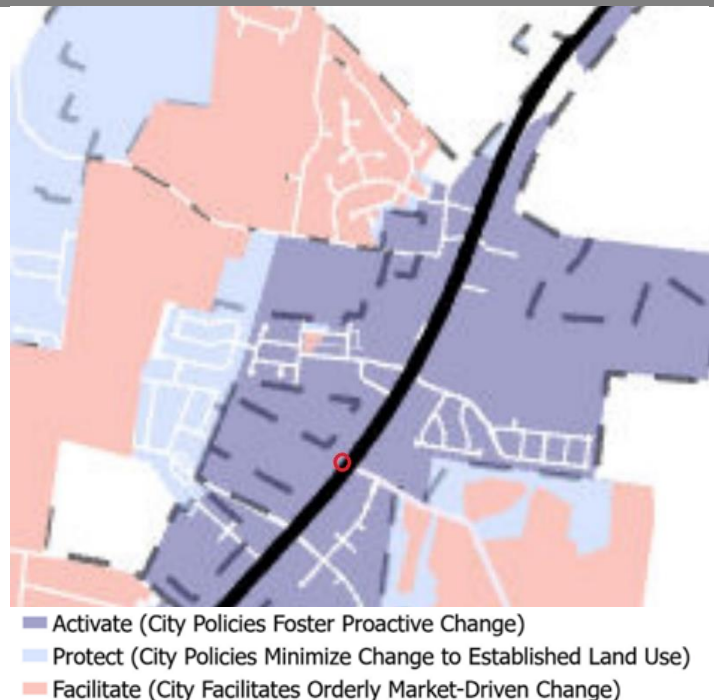
Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
Density (density units per acre): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways



AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

Lots, Building Sites & Bulk Standards:

- **The proposed Planned Unit Development Preliminary Master Plan does not conform to most of the bulk standards of the Ordinance within a PUD-MU District.**
 - All proposed uses must conform to the uses as outlined in § 4.3.1 E of the Zoning Ordinance. The Zoning Ordinance permits a Convenience Store and Gasoline Sales Facility Use in a PUD-MU district.
 - This site plan includes multiple deviations from the base standards of § 4.3.1-E (building, lot & building site standards) & § 4.3.1-K of the Zoning Ordinance within a PUD-MU District that outline all required design standards. These deviations include frontage buildout, frontage setback, façade placement, fuel canopy that is not in 3rd layer, exceeded parking beyond 30% of the minimum requirement, and a proposal for a one-story building with reduced glazing.
 - Staff prepared the tables below to demonstrate how the proposed development conforms to the bulk and design standards of the Zoning Ordinance. Table 1 describes applicable bulk standards per § 4.3.1-E (building, lot & building site standards) of the Zoning Ordinance for a PUD-MU character district in which the subject property is zoned. Table 2 describes the design standards of the Zoning Ordinance per § 4.3.1-K of the Zoning Ordinance within a PUD-MU District.

Table 1 (PUD-MU) Mixed Use Planned Unit Development Bulk Standards		
Bulk Standards:	Required	Proposed
Minimum Lot/ Building Site Width Minimum and Maximum:	18 ft. min/ 180 ft. max	260 ft. (<i>existing lot condition</i>)
Lot/Building Enfrontment:	Facades must have main entrance in principle of building frontage	A main entrance does not enfront the existing Napa Valley Way Street section where the principle building frontage is required
Building Height:	2 stories minimum	1 story
Frontage Buildout:	90% minimum	40%
Parking:	Retail Sales with Food (1 per 200 SF=34 spaces)	56 spaces

Setbacks:	<u>Principal Buildings</u> Front: – 0-20 ft. Side: – 10 ft- 24ft. Rear: NR.	Front: – 65 +/-' Side: - exceeds 24ft Rear: NR
Fuel Sales and Gasoline Sales Facilities, including Convenience Store with Gasoline Sales Facility		
Limited Use Standard:	<u>Required</u>	<u>Proposed</u>
1.	Fuel Pumps shall be located at least 15 feet from any property line.	All pumps are at least 15 feet from any property line.
2.	No outdoor storage shall be allowed.	Proposed site plan does not indicate any outdoor storage.
3.	Storage of vehicles for more than 24 hours in prohibited	Proposed site plan does not indicate the storage of vehicles.
4.	A spill prevention and counter measures plan shall be provided prior to construction plan approval with procedures.	All spill prevention measures will be reviewed at time of application for building permit.
5.	Pumps shall be located in the 3 rd	Proposed site plan indicates pumps that are located outside the parameters of the 3rd layer. The applicant has acknowledged this with a requested PUD deviation.
6.	Within Districts CD-4, CD-4C, CD-5C, and PUD-MU, the maximum number of fuel dispensing pumps shall be eight per Lot or Building Site. Within District CD-5, the maximum number of fuel-dispensing pumps shall be eight for the entire District.	8 fuel pumps

Architectural Design Standards:

Table-2 (PUD-MU) Mixed Use Planned Unit Development Architectural Standards		
Design Standards:	Required	Proposed
Main Entrance:	Main Entrance must be in Façade of Principal Frontages.	The proposed main entrance is not at a façade elevation. A façade elevation is the building plane that enfronts a street section. In this case, the façade would be the elevation that enfronts
Vertical Composition:	Identifiable Base, Middle, & Cap	Base consists of cultured stone with a defined middle and cap.
Façade Position & Façade Articulation:	Main entrance at façade & position parallel to frontage line. 1 elements.	The principal frontage does not enfront the adjacent street section. Among the elevations, differential of materials is provided with brick modulations, and material changes from brick to culture stone.
Façade Openings:	20 ft. or less spacing for windows/doors	All windows appear to be 20 ft or less with no blank facades.
Façade Glazing:	20-60 % non-shopfront, 70% for shopfront	21%
Window Shape:	Square or vertical proportions	All windows are square or vertical proportioned
Window Alignment:	Upper floor windows and other features must be aligned with those of first floor	All upper floor windows are aligned correctly.
Window Types:	Single-hung, double-hung, casement.	All windows adhere to the window type standards as described.
Window Glazing Material:	Clear	All windows proposed are clear glass.
Window Trim in 1st Layer:	Min 4 in. trim with sill and top plate/ soldier course above lintel and rowlock course below sill	Elevations appear to consist of window trim details.
Shutters:	Functional to cover half of window width/ shutter dogs	Shutters are not proposed on windows.
Façade Window Sill Height:	5 ft. min above grade (residential only)	<i>N/A (Commercial uses do not have this requirement)</i>
Shopfront Frontages:	12 in-24 in. knee wall required at Frontage	A 24-inch knee wall is provided at shopfront elevation
Façade Variety:	No façade may exist more than once on a block face	This is a single site building with one façade.

	or within view of same façade	
Roof Type & Pitch:	Hip/ Gable/ Flat	Flat
Primary Building Materials:	Brick, Fiber Cement Board, Wood	All elevations indicate a primary façade material of brick and fiber cement siding.
Foundation Cladding:	Brick or Natural Stone	Cultured Stone
Building Colors:	Up to 3 colors, including the natural color of any allowed materials, but excluding trim color.	Does not exceed 3 colors.



REVIEW PROCESS

Section **8.3.3.B.7** of the Zoning Ordinance authorizes the Planning Commission to make “Recommendations to the City Council on a preliminary Master PUD Development Plan.” Sections 8.5.21.B.3 and 8.5.21.M of the Zoning Ordinance establish the criteria for Planning Commission review and action on the proposed Preliminary PUD Master Plan.

8.5.21.B Master PUD Development Plan Approval

3. Approval of a Master PUD Development Plan [is] subject to the Planning Commission’s and the City Council’s first making formal, written that the proposed Development, such applications, and approvals:

- a. conforms to all applicable standards and requirements of this Ordinance,
- b. would be compatible with other Development permitted under all applicable provisions of this Ordinance;
- c. will not significantly interfere with the use and enjoyment of other land in the vicinity;
- d. adequately conserve woodland and the protect water courses from erosion and siltation;
- e. maximize safety, convenience, and amenities for the residents and visitors of the Development; and
- f. adequately addresses all such other matters as they may find to have a material bearing upon the stated standards and objectives of this Ordinance.

4. Unless specifically exempted, the standards and requirements contained in this Section 8.5.21 shall be in addition to all other applicable standards and requirements established in this Ordinance.

8.5.21.M.1 Planning Commission Action on Preliminary Master PUD Development Plan

Before making any recommendation on a Preliminary Master PUD Development Plan or an amendment to an existing approved Preliminary Master PUD Development Plan, the Planning Commission shall consider the [...] recommendations from the Zoning Administrator and other City departments, and shall conduct a public hearing.

Section **8.3.2.B.4** directs the City Council to rend a final decision on the preliminary Master PUD Development Plan of a Planned Unit Development. If the City Council approves the Preliminary PUD Master Plan, the applicant will have two years to submit a Final PUD Master Plan. The Planning Commission shall determine whether the Final PUD Master Plan complies with the Preliminary Master Plan (§ 8.5.21.U)

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The Development Review Committee reviewed the proposed Preliminary PUD Master Plan at its July 9th 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package and summarized above.

