NEIGHBORHOOD PLAN AMENDMENT/REZONING REVIEW SHEET

NEIGHORHOOD 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
Site	CS	Vacant
North	MF-3-NP	Condominiums
South	CS-CO-NP	Vacant
East	SF-3-NP, CS-CO-NP	Single-family and vacant
West	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, 1ST 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 1st RDNG OF CS-1-CO (6-0) 09/04/1997: APVD CS-1-CO; 2nd & 3rd 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 with 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.

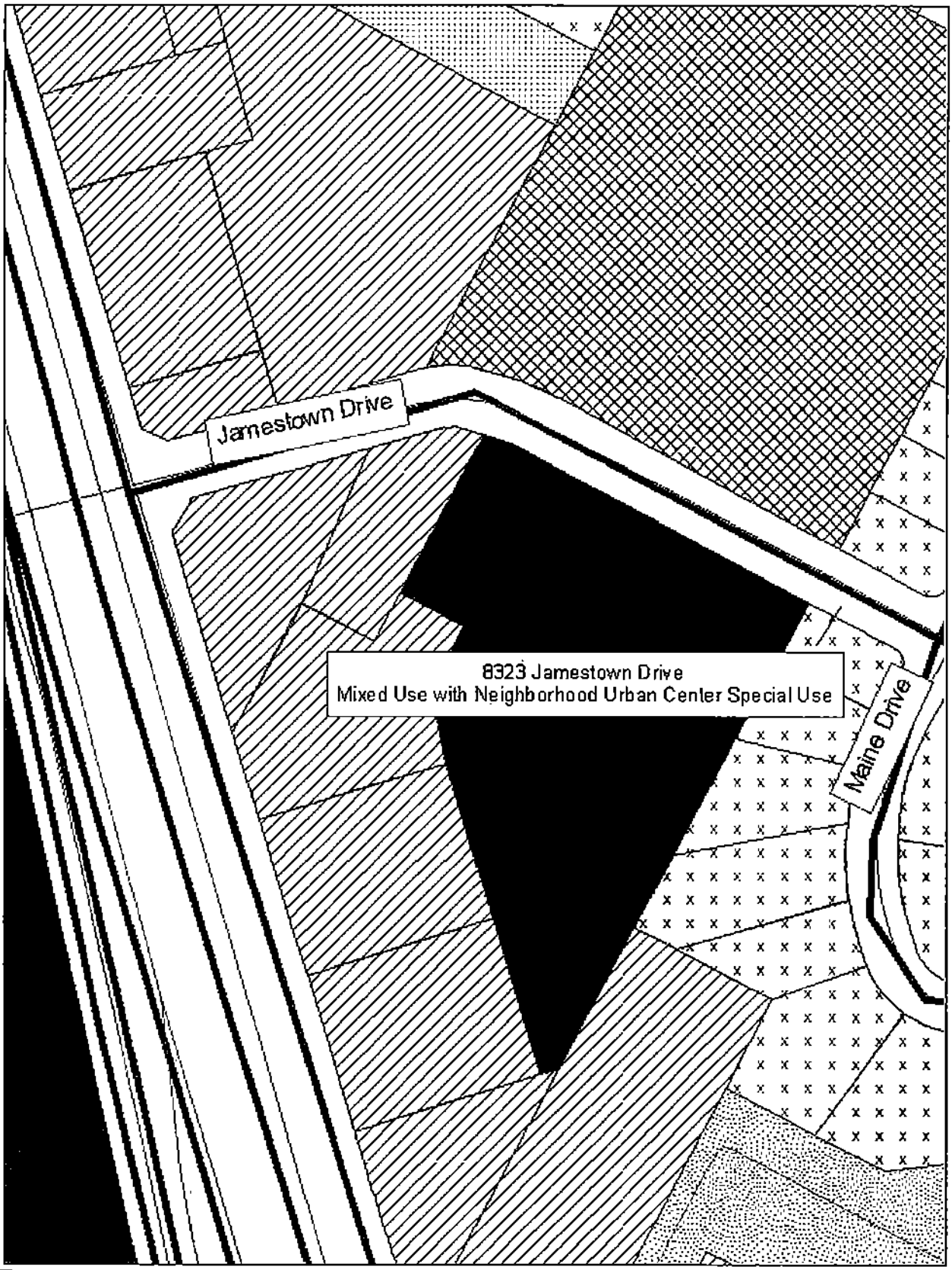
2. The traffic on Jamestown Drive does not exceed the requirements established in Section 25-6-116.

