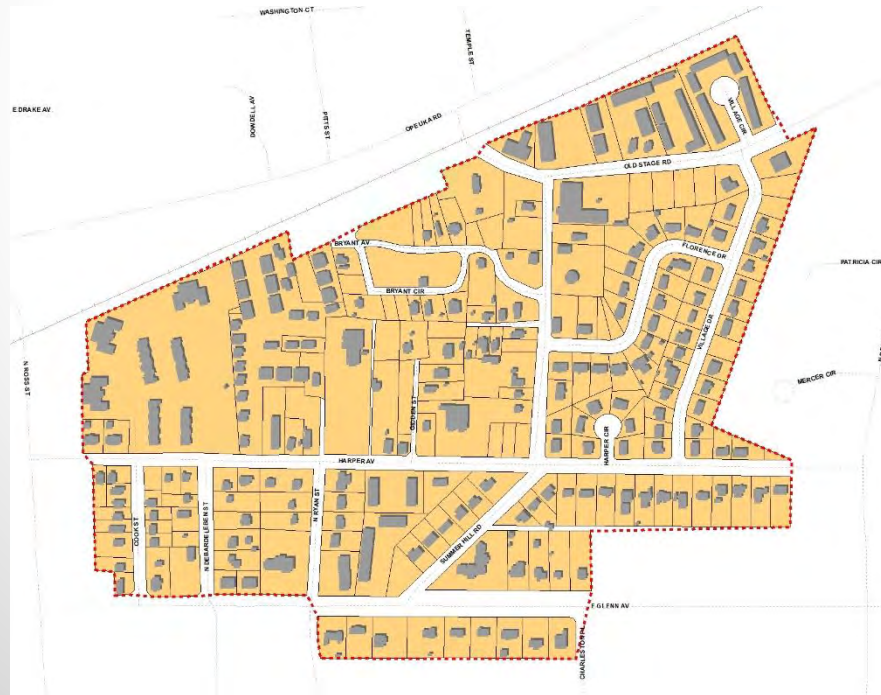
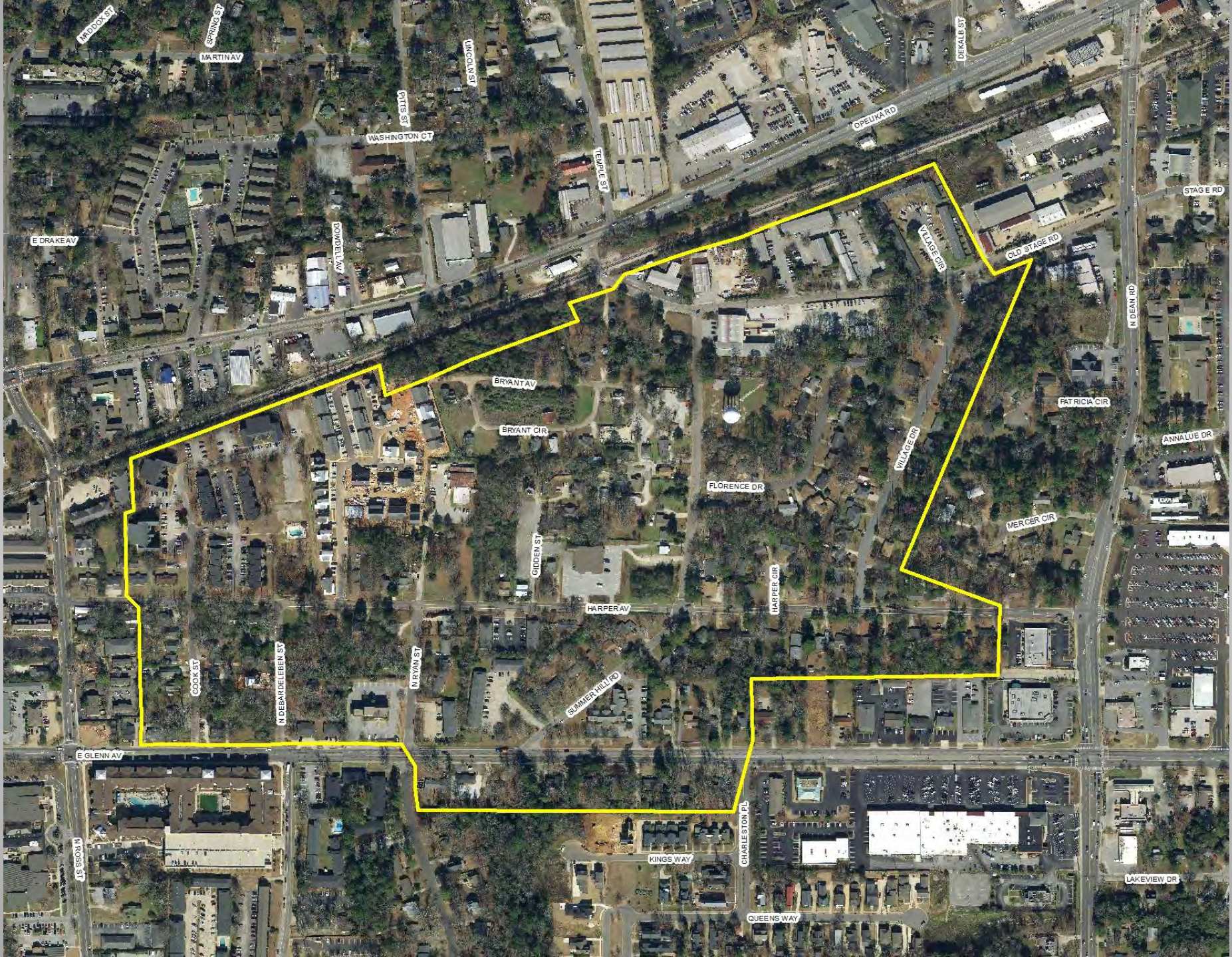


