

NEIGHBORHOOD PLAN AMENDMENT/REZONING REVIEW SHEET

NEIGHBORHOOD PLAN: North Austin Civic Association Neighborhood Plan

CASE#: Neighborhood Plan Amendment NPA-07-0007.01
Rezoning C14-07-0007

PC PUBLIC HEARING DATE: March 13, 2007

ADDRESS: 8323 Jamestown Drive

AREA: 2.874 acres

APPLICANT: Rex Gore

OWNER: Rex Gore

AGENT: Gary Bellomy/ Land Design Studio

TYPE OF AMENDMENT:

Change in Future Land Use Designation-NPA-07-.0007.01

From: Commercial
To: Mixed Use

Rezoning-C14-07-0007

From: CS-NP
To: CS-NP

PLAN ADOPTION DATE: June 29, 2000

STAFF RECOMMENDATION: Regarding Case Number NPA-07.007.01, the staff recommendation is to **Approve** the requested change from Commercial on the Future Land Use Map (FLUM) to Mixed Use. Regarding Case Number C14-07-0007, the staff recommendation is CS-CO-NP to change a condition of the NP to allow a Neighborhood Urban Center Special Use on this site and to apply a conditional overlay limiting daily trips to less than 2000 trips per day.

Staff notes there is an agreement between the neighborhood and the applicant regarding the prohibition of certain uses. The applicant and the neighborhood have agreed to prohibit certain uses but the uses would only be prohibited if a neighborhood urban center were developed. The list of uses proposed for prohibition is attached. See *Public Meetings* for more details. Staff's recommendation on this issue is silent.

BASIS FOR LAND USE RECOMMENDATION: The requested amendment is consistent with the recommendations in the North Austin Civic Association (NACA) Neighborhood Plan. The NACA neighborhood plan contains the following Goals:

- 1. Land Use, Zoning, and Code Enforcement:** Prevent additional commercial development within the residential areas and maintain a residential core bounded by commercial and mixed-use development to maximize economic development and aesthetic appeal of all land use types.
- 2. Neighborhood Design Guidelines:** Ensure compatibility and encourage complementarity between adjacent land uses.

The proposed amendment is consistent with these Goals.

BASIS FOR ZONING RECOMMENDATION:

- 1. Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.***

The proposed neighborhood urban center requires a mixed-use development. The applicant is currently planning for a 50-unit condominium development and approximately 7,000 square feet of office or retail. The number of condominiums proposed is approximately equivalent to an MF-1 density. Condos at an MF-1 density and retail uses are not incompatible with the surrounding CS-, MF-2, and SF-3 zoned land.

The proposed amendment site is located in between commercial development to the west, single-family development to the east, and multi-family development to the north. The current land use and zoning would allow intensive commercial development adjacent to a single-family neighborhood. The NUC Special Use would provide more compatible development for the adjacent residential neighborhood to the east and north and act as a transition between the existing residential and commercial development to the west. The proposed retail or office uses that are required as part of the mixed-use development can provide services to residents and nearby neighbors.

The compatibility standards contained in the Land Development Code apply to NUC developments. Other compatibility factors associated with the NUC require that drive-through facilities be prohibited as part of the NUC development and the required design and landscaping features that should enhance compatibility.

- 2. Granting of the rezoning request should result in an equal treatment of similarly situated properties.***

Numerous properties in the area that are similarly situated are zoned CS.

- 3. The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.***

The neighborhood urban center is a use approved by Planning Commission and Council as a means to promote mixed-use developments.

PLANNING COMMISSION RECOMMENDATION: On March 13, 2007, the Planning Commission supported staff's recommendation as well as the list of prohibited uses agreed upon between the neighborhood and applicant.

BACKGROUND: The NACA Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on June 29, 2000. The boundaries of the planning area are: Kramer Lane to the north, Lamar Boulevard to the east, Highway 183 to the south and Metric Boulevard to the west.

The subject property was rezoned from CS to CS-NP under Ordinance No. 010524-94, which enacted the NACA Neighborhood Plan. This neighborhood plan does not currently allow the neighborhood urban center special use. While the applicant's request is only to add the neighborhood urban center special use for this site, a rezoning must be approved since the neighborhood urban center special use is only available through the NP combining district and only for specified properties.

Based on information provided by the applicant, the applicant proposes a mixed-use building with approximately 7,200 square feet of offices or retail on the first floor and condominium units above. Additional condominium units are proposed on the remainder of the site, for a total of 50 condominium units.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS	Vacant
<i>North</i>	MF-3-NP	Condominiums
<i>South</i>	CS-CO-NP	Vacant
<i>East</i>	SF-3-NP, CS-CO-NP	Single-family and vacant
<i>West</i>	CS-NP	Tire repair and sales, Auto repair

CAPITOL VIEW CORRIDOR: No

WATERSHED: Little Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

TIA: A neighborhood traffic analysis was conducted by city staff because this project is located on a collector road serving residential development and this project generates over 300 daily trips. The neighborhood traffic analysis indicates that even with the proposed project, the level of service on Jamestown Drive will be maintained. However, staff also recommends a conditional overlay limiting daily trips to less than 2000 trips per day.

NEIGHBORHOOD/COMMUNITY ORGANIZATIONS: NACA, North Growth Corridor Alliance, Austin Neighborhoods Council, Austin Independent School District, Home Builders Association of Greater Austin

CASE HISTORIES FOR NEARBY REZONINGS:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-01-0037	NACA Neighborhood Plan	04/17/2001: APVD N'HOOD PLAN, with 25-ft vegetative buffer on south boundary for Tract 19 (9-0)	04/26/1998: APVD N'HOOD PLAN, SAVE FOR TRACT 9, ALL 3 RDNGS (6-0). APVD CS-NP FOR TRACT 9, 1 ST RDNG (6-0)
C14-01-0012	SF-3 to CS	03/27/2001: APVD STAFF ALT REC OF CS-CO (9-0)	04/26/1998 : APVD PC REC OF CS-CO (7-0) ALL 3 RDGS
C14-97-0046	CS to CS-1	06/24/1997: MOTION FAILED (4-0-3), FORWARDED W/O A RECOMMENDATION	07/03/1997: APVD 1 ST RDNG OF CS-1-CO (6-0) 09/04/1997: APVD CS-1-CO; 2 ND & 3 RD RDGS

PURPOSE OF THE NEIGHBORHOOD URBAN CENTER (NUC) SPECIAL USE

The purpose of the NUC Special Use is to allow for the development or redevelopment of a site into a mixed-use center. The NUC Special Use is allowed in many non-residential zoning categories including CS. Thus, the applicant did not have to change the base zoning.

There is a mix of use requirements:

Land Use	Minimum	Maximum
Commercial	10% of gross floor area	--
Residential (At least 20% of the units must be townhouses or condominiums)	25% of gross floor area	--
Community Open Space	10% for 1-5 acre site	--

The following uses are allowed:

Residential	Commercial	Civic
Townhouse, Condominium, Multifamily	As prescribed by base zoning district; drive-in service is prohibited; service station is allowed as a conditional use	As prescribed by base zoning district

A NUC development must also meet development standards that promote mixed-use development. Such development standards include lot size, setbacks, and parking. There are also building façade requirements that promote more attractive buildings that create a more visual interest to pedestrians. These standards are shown in the attachments. Also, residential uses are allowed above the ground floor of a commercial building. A new road serving the site must comply with the roadway designs in the Traditional Neighborhood Design Criteria Manual.

PUBLIC MEETINGS: NPZD staff held one public stakeholder meeting on January 18, 2007. Invitations were sent to property owners within 300 feet of the proposed plan amendment and to registered neighborhood and community organizations whose boundaries encompassed the subject site.

At that time, NACA did not have an officially-recognized planning team with adopted bylaws. A vote was held at the meeting to determine community support for the proposed plan amendment. Prior to this meeting, the neighborhood and the applicant met and agreed to prohibit certain uses. There was unanimous support for the proposed amendment with the prohibited uses. Please note that currently there are no prohibited uses.

The applicant and the NACA neighborhood have come to an agreement under which certain uses would be prohibited but only if a neighborhood urban center special use were developed. The uses proposed for prohibition are attached. The Staff's recommendation is silent regarding the prohibited uses since numerous similarly situated, nearby properties in the area are not restricted with prohibited uses.