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.

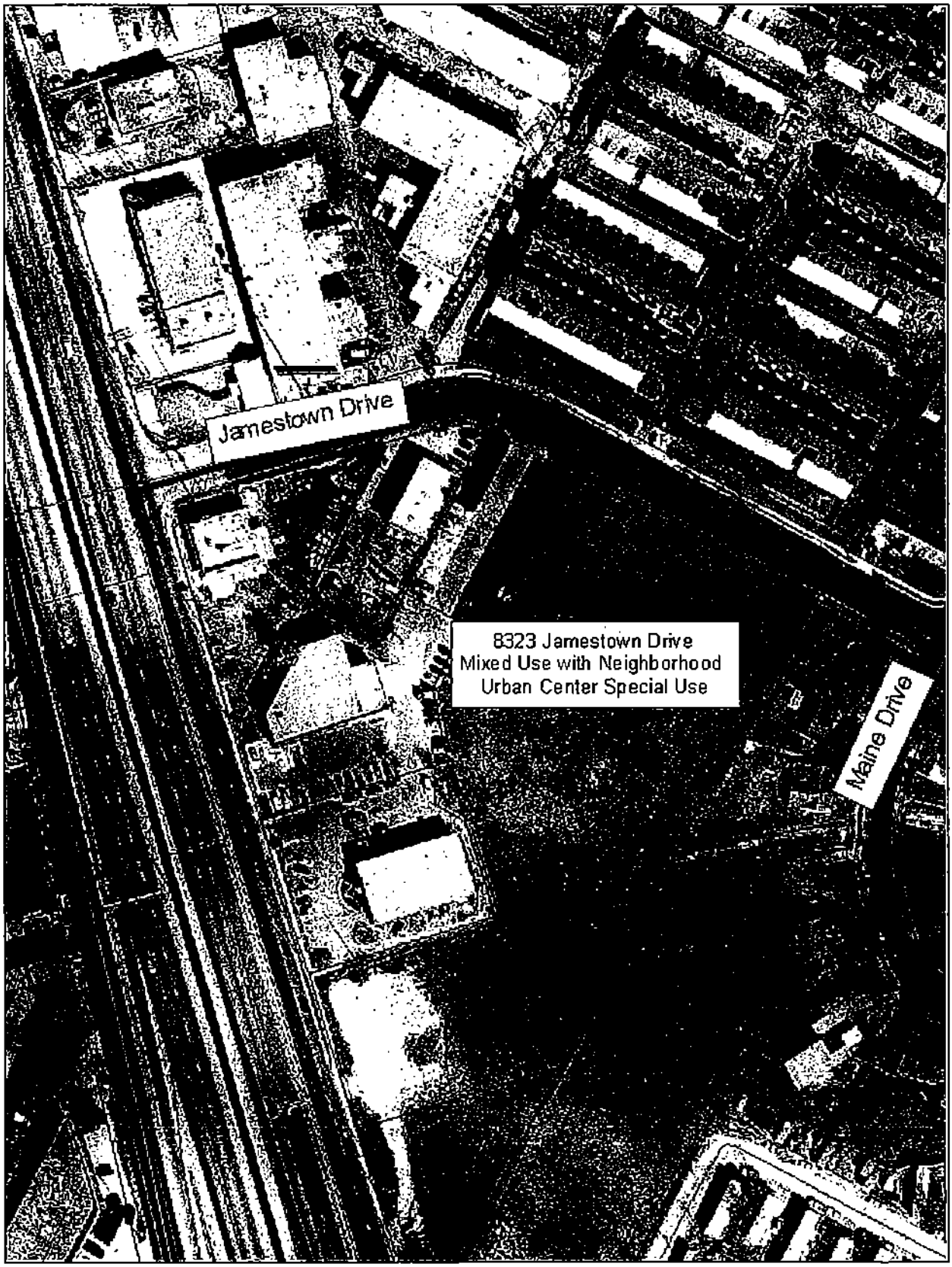
Water and Wastewater

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.