- **Planning** noted the proposal of not meeting the PUD-MU standards of the Zoning Ordinance pertaining to setbacks, design, and choice of site orientation. The applicant responded by requesting deviations from the PUD-MU district.
- **Engineering** noted that this site development plan is subject to approval of an executed Traffic Impact Study. This study has been completed and submitted to engineering. In addition, it has been noted that a right-out turn movement be removed from Nashville Highway that has been removed due to distance from proposed right-out and the existing intersection at Nashville Hwy and Greens Mill Road.
- **Columbia Water** indicated that the water availability letter was issued on **June 14th, 2024** and remains valid for 120 days. The availability of capacity to serve is based on a determination by the Fire Marshal of fire flow requirements and the information submitted on the Water Service Availability Request application.

COMMENTS FROM PLANNING STAFF

This Proposed Planned Unit Development Preliminary Master Plan includes several deviations from the base PUD-MU standards and would not adhere to listed standards of the PUD-MU zoning district per table 4.3.1-L of the Zoning Ordinance.

SAMPLE MOTIONS

Approve:

Recommend Approval:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master

Plan as presented [, *subject to technical comments and other conditions presented by planning staff*].

Recommend Approval Subject to Conditions:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance have been satisfied, and recommend approval of the Rezoning to PUD-MU with Preliminary Planned Unit Development Master Plan, subject to the following conditions: [*list conditions of approval crafted by Planning Commission*].

Recommend Denial:

Move to recommend denial of the Rezoning to PUD-MU having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.21.B**, **8.5.21.M**, **8.5.18** and **8.5.19** of the City of Columbia Zoning Ordinance, are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to make a decision, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Paul Keltner, AICP, Development Services Director pkeltner@columbiatn.gov 931-560-1560

AGENDA ITEM TITLE: 1ST CONSIDERATION ON ORDINANCE NO. 4530 - AN ORDINANCE TO AMEND ORDINANCE NO. 4400 - THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT CARMACK BLVD., CEMETERY AVE., AND PENCIL ALLEY, BEING TAX MAP 99I GROUP D PARCELS 3, 7, 7.01, 7.02 AND 7.04 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) TO CD-5 (URBAN CENTER CHARACTER DISTRICT) - WARD 3.

RECOMMENDATION: Approve Ordinance No. 4530 on first consideration.

INFORMATION: The applicant is requesting to rezone five properties reflecting a concept of a mixed development of three, three-story buildings and a parking garage. The Planning Commission reviewed this request at the September 11, 2024 meeting and recommended approval with a vote of five to zero.

CERTIFICATION: N/A

ATTACHMENTS: Staff Report Ordinance No. 4530, Ordinance No. 4530, Exhibit A, Exhibit B, Development Services Staff Report, Concept Plan.

AN ORDINANCE TO AMEND ORDINANCE NO. 4400, THE SAME BEING THE ZONING ORDINANCE OF THE CITY OF COLUMBIA, TENNESSEE BY REZONING PROPERTIES LOCATED AT CARMACK BLVD., CEMETERY AVE. AND PENCIL ALLEY, BEING TAX MAP 99I GROUP D PARCELS 3, 7, 7.01, 7.02, AND 7.04 FROM SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT) TO CD-5 (URBAN CENTER CHARACTER DISTRICT)

BE IT ORDAINED BY THE CITY OF COLUMBIA:

Section 1: That the City of Columbia Zoning Ordinance, the same being Ordinance No. 4400, and the zoning maps therein adopted be, and the same are hereby amended by rezoning the properties herein described from SD-LI (Light Industrial Special District) to CD-5 (Urban Center Character District).

Section 2: Said properties to be rezoned, being Tax Map 99I Group D Parcels 3, 7, 7.01, 7.02 and 7.04, off Carmack Blvd., Cemetery Ave., and Pencil Alley are located in the Ninth Civil District of Maury County, Tennessee, within the corporate limits of the City of Columbia, as described on Exhibit "A", which is attached hereto and incorporated herein by reference. A location map showing the proposed area to be rezoned from SD-LI (Light Industrial Special District) to CD-5 (Urban Center Character District) is attached hereto, identified as Exhibit "B" and incorporated herein by reference.

Section 3: This Ordinance is passed after review of Columbia Zoning Ordinance Section 8.5.19.H.4 by the Columbia Municipal Planning Commission with a recommendation of approval on the 11th day of September, 2024, and after a public hearing held on the 10th day of October, 2024, with notice of said hearing being given in The Daily Herald of Columbia, Tennessee, fifteen (15) days or more before said hearing.

Section 4: That pursuant to Section 8.5.19.K.6, the City Council makes the following specific findings:

- A. The proposed rezoning is in agreement with the Comprehensive plan and any applicable local area plans;

- B. It has been determined that the legal purposes for which zoning exists are not contravened; and
- C. It has been determined that there will be no adverse effect upon the Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;

Section 5: That all ordinances or parts of ordinances in conflict herewith are hereby repealed.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, TENNESSEE, This the 14th day of November, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY – CITY MANAGER

Passed on 1st consideration _____

Passed on 2nd consideration: _____

TRACT 1 (PARCEL 7.00) LEGAL DESCRIPTION

BEGINNING at the northwest corner of Map 99I, Group D, Parcel 7.00 at the intersection of South Main Street and Carmack Blvd.;

THENCE BEGINNING OF A NON-TANGENT CURVER CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 77.39 FEET; FROM WHICH BEGINNING OF CURVE THE RADIUS POINTS BEARS SOUTH 49 DEGREES 52 MINUTES 35 SECONDS EAST – 39.09 FEET; THENCE SOUTH 34 DEGREES 56 MINUTES 25 SECONDS EAST – 90.21 FEET; THENCE SOUTH 33 DEGREES 02 MINUTES 36 SECONDS EAST – 112.80 FEET;

THENCE SOUTH 36 DEGREES 47 MINUTES 51 SECONDS WEST – 295.66 FEET;

THENCE SOUTH 4 DEGREES 03 MINUTES 24 SECONDS EAST – 92.44 FEET; THENCE SOUTH 42 DEGREES 12 MINUTES 10 SECONDS EAST – 62.36 FEET;

THENCE SOUTH 55 DEGREES 29 MINUTES 25 SECONDS WEST – 85.04 FEET;

THENCE NORTH 51 DEGREES 06 MINUTES 19 SECONDS WEST – 134.83 FEET;

THENCE NORTH 13 DEGREES 16 MINUTES 15 SECONDS EAST – 122.89 FEET; THENCE NORTH 10 DEGREES 14 MINUTES 22 SECONDS EAST – 35.24 FEET; THENCE NORTH 10 DEGREES 40 MINUTES 39 SECONDS EAST – 113.14 FEET; THENCE NORTH 9 DEGREES 59 MINUTES 02 SECONDS EAST – 120.75 FEET; THENCE NORTH 10 DEGREES 32 MINUTS 49 SECONDS EAST – 44.69 FEET; THENCE NORTH 36 DEGREES 09 MINUTES 49 SECONDS EAST – 128.89 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 86,716.8 SQFT (1.99 AC).

TRACT 2 (PARCEL 3.00) LEGAL DESCRIPTION

BEGINNING at the northwest corner of Map 99I, Group D, Parcel 3.00 at the northeast corner of said tract on the Southwest side of Cemetery Ave.;

THENCE RUNNING SOUTH 33 DEGREES 02 MINUTES 36 SECONDS EAST – 115.65 FEET;

THENCE SOUTH 54 DEGREES 44 MINUTES 10 SECONDS WEST- 67.13 FEET; THENCE SOUTH 45 DEGREES 59 MINUTES 10 SECONDS WEST – 46.27 FEET; THENCE SOUTH 12 DEGREES 07 MINUTES 16 SECONDS WEST – 45.96 FEET;

THENCE SOUTH 39 DEGREES 52 MINUTES 44 SECONDS EAST – 13.77 FEET;

THENCE SOUTH 53 DEGREES 52 MINUTES 44 SECONDS WEST – 102.35 FEET; THENCE SOUTH 53 DEGREES 52 MINUTES 44 SECONDS WEST – 76.80 FEET;

THENCE NORTH 4 DEGREES 03 MINUTES 24 SECONDS WEST – 92.44 FEET;

THENCE NORTH 36 DEGREES 47 MINUTES 51 SECONDS EAST – 295.66 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 29,129.7 SQFT (0.67 AC).

TRACT 3 (PARCEL 7.01) LEGAL DESCRIPTION

BEGINNING at the southeast corner of Map 99I, Group D, Parcel 7.01 at the POB;

THENCE SOUTH 50 DEGREES 48 MINUTES 54 SECONDS WEST – 108.92 FEET;

THENCE NORTH 38 DEGREES 28 MINUTES 38 SECONDS WEST – 44.38 FEET;

THENCE NORTH 45 DEGREES 59 MINUTES 10 SECONDS EAST – 46.27 FEET; THENCE NORTH 54 DEGREES 44 MINUTES 10 SECONDS EAST – 67.13 FEET

THENCE SOUTH 33 DEGREES 02 MINUTES 36 SECONDS EAST – 43.94 FEET TO THE POINT OF BEGINNING (POB).

INCLUDES A TOTAL OF 5,124.9 SQFT (0.12 AC).

