

44 ATTEST:

45

46

47 By: _____

48 James O. Cooke, IV
49 City Treasurer-Clerk

50

APPROVED AS TO FORM:

By: _____

Cassandra K. Jackson
City Attorney

CODING: Words in ~~struck through~~ type are deletions from existing language; words underlined are additions.

Attachment 1

Sec. 10-205. UV University Urban Village district.

<i>PERMITTED USES;c;</i>		
<i>1. District Intent</i>	<i>2. Principal Uses</i>	
	<i>3. Special Exceptions and Accessory Uses</i>	
<p>The UV University Urban Village District is intended to be located in areas in the Gaines Street Urban Infill and Redevelopment Area as designated in the Comprehensive Plan. This may include areas designated downtown, university transition, and/or central urban on the future land use map of the comprehensive plan and includes West Gaines Street between Railroad Avenue and Lake Bradford Road, with specific boundaries as depicted on the Official Zoning Map and zoning atlas downtown area map series.</p> <p>This District is established for the purpose of creating a high intensity urban activity corridor. The area is envisioned as a primary local destination for living, working, shopping, and entertainment. Interesting shop fronts, outdoor dining, and opportunities for people watching are vital to the intended street character. The primary intent of this district is to promote redevelopment in a balanced mix of residential and commercial uses at a greater intensity than in the adjacent districts and in attached buildings, with a new, dynamic, and very urban character. The</p>	<p>1. Accounting, Auditing, and Bookkeeping Services</p> <p>2. Administration of Educational Programs</p> <p>3. Advertising Agencies</p> <p>4. Banks and Other Financial Institutions</p> <p>5. Bookstores</p> <p>6. Camera and Photographic Supply Stores</p> <p>7. Catalog and Mail Order Houses</p> <p>8. Coin Operated Amusements</p> <p>9. Community facilities including police/fire stations; libraries with less than 7,500 square feet; vocational schools; colleges and universities</p> <p>10. Computer and Computer Software Stores</p> <p>11. Computer Programming and Data Processing Services</p> <p>12. Consumer Credit Reporting Agencies</p> <p>13. Courier Services</p> <p>14. Dance Studios and Halls</p> <p>15. Day Care Centers</p> <p>16. Engineering, Architectural, and Surveying Services</p> <p>17. Executive, Legislative, and General Government, Except Finance</p> <p>18. Gift, Novelty, and Souvenir Stores</p> <p>19. Hobby, Toy, Game Shops</p> <p>20. Home Health Care Services</p> <p>21. Hotels and Bed and Breakfast Inns</p>	<p>39. Musical Instrument Stores</p> <p>40. News Dealers and Newsstands</p> <p>41. News Syndicates</p> <p>42. Paint, Glass, and Wallpaper Stores (decor only)</p> <p>43. Personal services (barber and beauty shops, fitness clubs, etc.)</p> <p>44. Personnel Supply Services</p> <p>45. Photofinishing Laboratories</p> <p>46. Public Finance, Taxation, and Monetary Policy</p> <p>47. Radio, Television, and Publishers' Advertising Representatives</p> <p>48. Radio, Television, Consumer Electronics Stores</p> <p>49. Real Estate</p> <p>50. Record, Prerecorded Tapes, and Compact Disc Store</p> <p>51. Rental and Sales of Video Tapes, Games and DVDs</p> <p>52. Research Organization, Commercial and Noncommercial</p> <p>53. Restaurants and Drinking Places Including Outdoor Dining</p> <p>54. Retail Apparel and Accessory Stores</p> <p>55. Retail Bakeries</p> <p>56. Retail drug store</p> <p>57. Retail florist</p> <p>58. Retail Food and Grocery</p> <p>59. Retail Home Furniture</p> <p>60. Retail Optical Goods</p> <p>61. Reupholstery and</p>
	<p>(1) Special Exceptions:</p> <ul style="list-style-type: none"> a. Botanical and Zoological Gardens b. Off-Street Parking Facilities c. Passenger Car Rental d. Single-Family Attached Dwellings e. Internet switching stations <p>(2) Accessory Uses:</p> <ul style="list-style-type: none"> a. A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more that 33 percent of the floor area or cubic volume of the principle use or structure, as determined by the Land Use Administrator. b. Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator. 	