CITY COUNCIL DATE: April 12, 2007 **ACTION:** Pending

CASE MANAGERS:

Neighborhood Plan Amendment: Paul DiGiuseppe, NPZD
PHONE: 974-2685, **E-MAIL:** paul.digiuseppe@ci.austin.tx.us

Rezoning: Tina Bui, NPZD
PHONE: 974-2755, **E-MAIL:** tina.bui@ci.austin.tx.us

EXISTING CONDITIONS

Site Characteristics

The site under consideration is currently undeveloped.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Environmental & Impervious Cover

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.
2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.
3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.
4. According to flood plain maps, there is no flood plain within the project area.
5. At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Site Plan

The site is subject to compatibility standards. Along the Southeast and Northeast property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.

- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

The Transportation Section has performed a neighborhood traffic impact analysis for the above referenced case and offers the following comments.

The 2.87-acre tract, currently vacant, is proposed for a mixed-use development that will contain fifty condominiums and 7,200 square feet of office and retail space. The site is located in north Austin at 8323 Jamestown Drive, east of Anderson Lane and north of North Lamar Blvd. The site, which is currently zoned Commercial Services/Neighborhood Plan (CS/NP), is requesting a change to Commercial Services/Neighborhood Plan (CS/NP). The tract currently has vehicular access to Jamestown Drive. Surrounding the tract to the east is single family, to the west is commercial land uses, to the north is a multifamily development (condominiums) and to the south is vacant property adjacent to Anderson Lane.

Roadways

Jamestown Drive is classified as a neighborhood collector with about 60' of right-of-way and 42' of pavement and carries approximately 2,306 vehicles per day (vpd).

Trip Generation and Traffic Analysis

Based on the ITE's publication Trip Generation, the proposed additional development at the time of site plan will generate approximately 1,242 vehicles per day (vpd).

Trip Generation		
LAND USE	SIZE	VPD
Condominiums	50 units	356
Retail/Office	7,200 sq ft.	886
TOTAL		1242

Distribution of trips was estimated as follows:

Street	Site Traffic
Jamestown Dr.	100%

Below is a table containing the estimated number of trips that will affect the street:

Street	Existing Traffic (vpd)	Site Traffic (vpd)	Total Traffic after Project (vpd)
Jamestown Drive	2306	1242	3548

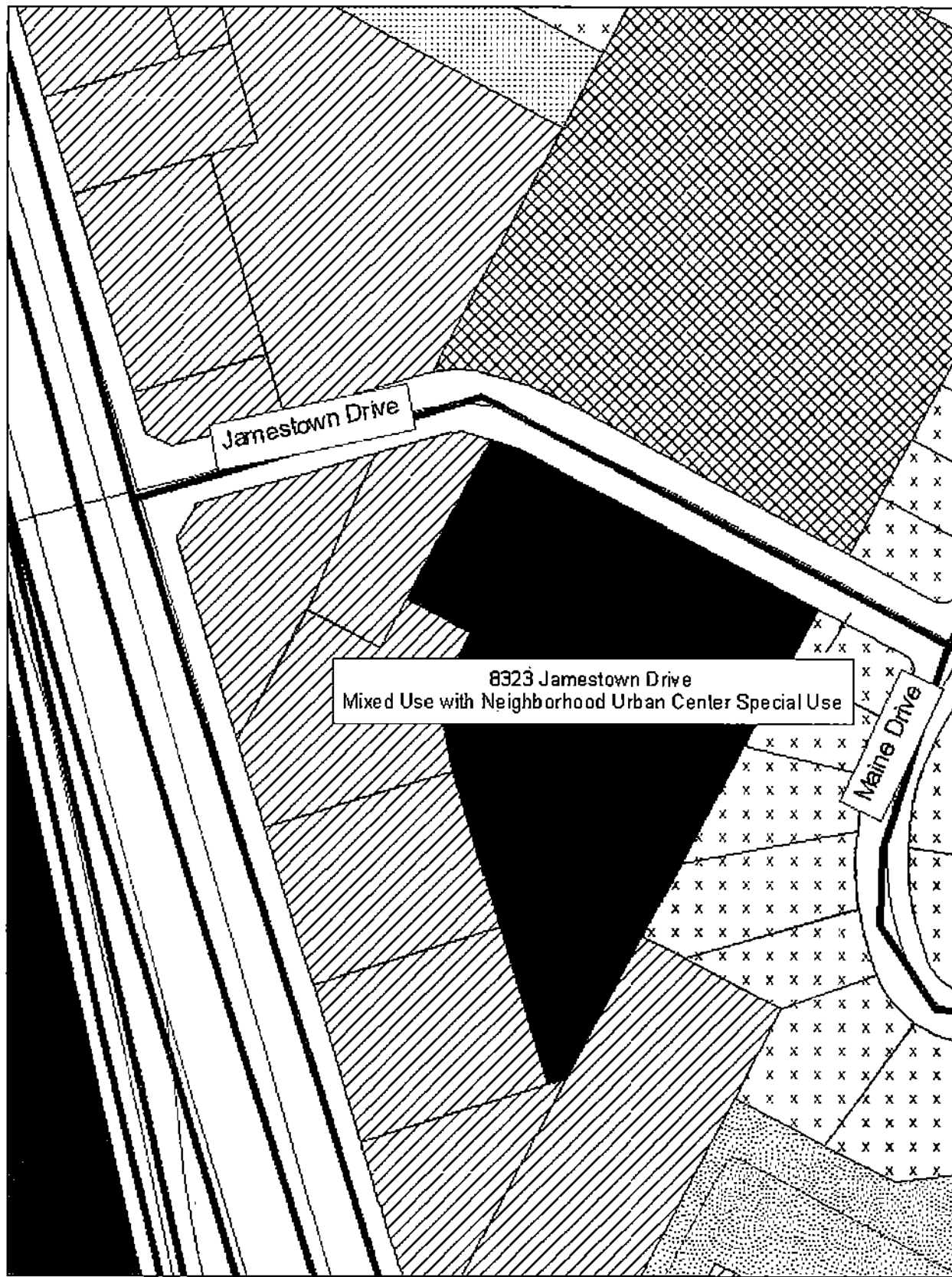
The Land Development Code specifies desirable operating levels for certain streets in section 25-6-116. These levels are as follows: A residential local or collector street with a pavement width of 40' should carry 4,000 vehicles per day or less.

Conclusions

1. The neighborhood traffic analysis was triggered because the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local, residential, or collector street where at least 50 percent of the site frontage has an SF-5 or more restrictive zoning designation. Jamestown Drive is classified as a collector street.
2. The traffic on Jamestown Drive does not exceed the requirements established in Section 25-6-116.
3. The surrounding street network is sufficient to handle the additional traffic that will be generated by the proposed addition to the site.
4. The trips estimated for the retail/office component of the project were based on a split of 50% retail and 50% office. Should any future site plans indicate a 100% retail use of the 7,200 square feet non-residential component, the site will still be under the 2,000 trip conditional overlay and the traffic on Jamestown Drive will not exceed the requirement of Section 25-6-116.