Harper Avenue Focus Area





MADDOX ST

MARTIN AV

E DRAKE AV

WASHINGTON CT

PATTS ST

JE NYOUNG DR

TEMPLE ST

OPELIKARD

DEKALE ST

STAG E RD

OLD STAGE RD

VILLAGE DR

N DEAN RD

BRYANT AV

BRYANT CIR

PATRICIA CIR

ANNALUE DR

FLORENCE DR

VILLAGE DR

MERCER CIR

GIDDEN ST

HARPER CIR

HARPER AV

COOK ST

N DEGADELBEEN ST

NRYAN ST

SUMMER HILL RD

E GLENN AV

LE SCORIN

KINGS WAY

CHARLESTON PL

QUEENS WAY

LAKEVIEW DR

Existing Conditions

Existing Development



08.03.2018 11:11

Existing Development



Existing Development



Existing Development



Existing Development



Existing Development



Existing Development



Existing Development



Existing Development



Existing Development



Recent Development



Recent Development



Recent Development



Recent Development

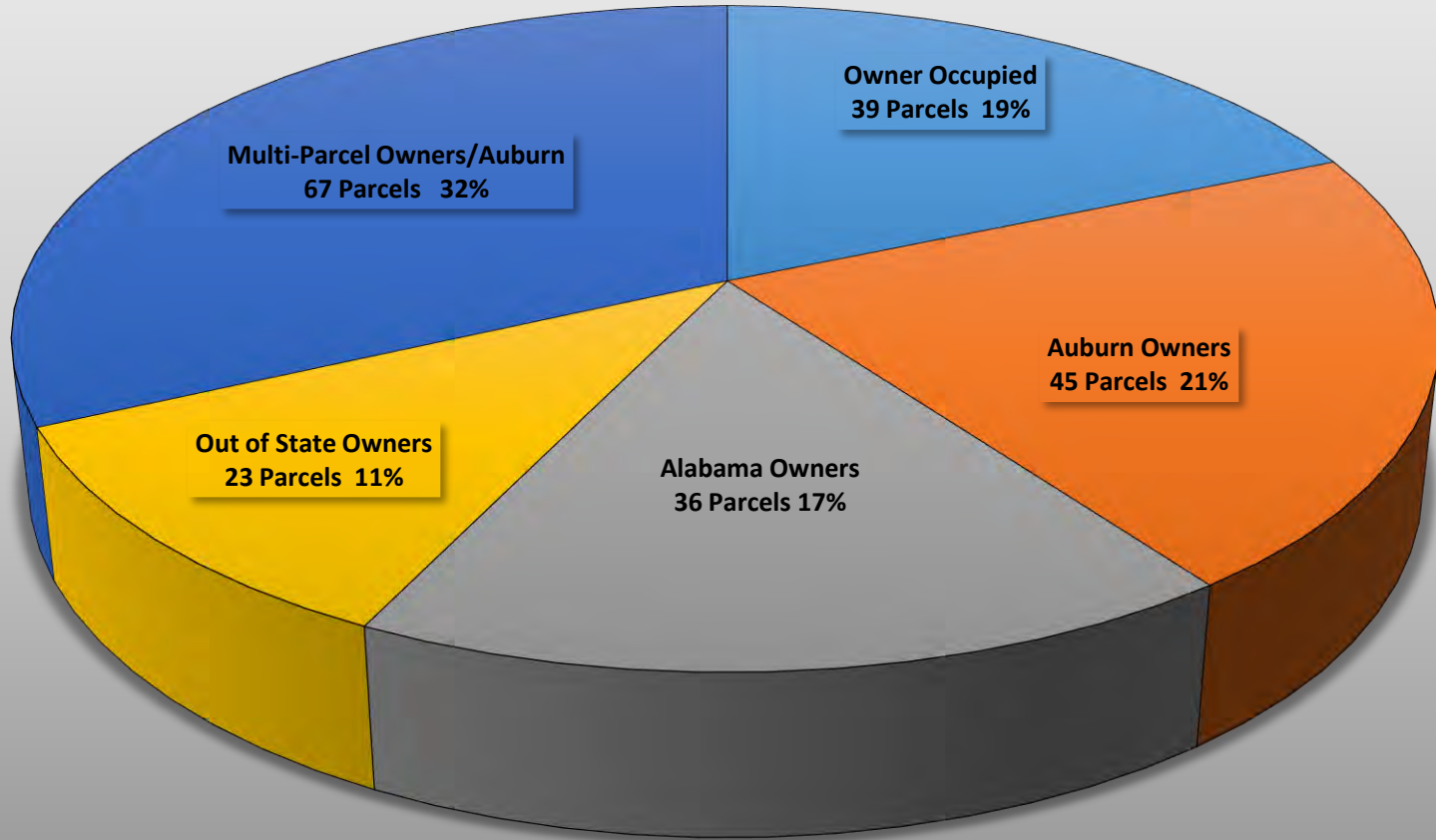


FRONT ELEVATION
RENDERING

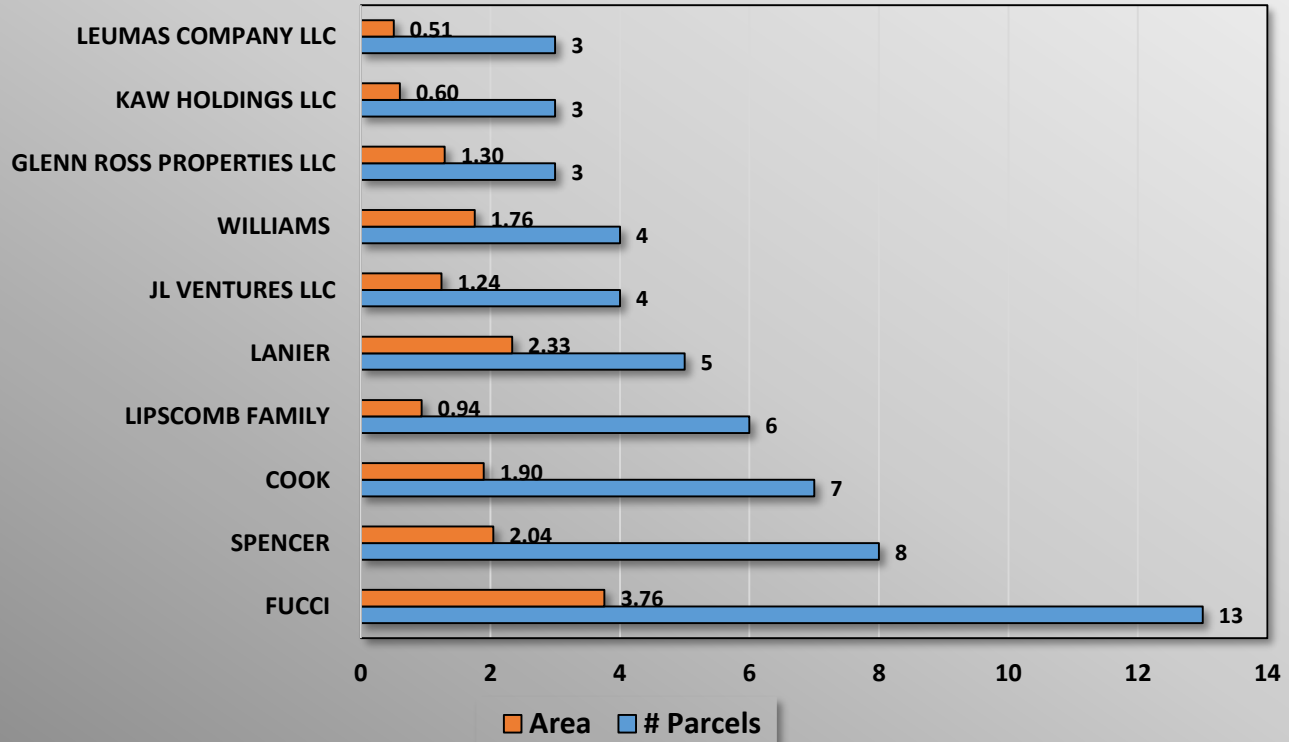
RYAN STREET TOWNHOMES
ROAR III, LLC

205 Parcels Total
86.50 Acres

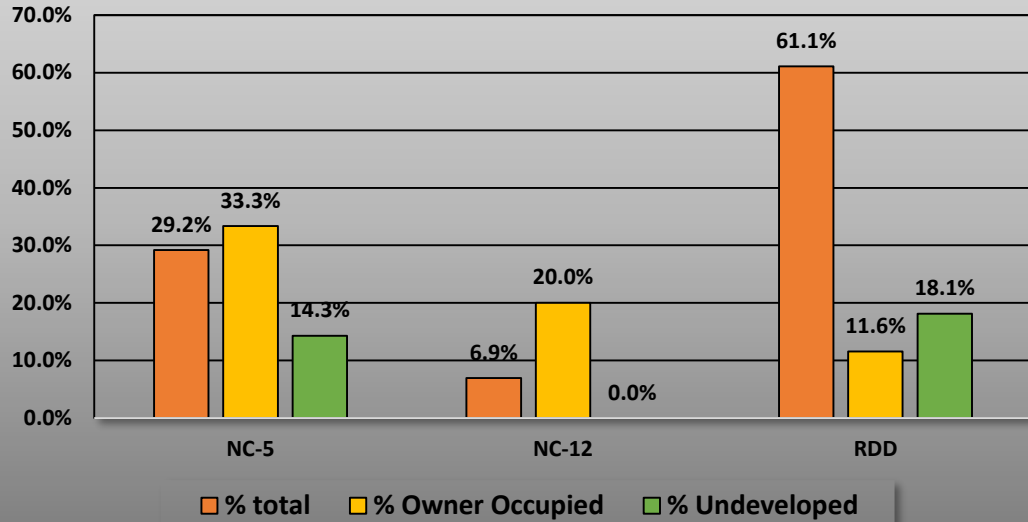
Harper Avenue Ownership



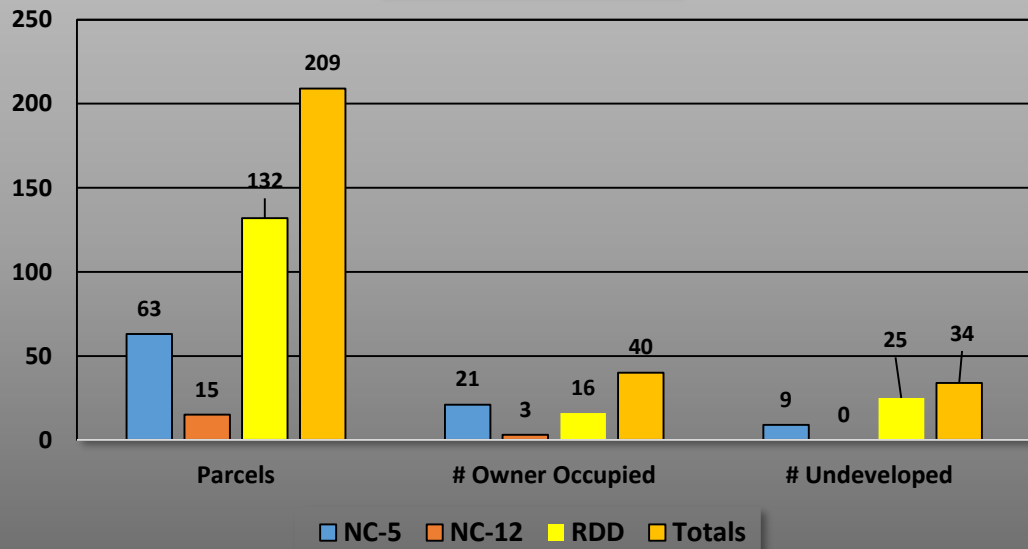
Parcel Ownership

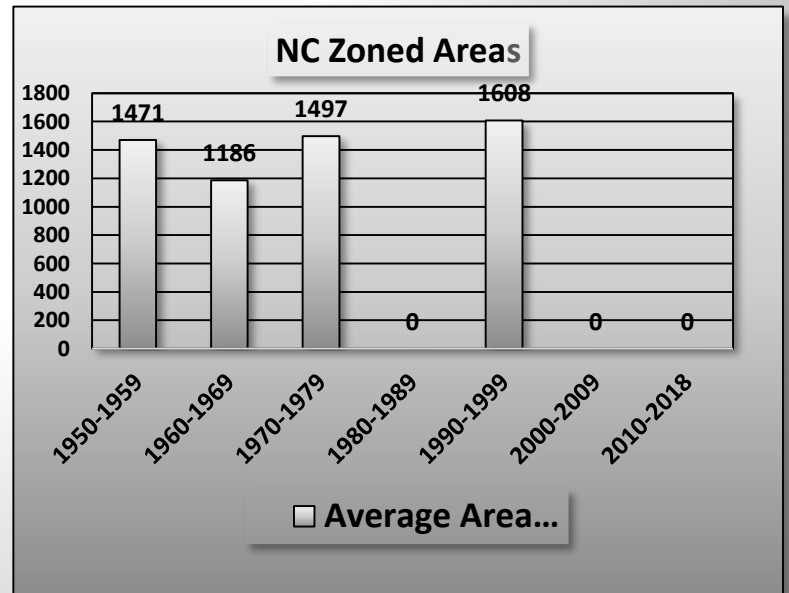
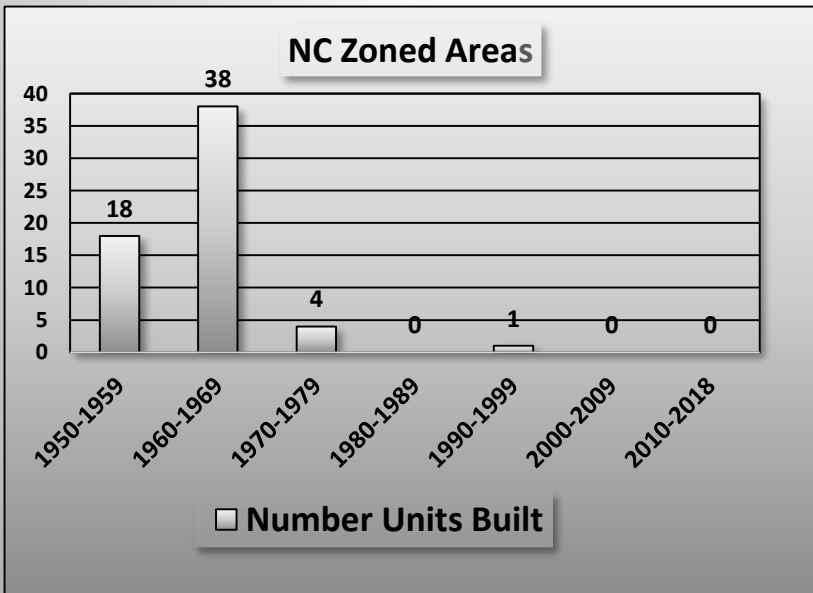
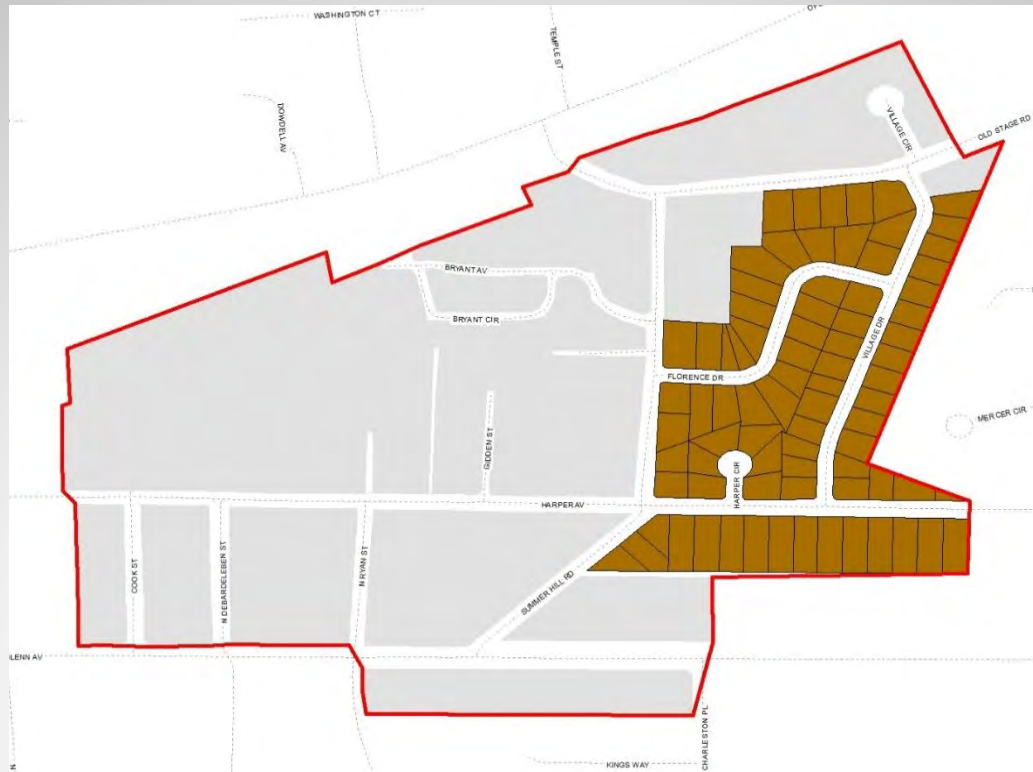