TRACT 4 (PARCEL 7.02) LEGAL DESCRIPTION

BEGINNING at the southeast corner of Map 99I, Group D, Parcel 7.02 at the POB;

THENCE SOUTH 49 DEGREES 22 MINUTES 33 SECONDS WEST – 35.13 FEET;

THENCE NORTH 39 DEGREES 52 MINUTES 44 SECONDS WEST – 65.89 FEET; THENCE NORTH 39 DEGREES 52 MINUTES 44 SECONDS WEST – 13.77 FEET;

THENCE NORTH 12 DEGREES 07 MINUTES 16 SECONDS EAST – 45.96 FEET;

THENCE SOUTH 38 DEGREES 28 MINUTES 38 SECONDS EAST – 44.38 FEET; THENCE SOUTH 39 DEGREES 52 MINUTES 44 SECONDS EAST – 63.12 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 3,295.9 SQFT (0.08 AC).

TRACT 5 (PARCEL 7.04) LEGAL DESCRIPTION

BEGINNING at the northeast corner of Map 99I, Group D, Parcel 7.04 at the POB;

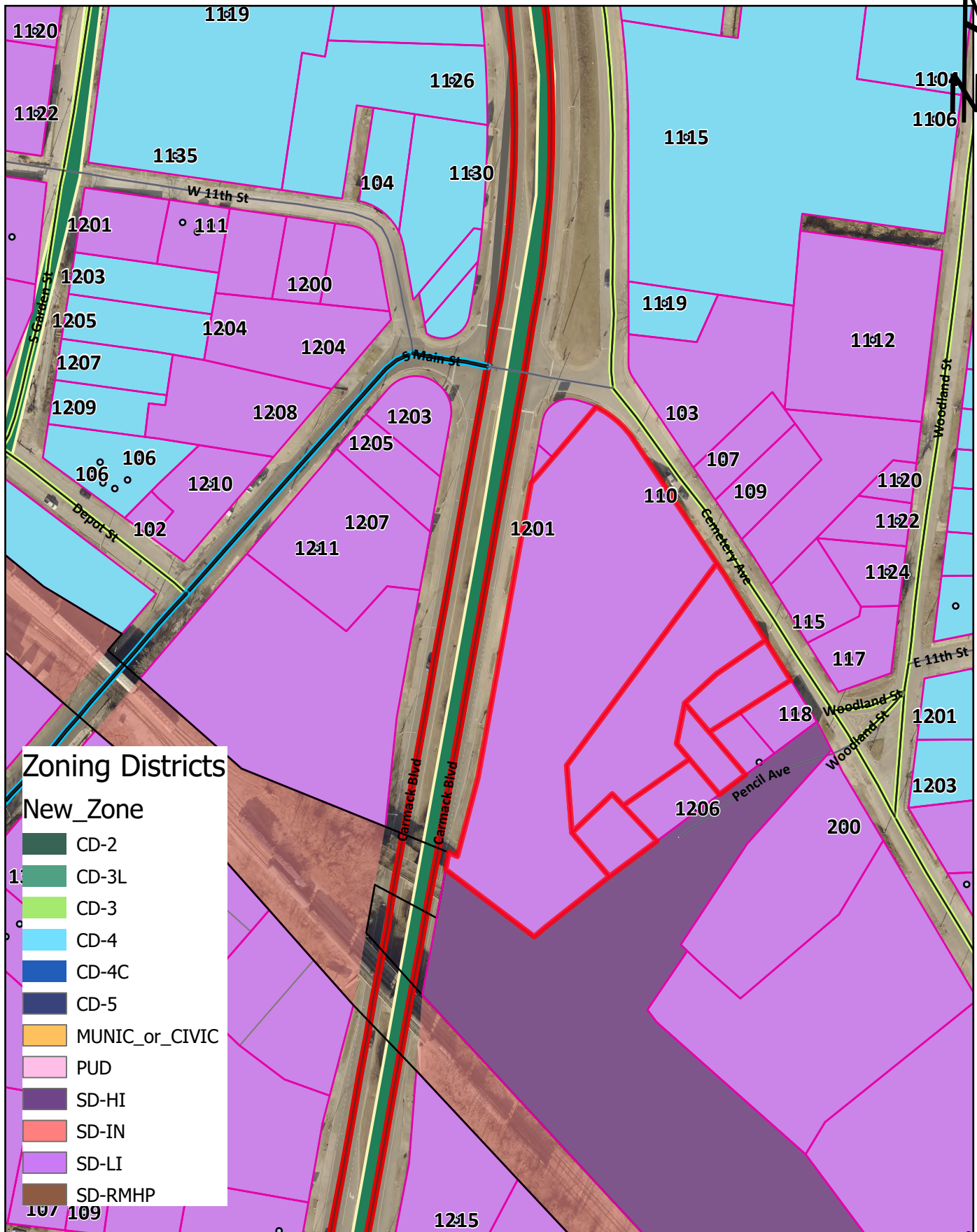
THENCE SOUTH 44 DEGREES 48 MINUTES 39 SECONDS EAST – 65.01 FEET;

THENCE SOUTH 55 DEGREES 29 MINUTES 25 SECONDS WEST – 80.04 FEET;

THENCE NORTH 42 DEGREES 12 MINUTES 10 SECONDS WEST – 62.36 FEET;

THENCE NORTH 53 DEGREES 52 MINUTES 44 SECONDS EAST – 76.80 FEET TO THE POINT OF BEGINNING.

INCLUDES A TOTAL OF 4,941.1 SQFT (0.11 AC).



Ordinance No. 4530 - Exh B

1201 Carmack Blvd.

Tax Map 99I Group D Parcels 3, 7, 7.01, 7.02 & 7.04

City of Columbia
Development Services
700 N. Garden Street
Columbia, TN 38401
www.columbiatn.gov



1201 Carmack

Project #: 24-0318 Location: Map 99 D Parcels 3,7,7.01,7.02,7.04
Applicant: Cole Newton Case Type(s): Rezoning
Staff Planner: Kevin C. McCarthy, AICP Proposed Use: Mixed-Use

PROJECT SUMMARY

The applicant requests to rezone a 2.97-acre property bounded by Carmack Boulevard and Cemetery Avenue to CD-5 (Urban Center Character District). The property is currently zoned SD-LI (Special District Light Industrial).

- The requested zoning is consistent with the City Center Urban Village (CCUV) future land use classification in Connect Columbia.
- The property is located at the juncture between the CHADS (Commerce History & Arts Districts) and the South Corridor special planning areas. See planning staff commentary about the significance of the location.
- The applicant has provided a concept plan depicting development of the property as a mixed-use retail center with multiple building sites, structured parking, and an internal courtyard.
- Subsequent development and division of the property will require review and approval by the Planning Commission or the Zoning Administrator.
- The Planning Commission is a **recommending body** for rezoning requests; City Council is the decision-making authority.
- Templates are provided at the end of the report to assist the Planning Commission in crafting properly formatted motions.



SITE INFORMATION

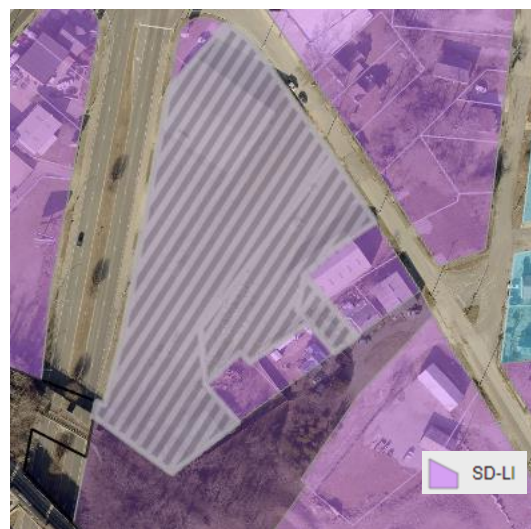
CURRENT ZONING	EXISTING USE	EXISTING IMP.	LAND AREA
SD-LI	Vacant	Vacant Warehouse	+/- 2.97 acre



FUTURE LAND USE MAP



ZONING MAP



SITE CONTEXT/ADJACENT PROPERTIES			
	Future Land Use	Zoning	Current Use
Subject Property	CCUV	SD-LI	Vacant
North	CCUV	SD-LI	Light Industrial/Single Family
South	CCUV	SD-LI	Light Industrial
East	CCUV	SD-LI/CD-4	Light Industrial/Single Family
West	CCUV	SD-LI	Light Industrial

CONSISTENCY WITH CONNECT COLUMBIA

City Center Urban Village: The requested rezoning is consistent with the future land use map. The future land use of most of the subject site is CUV. The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points (Connect Columbia, p. 35). It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community. The future land use classification is implemented by the CD-4 and CD-5 character districts, as well as CV and PUDs. In some cases, the Planning Commission may determine that CD-3 and CD-4C are also appropriate implementing zones.

Character & Intent

The City Center & Urban Village (CCUV) future land use area comprises Columbia's iconic core and ancillary focal points. It includes the historic courthouse square and the places residents of Columbia associate with worship, commerce, the arts, community activities and government administration. The CUV also supports the creation of urbanized nodes which provide identifiable commercial hubs for Columbia's emerging neighborhoods. Each development parcel should add to Columbia's existing sense of place and extend its established form and pattern to create a more interconnected community.