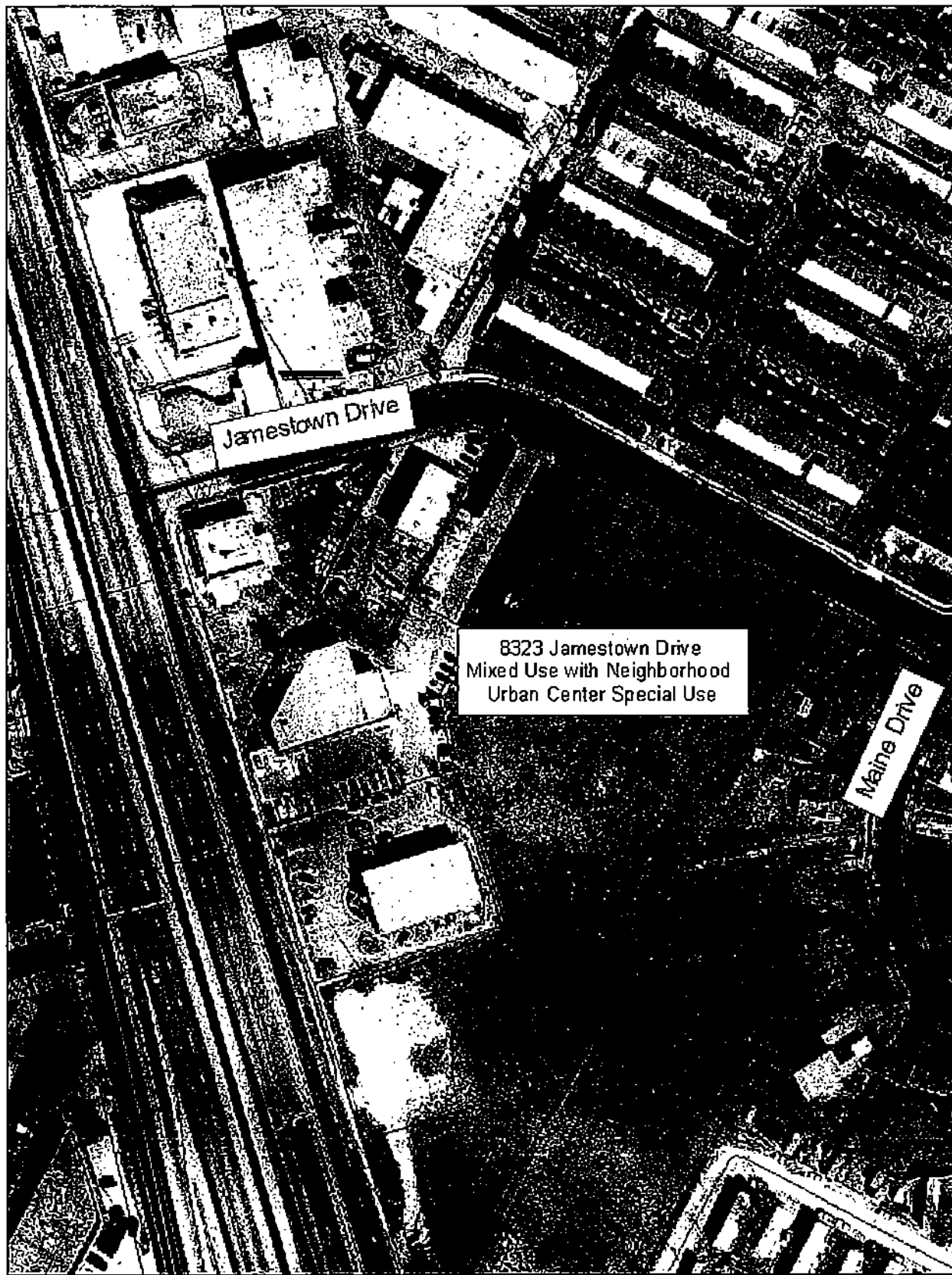
Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments.. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction.

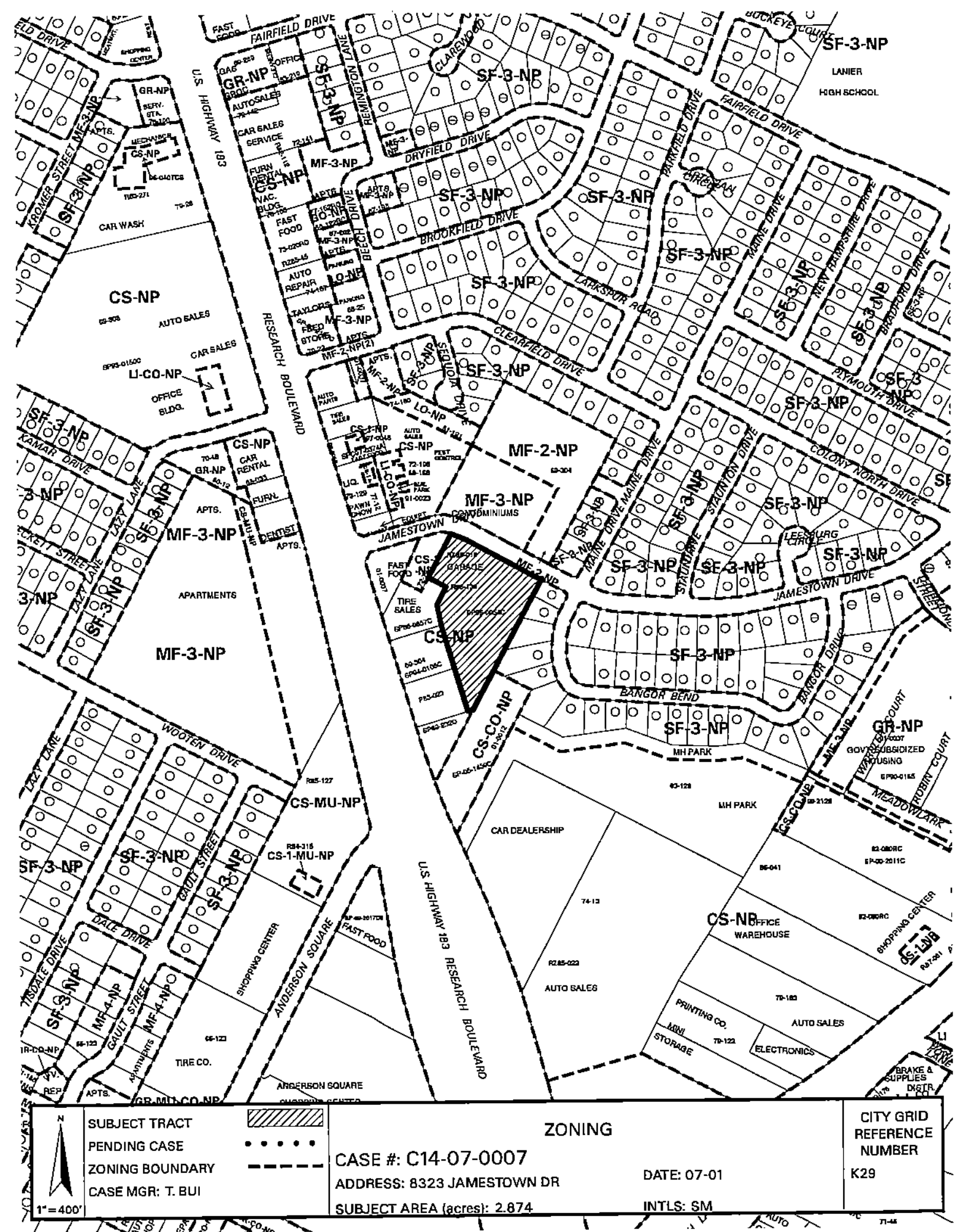


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 Commercial to Mixed Use
 8323 Jamestown Drive

Single-Family Residential	Mixed Use	Civic
High-Density Single-Family	Warehouse/Limited Office	Open Space
Mobile Home	High-Density Mixed-Use	Environmental Conservation
Mixed Residential	Office	Utilities
Multi-Family Residential	Mixed Use/Office	Water
Commercial	Industrial	



Neighborhood Plan Amendment NPA-07-0007.01
Commercial to Mixed Use
8323 Jamestown Drive



NPA-07-0007.01 & C14-07-0007 * JAMESTOWN CONDOS - PROPOSED PROHIBITED USES
ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

RESIDENTIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	FL	GBD	DMU	WLO	CS-1	CS-2	CH	IP	MI	UL	R&D	DR	AV	AG	PUD	P		
Bed & Breakfast (Group 1)	-	-	-	P	P	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-
Bed & Breakfast (Group 2)	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-
Condominium Residential	-	-	-	-	-	-	-	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	C	P	P	P	-	-	P	-	-	-	-	-	-	-	-	-	-
Duplex Residential	-	-	-	-	P	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
Group Residential	-	-	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-	-	-	-	C	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-
Mobile Home Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Multifamily Residential	-	-	-	-	-	-	-	-	P	P	P	P	P	P	-	-	-	-	-	-	-	-	C	P	P	-	-	-	P	-	-	-	-	-	-	-	-	-	-
Retirement Housing (Small Site)	-	-	-	-	P	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Retirement Housing (Large Site)	-	-	-	-	-	-	C	C	C	C	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Single-Family Attached Residential	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Single-Family Residential	P	P	P	P	P	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	1	P	-	C	3	4	-	
Small Lot Single-Family Residential	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Townhouse Residential	-	-	-	-	-	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	C	P	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
Two-Family Residential	-	-	-	-	P	-	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	

COMMERCIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LT	GR	L	GBD	DMU	WLO	CS	CS-1	CH	IP	MI	EL	RD	DR	AV	AG	PUD	P	
Administrative and Business Offices	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	C	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4	
Agricultural Sales and Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	--	--	--	--	--	--	P	P	P	P	P	P	1	--	--	--	3	4
Art Gallery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1	--	--	--	3	4	
Art Workshop	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	P	1	--	--	--	3	4	
Automotive Rentals	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	--	P	P	P	P	P	P	1	--	2	--	3	4	
Automotive Repair Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	--	P	P	P	P	P	P	1	--	2	--	3	4	
Automotive Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	--	P	P	P	P	P	P	1	--	--	--	3	4	
Automotive Washing (of any type)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	--	P	P	P	--	P	P	1	--	2	--	3	4	
Ball-Bond Services ¹⁰	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	PC	--	PC	PC	--	PC	PC	PC	PC	PC	PC	--	--	--	--	--	--	
Building Maintenance Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3	4
Business or Trade School	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	C	P	P	C	P	P	P	P	P	P	1	--	--	--	3	4	
Business Support Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	C	P	P	P	P	P	P	P	P	P	1	--	--	--	3	4	
Campground	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	P	P	--	--	P	1	--	--	--	3	4	
Carriage Stable	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	G	--	--	--	--	--	--	--	--	--	C	--	P	--	--	
Cocktail Lounge	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	G	P	C	--	--	C	C	--	--	--	--	--	--	--	--	--	
Commercial Blood-Plasma Center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P5	P5	P5	--	--	--	--	--	--	--	--	--	--
Commercial Off-Street Parking	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	C	C	--	P	P	P	--	P	P	1	--	2	--	3	4	
Communications Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	P	C	P	P	P	P	P	P	P	P	1	--	2	--	3	4	
Construction Sales and Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	P	1	--	--	--	3	4	
Consumer Convenience Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	C	P	P	--	P	P	P	--	P	P	1	--	2	--	3	4	
Consumer Repair Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	C	P	P	--	P	P	P	--	--	--	--	--	--	--	--	--	
Convenience Storage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3	4
Drop-Off Recycling Collection Facility	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P6	--	--	--	C	P	P	P	P	P	P	1	--	--	--	--	P4	
Electronic Prototype Assembly	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Electronic Testing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Equipment Repair Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	--	P	P	1	--	--	--	--	3	4	
Equipment Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3	4
Exterminating Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	C	P	P	P	P	P	--	P	1	--	--	--	3	4	
Financial Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	C	P	P	--	P	P	P	P	P	P	1	--	2	--	3	4
Food Preparation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4	
Food Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	C	P	P	--	P	P	P	--	P	1	--	2	--	3	4	
Funeral Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3	4
General Retail Sales (Convenience)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	C	P	P	--	P	P	P	--	P	1	--	2	--	3	4	
General Retail Sales (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	3	4
Hotel/Motel	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	C	P	P	--	P	P	P	--	P	1	--	2	--	3	4
Indoor Entertainment	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	C	P	--	P	P	P	P	P	1	--	2	--	3	4	
Indoor Sports and Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	C	P	--	P	P	P	P	P	1	--	2	--	3	4	

1 Refers to SS 25-2-602 (13-2-225) 3 Refers to Subchapter B, Art. 2, Div 5 5 Refers to 25-2-803 (13-2-233) 7 Subject to 25-2-639 (13-2-235 & 13-2-273) 9 Refers to 25-2-863
2 Refers to SS 25-2-622 (13-2-226) 4 Refers to SS 25-2-624 (13-2-227) 6 Subject to 25-2-805 (13-2-224) 8 Refers to SS 25-2-842 10 Subject to 25-2-177 & 25-2-650
PC: Permitted in the district, but under some circumstances may be conditional

NPA-07-0007.01 & C14-07-0007 * JAMESTOWN CONDOS - PROPOSED PROHIBITED USES
ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