Owner Occupied and Undeveloped



Parcels and Zoning

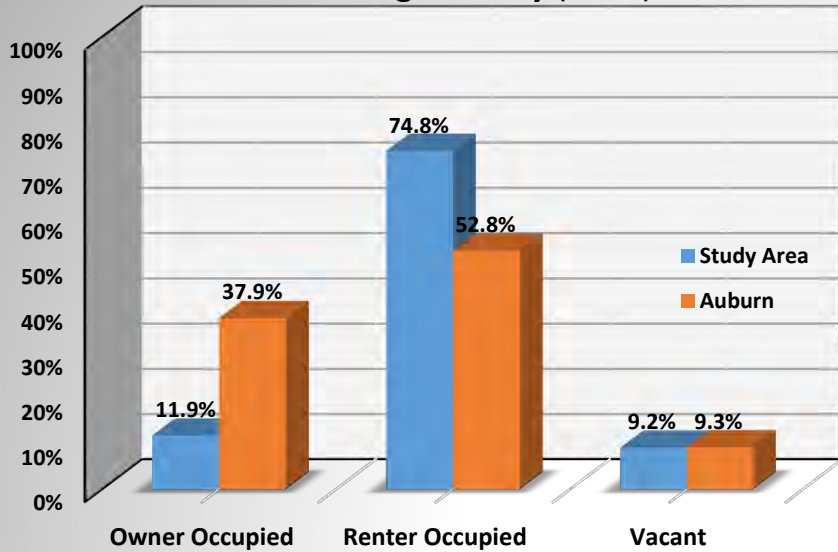




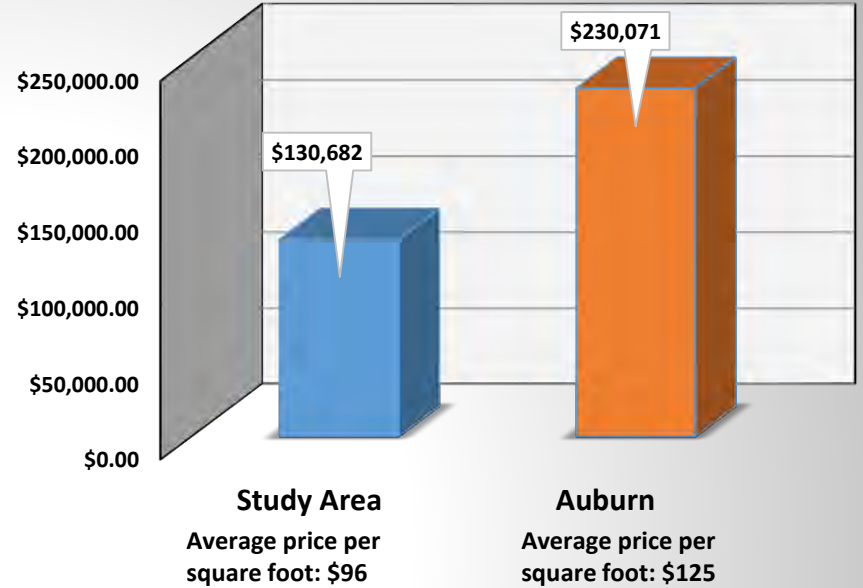


0 0.05 0.1 0.2 Miles

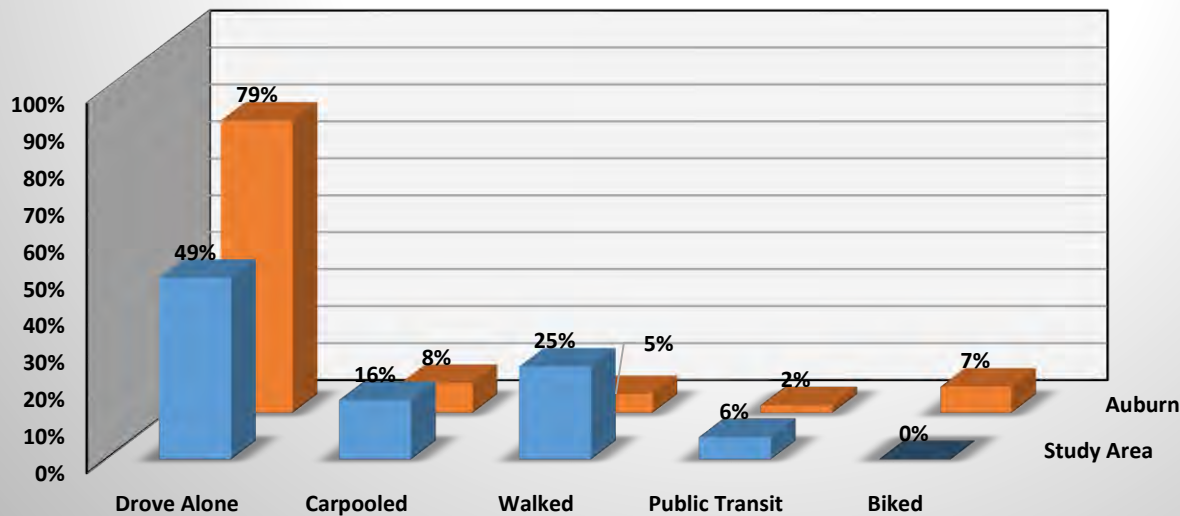
Housing Tenancy (2017)



Median Home Value (2017)