Primary Land Uses are horizontally and vertically mixed in a variety of structure types. The intensity and mix of uses is largely determined by context. New residential development provides a mixture of housing within walking distance of commercial and civic spaces. New non-residential development in established residential areas shall be comprised of low-intensity uses which serve residents' daily needs. Higher intensity uses should complement and extend the traditional pattern of development in Columbia's core, or establish identifiable centers for emerging nodes.

Future development should emphasize connectivity and continuity of the city as a whole. Additionally, new development shall create a pedestrian-friendly environment by filling gaps in sidewalks and enhancing multi-modal infrastructure. All new and infill development shall emphasize linkages to identifiable community anchors such as mixed-use commercial centers, schools, parks, or civic institutions.



Land Use Considerations

Primary uses include government, civic uses, parks, religious facilities, offices, retail, and all forms of medium-density housing. Secondary land uses include utility facilities, institutional uses, low-density housing, and neighborhood retail. New industrial and warehouse uses are inappropriate.

Form & Pattern

The CUV includes established and infill neighborhoods at medium to high densities organized along a well-connected transportation network. Infill development supports and extends the formation of blocks and eliminates gaps in the built environment. The CUV future land use is distinguished from Suburban Neighborhoods (SN) by the unambiguous prominence of public frontages. A high density of streets and thoroughfares with complete public frontages extends the public sphere outward from civic and commercial spaces. Implementing bulk and design standards clearly delineate the public and private realms through the application of layers and front-to-back discipline of lots. Bulk and design standards are occasionally modified to accommodate historic preservation, artistic innovation, redevelopment, and other place-based policies of the City. New development should accompany concurrent extension of complete urban services in places where they do not already exist. Parking is provided on an area-wide basis as a utility supplemented by private land users.

Implementing Districts

Neighborhood CD-3 (Only where compatible with established pattern)
General Urban CD-4
Urban Center CD-5
General Urban-Corridor CD-4C (only along Arterial roadways)
Urban Center - Corridor CD-5C (only along Arterial roadways)*
Mixed Use PUD-MU
Civic CV

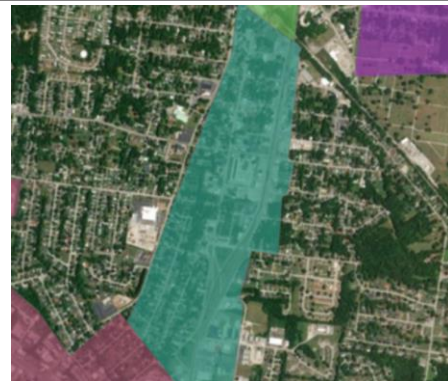
Implementing Standards

General Development Pattern: Mixed Uses & Isolated Uses
Density (density units per acre): ≥ 12 du/ac
Building Height: 1-5 stories
Open Space Elements: Civic Spaces, Parks & Greenways



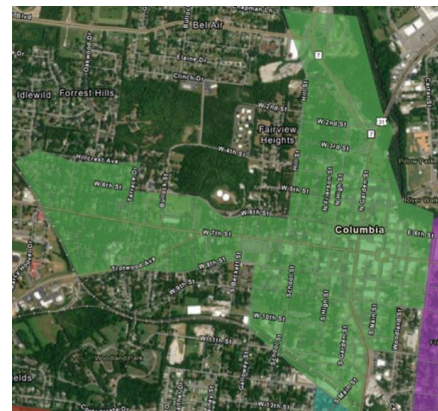
SOUTH CORRIDOR

The intent of South Corridor special area is to enhance the existing Carmack Boulevard Corridor. As a primary southern gateway into Columbia, Carmack Blvd serves as an arterial roadway with uses that also serve adjacent nearby neighborhoods. The area also includes the properties around South Main Street and Highland Avenue (Connect Columbia p. 42).



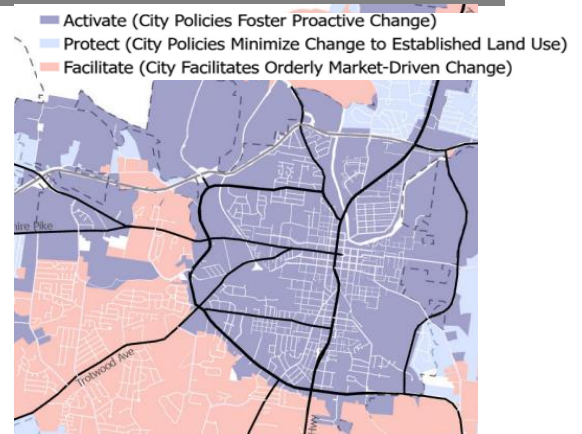
CHADS (COMMERCE HISTORY & ARTS DISTRICTS)

The intent of this special area is to recognize the existing regulatory and planning designations in the historic core of the city. The overlapping and interconnected designations of Downtown, the Arts District, the five historic districts, and the emerging North Hill shopping area calls for context-sensitive planning efforts which balance competing interests and leverage the Columbia's district sense of place. The goals and objectives of any associated master plans should include 1) protecting the historic character of Columbia; 2) foster entrepreneurship and create space for local business of all sizes; and 3) create the most remarkable built-environment in Middle Tennessee. (Connect Columbia p. 43).



AREA OF CHANGE

Connect Columbia established the areas of change policy designation for the subject site as *activate*. The designation includes areas where significant and beneficial change is occurring or is desired. These areas are the focus of proactive City policies to bring the community's values to fruition. Public investment and increased coordination with the private sector will achieve transformational changes envisioned by the community (Connect Columbia p. 32).



CONFORMITY WITH ZONING ORDINANCE

As required by § 8.5.19.F.3 of the Zoning Ordinance, the applicant provided a concept plan (i.e. “Sketch Development Plan”). The current request establishes the applicable standards for future reviews. The concept plan is not a plan of development and approval of the rezoning request does not establish a vested right.

- **The concept demonstrates that it is possible to develop the site in conformity with the bulk and design standard of the Ordinance at Table 4.3.1-F.**
 - The plan depicts development of the property in three building sites.
 - The buildings range in size from 5,200 square feet and 17,800 square feet.
 - Each building site on the concept plan is shown as a three-story mixed-use building. Illustrative material provided by the applicant shows facades with active shopfronts and ground-level retail.
 - The plan also depicts a two-story parking garage.
- Development of the property will require a detailed site development plan which will inevitably differ from the concept plan. At the building permit stage, Planning staff will review facades for compliance with the CD-5 design standards. However, the concept plan does demonstrate that it is possible to develop the site in conformity with the standards for the requested character district.
- Access points may require modification to the concept plan.
- If the rezoning is successful and the site develops, Planning staff will perform zoning compliance review to determine conformity with the standards of the Ordinance.

REVIEW PROCESS

The Development Review Committee evaluated the proposed rezoning at its August 2024 meeting, as directed by section **8.3.7** of the Zoning Ordinance. Technical comments are provided in the agenda package.

Section **8.5.19** of the Zoning Ordinance directs the Planning Commission to review and make a recommendation on all proposed changes to the Official Zoning Map. The Planning Commission is the recommending body for rezonings under **§ 8.3.3.B.3** of the Zoning Ordinance. The City Council is the decision-making authority.

Section **8.5.19.H.4** of the Zoning Ordinance establishes the review criteria for approval of all changes to the Official Zoning Map:

- a. The Rezoning is consistent and not in conflict with the Comprehensive Plan or other applicable approved local plans for the area;*
- b. It has been determined that the legal purposes for which zoning exists, as set forth in Section 1.5 [, are not contravened];*
- c. It has been determined that there will be no adverse effect upon Adjoining property owners unless such effect can be justified by the overwhelming public good or welfare;*
- d. It has been determined that no one property owner or small group of property owners will benefit materially from the change to the detriment of the general public;*
- e. It has been determined that conditions affecting the area have changed to a sufficient to warrant the Zoning Map Amendment or that the existing zoning of the property was the result of a mistake;*
- f. It has been determined that adequate school, road, parks, wastewater treatment, water supply, and stormwater drainage facilities are available*

SUMMARY OF DEVELOPMENT REVIEW COMMITTEE COMMENTS

The DRC reviewed this proposal at its July 2024 meeting. A full list of comments, and the applicant's responses, is provided in the agenda packet. Some key comments are noted below.

- **Planning** directed the applicant to provide a narrative response to criterion at § **8.5.19.H.4(e)** explaining why the applicant believes conditions affecting the area have changed sufficiently to warrant the Zoning Map Amendment.
- Planning asked the applicant to clarify whether the access shown as Pencil Avenue is a public right-of-way. It appears to be private property on city maps. In anyevent, the access point is not necessary for the site to develop.
- The **Fire Marshal** and **CPWS** noted that development at the intensity shown on the concept plan would require installation of a 10-inch water main at the developer's expense. The applicant acknowledged this requirement and pointed out that the requested character district permits development at a lower intensity which would not require the upgrade.