COMMERCIAL USES (continued)	LA	RR	SF-1	SF-2	SF-3	SF-4	SF-5	SF-6	SF-7	SF-8	SF-9	SF-10	SF-11	SF-12	SF-13	SF-14	SF-15	SF-16	SF-17	SF-18	SF-19	SF-20	SF-21	SF-22	SF-23	SF-24	SF-25	SF-26	SF-27	SF-28	SF-29	SF-30	SF-31	SF-32	SF-33	SF-34	SF-35	SF-36	SF-37	SF-38	SF-39	SF-40	SF-41	SF-42	SF-43	SF-44	SF-45	SF-46	SF-47	SF-48	SF-49	SF-50	SF-51	SF-52	SF-53	SF-54	SF-55	SF-56	SF-57	SF-58	SF-59	SF-60	SF-61	SF-62	SF-63	SF-64	SF-65	SF-66	SF-67	SF-68	SF-69	SF-70	SF-71	SF-72	SF-73	SF-74	SF-75	SF-76	SF-77	SF-78	SF-79	SF-80	SF-81	SF-82	SF-83	SF-84	SF-85	SF-86	SF-87	SF-88	SF-89	SF-90	SF-91	SF-92	SF-93	SF-94	SF-95	SF-96	SF-97	SF-98	SF-99	SF-100	SF-101	SF-102	SF-103	SF-104	SF-105	SF-106	SF-107	SF-108	SF-109	SF-110	SF-111	SF-112	SF-113	SF-114	SF-115	SF-116	SF-117	SF-118	SF-119	SF-120	SF-121	SF-122	SF-123	SF-124	SF-125	SF-126	SF-127	SF-128	SF-129	SF-130	SF-131	SF-132	SF-133	SF-134	SF-135	SF-136	SF-137	SF-138	SF-139	SF-140	SF-141	SF-142	SF-143	SF-144	SF-145	SF-146	SF-147	SF-148	SF-149	SF-150	SF-151	SF-152	SF-153	SF-154	SF-155	SF-156	SF-157	SF-158	SF-159	SF-160	SF-161	SF-162	SF-163	SF-164	SF-165	SF-166	SF-167	SF-168	SF-169	SF-170	SF-171	SF-172	SF-173	SF-174	SF-175	SF-176	SF-177	SF-178	SF-179	SF-180	SF-181	SF-182	SF-183	SF-184	SF-185	SF-186	SF-187	SF-188	SF-189	SF-190	SF-191	SF-192	SF-193	SF-194	SF-195	SF-196	SF-197	SF-198	SF-199	SF-200	SF-201	SF-202	SF-203	SF-204	SF-205	SF-206	SF-207	SF-208	SF-209	SF-210	SF-211	SF-212	SF-213	SF-214	SF-215	SF-216	SF-217	SF-218	SF-219	SF-220	SF-221	SF-222	SF-223	SF-224	SF-225	SF-226	SF-227	SF-228	SF-229	SF-230	SF-231	SF-232	SF-233	SF-234	SF-235	SF-236	SF-237	SF-238	SF-239	SF-240	SF-241	SF-242	SF-243	SF-244	SF-245	SF-246	SF-247	SF-248	SF-249	SF-250	SF-251	SF-252	SF-253	SF-254	SF-255	SF-256	SF-257	SF-258	SF-259	SF-260	SF-261	SF-262	SF-263	SF-264	SF-265	SF-266	SF-267	SF-268	SF-269	SF-270	SF-271	SF-272	SF-273	SF-274	SF-275	SF-276	SF-277	SF-278	SF-279	SF-280	SF-281	SF-282	SF-283	SF-284	SF-285	SF-286	SF-287	SF-288	SF-289	SF-290	SF-291	SF-292	SF-293	SF-294	SF-295	SF-296	SF-297	SF-298	SF-299	SF-300	SF-301	SF-302	SF-303	SF-304	SF-305	SF-306	SF-307	SF-308	SF-309	SF-310	SF-311	SF-312	SF-313	SF-314	SF-315	SF-316	SF-317	SF-318	SF-319	SF-320	SF-321	SF-322	SF-323	SF-324	SF-325	SF-326	SF-327	SF-328	SF-329	SF-330	SF-331	SF-332	SF-333	SF-334	SF-335	SF-336	SF-337	SF-338	SF-339	SF-340	SF-341	SF-342	SF-343	SF-344	SF-345	SF-346	SF-347	SF-348	SF-349	SF-350	SF-351	SF-352	SF-353	SF-354	SF-355	SF-356	SF-357	SF-358	SF-359	SF-360	SF-361	SF-362	SF-363	SF-364	SF-365	SF-366	SF-367	SF-368	SF-369	SF-370	SF-371	SF-372	SF-373	SF-374	SF-375	SF-376	SF-377	SF-378	SF-379	SF-380	SF-381	SF-382	SF-383	SF-384	SF-385	SF-386	SF-387	SF-388	SF-389	SF-390	SF-391	SF-392	SF-393	SF-394	SF-395	SF-396	SF-397	SF-398	SF-399	SF-400	SF-401	SF-402	SF-403	SF-404	SF-405	SF-406	SF-407	SF-408	SF-409	SF-410	SF-411	SF-412	SF-413	SF-414	SF-415	SF-416	SF-417	SF-418	SF-419	SF-420	SF-421	SF-422	SF-423	SF-424	SF-425	SF-426	SF-427	SF-428	SF-429	SF-430	SF-431	SF-432	SF-433	SF-434	SF-435	SF-436	SF-437	SF-438	SF-439	SF-440	SF-441	SF-442	SF-443	SF-444	SF-445	SF-446	SF-447	SF-448	SF-449	SF-450	SF-451	SF-452	SF-453	SF-454	SF-455	SF-456	SF-457	SF-458	SF-459	SF-460	SF-461	SF-462	SF-463	SF-464	SF-465	SF-466	SF-467	SF-468	SF-469	SF-470	SF-471	SF-472	SF-473	SF-474	SF-475	SF-476	SF-477	SF-478	SF-479	SF-480	SF-481	SF-482	SF-483	SF-484	SF-485	SF-486	SF-487	SF-488	SF-489	SF-490	SF-491	SF-492	SF-493	SF-494	SF-495	SF-496	SF-497	SF-498	SF-499	SF-500	SF-501	SF-502	SF-503	SF-504	SF-505	SF-506	SF-507	SF-508	SF-509	SF-510	SF-511	SF-512	SF-513	SF-514	SF-515	SF-516	SF-517	SF-518	SF-519	SF-520	SF-521	SF-522	SF-523	SF-524	SF-525	SF-526	SF-527	SF-528	SF-529	SF-530	SF-531	SF-532	SF-533	SF-534	SF-535	SF-536	SF-537	SF-538	SF-539	SF-540	SF-541	SF-542	SF-543	SF-544	SF-545	SF-546	SF-547	SF-548	SF-549	SF-550	SF-551	SF-552	SF-553	SF-554	SF-555	SF-556	SF-557	SF-558	SF-559	SF-560	SF-561	SF-562	SF-563	SF-564	SF-565	SF-566	SF-567	SF-568	SF-569	SF-570	SF-571	SF-572	SF-573	SF-574	SF-575	SF-576	SF-577	SF-578	SF-579	SF-580	SF-581	SF-582	SF-583	SF-584	SF-585	SF-586	SF-587	SF-588	SF-589	SF-590	SF-591	SF-592	SF-593	SF-594	SF-595	SF-596	SF-597	SF-598	SF-599	SF-600	SF-601	SF-602	SF-603	SF-604	SF-605	SF-606	SF-607	SF-608	SF-609	SF-610	SF-611	SF-612	SF-613	SF-614	SF-615	SF-616	SF-617	SF-618	SF-619	SF-620	SF-621	SF-622	SF-623	SF-624	SF-625	SF-626	SF-627	SF-628	SF-629	SF-630	SF-631	SF-632	SF-633	SF-634	SF-635	SF-636	SF-637	SF-638	SF-639	SF-640	SF-641	SF-642	SF-643	SF-644	SF-645	SF-646	SF-647	SF-648	SF-649	SF-650	SF-651	SF-652	SF-653	SF-654	SF-655	SF-656	SF-657	SF-658	SF-659	SF-660	SF-661	SF-662	SF-663	SF-664	SF-665	SF-666	SF-667	SF-668	SF-669	SF-670	SF-671	SF-672	SF-673	SF-674	SF-675	SF-676	SF-677	SF-678	SF-679	SF-680	SF-681	SF-682	SF-683	SF-684	SF-685	SF-686	SF-687	SF-688	SF-689	SF-690	SF-691	SF-692	SF-693	SF-694	SF-695	SF-696	SF-697	SF-698	SF-699	SF-700	SF-701	SF-702	SF-703	SF-704	SF-705	SF-706	SF-707	SF-708	SF-709	SF-710	SF-711	SF-712	SF-713	SF-714	SF-715	SF-716	SF-717	SF-718	SF-719	SF-720	SF-721	SF-722	SF-723	SF-724	SF-725	SF-726	SF-727	SF-728	SF-729	SF-730	SF-731	SF-732	SF-733	SF-734	SF-735	SF-736	SF-737	SF-738	SF-739	SF-740	SF-741	SF-742	SF-743	SF-744	SF-745	SF-746	SF-747	SF-748	SF-749	SF-750	SF-751	SF-752	SF-753	SF-754	SF-755	SF-756	SF-757	SF-758	SF-759	SF-760	SF-761	SF-762	SF-763	SF-764	SF-765	SF-766	SF-767	SF-768	SF-769	SF-770	SF-771	SF-772	SF-773	SF-774	SF-775	SF-776	SF-777	SF-778	SF-779	SF-780	SF-781	SF-782	SF-783	SF-784	SF-785	SF-786	SF-787	SF-788	SF-789	SF-790	SF-791	SF-792	SF-793	SF-794	SF-795	SF-796	SF-797	SF-798	SF-799	SF-800	SF-801	SF-802	SF-803	SF-804	SF-805	SF-806	SF-807	SF-808	SF-809	SF-810	SF-811	SF-812	SF-813	SF-814	SF-815	SF-816	SF-817	SF-818	SF-819	SF-820	SF-821	SF-822	SF-823	SF-824	SF-825	SF-826	SF-827	SF-828	SF-829	SF-830	SF-831	SF-832	SF-833	SF-834	SF-835	SF-836	SF-837	SF-838	SF-839	SF-840	SF-841	SF-842	SF-843	SF-844	SF-845	SF-846	SF-847	SF-848	SF-849	SF-850	SF-851	SF-852	SF-853	SF-854	SF-855	SF-856	SF-857	SF-858	SF-859	SF-860	SF-861	SF-862	SF-863	SF-864	SF-865	SF-866	SF-867	SF-868	SF-869	SF-870	SF-871	SF-872	SF-873	SF-874	SF-875	SF-876	SF-877	SF-878	SF-879	SF-880	SF-881	SF-882	SF-883	SF-884	SF-885	SF-886	SF-887	SF-888	SF-889	SF-890	SF-891	SF-892	SF-893	SF-894	SF-895	SF-896	SF-897	SF-898	SF-899	SF-900	SF-901	SF-902	SF-903	SF-904	SF-905	SF-906	SF-907	SF-908	SF-909	SF-910	SF-911	SF-912	SF-913	SF-914	SF-915	SF-916	SF-917	SF-918	SF-919	SF-920	SF-921	SF-922	SF-923	SF-924	SF-925	SF-926	SF-927	SF-928	SF-929	SF-930	SF-931	SF-932	SF-933	SF-934	SF-935	SF-936	SF-937	SF-938	SF-939	SF-940	SF-941	SF-942	SF-943	SF-944	SF-945	SF-946	SF-947	SF-948	SF-949	SF-950	SF-951	SF-952	SF-953	SF-954	SF-955	SF-956	SF-957	SF-958	SF-959	SF-960	SF-961	SF-962	SF-963	SF-964	SF-965	SF-966	SF-967	SF-968	SF-969	SF-970	SF-971	SF-972	SF-973	SF-974	SF-975	SF-976	SF-977	SF-978	SF-979	SF-980	SF-981	SF-982	SF-983	SF-984	SF-985	SF-986	SF-987	SF-988	SF-989	SF-990	SF-991	SF-992	SF-993	SF-994	SF-995	SF-996	SF-997	SF-998	SF-999	SF-1000	SF-1001	SF-1002	SF-1003	SF-1004	SF-1005	SF-1006	SF-1007	SF-1008	SF-1009	SF-1010	SF-1011	SF-1012	SF-1013	SF-1014	SF-1015	SF-1016	SF-1017	SF-1018	SF-1019	SF-1020	SF-1021	SF-1022	SF-1023	SF-1024	SF-1025	SF-1026	SF-1027	SF-1028	SF-1029	SF-1030	SF-1031	SF-1032	SF-1033	SF-1034	SF-1035	SF-1036	SF-1037	SF-1038	SF-1039	SF-1040	SF-1041	SF-1042	SF-1043	SF-1044	SF-1045	SF-1046	SF-1047	SF-1048	SF-1049	SF-1050	SF-1051	SF-1052	SF-1053	SF-1054	SF-1055	SF-1056	SF-1057	SF-1058	SF-1059	SF-1060	SF-1061	SF-1062	SF-1063	SF-1064	SF-1065	SF-1066	SF-1067	SF-1068	SF-1069	SF-1070	SF-1071	SF-1072	SF-1073	SF-1074	SF-1075	SF-1076	SF-1077	SF-1078	SF-1079	SF-1080	SF-1081	SF-1082	SF-1083	SF-1084	SF-1085	SF-1086	SF-1087	SF-1088	SF-1089	SF-1090	SF-1091	SF-1092	SF-1093	SF-1094	SF-1095	SF-1096	SF-1097	SF-1098	SF-1099	SF-1100	SF-1101	SF-1102	SF-1103	SF-1104	SF-1105	SF-1106	SF-1107	SF-1108	SF-1109	SF-1110	SF-1111	SF-1112	SF-1113	SF-1114	SF-1115	SF-1116	SF-1117	SF-1118	SF-1119	SF-1120	SF-1121	SF-1122	SF-1123	SF-1124	SF-1125	SF-1126	SF-1127	SF-1128	SF-1129	SF-1130	SF-1131	SF-1132	SF-1133	SF-1134	SF-1135	SF-1136	SF-1137	SF-1138	SF-1139	SF-1140	SF-1141	SF-1142	SF-1143	SF-1144	SF-1145	SF-1146	SF-1147	SF-1148	SF-1149	SF-1150	SF-1151	SF-1152	SF-1153	SF-1154	SF-1155	SF-1156	SF-1157	SF-1158	SF-1159	SF-1160	SF-1161	SF-1162	SF-1163	SF-1164	SF-1165	SF-1166	SF-1167	SF-1168	SF-1169	SF-1170	SF-1171	SF-1172	SF-1173	SF-1174	SF-1175	SF-1176	SF-1177	SF-1178	SF-1179	SF-1180	SF-1181	SF-1182	SF-1183	SF-1184	SF-1185	SF-1186	SF-1187	SF-1188	SF-1189	SF-1190	SF-1191	SF-1192	SF-1193	SF-1194	SF-1195	SF-1196	SF-1197	SF-1198	SF-1199	SF-1200	SF-1201	SF-1202	SF-1203	SF-1204	SF-1205	SF-1206	SF-1207	SF-1208	SF-1209	SF-1210	SF-1211	SF-1212	SF-1213	SF-1214	SF-1215	SF-1216	SF-1217	SF-1218	SF-1219	SF-1220	SF-1221	SF-1222	SF-1223	SF-1224
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INDUSTRIAL USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P	
Basic Industry																																	1					4
Custom Manufacturing																					C												1					4
General Warehousing and Distribution																					C												1					4
Light Manufacturing																																	1					4
Limited Warehousing and Distribution																																	1					4
Recycling Center																																	1					4
Resource Extraction																																	1	C				4