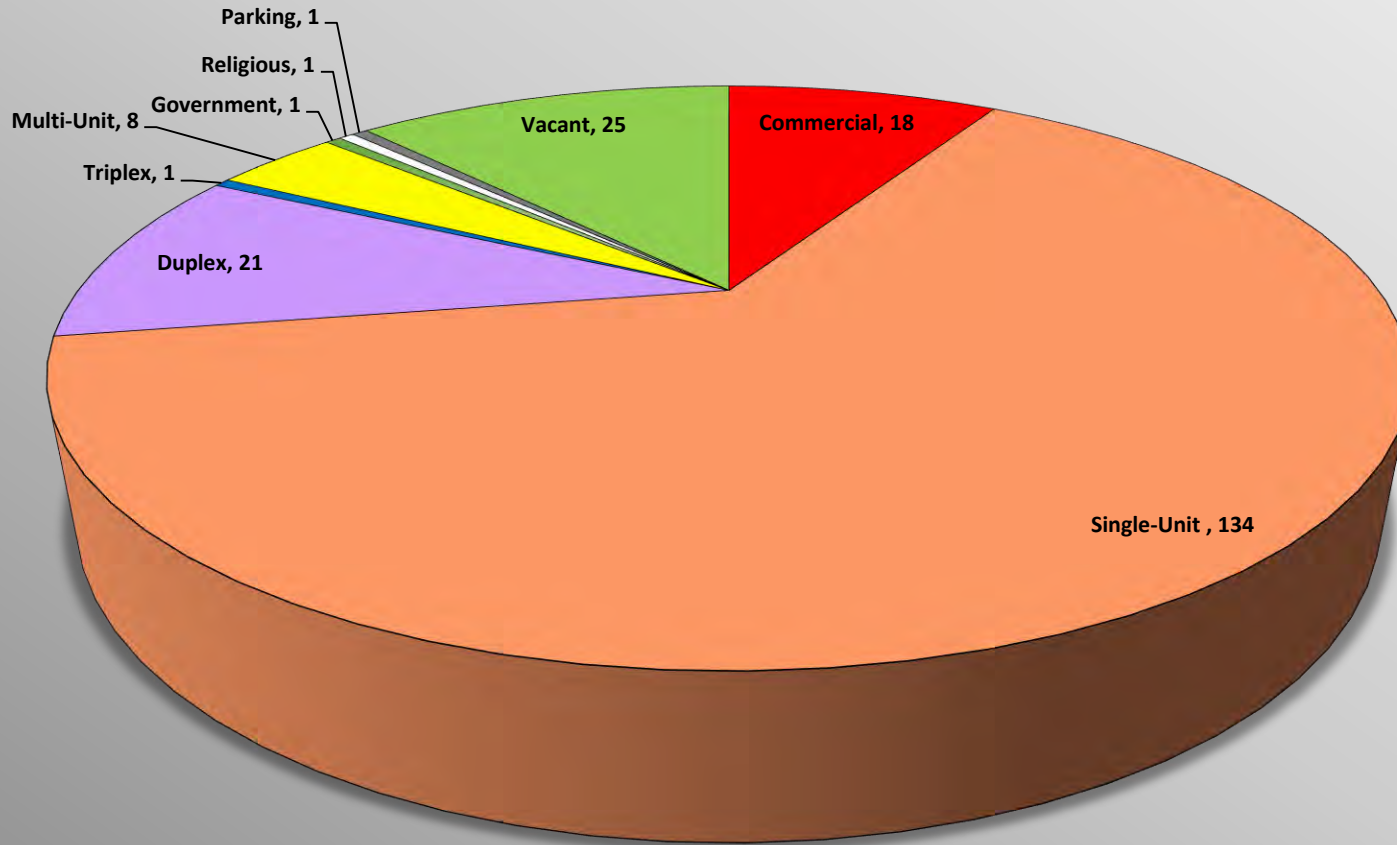


Mode of Transportation (2017)



Est. Population: 572
 Est. Households: 267
 Est. DU's: 375

Existing Land Use







Future Land Use

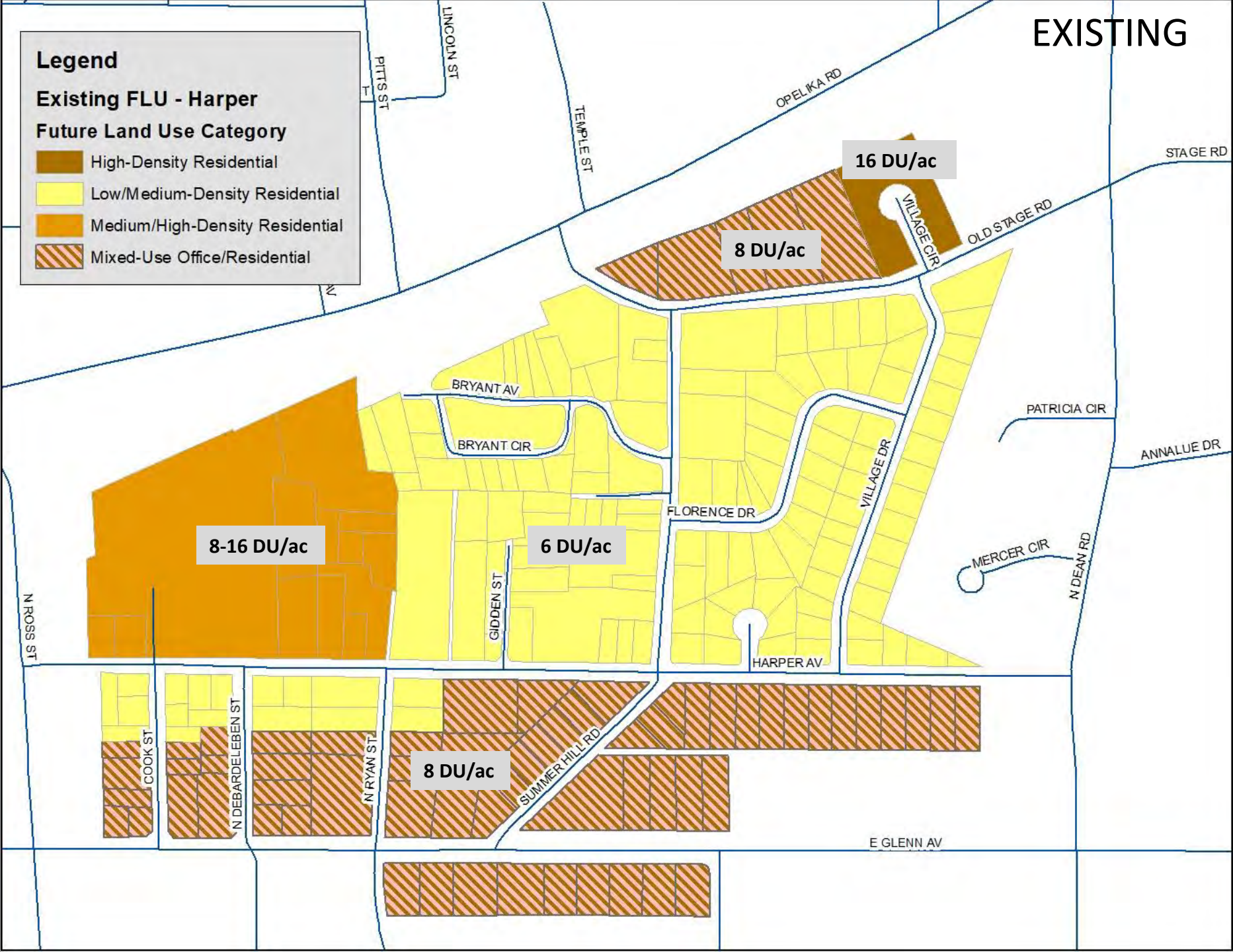
EXISTING

Legend

Existing FLU - Harper

Future Land Use Category

-  High-Density Residential
-  Low/Medium-Density Residential
-  Medium/High-Density Residential
-  Mixed-Use Office/Residential