COMMENTARY FROM PROFESSIONAL PLANNING STAFF

The requested CD-5 zoning is consistent with Connect Columbia. As discussed above, the subject site's future land use classification is City Center Urban Village (CCUV). The requested CD-5 (Urban Center Character District) zoning implements the future land use. The Area of Change Policy for the property is *activate*, indicating that the city encourages beneficial changes to the land use pattern in the area. The property is also located at the juncture between the CHADS (Commerce History & Arts Districts) and the South Corridor special planning areas. The CHADS planning area includes the Columbia Arts District, several historic districts, downtown, and emerging linkages between those areas. Development of this property at the intensity and character permitted in CD-5 could provide a critical link between these areas and serve as a catalyst for other private investment in furtherance of the objectives stated in Connect Columbia.

SAMPLE MOTIONS

Recommend to Approve:

Move to find, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in sections **8.5.19.H** of the City of Columbia Zoning Ordinance have been satisfied and recommend approval of the proposed rezoning [*subject to technical comments and other conditions presented by planning staff*].

Recommend to Deny:

Move to recommend denial of the requested rezoning having found, based on the information presented by the applicant and the analysis provided by city staff, that the criteria listed in section **8.5.19.H** of the City of Columbia Zoning Ordinance are not satisfied [*list specific reasons for denial*].

Defer:

Move to find that there is insufficient information to decide, defer the matter to the next regularly scheduled meeting of the Planning Commission, and request that the [*applicant/staff*] provide: [*list additional information*] for review at a future meeting.

REZONING / CONCEPT PLAN FOR SHAPARD PROPERTY 1201 CARMACK BLVD. COLUMBIA, TN 38401

Property Information:

Developer: Burchell Properties LLC
Columbia, Tennessee 38401
Map 99D, Parcel Numbers 7.00, 7.01, 7.02, 7.04, & 3.00

Civil Engineer:

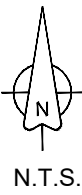
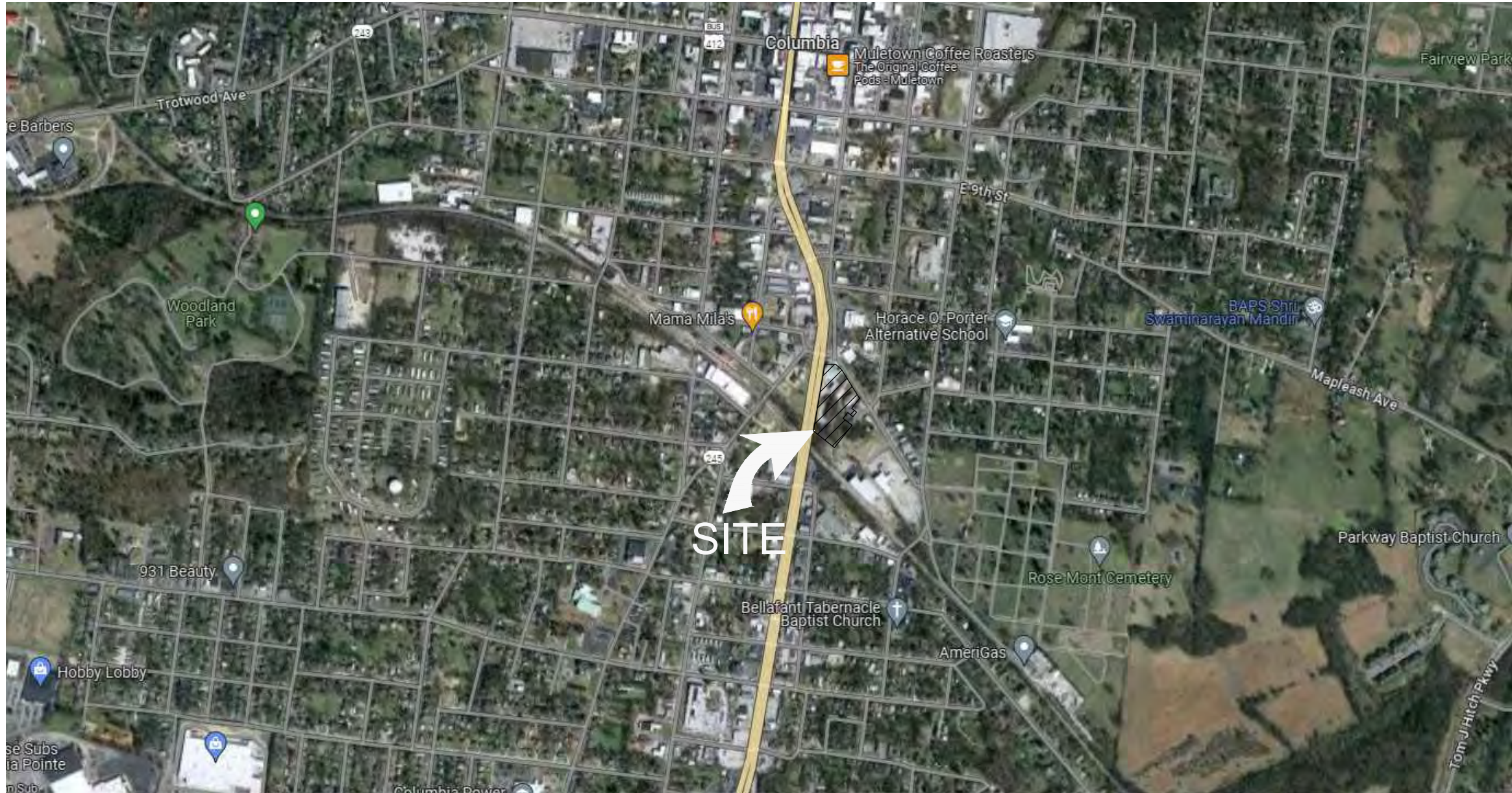
TKC ARCHITECTURE AND ENGINEERING LLC
Cole Newton, PE, LEED AP
cole@tkc-ae.com
615.617.7477
www.tkc-ae.com

Surveyor:

CARROLL LAND SURVEYING
Kenneth Carroll
csurvey@bellsouth.net
931.796.1654

Topographic Boundary Survey, including property lines, legal description, existing utilities, site topography with spot elevations, outstanding physical features and existing structure locations was provided by the OWNER / CARROLL LAND SURVEYING. TKC ARCHITECTURE AND ENGINEERING LLC and its associates will not be held responsible for its accuracy or for design errors or emissions resulting from potential survey inaccuracies.

Contractor to contact civil engineer with any discrepancies with these drawings and actual field conditions.



LOCATION MAP

SITE DATA	
ACREAGE:	2.97 AC
EXISTING ZONING:	SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT)
PROPOSED ZONING:	CD-5 (URBAN CENTER)
EXISTING USE:	EXISTING BUILDING, GRASS, AND IMPERVIOUS AREAS
PROPOSED:	35,810 SQ FT OF MIXED USE BUILDINGS WITH 2-STORY PARKING GARAGE
SETBACKS:	
FRONT	0' AT CORNERS; 0' MIN., 15' MAX ELSEWHERE
SIDE	0' AT CORNERS; 0' MIN., 15' MAX ELSEWHERE
REAR	NOT REQUIRED
BUILDING HEIGHT:	2 STORY MIN.; 5 STORIES MAX.
LOT/BUILDING SITE WIDTH:	18 FT MIN.; 120 FT MAX.
PARKING REQUIRED:	1 PER 2,000 SQ FT OF USABLE FLOOR SPACE (60 SPACES)
PROPOSED:	165 SPACES (7 ADA SPACES)
PERCENT IMPERVIOUS:	62.9%

Sheet Schedule

C-0.0	Cover Sheet
C-1.0	Existing Conditions
C-2.0	Concept Plan
C-2.1	Preliminary Overall Utility Plan
C-2.2	Overall City Plan
C-2.3	Overall City Zoning Map

NOT FOR CONSTRUCTION

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC
818 SOUTH MAIN STREET, COLUMBIA, TN 38401 | 615.617.7477 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
**SHAPARD PROPERTY
REZONING**

1201 CARMACK BLVD.
COLUMBIA, TN 38401
PORTION OF MAP 99D PARCELS 7.00, 3.00, 7.01, 7.02, & 7.04

PRELIMINARY
DRAWINGS

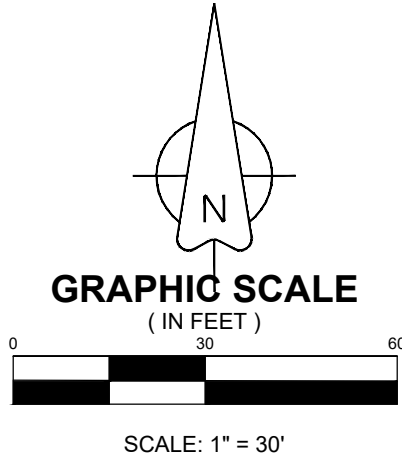
Revision		
No.	Date	Description

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SHEET TITLE:
COVER SHEET

Rezone
DATE: 12/7/2023
DRAWN BY: TKC
PROJECT NO.: 2352

SHEET NO.:
C - 0.0



- LEGEND
- PROPERTY LINE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - BUILDING LOT LINE
 - ASPHALT PAVING
 - CONCRETE PAVING
 - GRASS AREA