AGRICULTURAL USES		LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	WLO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P
Urban Farm		1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
All Other Agricultural Uses		1	1	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

1 Refers to SS 25-2-602 (13-2-225) 3 Refers to Subchapter B, Art. 2, Div 5 5 Refers to 25-2-803 (13-2-233) 7 Subject to 25-2-839 (13-2-235 & 13-2-273) 9 Refers to 25-2-863
2 Refers to SS 25-2-622 (13-2-226) 4 Refers to SS 25-2-624 (13-2-227) 6 Subject to 25-2-805 (13-2-224) 8 Refers to SS 25-2-842 10 Subject to 25-2-177 & 25-2-650
PC Permitted in the district, but under some circumstances may be conditional

NPA-07-0007.01 & C14-07-0007 * JAMESTOWN CONDOS - PROPOSED PROHIBITED USES

ZONING USE SUMMARY TABLE (LAND DEVELOPMENT CODE)

P = Permitted Use C = Conditional Use Permit -- = Not Permitted

CIVIC USES	LA	RR	SF-1	SF-2	SF-3	SF-4A	SF-5	SF-6	MF-1	MF-2	MF-3	MF-4	MF-5	MF-6	MH	NO	LO	GO	CR	LR	GR	L	CBD	DMU	W/O	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P			
Administrative Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	2	-	3	4			
Aviation Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	2	-	3	4				
Camp	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	2	-	3	4				
Cemetery	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	2	-	3	4				
Club or Lodge	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	-	2	-	3	4				
College and University Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	-	2	-	3	4				
Communication Service Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	1	-	2	-	3	4				
Community Events	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8			
Community Recreation (Private)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	-	2	-	3	4				
Community Recreation (Public)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	-	2	-	3	4				
Congregate Living	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	-	-	-	-	3	4			
Convalescent Services	-	-	-	-	-	-	-	-	-	-	C	C	C	C	C	-	-	C	C	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-			
Convention Center	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Counseling Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-				
Cultural Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	-	2	-	3	4				
Day-Care Services (Commercial)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	-	2	-	3	4				
Day-Care Services (General)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	-	2	-	3	4				
Day-Care Services (Limited)	C	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	1	-	2	-	3	4				
Detention Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	1	P	-	-	3	4			
Employee Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-			
Family Home	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	-	P	P	P	P	-	1	-	-	-	-	3	4			
Group Home, Class I (General)	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	-	P	P	P	P	P	1	-	-	-	-	-	3	4		
Group Home, Class I (Limited)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	-	P	P	P	P	P	P	1	-	-	-	-	-	3	4		
Group Home, Class II	-	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	-	-	-	-	-	3	4		
Guidance Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	3	4	
Hospital Services (General)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	2	-	-	-	3	4	
Hospital Services (Limited)	-	-	-	-	-	-	-	-	-	-	-	C	C	C	-	-	C	C	C	C	C	C	C	C	C	C	C	C	C	-	1	-	2	-	-	-	-	3	4	
Local Utility Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	-	2	-	-	-	3	4		
Maintenance and Service Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	C	C	-	C	C	C	C	C	1	-	2	-	-	-	-	3	4	
Major Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	2	-	-	-	-	3	4	
Major Utility Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	2	-	-	-	-	3	4	
Military Installations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	2	-	-	-	-	3	4	
Park and Recreation Services (General)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	2	-	-	-	-	3	4	
Park and Recreation Services (Special)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	2	-	-	-	-	3	4	
Postal Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	2	-	-	-	-	3	4	
Private Primary Educational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	-	-	-	-	-	-	3	4	
Private Secondary Educational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	-	-	-	-	-	-	3	4	
Public Primary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	P	P	P	P	P	P	-	1	-	-	-	-	-	-	3	4
Public Secondary Educational Facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	C	P	P	P	P	P	-	1	-	-	-	-	-	-	3	4
Railroad Facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	2	-	-	-	-	3	4
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	P	P	C	P	P	P	P	P	P	P	P	1	-	2	-	-	-	-	3	4	
Residential Treatment	-	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	C	C	-	C	P	C	P	P	P	P	P	P	P	1	-	-	-	-	-	-	-	3	4
Safety Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	1	-	2	-	-	-	-	3	4	
Telecommunication Tower ²	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	PC	4	
Transitional Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Transportation Terminal	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
All other Civic Uses	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	2	-	-	-	-	3	4	

1 Refers to SS 25-2-602 (13-2-225)	3 Refers to Subchapter B, Art. 2, Div 5	5 Refers to 25-2-803 (13-2-233)	7 Subject to 25-2-839 (13-2-235 & 13-2-273)	9 Refers to 25-2-853
2 Refers to SS 25-2-622 (13-2-226)	4 Refers to SS 25-2-624 (13-2-227)	6 Subject to 25-2-805 (13-2-224)	8 Refers to SS 25-2-842	10 Subject to 25-2-177 & 25-2-650

PC Permitted in the district, but under some circumstances may be conditional

Division 3. Neighborhood Urban Center Special Use.**§ 25-2-1551 APPLICABILITY OF DIVISION.**

This division applies to a neighborhood urban center special use.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1552 NEIGHBORHOOD URBAN CENTER SPECIAL USE PERMITTED IN CERTAIN ZONING DISTRICTS.

A neighborhood urban center special use is permitted in the following zoning base districts:

- (1) limited office (LO) district;
- (2) general office (GO) district;
- (3) neighborhood commercial (LR) district;
- (4) community commercial (GR) district;
- (5) general commercial services (CS) district;
- (6) commercial-liquor sales (CS-1) district; and
- (7) limited industrial services (LI) district.

Source: Ord. 000406-81; 030424-57; Ord. 031211-11.

§ 25-2-1553 NEIGHBORHOOD URBAN CENTER PERMITTED USES.

(A) A neighborhood urban center special use is limited to the land uses prescribed by this section.

(B) The following residential uses are permitted:

- (1) townhouse residential;
- (2) condominium residential; and
- (3) multifamily residential.

(C) A commercial use is permitted, conditional, or prohibited as prescribed by the base zoning district regulations, except that a use with a drive-in service is prohibited and a service station use allowed as a permitted use is a conditional use.