Attachment 1 (continued)

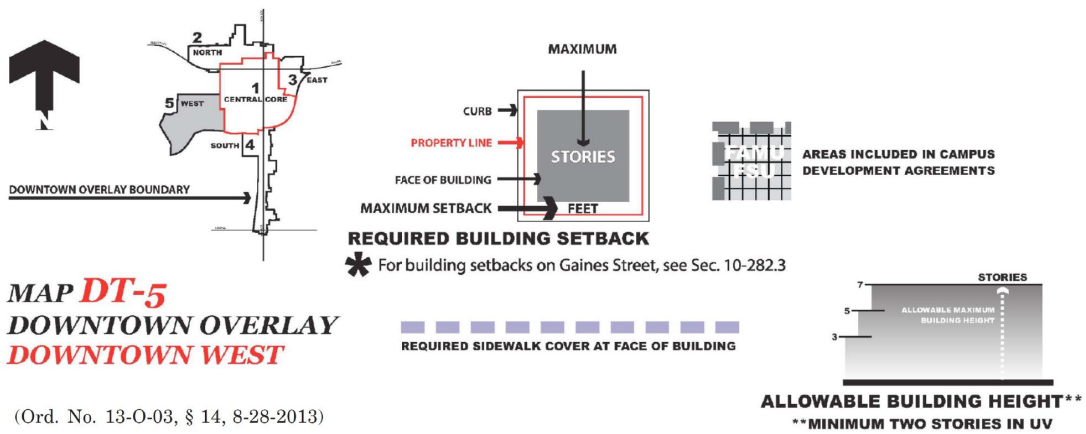
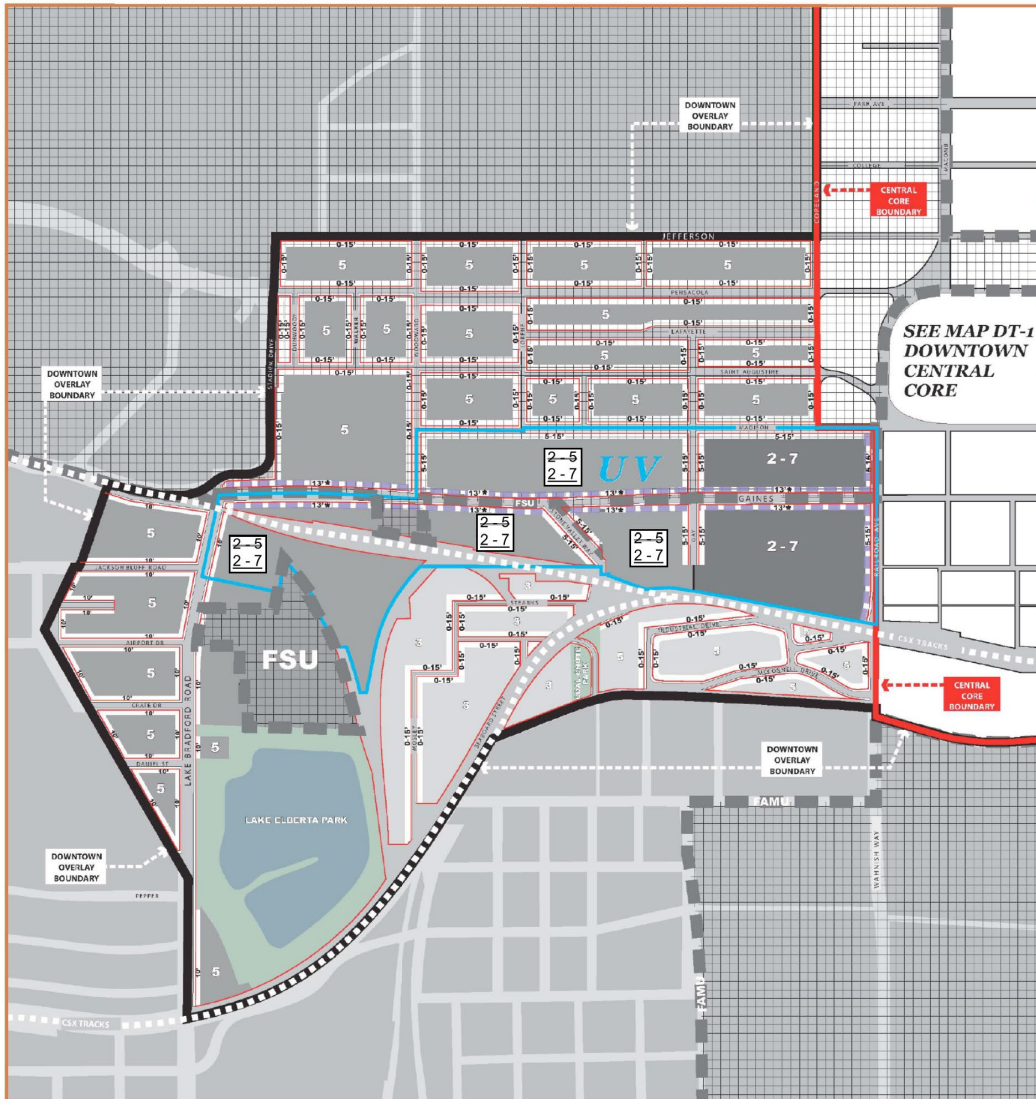
<p>regulations are designed to encourage a pedestrian orientation. The residential density shall not be less than 16 dwelling units per acre and shall not exceed 100 dwelling units per gross acre. The minimum building height is 2 stories and the maximum height is 7 stories <u>varies depending on geographic location in the district.</u></p> <p>Development Standards for this zoning district are established within the Downtown Overlay Regulating Plan map series and applicable sections of Division 4.</p>	<p>22. Indoor theatres 23. Insurance Agents, Brokers, and Services 24. Insurance Carriers 25. International Affairs 26. Jewelry Stores 27. Laundromats, Laundry and Dry Cleaning Pick-up Stations 28. Legal Services 29. Luggage and Leather Goods Stores 30. Mailing Services, Reproduction, Commercial Art 31. Management and Public Relations Services 32. Medical and Dental Offices and Labs 33. Membership Organizations 34. Miscellaneous General Merchandise Stores 35. Miscellaneous Personal Services (the following are prohibited: steam baths, Turkish baths) 36. Miscellaneous Retail Stores (with the following exceptions; auction rooms, awnings, fireworks, hot tubs, gravestones, ice dealers, monuments, sales barns, swimming pools, tombstones, whirlpools) 37. Multiple Family Dwellings 38. Museums and Art Galleries</p>	<p>Furniture Repair 62. Rooming and Boarding Houses (except dorms) 63. Security and Commodity Brokers, Dealers, Exchanges, and Services 64. Sewing, Needlework, and Piece Goods 65. Shoe Repair and Shoeshine Parlors 66. Social Services (Community Development and Improvement Groups and Organizations only) 67. Stationery Stores 68. Studios for Photography, Music, Art, Dance, Drama, and Voice 69. Tax Return Preparation Services 70. Theatrical Producers (except Motion Picture) 71. Tobacco Stores and Stands 72. Tour Operators 73. Travel Agencies 74. Used Merchandise Stores 75. Valet Parking 76. Variety Stores 77. Watch, Clock, and Jewelry Repair</p>	
---	---	--	--

