

UDO-283
AN ORDINANCE REVISING
CHAPTER B OF THE UNIFIED DEVELOPMENT ORDINANCES
TO ALLOW RESIDENTIAL BUILDING, TOWNHOUSE AND RESIDENTIAL
BUILDING, MULTIFAMILY IN HIGHWAY BUSINESS AND GENERAL OFFICE
DISTRICTS WITH PLANNING BOARD REVIEW AND REMOVE THE USES
RESIDENTIAL BUILDING, DUPLEX AND RESIDENTIAL BUILDING, TWIN HOME
FROM THE GENERAL BUSINESS DISTRICT

Be it ordained by the _____, that the *Unified Development Ordinances* is hereby amended as follows:

Section 1. Chapter B, Article II of the *UDO* is amended as follows:

Chapter B – Zoning Ordinance
Article II - Zoning Districts, *Official Zoning Maps*, and Uses

2-1 ZONING DISTRICTS

2-1.3 COMMERCIAL ZONING DISTRICTS – PURPOSE STATEMENTS AND REGULATIONS

(D) GO General Office District

(1) Purpose. The GO District is primarily intended to accommodate high intensity office uses and supporting services, as well as intermediate-density residential uses. The district is established to provide locations for employment within GMAs 1 and 2, Metro Activity Centers, and GMA 3 with access to thoroughfares.

(2) General Dimensional Requirements - GO.

Zoning District	Minimum Zoning Lot		Minimum Contiguous Site Area (ac)	Minimum Setbacks ^{1,4}				Maximum Impervious Surface Cover (%)	Maximum Height (ft) ³
	Area (sf)	Width (ft)		Side					
				Front (ft)	Rear (ft)	Interior Side (ft)	Street (ft)		
GO	10,000	75	—	—	—	—	—	80 ²	60/ unlimited

NOTE: Items to be deleted are indicated with a strikethrough; items to be added are indicated with an underscore.
UDO-283 December 2017

1. Whenever a lot in a nonresidential district other than the NB or NO Districts shares a common boundary line with a lot in a residential district (except RM-U), YR, AG, or H District with no intervening street or highway, the lot in the nonresidential district shall have a required setback along the shared boundary line of not less than forty (40) feet or shall have the required setback for the nonresidential district, whichever is greater.
2. The eighty percent (80%) limit applies only to GMA 3.
3. There is no height limit unless adjacent to property zoned RS, RM (except RM-U), YR, AG, or H. Height of structure above sixty (60) feet may be increased one foot for each foot of additional setback beyond the forty (40) foot minimum required if adjacent to property zoned RS, RM (except RM-U), YR, AG, or H.
4. Minimum nonresidential setbacks in GMA 2 shall be waived in accordance with Section B.3-14.1(B)(1).**(W)**

(3) Supplementary District Requirements. Multifamily residential development is permitted at a maximum density of eighteen (18) units per acre and must meet the requirements of Table B.3.4.

(I) HB Highway Business District

(1) Purpose. The HB District is primarily intended to accommodate retail service, ~~and~~ distributive uses, and high-density residential. The district is established to provide locations for establishments which require high visibility and good road access, or which cater primarily to passing motorists. However, the district is not intended to encourage or accommodate strip commercial development. Developments in this district generally have substantial front setbacks. This district is intended for application in GMAs 2, 3 and 4.

(2) General Dimensional Requirements - HB.

Zoning District	Minimum Zoning Lot		Minimum Contiguous Site Area (ac)	Minimum Setbacks ^{1, 2}				Maximum Impervious Surface Cover (%)	Maximum Height (ft)
				Side					
	Area (sf)	Width (ft)		Front (ft)	Rear (ft)	Interior Side (ft)	Street (ft)		
HB	20,000	100	—	—	—	—	—	85	60

1. Whenever a lot in a nonresidential district other than the NB or NO Districts shares a common boundary line with a lot in a residential district (except RM-U), YR, AG, or H District with no intervening street or highway, the lot in the nonresidential district shall have a required setback along the shared boundary line of not less than forty (40) feet or shall have the required setback for the nonresidential district, whichever is greater.
2. Minimum nonresidential setbacks in GMA 2 shall be waived in accordance with Section B.3-14.1(B)(1).**(W)**

NOTE: Items to be deleted are indicated with a strikethrough; items to be added are indicated with an underscore.
UDO-283 December 2017

(3) Supplementary District Requirements. Minimum lot sizes for multifamily development must meet the requirements of Table B.3.4.