(D) The civic uses described in Section 25-2-6 (*Civic Uses Described*) are permitted in accordance with the requirements of the zoning base district.

Source: Ord. 000406-81; Ord. 030424-57; Ord. 031211-11.

§ 25-2-1554 DEVELOPMENT REQUIREMENTS.

(A) A neighborhood urban center special use development must have a site area of:

- (1) at least one acre; and
- (2) not more than 40 acres.

(B) This subsection prescribes land use allocation requirements for a neighborhood urban center special use development.

- (1) At least 10 percent of the development's gross floor area must be used for commercial uses.
- (2) At least 25 percent of the development's gross floor area must be used for residential uses.
- (3) At least 20 percent of the development's dwelling units must be townhouses or condominiums.
- (4) For a project of not more than 5 acres, at least 10 percent of the development's area must be community open space.
- (5) For a development of more than 5 acres, at least 20 percent of the development's area must be community open space.

Source: Ord. 000406-81; Ord. 030424-57; Ord. 031211-11.

§ 25-2-1555 TOWNHOUSE REGULATIONS.

(A) For a townhouse residential use:

- (1) the minimum lot area is 2,000 square feet;
- (2) the minimum lot width is 20 feet;
- (3) the minimum front setback is five feet;
- (4) the maximum front setback is 10 feet;
- (5) the minimum street side setback is 10 feet;
- (6) the minimum interior side yard setback is zero feet;
- (7) the minimum rear yard setback is five feet;
- (8) the maximum building height is 35 feet;
- (9) the maximum building coverage is 55 percent; and
- (10) the maximum impervious coverage is 65 percent.

(B) The finished floor elevation of the first floor of a townhouse must be at least 18 inches above the elevation of the sidewalk at the front lot line.

(C) Vehicular access to a townhouse group must be:

- (1) through a public alley or dedicated access easement at the rear of the group; or
- (2) through a single front driveway that provides access to the rear of the group.

(D) Other than in a garage, parking is permitted only at the rear of a townhouse. A parking area must be screened from the street.

(E) A lot may contain not more than one townhouse.

(F) Two hundred square feet of private open space is required for each townhouse.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1556 MULTIFAMILY AND CONDOMINIUM REGULATIONS.

(A) For a multifamily residential use, including a condominium use:

- (1) the minimum lot size is 3,500 square feet;
- (2) the minimum lot width is 50 feet;
- (3) the maximum height is 60 feet;
- (4) the maximum front setback is 10 feet;
- (5) the minimum front setback is five feet;
- (6) the minimum street side yard setback is 10 feet;
- (7) the minimum interior side yard setback is five feet;
- (8) the minimum rear yard setback is 10 feet;
- (9) the maximum building coverage is 70 percent;
- (10) the maximum impervious coverage is 80 percent; and
- (11) the maximum building footprint is 5,000 square feet.

(B) One hundred square feet of private open space is required for each multifamily dwelling.

(C) Two hundred square feet of private open space is required for each condominium dwelling.

(D) Parking is not permitted in a front yard.

(E) A multifamily residential use, including a condominium use, must provide one parking space for the first bedroom of a dwelling unit and 0.5 parking space for each additional bedroom. One parking space is required for an efficiency dwelling unit.

Source: Ord. 000406-81; Ord. 030424-57; Ord. 031211-11.

§ 25-2-1557 COMMERCIAL USE REGULATIONS.

For a commercial use:

- (1) the minimum lot size is 3,500 square feet;
- (2) the minimum lot width is 50 feet;
- (3) the maximum height is 60 feet;
- (4) the maximum front yard setback is 10 feet;
- (5) the minimum front yard setback is five feet; and
- (6) the minimum street side yard setback is 10 feet.

Source: Ord. 000406-81; Ord. 030424-57; Ord. 031211-11.

Division 4. Additional Development Requirements.

§ 25-2-1561 APPLICABILITY OF DIVISION.

This division prescribes additional development requirements for residential infill and neighborhood urban center special uses.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1562 COMMUNITY OPEN SPACE.

In addition to other community open space requirements prescribed by this subchapter:

- (1) each community open space area must be at least 500 square feet in size and at least 20 feet across in each direction;
- (2) the aggregate impervious cover for all community open spaces may not exceed 50 percent; and
- (3) a plaza or square may not exceed 90 percent impervious cover.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1563 DRIVE-THROUGH FACILITIES PROHIBITED.

Drive-through facilities and other facilities that allow people to remain in vehicles while receiving products or services are prohibited. This prohibition does not apply to the fueling facilities of a service station.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1564 COMPATIBILITY STANDARDS.

(A) The compatibility standards of Chapter 25-2, Article 10 (*Compatibility Standards*) apply only to property along the perimeter of an area used or developed as a residential infill or neighborhood urban center special use.

(B) Within an area used or developed as a residential infill or neighborhood urban center special use, the compatibility standards of Section 25-3-86 (*Compatibility Standards*) apply.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1565 ROADWAY DESIGN.

(A) A new road within a residential infill or neighborhood urban center special use project must comply with the roadway design standards of the Traditional Neighborhood District Criteria Manual.

(B) The director of the Neighborhood Planning and Zoning Department may approve the use of an innovative roadway design that is not

described in the Traditional Neighborhood District Criteria Manual.

Source: Ord. 000406-81; Ord. 010329-18; Ord. 031211-11.

§ 25-2-1566 COMMERCIAL USE PARKING REQUIREMENTS.

For a commercial use, one parking space for each 500 square feet of gross floor area is required.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1567 RESIDENTIAL USES IN COMMERCIAL BUILDINGS.

A residential use may be located above the ground floor of a commercial building.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1568 SPECIAL FEATURES FOR COMMERCIAL AND MULTIFAMILY BUILDINGS.

The building facade of a commercial building or a multifamily residential building:

- (1) may not extend horizontally in an unbroken line for more than 30 feet;
- (2) must include windows, balconies, porches, stoops, or similar architectural features;
- (3) must have awnings along at least 50 percent of the length of the ground floor building facade; and
- (4) at least 50 percent of the wall area of the ground floor building facade must consist of doors or clear or lightly tinted windows.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1569 LANDSCAPING.

A street yard of 1,000 square feet or less is not required to be landscaped, and a parking area with 12 or fewer parking spaces is not required to have landscaped islands, peninsulas, or medians.

Source: Ord. 000406-81; Ord. 031211-11.

ARTICLE 7. RESIDENTIAL INFILL AND NEIGHBORHOOD URBAN CENTER SPECIAL USES.

Division 1. Development Plan.

§ 25-2-1521 DEVELOPMENT PLAN REQUIRED.

(A) A person may not use or develop property as a residential infill or neighborhood urban center special use unless the Planning Commission approves a development plan under this division.

(B) A development plan must include:

- (1) the locations of land uses, number of dwelling units, and approximate gross floor area of each use;
- (2) the layout of the transportation network;
- (3) the location, size, and type of each community open space area;
- (4) the location and type of each drainage or water quality control facility;
- (5) the location of the 100-year flood plain;
- (6) the location of each critical environmental feature; and

(7) additional information required by the director of the Neighborhood Planning and Zoning Department to demonstrate compliance with this subchapter.

Source: Ord. 000406-81; Ord. 010329-18; Ord. 031211-11.

§ 25-2-1522 SUBMITTAL AND APPROVAL OF DEVELOPMENT PLAN.

(A) An applicant must submit the development plan to the director of the Neighborhood Planning and Zoning Department.

(B) The director of the Neighborhood Planning and Zoning Department shall review the development plan and make a recommendation to the Planning Commission.

(C) The Planning Commission shall approve the development plan after a determination that the plan meets the requirements of Section 25-2-1523 (*Development Plan Approval Criteria*).

(D) If the Planning Commission denies the development plan, the commission shall identify the basis of the denial.

Source: Ord. 000406-81; Ord. 010329-18; Ord. 031211-11.

§ 25-2-1523 DEVELOPMENT PLAN APPROVAL CRITERIA.

A development plan must:

- (1) demonstrate compliance with the requirements of Division 2 (*Residential Infill Special Use*) or Division 3 (*Neighborhood urban center Special Use*), as applicable;
- (2) be designed to promote pedestrian activity and the use of mass transit;
- (3) propose building height, bulk, and scale that is compatible with adjacent single-family development, if any; and
- (4) include high quality community open space as an organizing feature.

Source: Ord. 000406-81; Ord. 031211-11.

§ 25-2-1524 DEVELOPMENT PLAN REVISIONS.