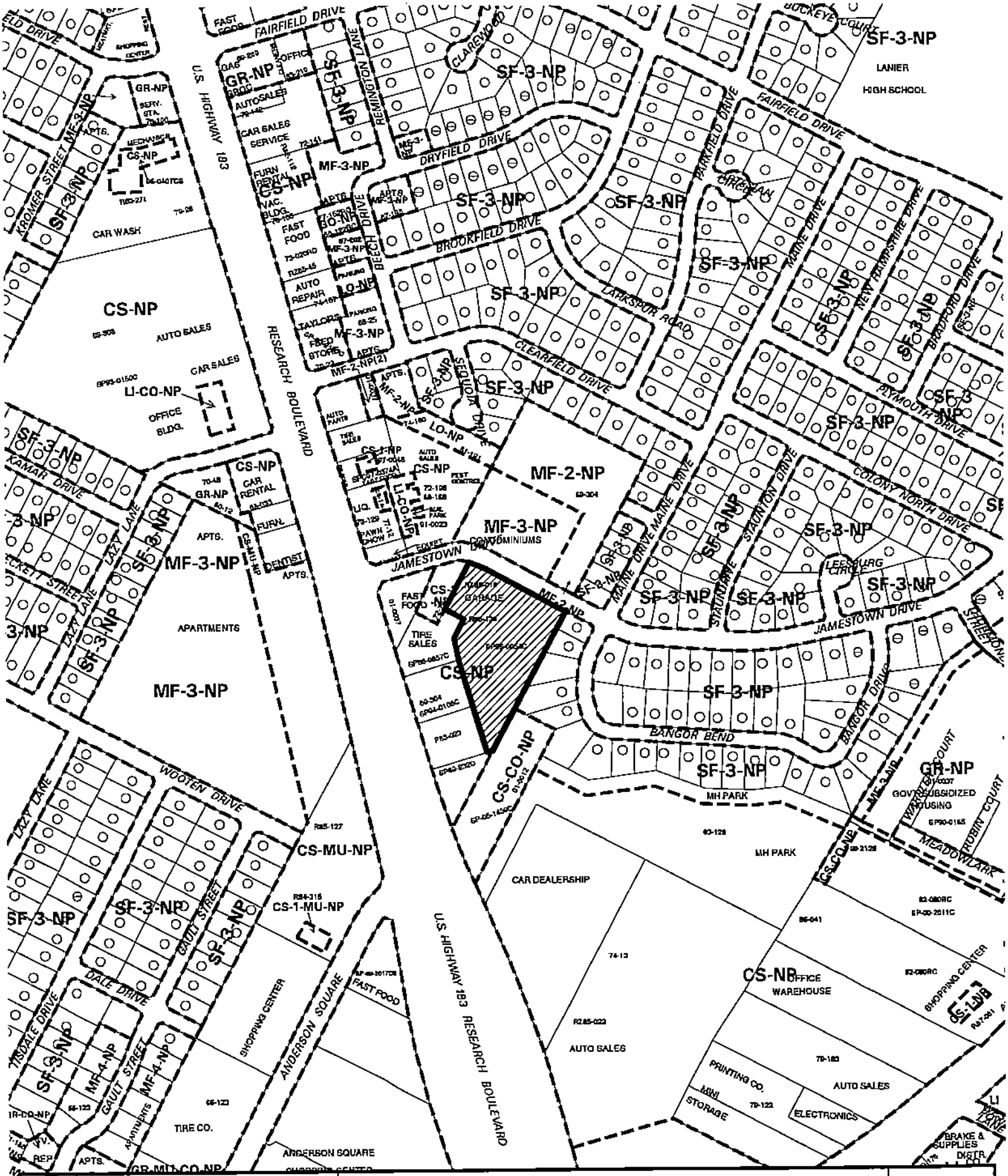


Neighborhood Plan Amendment NPA-07-0007.01
Commercial to Mixed Use
8323 Jamestown Drive