Name	Description	Area (ac)
Low-Medium Density Residential	Average density of six (6) dwelling units per acre. Permitted uses/development types include single-family detached, zero lot line, townhouse, duplex, and traditional neighborhood development.	38.96 (48.2%)
Medium-High Density Residential	Average density of eight (8) dwelling units per acre for medium-density (75% of area) and sixteen (16) du/ac for high-density (25% of area). Permitted uses include single family detached, zero lot line, townhouse, duplex, apartments, and traditional neighborhood development	14.26 (17.6%)
High-Density Residential	Maximum density of sixteen (16) dwelling units per acre. Permitted uses/development types all residential uses except manufactured homes.	1.85 (2.3%)
Mixed Use – Office/Residential	Allows office and residential uses as horizontal or vertical mixed-uses. Live-work units are encouraged. The average residential density is eight (8) dwelling units per acre, with an average breakdown of uses at 75% office/25% residential.	25.65 (31.7%)

Hypothetical Max Buildout: 457 DUs

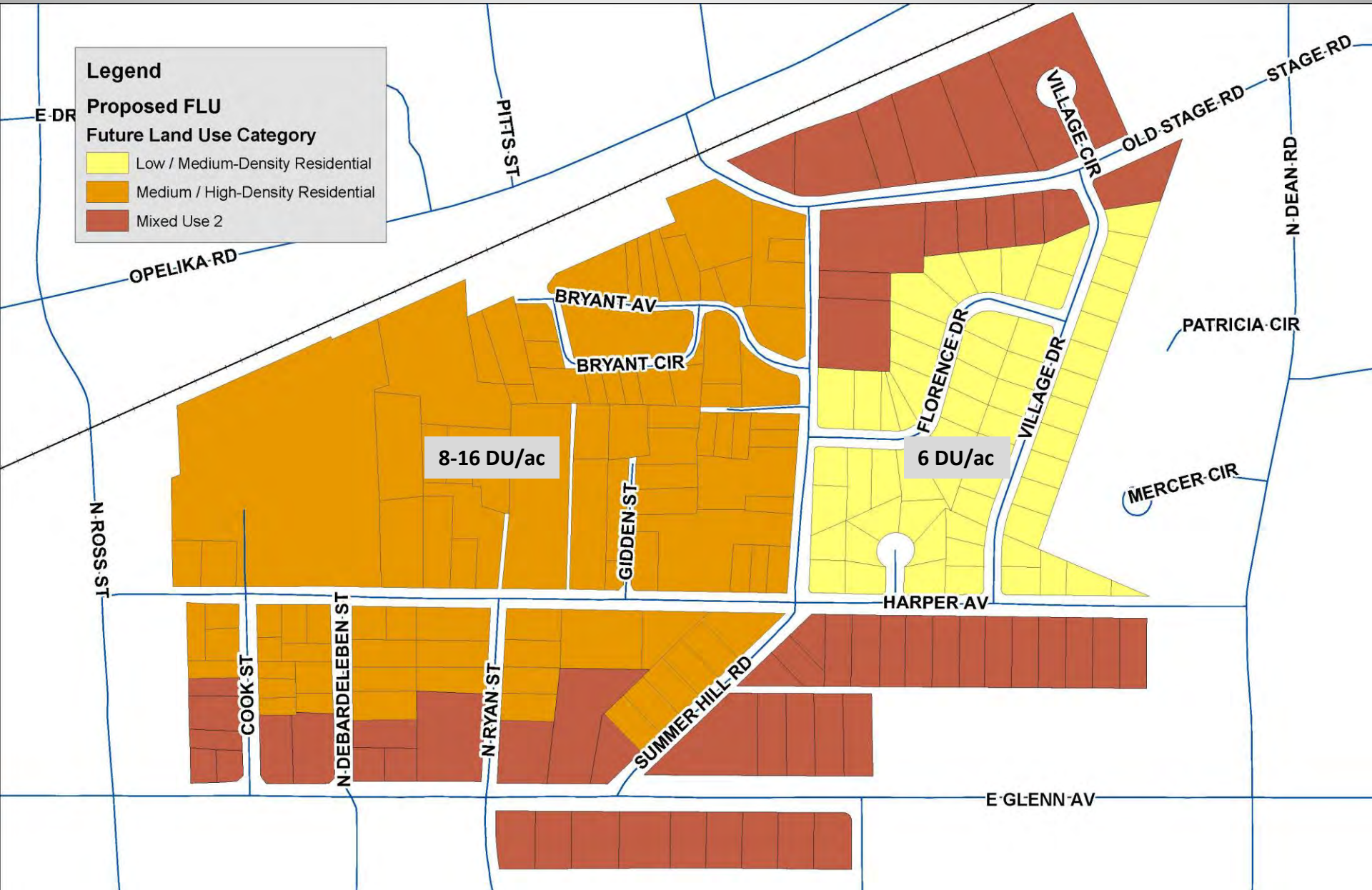
PROPOSED

Legend

Proposed FLU

Future Land Use Category

- Low / Medium-Density Residential
- Medium / High-Density Residential
- Mixed Use 2



Name	Description	Area (ac)
Medium-High Density Residential	Average density of eight (8) dwelling units per acre for medium-density (75% of area) and sixteen (16) du/ac for high-density (25% of area). Permitted uses include single family detached, zero lot line, townhouse, duplex, apartments, and traditional neighborhood development	46.11 (57%)
Mixed Use 2	This category is intended to have more urban feel than the remainder of the corridor and appropriately transition downtown to the regional commercial center to the East. Uses are focused on retail and adaptive reuse of existing structures, where possible. Residential uses are permitted in integration with retail uses, albeit at a lower intensity than in the Neighborhood Centers. Mixed uses are permitted both horizontally and vertically, while vertical mixtures will tend to be more appropriate closer to downtown	21.54 (26.6%)
Low-Medium Density Residential	Average density of six (6) dwelling units per acre. Permitted uses/development types include single-family detached, zero lot line, townhouse, duplex, and traditional neighborhood development.	13.22 (16.3%)