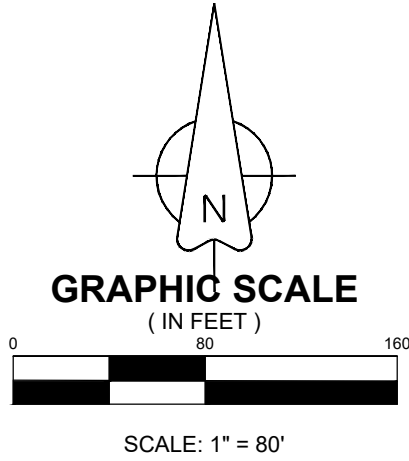
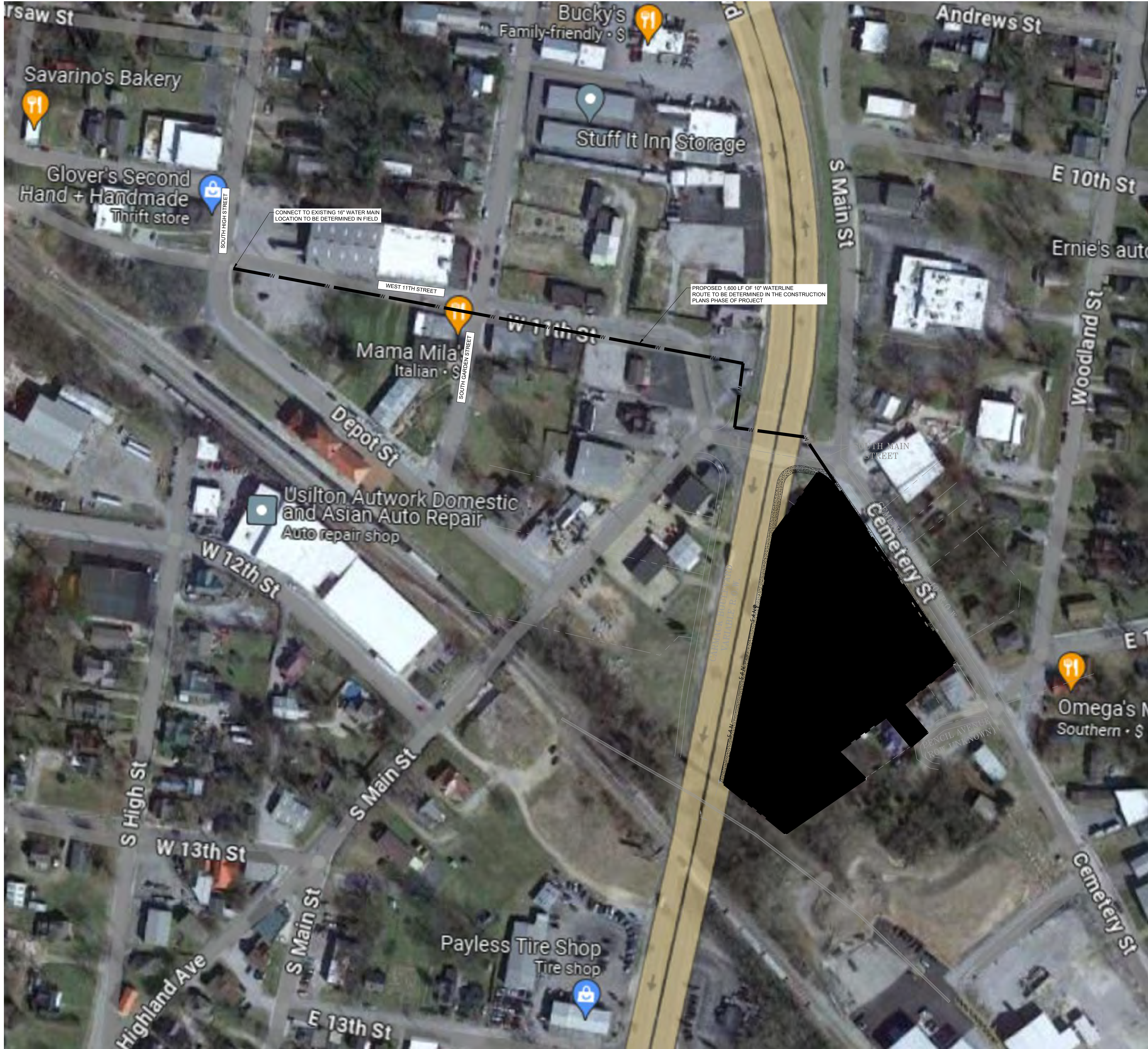
SITE DATA	
ACREAGE:	2.97 AC
EXISTING ZONING:	SD-LI (LIGHT INDUSTRIAL SPECIAL DISTRICT)
PROPOSED ZONING:	CD-5 (URBAN CENTER)
EXISTING USE:	EXISTING BUILDING, GRASS, AND IMPERVIOUS AREAS
PROPOSED:	35,810 SQ FT OF MIXED USE BUILDINGS WITH 2-STORY PARKING GARAGE
SETBACKS:	0' AT CORNERS; 0' MIN., 15' MAX ELSEWHERE
FRONT	0' AT CORNERS; 0' MIN., 15' MAX ELSEWHERE
SIDE	NOT REQUIRED
REAR	
BUILDING HEIGHT:	2 STORY MIN.; 5 STORIES MAX.
LOT/BUILDING SITE WIDTH:	18 FT MIN.; 120 FT MAX.
PARKING REQUIRED:	1 PER 2,000 SQ FT OF USABLE FLOOR SPACE (60 SPACES)
PROPOSED:	165 SPACES (7 ADA SPACES)
PERCENT IMPERVIOUS:	82.9%
NOTES:	
1. UNDER 10 ACRES - NO CIVIC SPACE REQUIRED	
2. NO EXISTING TREE CANOPY	
3. OFF-STREET PARKING SURFACE SHALL BE ASPHALT OR CONCRETE.	

SHEPARD PROPERTY BUILDING OVERVIEW		
BUILDING NUMBER	SQUARE FEET	PROPOSED USE
1	4900	MIXED USE
2	2885	MIXED USE
3	2885	MIXED USE
4	3480	MIXED USE
5	3820	MIXED USE
6	4940	MIXED USE
7	6600	MIXED USE
8	6600	MIXED USE
TOTAL PROPOSED SQ. FT.		35,810 SQ. FT.

Revision		
No.	Date	Description

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NOT FOR CONSTRUCTION



- LEGEND
- PROPERTY LINE
 - w— PROPOSED 10" WATERLINE

- NOTES:
1. LOCATION OF PROPOSED 10" WATERLINE IS PRELIMINARY. FURTHER INVESTIGATION NEEDED BEFORE FINAL SITE PLANS.
 2. EXACT LOCATION OF EXISTING 16" WATER LINE TO BE DETERMINED IN FIELD.

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC
818 SOUTH MAIN STREET, COLUMBIA, TN 38401 | 615.477.2471 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
**SHAPARD PROPERTY
REZONING**

1201 CARMAKER BLVD
COLUMBIA, TN 38402
PORTION OF MAP 99: PARCELS 7.00, 3.00, 7.01, 7.02, & 7.04

PRELIMINARY
DRAWINGS

Revision		
No.	Date	Description

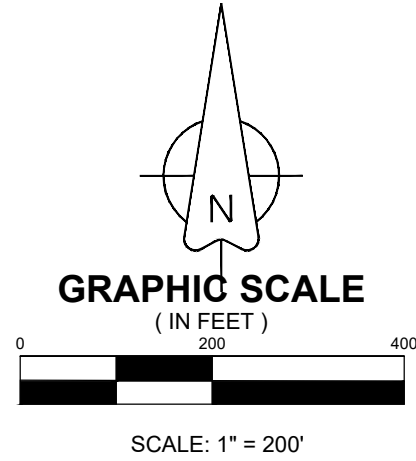
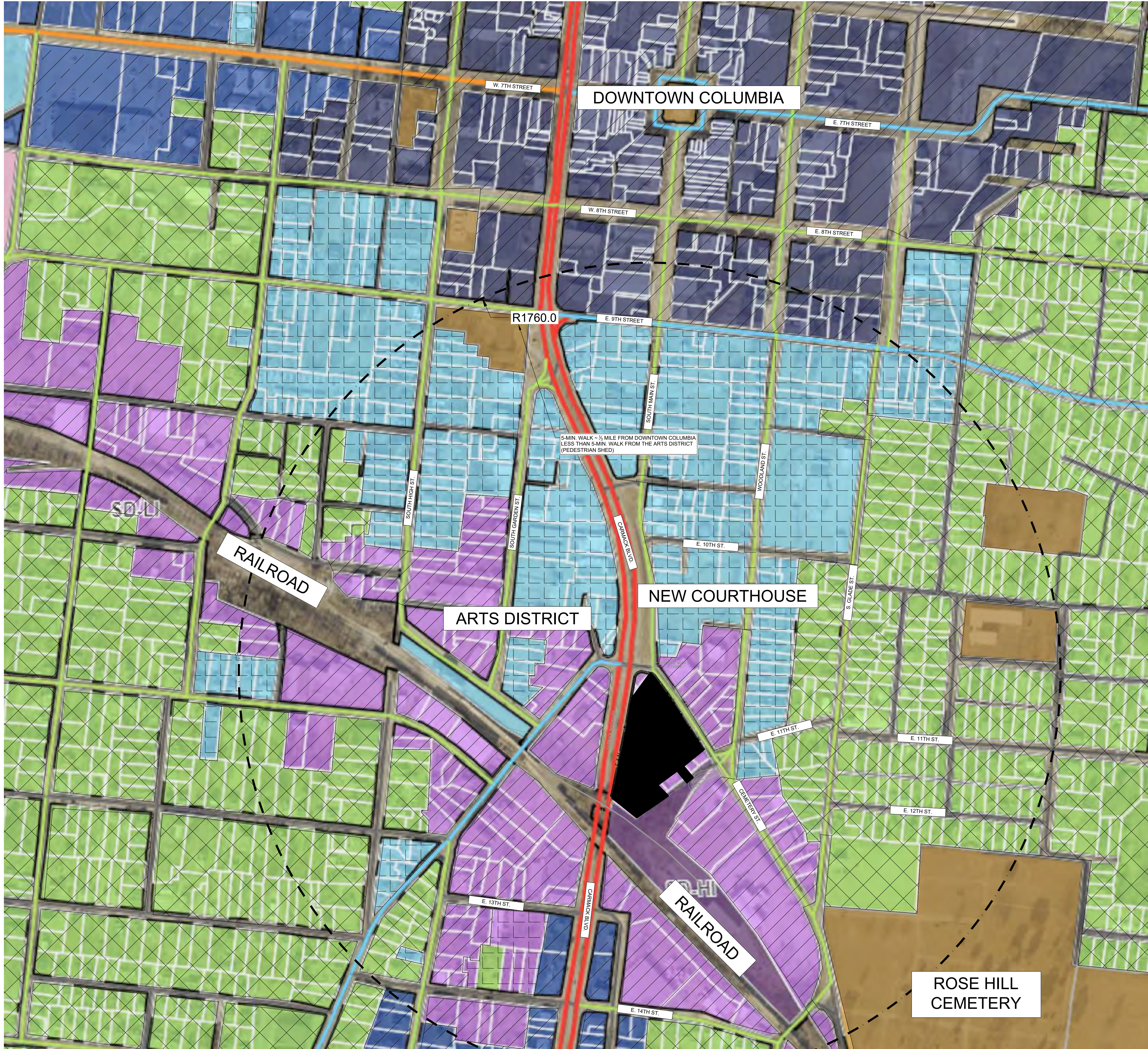
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SHEET TITLE:
**PRELIMINARY
OVERALL UTILITY PLAN**