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



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



N	SUBJECT TRACT	ZONING	CITY GRID REFERENCE NUMBER
	PENDING CASE	CASE #: C14-07-0007	K29
	ZONING BOUNDARY	ADDRESS: 8323 JAMESTOWN DR	DATE: 07-01
1" = 400'	CASE MGR: T. BUI	SUBJECT AREA (acres): 2.674	INTLS: SM

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	L	CBD	DMU	W/LO	CS	CS-1	CH	IP	MI	LI	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	--	--	--	--	--	--	--	--
Condominium Residential	--	--	--	--	--	--	P	P	P	P	P	P	P	P	--	--	--	--	--	--	--	C	P	P	--	--	--	P	--	--	--	--	--	--	--	--
Duplex Residential	--	--	--	--	P	--	P	P	P	P	P	P	P	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	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-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
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	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
~~Bail Bond Services~~[10]	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	PC	--	PC	PC	--	PC	PC	PC	PC	PC	PC	--	--	--	--	--	--
~~Building Maintenance Services~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	1	--	--	--	3	4
Business or Trade School	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	C	P	P	C	P	P	P	P	P	P	P	1	--	--	--	3	4
Business Support Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	P	C	P	P	P	P	P	P	P	P	P	P	1	--	--	--	3	4
Campground	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	P	P	P	--	--	P	1	--	--	--	3	4
Carriage Stable	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	--	--	--	--	--	--	--	C	--	P	--	--
Cocktail Lounge	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	C	--	--	C	C	--	--	--	--	--	--	--	--
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~~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	P	P	1	--	2	--	3	4
~~Construction Sales and Services~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	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~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	P	P	P	1	--	--	--	3	4
~~Drop-Off Recycling Collection Facility~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P6	--	--	--	--	P	P	P	--	P	P	--	--	--	--	--	P4
~~Electronic Prototype Assembly~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	--	--	--	--	--	--
Electronic Testing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	P	P	P	P	--	--	--	--	--	--
~~Equipment Repair Services~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	P	--	P	P	1	--	--	--	3	4
~~Equipment Sales~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	1	--	--	--	3	4
~~Exterminating Services~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	P	C	P	P	P	P	--	P	1	--	--	--	3	4
Financial Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	C	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~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	P	--	P	P	P	--	--	P	1	--	--	--	3	4
General Retail Sales (Convenience)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	C	P	P	--	P	P	P	--	P	P	1	--	2	--	3	4
General Retail Sales (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	P	P	--	P	P	P	--	P	P	1	--	2	--	3	4
~~Hotel-Motel~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	C	P	P	--	P	P	P	--	P	P	1	--	2	--	3	4
~~Indoor Entertainment~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	C	P	P	--	P	P	P	P	P	P	1	--	2	--	3	4
~~Indoor Sports and Recreation~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	C	P	P	--	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 25-2-839 (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 Suject 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-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
~~Kennels~~	--	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	1	C	2	--	3	4
~~Laundry Services~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	--	P	P	P	--	--	P	1	--	2	--	3	4
Liquor Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	P	P	--	C	C	1	--	2	--	3	4
Marina	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4
~~Medical Offices -- exceeding 5000 sq. ft. gross floor area~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	C	P	C	P	P	--	P	P	P	P	P	P	1	--	2	--	3	4
Medical Offices -- not exceeding 5000 sq. ft. gross floor area	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	P	P	C	P	P	--	P	P	P	P	P	P	1	--	2	--	3	4
~~Monument Retail Sales~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	P	P	1	--	--	--	3	4
~~Off-Site Accessory Parking~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	P	C	C	C	--	P	P	P	P	P	P	1	--	2	--	3	4
~~Outdoor Entertainment~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	C	C	C	C	C	--	C	C	C	C	C	C	1	--	2	--	3	4
~~Outdoor Sports and Recreation~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	C	P	P	P	--	P	P	P	P	P	P	1	--	2	--	3	4
~~Pawn Shop Services~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	P	P	--	P	P	P	--	--	--	1	--	2	--	3	4
Personal Improvement Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	P	P	P	--	P	P	P	--	P	P	1	--	2	--	3	4
Personal Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	P	C	P	P	P	--	P	P	P	P	P	P	1	--	2	--	3	4
Pet Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	C	--	P	P	--	P	P	P	--	--	--	1	--	2	--	3	4
~~Plant Nursery~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	--	--	P	P	P	P	P	P	--	--	--	--	--	--
Printing and Publishing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	P	P	P	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4
Professional Office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	C	P	P	--	P	P	P	P	P	P	1	--	2	--	3	4
~~Recreational Equipment Maint. & Stor.~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4
Recreational Equipment Sales	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4
Research Assembly Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4
Research Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	C	P	P	--	P	P	P	P	P	P	1	--	--	--	3	4
Research Testing Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4
Research Warehousing Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4
Restaurant (General)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	C	P	P	--	P	P	P	P	P	P	1	--	2	--	3	4
Restaurant (Limited)	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	P	C	P	P	--	P	P	P	P	P	P	1	--	2	--	3	4
Scrap and Salvage	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	1	--	--	--	3	4
~~Service Station~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	P	P	C	C	C	--	P	P	P	P	P	P	1	--	2	--	3	4
Software Development	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	P	P	--	P	P	--	P	P	P	P	P	P	--	--	--	--	--	--
Special Use Historic	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Stables	--	C	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	C	--	P	3	4
Theater	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	P	C	P	P	--	P	P	P	P	P	P	1	--	2	--	3	4
~~Vehicle Storage~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	P	P	P	--	P	P	1	--	2	--	3	4
~~Veterinary Services~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	--	--	P	1	--	2	--	3	4