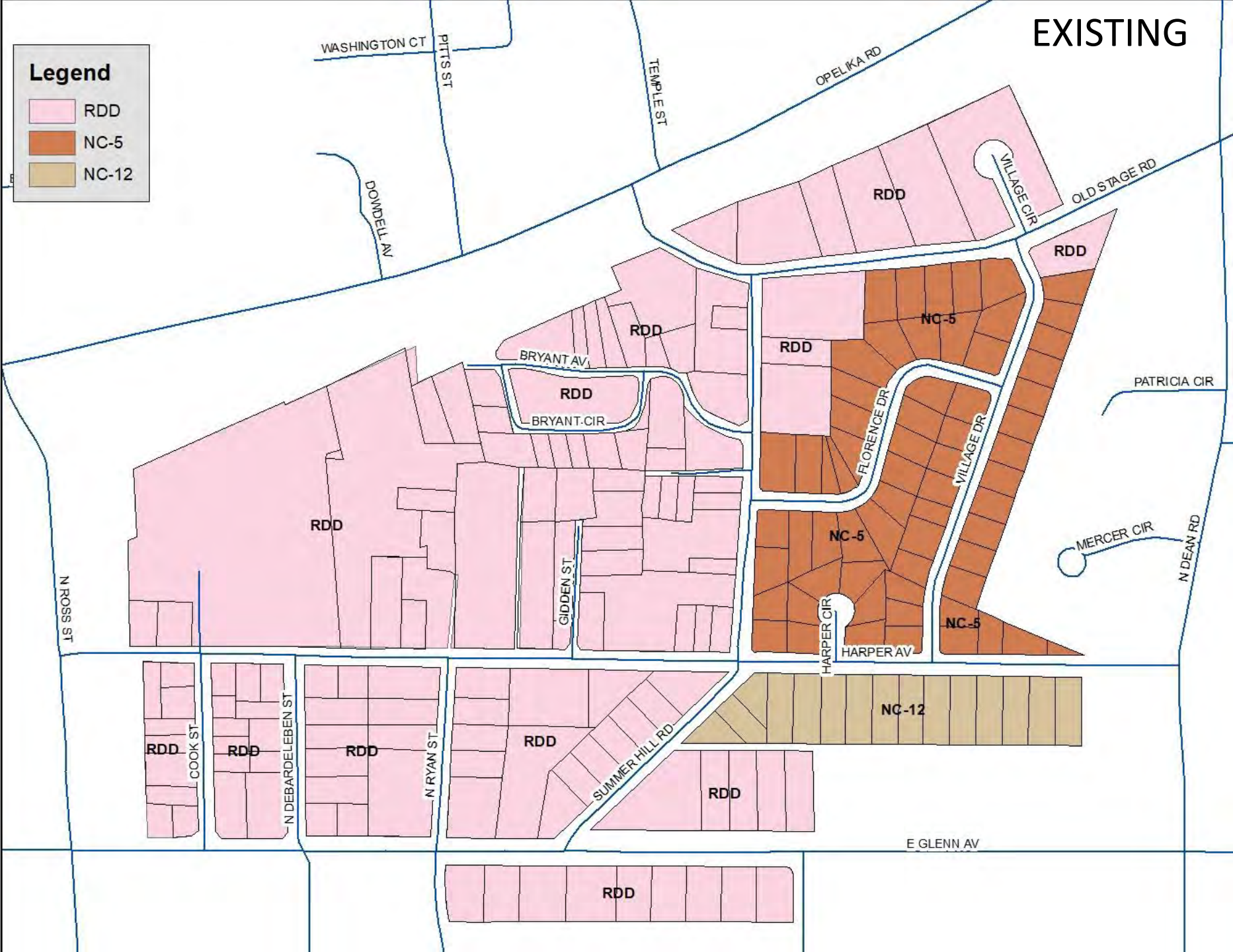
Hypothetical Max Buildout: 756 DU's (40%↑)

Zoning

EXISTING

Legend

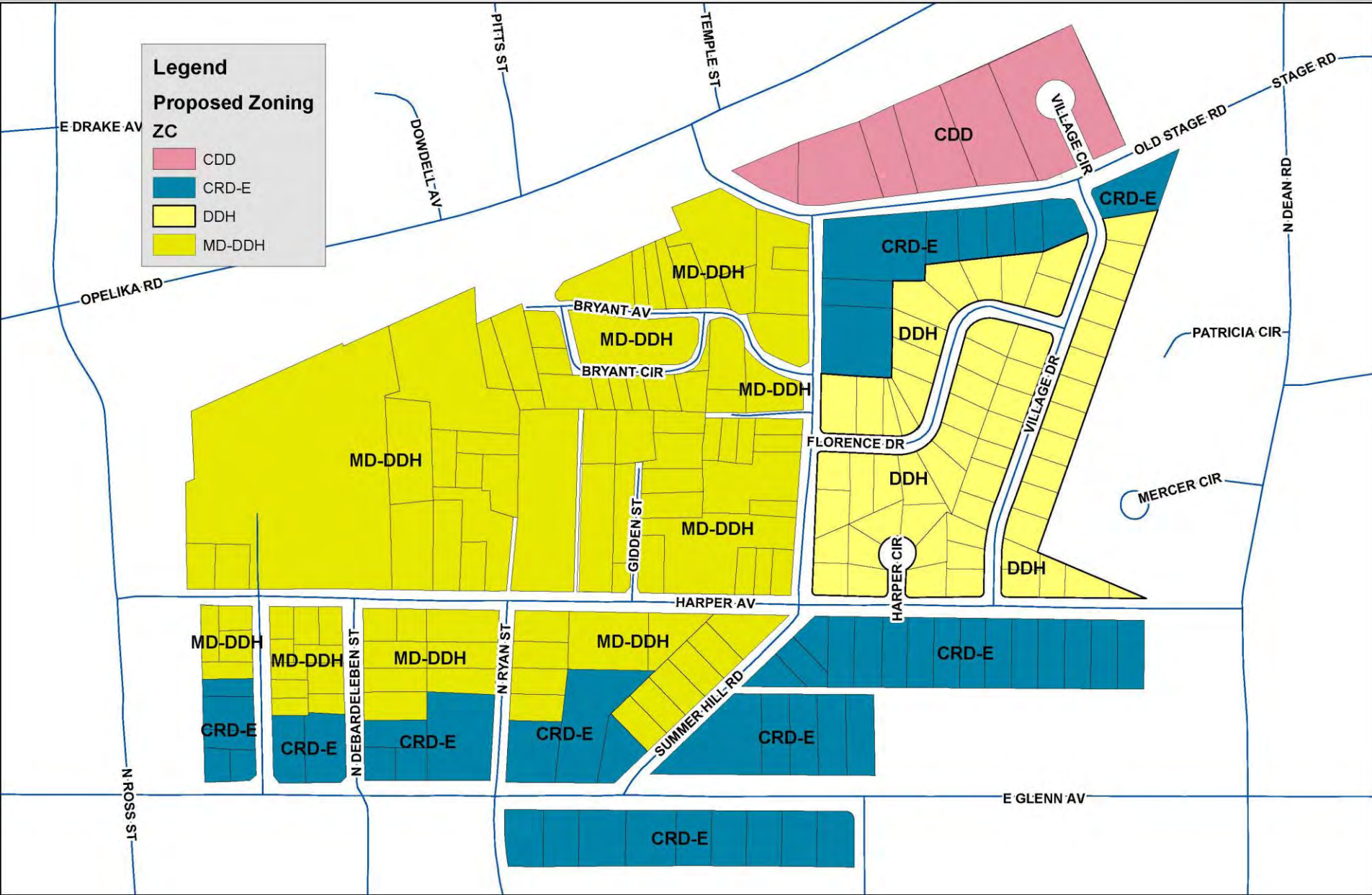
- RDD
- NC-5
- NC-12



ZC	Du/ac	Residential	Commercial	Open Space	Tenant	Area (ac)	Max Buildout
RDD	16	Single Family permitted by right. All others conditional except Cottage Dev & Private Dorm.	Conditional	30%	5 unrelated	61.5 (76%)	983 DU's
NC-5	5,000 sq ft lots	Single Family only	None	None	"Family"	14.65 (18.1%)	62 DU's
NC-12	12,000 sq ft lots	Single Family only	None	None	"Family"	4.73 (5.9%)	15 DU's