Rezone
DATE: 12/7/2023
DRAWN BY: TKC
PROJECT NO.: 2352

SHEET NO.:
C - 2.1

NOT FOR CONSTRUCTION



- LEGEND
- PROPERTY LINE
 - SD-LI ZONING
 - CD-5 ZONING
 - CD-3 ZONING
 - CD-4 ZONING
 - CD-4C ZONING
 - CIVIC AREAS
 - PROJECT SITE AREA

ARCHITECTURE
INTERIORS
CIVIL SITE

TKC

818 SOUTH MAIN STREET, COLUMBIA, TN 38401 | 615.477.2471 | WWW.TKC-AE.COM

CONSULTANTS:

PROJECT TITLE:
**SHAPARD PROPERTY
REZONING**

1201 CARMACK BLVD.
COLUMBIA, TN 38402
PORTION OF MAP 99: PARCELS 7.00, 3.00, 7.01, 7.02, & 7.04

PRELIMINARY
DRAWINGS

Revision		
No.	Date	Description

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SHEET TITLE:
**OVERALL CITY ZONING
MAP**

Rezone
DATE: 12/7/2023
DRAWN BY: TKC
PROJECT NO.: 2352

SHEET NO.:
C - 2.3

NOT FOR CONSTRUCTION



CITY OF COLUMBIA TENNESSEE
CITY COUNCIL
STAFF REPORT

STAFF REPORT CONTACT INFORMATION

Liz Bermudez, Executive Secretary, lbermudez@columbiatn.gov 931.560.1510

AGENDA ITEM TITLE: 1ST CONSIDERATION OF ORDINANCE NO. 4531 - AN ORDINANCE TO ABANDON AN EASEMENT ON PROPERTY LOCATED ON N. JAMES CAMPBELL BLVD AND BEING TAX MAP 089 PARCELS 41.00 AND 41.13 AND REPLACING SUCH EASEMENT WITH A NEW DEFINED EASEMENT AND AUTHORIZING THE CONVEYANCE OF SUCH ABANDONED EASEMENT TO THE PROPERTY OWNERS

RECOMMENDATION: Approve Ordinance No. 4531 on first consideration.

INFORMATION: Property owners have requested the City abandon a blanket easement on N. James Campbell Boulevard. A new defined utility easement is attached. The old TVA blanket easement was granted to the City years ago.

ATTACHMENTS: Staff Report, Ordinance No. 4531, Exhibit A, Exhibit B.

**AN ORDINANCE TO ABANDON AN EASEMENT ON PROPERTY LOCATED
ON N. JAMES CAMPBELL BLVD AND BEING TAX MAP 089 PARCELS 41.00
AND 41.13 AND REPLACING SUCH EASEMENT WITH A NEW DEFINED
EASEMENT AND AUTHORIZING THE CONVEYANCE OF SUCH
ABANDONED EASEMENT TO THE PROPERTY OWNERS**

WHEREAS, the City of Columbia is the owner of a blanket easement on property which is located on James Campbell Boulevard and being Tax Map 089 Parcels 41.00 and 41.13 which property is owned by Columbia BLR Reality, LLC and Roger Witherow, Daniel Family Partnership, Kilgore White and White GP (hereinafter referred to as "Owners"); and

WHEREAS, said owners are developing such property and have requested the City of Columbia to abandon and terminate such prior blanket easement as set forth in Exhibit "A" which is attached hereto and incorporated herein by reference and, in return, have agreed to replace such easement with an updated utility easement which is attached hereto as Exhibit "B" which is incorporated herein by reference.

NOW THEREFORE, BE IT ORDAINED BY THE CITY OF COLUMBIA, as follows:

Section 1: That the City of Columbia, Tennessee, does hereby abandon and terminate the blanket utility easement as described in the attached Exhibit "A".

Section 2: That the Mayor of the City of Columbia, Tennessee, is hereby authorized to execute and deliver a quitclaim deed conveying the City's easement rights in such property to Owners.

PASSED AND ADOPTED BY THE CITY OF COLUMBIA, TENNESSEE, This the ____ day of _____, 2024.

CHARLES (CHAZ) M. MOLDER, MAYOR

ATTEST:

THAD H. JABLONSKI, CITY RECORDER

LEGAL FORM APPROVED:



C. TIM TISHER, CITY ATTORNEY

APPROVED FOR FIRST CONSIDERATION:

ANTHONY R. MASSEY, CITY MANAGER

o
Passed on 1st consideration: _____

Passed on 2nd consideration: _____

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, TN 37201

PARTIAL TERMINATION OF EASEMENT

WHEREAS, Southern Cities Power Co. and Laura Fly entered into an easement agreement, dated August 20, 1920, and recorded in Book 149, Page 365, in the Register's Office of Maury County, Tennessee (the "Easement"); and

WHEREAS, the Tennessee Valley Authority, as successor in interest to Southern Cities Power Co., and the United States of America transferred the Easement, which is identified as being a part of Tract CA-17, along with other property and property rights, to the City of Columbia, Tennessee by an unrecorded Bill of Sale and Quitclaim Deed, dated June 5, 1972. A copy of the aforementioned document is attached as Exhibit A hereto and incorporated herein; and

WHEREAS, the City of Columbia, Tennessee wishes to terminate the Easement solely as it relates to the property described on Exhibit B (the "Property").

NOW THEREFORE, from and after the date hereof, the City of Columbia, Tennessee hereby terminates the Easement solely as it relates to the Property and the Easement is no longer in effect solely as it relates to the Property.

[SIGNATURE PAGE FOLLOWS]

WITNESS this ____ day of _____, 2024.

CITY OF COLUMBIA, TENNESSEE

By: _____
Name: _____
Title: _____

STATE OF TENNESSEE)
COUNTY OF MAURY)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, _____, with whom I am personally acquainted, and who acknowledged that __he executed the within instrument for the purposes therein contained, and who further acknowledged that __he is the/a(n) _____ of the City of Columbia, Tennessee and is authorized by the municipality to execute this instrument on behalf of the municipality.

WITNESS my hand, at office, this ____ day of _____, 2024.

Notary Public

My Commission Expires:

Exhibit A

Bill of Sale and Quitclaim Deed

(See Attached.)