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	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	1	--	2	--	3	4
Custom Manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	P	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4
General Warehousing and Distribution	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	1	--	2	--	3	4
Light Manufacturing	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	1	--	2	--	3	4
~~Limited Warehousing and Distribution~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4
Recycling Center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	--	--	--	--	--	--	--
Resource Extraction	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	1	C	2	--	3	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	W/LO	CS	CS-1	CH	IP	MI	LI	R&D	DR	AV	AG	PUD	P
Urban Farm	--	P	9	9	9	9	9	9	P	P	P	P	P	P	--	P	P	P	--	P	P	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--
All Other Agricultural Uses	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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 Suject 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/LO	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	P	--	--	3	4
Cemetery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	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	1	C	--	C	3	4
College and University Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	C	P	P	C	P	P	P	P	P	P	1	P	1	--	3	4
Communication Service Facilities	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	P	1	P	2	P	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	P	C	P	C	P	P	C	P	P	P	P	P	P	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	P	C	P	C	P	P	C	P	P	P	P	P	P	1	--	2	--	3	4
~~Congregate Living~~	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	P	--	C	P	C	P	P	--	P	P	P	P	P	P	1	--	--	--	3	4
Convalescent Services	--	--	--	--	--	--	--	--	--	--	C	C	C	C	--	--	P	P	--	--	--	--	--	--	P	--	--	--	--	--	--	1	--	--	--	3	4
Convention Center	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	--	--	--	--	--	--	--	--	--	--	--	--	--
Counseling Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	--	--	--	--	--	--
Cultural Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	--	P	P	P	P	P	C	P	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4
~~Day Care Services (Commercial)~~	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	C	P	P	C	P	P	P	P	P	P	P	P	P	P	P	--	2	--	3	4
~~Day Care Services (General)~~	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	P	--	P	P	C	P	P	P	P	P	P	P	P	P	P	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	C	P	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4
Detention Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	1	--	--	--	3	4
Employee Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	1	P	--	--	3	4
Family Home	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	--	--	--	1	--	--	--	3	4
Group Home, Class I (General)	C	C	C	C	C	C	C	C	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 I (Limited)	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	P	--	C	P	C	P	P	--	P	P	P	P	P	P	1	--	--	--	3	4
Guidance Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	--	P	P	C	P	P	--	P	P	P	--	--	--	1	--	--	--	3	4
~~Hospital Services (General)~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	--	--	C	C	C	C	--	C	C	C	--	--	--	1	--	2	--	3	4
~~Hospital Services (Limited)~~	--	--	--	--	--	--	--	--	--	--	--	C	C	C	--	--	C	P	C	C	P	C	P	P	--	P	P	P	--	--	--	1	--	2	--	3	4
Local Utility Services	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	P	P	C	P	P	C	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4
~~Maintenance and Service Facilities~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	P	P	P	P	P	P	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	P	P	P	C	P	P	C	P	P	P	P	P	P	--	--	--	1	--	--	--	3	4
Private Secondary Educational Facilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P	P	C	P	P	C	P	P	P	--	--	--	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	C	P	P	C	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	C	P	P	C	P	P	C	P	P	P	--	--	--	1	--	--	--	3	4
Railroad Facilities	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	P	P	P	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	P	1	--	2	--	3	4
~~Residential Treatment~~	--	--	--	--	--	--	--	--	C	C	C	C	C	C	C	C	C	--	C	P	C	P	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	P	P	P	--	P	P	C	P	P	P	P	P	P	P	P	P	1	--	2	--	3	4
~~Telecommunication Tower~~[7]	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~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	C	C	--	C	C	C	C	C	C	1	--	--	--	3	4
~~Transportation Terminal~~	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	C	C	C	C	C	C	1	--	2	--	3	4
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 25-2-603 (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 Suject 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:

Land Use	Minimum	Maximum
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.

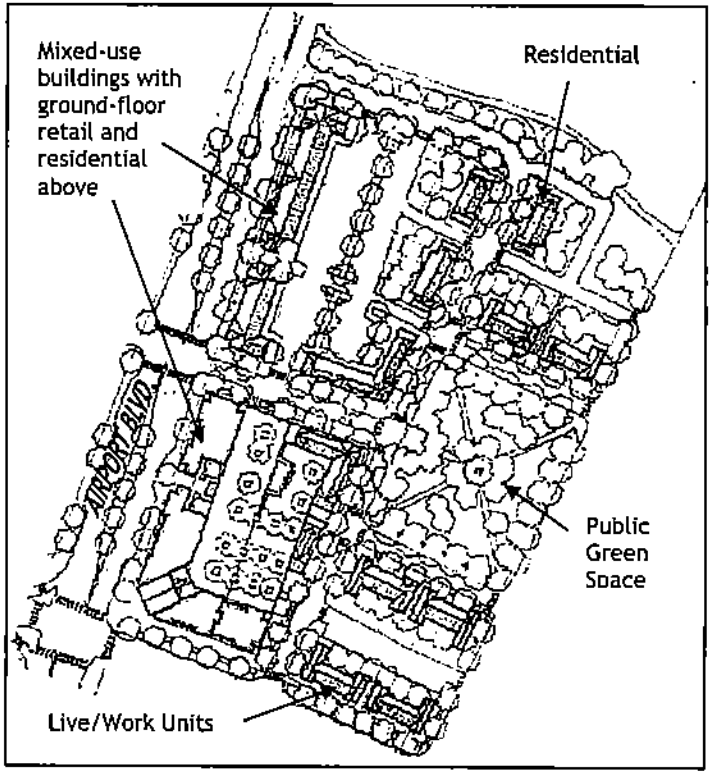
Additional Regulations:

- 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.

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