(Ord. No. 05-O-16AA, § 16, 3-30-2005; Ord. No. 10-O-14AA, § 5, 2-23-2011)

Note(s)—See editor's note at section 10-203.

CODING: Words in ~~struck through~~ type are deletions from existing language; words underlined are additions.

Attachment 2



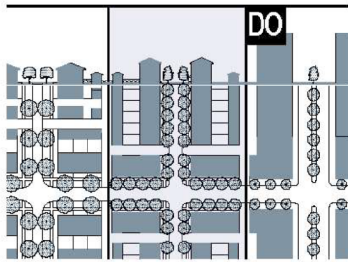
**MAP DT-5
DOWNTOWN OVERLAY
DOWNTOWN WEST**

(Ord. No. 13-O-03, § 14, 8-28-2013)

CODING: Words in ~~struck through~~ type are deletions from existing language; words underlined are additions.

Attachment 3

TABLE 10D: Development standards for Downtown Overlay (CC, UV, SCD, ASN-A, -B, -C, D, and other districts that are within the Downtown Overlay boundary.)



(see Table 1)

a. BUILDING CONFIGURATION (see Table 6)

Principal Building	See Section 10-282
Accessory Building	See Section 10-282

b. LOT OCCUPATION

Lot Width	15 ft. min. 200 ft. max.
Lot Depth	45 ft. min.
Lot Coverage	90% max. + (except SCD)

c. BUILDING DISPOSITION

Edgeward	permitted
Sideward	permitted
Rearward	permitted
Courtyard	permitted

d. SETBACKS - PRINCIPAL BUILDING

(d.1) Front Setback/Principal	See Section 10-282
(d.2) Side Corner Setback	See Section 10-282
(d.3) Side Setback	0 ft. min.**
(d.4) Rear Setback	5 ft. min.* 0 ft.***

e. SETBACKS - ACCESSORY BUILDING

(e.1) Front Setback	40 ft. max. from rear prop.
(e.2) Side Setback	5 ft. min.
(e.3) Rear Setback	5 ft. min.*

f. PRIVATE FRONTAGES

Porch & Lawn	permitted
Terrace	permitted
Forecourt	permitted
Stoop	permitted
Shopfront & Awning	permitted
Gallery & Arcade	permitted

PARKING PROVISIONS

See Table 8B & 8C

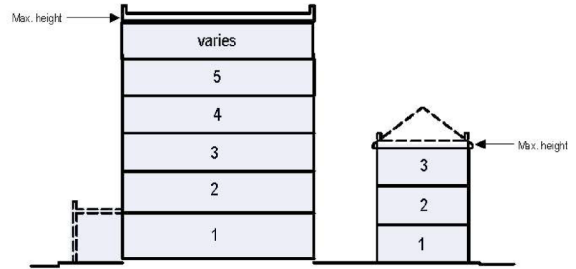
* or 15 ft. from center line of alley
 + See Sec. 10-281 Environmental Standards and Sec. 5-63 and 5-85 Environmental Management.

**Sec. 10-241 only permit the zero setback for contiguous structures. In all other situations the setback shall be 5-foot minimum.

***0 feet when associated with attached residential units.

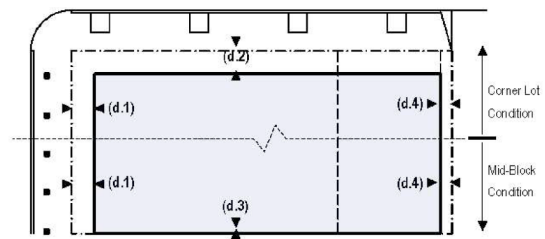
BUILDING CONFIGURATION

1. Building height shall be measured in number of stories, excluding attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor commercial function which must be a minimum of 12 ft with a maximum of 25 ft.
3. Height shall be measured to the eave or roof deck as specified on Table 6.
4. Alternate heights are established for specific land uses at Sec. 10-284.2(a)(3).
5. Mezzanines on the top floor of student housing projects in the University Village district shall not be counted as a separate floor for the purpose of determining maximum height.



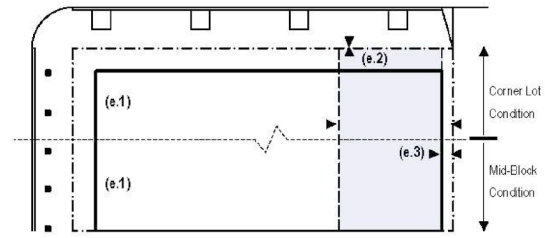
SETBACKS - PRINCIPAL BLDG

1. The facades and elevations of principal buildings shall be distanced from the lot lines as shown.



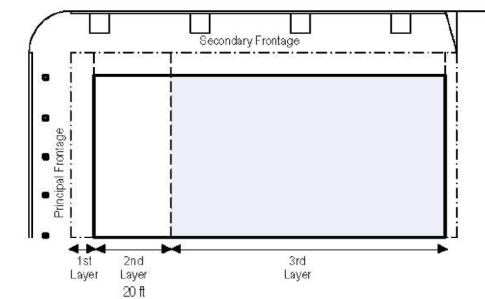
SETBACKS - ACCESSORY BUILDING

1. The Elevations of the accessory building shall be located in the 2nd and 3rd layers.



PARKING PLACEMENT

1. Uncovered parking spaces may be provided within the third layer as shown in the diagram (see Table 12).
2. Covered parking shall be provided within the third layer as shown in the diagram (see Table 12).
3. Trash containers should be stored within the third layer.



CODING: Words in ~~struck through~~ type are deletions from existing language; words underlined are additions.