(A) Except as provided in Subsection (B), the approval of the Planning Commission is required to revise a development plan. The revision must comply with Section 25-2-1523 (*Development Plan Approval Criteria*).

(B) The director of the Neighborhood Planning and Zoning Department may approve a minor revision to a development plan if the director of the Neighborhood Planning and Zoning Department determines that the revised plan complies with the applicable requirements of this subchapter. The following are minor revisions:

- (1) a change in the location of a land use, if the director of the Neighborhood Planning and Zoning Department determines that the basic layout of the development plan remains the same, and that the proposed change does not negatively affect existing adjacent land uses;

(2) a reduction in the number of dwelling units;

(3) a reduction in the total gross floor area of the commercial uses;

(4) a change in the mix of residential uses;

(5) a change in the transportation network if the director of the Neighborhood Planning and Zoning Department determines that the basic layout of the development plan remains the same;

(6) a change in the size or location of community open space, if the director of the Neighborhood Planning and Zoning Department determines that the quality and functionality of the overall community open space is not reduced;

(7) a change in the location or type of a drainage or water quality control facility, if the director of the Neighborhood Planning and Zoning Department determines that the basic layout of the development plan remains the same;

(8) a change in the location or type of an critical environmental feature, if the director of the Neighborhood Planning and Zoning Department determines that the revision more accurately describes the feature; and

(9) a change in the location of a 100-year floodplain, if the director of the Neighborhood Planning and Zoning Department determines that the revision more accurately describes the floodplain.

(C) An interested party may appeal the director of the Neighborhood Planning and Zoning Department's decision under Subsection (B) to the Planning Commission.

Source: Ord. 000406-81; Ord. 010329-18; Ord. 031211-11.

NEIGHBORHOOD URBAN CENTER

Applied to Specific Properties

LDC Chapter 25-2-1521 through 1524 AND 1551 through 1569

DESCRIPTION

The Neighborhood Urban Center special use permits the redevelopment of an existing commercial center, or development of a vacant site, into a mixed-use, pedestrian and transit-oriented center. If chosen, this special use is applied to specific properties of at least one acre but not more than 40 acres in the LO, GO, LR, GR, CS, CS-1 and LI zoning districts.

For a proposed Neighborhood Urban Center development, a development plan showing the location of land uses and the layout of streets, lots and open space must be approved by the Planning Commission. The following residential uses are permitted: townhouse, condominium and multi-family. However each plan must show compliance with the following land use mix requirements:

<u>Land Use</u>	<u>Minimum</u>	<u>Maximum</u>
Commercial	10% of gross floor area	---
Residential*	25% of gross floor area	---
Community Open Space	10% for 1-5 acre Urban Center	---
	20% for Urban Center > 5 acres	

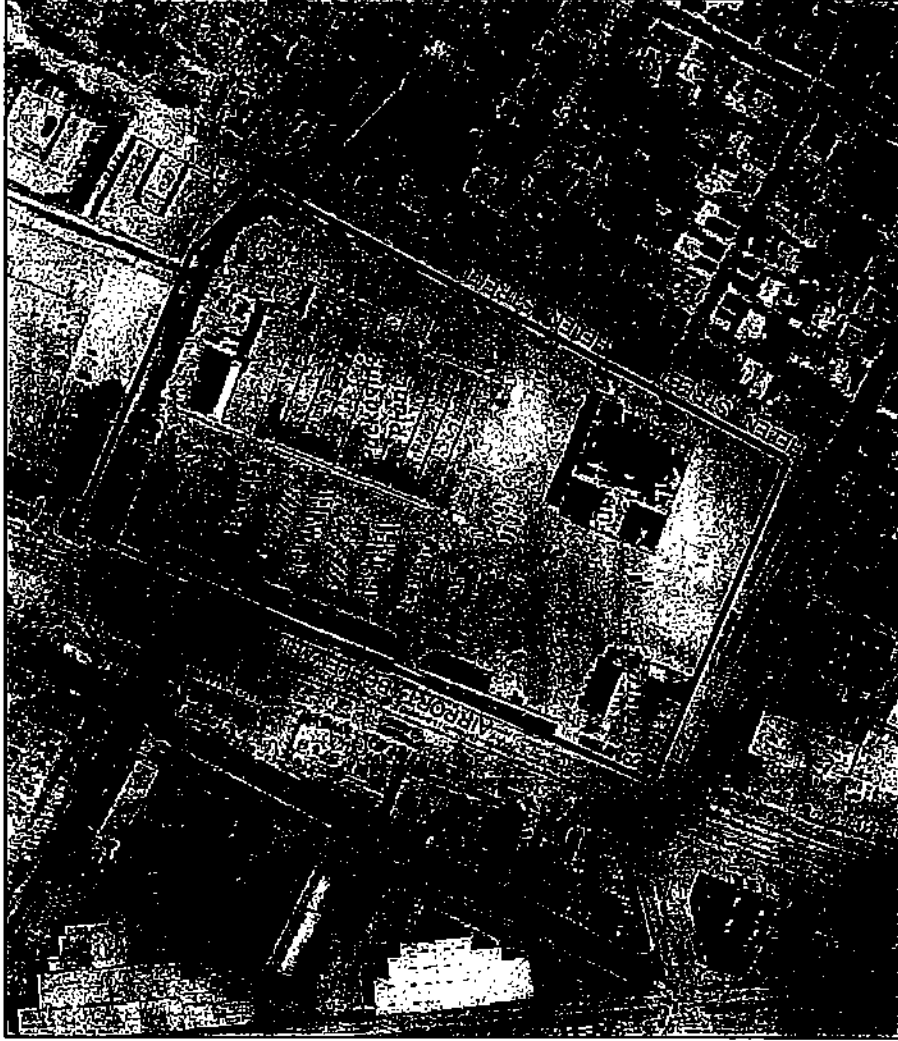
- * At least 20% of the residential units must be townhouses or condominiums.

Additional Regulations:

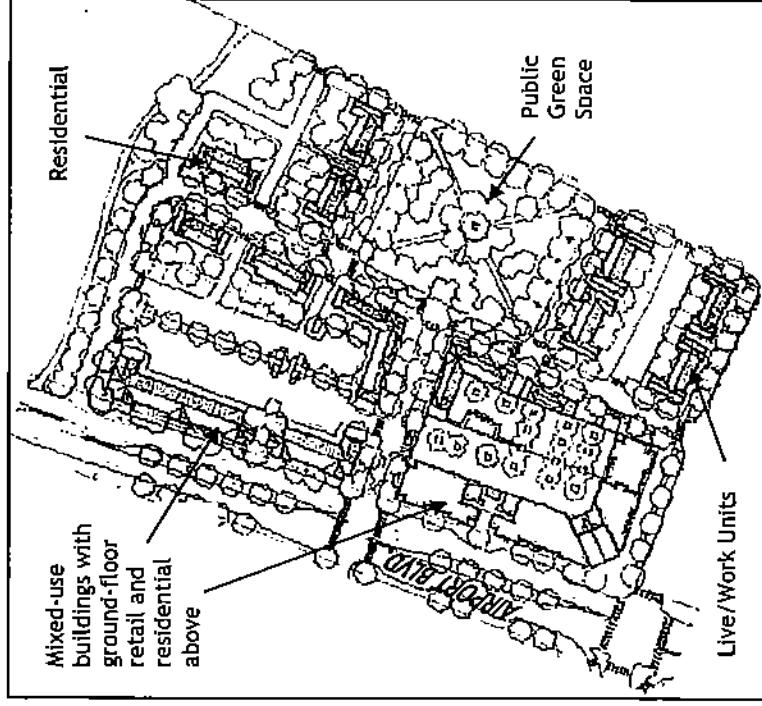
- There are separate site development regulations for each use within the Neighborhood Urban Center special use.
- Permitted Commercial and Civic Uses are those permitted in the base-zoning district.
- Service stations, if permitted in the base-zoning district, are conditional in the Neighborhood Urban Center.
- Drive-through facilities are prohibited.
- The multi-family development must provide one parking space for the first bedroom of a dwelling unit and 0.5 parking spaces for each additional bedroom. One parking space is required for an efficiency dwelling unit.

Continue **NEIGHBORHOOD URBAN CENTER** Applied to Specific Properties

CONCEPTUAL EXAMPLE OF NEIGHBORHOOD URBAN CENTER IN AUSTIN



Existing Development in North
Loop Neighborhood Plan Area



Conceptual Site Layout of Neighborhood
Urban Center on Same Tract