(J) GB General Business District

(1) Purpose. The GB District is primarily intended to accommodate a wide range of retail, service, ~~and office,~~ and high-density residential uses located along thoroughfares in areas which have developed with minimal front setbacks. However, the district is not intended to encourage or accommodate strip commercial development. The district would accommodate destination retail and service uses, characterized by either a larger single business use or the consolidation of numerous uses in a building or planned development, with consolidated access. This district is intended for application in GMAs 1, 2 and 3 and Metro Activity Centers.

(2) General Dimensional Requirements - GB.

Zoning District	Minimum Zoning Lot		Minimum Contiguous Site Area (ac)	Minimum Setbacks ¹				Maximum Impervious Surface Cover (%)	Maximum Height (ft) ²
	Area (sf)	Width (ft)		Side					
				Front (ft) ³	Rear (ft)	Interior Side (ft)	Street (ft) ³		
GB	10,000	75	—	—	—	—	—	—	60/ unlimited

1. Whenever a lot in a nonresidential district other than the NB or NO Districts shares a common boundary line with a lot in a residential district (except RM-U), YR, AG, or H District with no intervening street or highway, the lot in the nonresidential district shall have a required setback along the shared boundary line of not less than forty (40) feet or shall have the required setback for the nonresidential district, whichever is greater.

2. There is no height limit unless adjacent to property zoned RS, RM (except RM-U), YR, AG, or H. Height of structure above sixty (60) feet may be increased by one foot for each foot of additional setback beyond the forty (40) foot minimum required, if adjacent to property zoned RS, RM (except RM-U), YR, AG, or H.

3. Residential structures in GMA 2 shall meet the requirements of Section B.3-8. **(W)**

(3) Supplementary District Requirements. Minimum lots sizes for multifamily developments must meet the requirements of Table B.3.4.

NOTE: Items to be deleted are indicated with a strikethrough; items to be added are indicated with an underscore.
UDO-283 December 2017

Table B.3.4
OTHER DIMENSIONAL REQUIREMENTS ¹

Zoning District	Minimum Zoning Lot		Minimum Setbacks					Maximum Impervious Surface Cover (%)	Maximum Height (ft)
					Side				
	Area (sf)	Width (ft)	Front (ft)	Rear (ft)	One Side (ft)	Combined (ft)	Street (ft)		
Single Family Residences in NO, NB, PB and MU-S Districts									
NO	6,000	50	20	10	5	15	20	70	40
PB ² , NB	—	—	—	—	—	—	—	—	—
MU-S	—	—	—	—	—	—	—	—	—
Duplexes in MU-S, PB, NB and NO Districts									
MU-S	—	—	—	—	—	—	—	—	—
PB ² , NB	—	—	—	—	—	—	—	—	—
NO	—	—	20	20	10	25	20	—	—
Twin Homes in MU-S, PB, NB and NO Districts									
MU-S	—	—	—	—	—	—	—	—	—

NOTE: Items to be deleted are indicated with a strikethrough; items to be added are indicated with an underscore.
UDO-283 December 2017

PB ² , NB	—	—	—	—	—	—	—	—	—
NO	—	—	20	20	0	25	20	—	—
Multifamily Developments in GB, <u>HB</u> , CB, PB, NB, MU-S, NO, and <u>LO</u> , and <u>GO</u> Districts									
GB	20,000	100	—	—	—	—	—	85	60
<u>HB</u>	<u>43,560</u>	<u>100</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>85</u>	<u>60</u>
CB	—	—	—	—	—	—	—	—	—
PB ² , NB	—	—	—	—	—	—	—	—	—
MU-S	—	—	—	—	—	—	—	—	—
NO, LO	—	—	20	20	10	25	20	—	—
<u>GO</u>	<u>10,000</u>	<u>75</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>80³</u>	<u>60⁴/ unlimited</u>

1. These dimensional requirements are subject to additional provisions in Section B.3-1.2; Section B.2-5; Section B.2-1; Section B.3-4; Section B.3-5; and Section B.3-8.

2. Whenever a residential use in the PB Zoning District shares a side yard boundary line with a lot in a residential district, the requirements of Section B.3-1.2(J)(2) shall apply.

3. The eighty percent (80%) limit applies only to GMA 3.

4. There is no height limit unless adjacent to property zoned RS, RM (except RM-U), YR, AG, or H. Height of structure above sixty (60) feet may be increased one foot for each foot of additional setback beyond the forty (40) foot minimum required if adjacent to property zoned RS, RM (except RM-U), YR, AG, or H.

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