Exhibit B

The Property

Parcel I:

A parcel of land located in Maury County, Tennessee, being more particularly described according to Survey dated December 17, 2020 by Allen B. O'Leary, TRLS No. 1987:

Beginning at an iron pipe found at the South East corner of the remaining portion of the White, Kilgore and White, G.P. property, said point lying on the North line of Rummage Properties, LLC as recorded in Deed Book R2215, Page 790 (TN State Plane N:470,248.8, E: 1,651,918.4); Thence severing the property of White, Kilgore and White, G.P. property, North 04 Degrees 16 Minutes 41 Seconds West a distance of 290.38 feet to an iron pin set at the South margin of the proposed Recovery Road; Thence with the same, North 04 Degrees 16 Minutes 41 Seconds West a distance of 50.00 feet to an iron pin set on the North margin of the proposed Recovery Road; Thence with the same, North 04 Degrees 16 Minutes 41 Seconds West a distance of 202.91 feet to an iron pin found with RLS No. 1941 cap; Thence with the East line of Tristar Maury Behavioral Healthcare, LLC property as recorded in Deed Book R2553, Page 371, North 00 Degrees 00 Minutes 16 Seconds West a distance of 221.28 feet to an iron pin set; Thence severing the property of White, Kilgore and White, G.P., North 85 Degrees 39 Minutes 33 Seconds East a distance of 1,123.38 feet to a PK nail found in the center of the rail road tracks; Thence with the center of the railroad tracks, South 32 Degrees 49 Minutes 53 Seconds East a distance of 287.60 feet to a PK nail found in the center of the rail road tracks; Thence with the same, South 36 Degrees 26 Minutes 04 Seconds East a distance of 853.01 feet to a PK nail found in the center of the rail road tracks; Thence leaving the railroad tracks and with the North line of Anne Heller Goodman, Lillian Heller Azar, David Heller, Robert Heller, and Daniel Z. Heller as recorded in Deed Book 1155, Page 632, South 70 Degrees 39 Minutes 02 Seconds West a distance of 32.54 feet to an iron pin found with RLS No. 596 cap; Thence with the same, South 71 Degrees 19 Minutes 39 Seconds West a distance of 282.00 feet to an iron pin found with no cap; Thence with the North line of Seventh Street Townhomes, LLC property as recorded in Deed Book R2461, Page 917, South 73 Degrees 42 Minutes 15 Seconds West a distance of 233.33 feet to an iron pin set with cap; Thence with the West line of Seventh Street Townhomes, LLC property, South 05 Degrees 49 Minutes 11 Seconds West a distance of 156.21 feet to a found angle iron; Thence with the North line of John and Jane Stephens as recorded in Deed Book R2279, Page 519, North 88 Degrees 40 Minutes 31 Seconds West a distance of 241.18 feet to a found angle iron; Thence with the same, North 00 Degrees 01 Minutes 10 Seconds West a distance of 23.54 feet to an iron pin found with RLS No. 596 cap; Thence with the same, South 88 Degrees 42 Minutes 39 Seconds West a distance of 48.40 feet to a found angle iron; Thence with the East line of Columbia Properties NO. 2, and FHS Williston, LP as recorded in Deed Book R1565, Page 432 and Deed Book R2344, Page 286 and shown as Lot 2D and 2C in Plat Book P11, Page 137, North 07 Degrees 00 Minutes 16 Seconds East a distance of 209.30 feet to an iron pin found; Thence with the North line of Columbia Properties No. 2, North 86 Degrees 23 Minutes 37 Seconds West a distance of 366.89 feet to an iron pin found; Thence with the North line of Rummage Properties, LLC as recorded in Deed Book R2215, Page 790, North 24 Degrees 36 Minutes 12 Seconds West a distance of 25.25 feet to an iron pin found; Thence with the same, North 89 Degrees 35 Minutes 18 Seconds West a distance of 172.14 feet to an iron pin found; Thence with the same, North 84 Degrees 50 Minutes 57 Seconds West a distance of 135.45 feet to an iron pin found; Thence with the same, North 83 Degrees 02 Minutes 56 Seconds West a distance of 112.37 feet to an iron pin found; Thence with the same, North 09 Degrees 00 Minutes 32 Seconds East a distance of 63.04 feet to an iron pin found; Thence with the same, North 78 Degrees 47 Minutes 44 Seconds West a distance of 158.12 feet, which is the point of beginning, having an area of 1,444,014.0 square feet, 33.15 acres.

Being the same property conveyed to [REDACTED] by deed from Columbia BLR Realty LLC, a Tennessee limited liability company of record in Book [REDACTED], Page [REDACTED], in the Register's Office for Maury County, Tennessee.

Parcel II:

A parcel of land located in Maury County, Tennessee, being more particularly described according to Survey dated April 12, 2023, as revised, by Allen B. O'Leary, TRLS No. 1987:

Beginning at a ½" iron pin found with RLS #1987 cap at the south east corner of Columbia Professional Centre Partners I, LLC, as recorded in Deed Book R2029, page 208, and shown on plat of record in Plat Book P18, page 41, (TN State Plane N:471,364.3, E:1,651,747.7);

Thence with Columbia Professional Centre Partners I, LLC, as recorded in Deed Book R2029, page 208, and shown on plat of record in Plat Book P18, page 41, NORTH 05°31'06" EAST a distance of 418.77' to an iron pin set;

Thence with the south line of Swarco Industries, LLC, as recorded in Deed Book R2458, page 794, SOUTH 84°34'43" EAST a distance of 470.34' to a ½" iron pin found;

Thence with the same, SOUTH 87°08'19" EAST a distance of 466.48' to metal fence post in a fence line; Thence with the same, NORTH 89°10'15" EAST a distance of 35.59' to a mag nail found in the west mainline of the railroad tracks;

Thence with the center of aforesaid tracks, SOUTH 18°50'00" EAST a distance of 469.26' to a mag nail found;

Thence with the same, SOUTH 27°12'08" EAST a distance of 194.40' to a mag nail found;

Thence leaving said railroad tracks and with the north line of Columbia BLR Realty, LLC, as recorded in Deed Book R2696, page 863, SOUTH 85°39'33" WEST a distance of 1,123.38' to a ½" iron pin found with RLS #1987 cap;

Thence with the east line of Tristar Maury Behavioral Healthcare, LLC, as recorded in Deed Book R2553, page 371, NORTH 00°00'16" WEST a distance of 265.07' an iron pin found;

Thence with the same and with a curve turning to the left with an arc length of 81.46', with a radius of 264.00', with a chord bearing of NORTH 70°48'36" WEST, with a chord length of 81.14', to an iron pin found with cap;

Thence with the same, NORTH 79°38'49" WEST a distance of 20.71' to a point;

Thence with the same, NORTH 79°38'57" WEST a distance of 40.69' to an iron pin found;

Thence crossing the terminus of Professional Center Drive, NORTH 07°52'32" EAST a distance of 50.14', which is the point of beginning, having an area of 732,747 square feet, 16.82 acres.

Being the same property conveyed to [REDACTED] by deed from Robert Witherow, Daniel Family Partnership, a Tennessee general partnership, and White, Kilgore and White, G.P., a Tennessee general partnership of record in Book [REDACTED], Page [REDACTED], in the Register's Office for Maury County, Tennessee.

THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims PLC (MAS)
150 Third Avenue South, Suite 2800
Nashville, TN 37201

UTILITY EASEMENT

For and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid and for other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, on this ____ day of _____, 2024, _____ ("Grantor"), who is the owner of that certain real property of record in Book ____, Page ____ and Book ____, Page ____, in the Register's Office of Maury County, Tennessee, hereby grants and conveys unto the **CITY OF COLUMBIA, TENNESSEE for the benefit of the Board of Public Utilities for the City of Columbia, d/b/a Columbia Power & Water Systems** ("Grantee"), a permanent variable width utility easement in, under, along, through, over and above that certain portion of the Grantor's real property, as more particularly shown on Exhibit A ("Easement Area") for the purposes of ingress and egress, installation, construction, operation, maintenance, repair, replacement and inspection of electric utility lines by said Grantee.

PROVIDED, however, upon any damage to the property of Grantor by the Grantee or its agents, contractors, subcontractors or employees in the course of installation, construction, operation, maintenance, repair, replacement or inspection of electric utility lines, Grantee shall repair and restore the Grantor's property, at its sole expense, to a condition substantially the same as it was prior to the damage caused by Grantee or its agents, contractors, subcontractors or employees.

TO HAVE AND TO HOLD said easement unto Grantee, successors and assigns forever. Grantor covenants that Grantor is lawfully seized of said Easement Area in fee simple, has good right to convey said Easement Area. Grantor covenants further and binds itself and its successors and assigns, to warrant and defend title to said Easement Area to Grantee and its successors and assigns against the lawful claims of all persons whomsoever.

[SIGNATURES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, Grantor has executed and delivered this Agreement as of the day and year first above written.

GRANTOR:

By: _____

Name: _____

Title: _____

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, _____, with whom I am personally acquainted, and who acknowledged that __he executed the within instrument for the purposes therein contained, and who further acknowledged that __he is the/a(n) _____ of _____, a _____, and is authorized by the _____ to execute this instrument on behalf of the _____.

WITNESS my hand, at office, this _____ day of _____, 2024.

Notary Public

My Commission Expires:

IN WITNESS WHEREOF, Grantee has executed and delivered this Agreement as of the day and year first above written.

GRANTEE:

CITY OF COLUMBIA, TENNESSEE

By: _____
Name: _____
Title: _____

STATE OF TENNESSEE)

COUNTY OF MAURY)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, _____, with whom I am personally acquainted, and who acknowledged that __he executed the within instrument for the purposes therein contained, and who further acknowledged that __he is the/a(n) _____ of the City of Columbia, Tennessee and is authorized by the municipality to execute this instrument on behalf of the municipality.

WITNESS my hand, at office, this ____ day of _____, 2024.

Notary Public

My Commission Expires:

Exhibit A

Easement Area

(See Attached.)

Exhibit A