Hypothetical Max Buildout: 1060 DUs

PROPOSED



ZC	Du/ac	Residential	Commercial	Open Space	Tenant	Area (ac)	Max Buildout
DDH	5.5	Single Family permitted by right. All others conditional except Cottage Dev & Private Dorm.	None	30%	“Family”	13.22 (16.3%)	73 DU’s
CDD	9.5	Some performance residential permitted by right. Most commercial uses permitted by right. Private dormitory prohibited.	Most commercial uses permitted	25%	5 unrelated	6.0 (6.9%)	57 DU’s
MD-DDH*	12	All performance residential uses are permitted by right, except for Multiple Unit Development, which is a conditional use. Private Dormitory prohibited.	None	15%	5 unrelated	46 (56.9%)	552 DU’s
CRD-E*	10	All residential uses are permitted by right, except for Multiple Unit Development, which is a conditional use. Private Dormitory prohibited.	Limited commercial	15%	5 unrelated	21.22 (26.6%)	216 DU’s

Hypothetical Max Buildout: 898 DU’s (15%↓)

Zoning Ordinance Text Amendment

Article III: Establishment of Zoning Districts

304.08 Medium Density - Development District Housing (MD-DDH). The Medium Density Development – District Housing (MD-DDH) is a District that is designed to promote redevelopment of residential properties to provide more diverse housing types at higher densities than the DDH district. The district is intended to provide a transition between the DDH and the UN and CRD districts. Permitted uses will be limited to performance residential housing types, and limited institutional, special residential, and public service uses.

~~304.13~~ 304.14 Corridor Redevelopment District (CRD). This District is intended to promote the renewal of the traditional auto-oriented commercial corridors of the City of Auburn. The areas with this designation were developed prior to the current zoning regulations and suffer from poor aesthetics and lack of economic diversity. This District provides regulations that permit redevelopment of a more urban or mixed-use character while protecting the economic viability of the corridor. It provides for intermediate residential densities and necessary commercial and institutional uses.

The CRD is designed to target areas where a combination of public investment in capital improvements and public/private actions to renew and redevelop land and structures will stabilize commercial corridors, thereby reducing the cost of growth in Auburn. The CRD is not intended to accommodate a substantially larger population as a result of redevelopment, but the character, stability and vitality of the District are projected to improve. Like the CDD, this District allows many and varied uses while placing emphasis on minimizing or buffering any nuisances between uses. This zone, therefore, imposes standards to alleviate conflicts and eliminate negative impacts.

The CRD is divided into ~~three~~ four unique sub-districts: Corridor Redevelopment District - Urban (CRD-U), ~~and~~ Corridor Redevelopment District – Suburban (CRD-S), Corridor Redevelopment District – West (CRD-W), and Corridor Redevelopment District – East (CRD-E). The Urban and East designation promotes more compact growth in those areas closer to the Urban Core. The Suburban and West designations promotes growth with strong aesthetic and increased design guidance.

Occupancy in the CRD-U, CRD-E and CRD-S is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses

Occupancy in the CRD-W, west of North Donahue Drive, is limited to the “Family” as per Section 203.

Occupancy in the CRD-W, east of North Donahue Drive, is limited to five (5) unrelated individuals, except as otherwise provided by standards for Institutional and Special Residential Uses.

Article III: Establishment of Zoning Districts

~~304.15.~~ **304.17 Planned Development District (PDD).** This District is intended to provide an opportunity for a land development process with the greatest flexibility available to the developer, consistent with the provisions of these regulations, and the provisions included in the master development plan for the subject property. The PDD designation may be requested and considered for application only to those properties already zoned DDH, MD-DDH, NRD, CDD, LDD, RDD, CRD, and SCCD.

Approval of a Planned Development District (PDD) shall be based upon the approval of a master development plan (Section 505) for the site in question. The approved master development plan shall establish the allowable uses, densities, street and building configuration, open space, amenities and buffering. Uses shall be selected from those listed conditionally in Table 4-1 following a thorough evaluation of the propose location of any PDD. Following the acceptance of the master development plan, the property shall receive the PDD zoning designation.

The following sections have been renumbered with no changes to the content under the headings.

- ~~304.09~~ **304.10 Redevelopment District (RDD).**
- ~~304.10~~ **304.11 Rural District (R).**
- ~~304.11~~ **304.12 Limited Development District (LDD).**
- ~~304.12~~ **304.13 Comprehensive Development District (CDD).**
- ~~304.14~~ **304.15 South College Corridor District (SCCD).**
- ~~304.15~~ **304.16 Industrial District (I).**
- ~~304.17~~ **304.18 Conservation Overlay District (COD).**
- ~~304.18~~ **304.19 Holding District (HD).**

Article IV: General Regulations

Table 4-1 Table of Permitted Uses

<i>Agricultural Uses</i>	<i>NAICS</i>	<i>SDS*</i>	<i>DDH</i>	<i>MD-DDH</i>	<i>RDD</i>	<i>CDD</i>	<i>CRD-E</i>
Agriculture	1113						
Forestry	113	x	C			C	
Rural Event Facilities	113	x					

<i>Conventional Subdivision</i>	<i>NAICS</i>	<i>SDS*</i>	<i>DDH</i>	<i>MD-DDH</i>	<i>RDD</i>	<i>CDD</i>	<i>CRD-E</i>
Single family residential S/D		x	P		P	P	
Manufactured home S/D		x				C‡	

<i>Performance Residential Development ***</i>	<i>NAICS</i>	<i>SDS*</i>	<i>DDH</i>	<i>MD-DDH</i>	<i>RDD</i>	<i>CDD</i>	<i>CRD-E</i>
Single family detached S/D		x	P	P	P	P	P
Zero lot-line S/D		x	C	P	C	P	P
Town house S/D		x	C	P	C	P	P
Twin house S/D		x	C	P	C	P	P
Duplex development		x	C	P	C	C	P
Cottage Housing Development		x		P	C		P
Multiple family development †		x	C	C	C	C	C
Private Dormitory		x					
Manufactured home park		x				C	
Manufactured home S/D		x				C#	

<i>Outdoor Recreational Uses</i>	<i>NAICS</i>	<i>SDS*</i>	<i>DDH</i>	<i>MD-DDH</i>	<i>RDD</i>	<i>CDD</i>	<i>CRD-E</i>
Golf course	793910		C		C	P	
Commercial Stables	711219						
Nature and Wildlife Preserves	71219		C				
Park (Private)			P	P	P	P	P

<i>Institutional</i>	<i>NAICS</i>	<i>SDS*</i>	<i>DDH</i>	<i>MD-DDH</i>	<i>RDD</i>	<i>CDD</i>	<i>CRD-E</i>
Aquariums	712130	x			C	P	
Assisted Living Facility	623311	x			C	P	C
Cemetery	812220	x	P	C	C	P	
Church	813110	x	C	C	C	P	C
Day Care Center	624410	x		C	C	P	P
Day Care Home	624120	x	C	C	C	P	C
Group Day Care Home		x		C	C	P	C
Independent Living Facility	623312	x			C	P	C
Nursing Home	623110	x			C	P	C
Private Libraries & Museums		x			C	P	P
Private Schools	6111	x	C		C	C	C
All Other Uses		x			C	C	C

<i>Indoor Recreational</i>	<i>NAICS</i>	<i>SDS*</i>	<i>DDH</i>	<i>MD-DDH</i>	<i>RDD</i>	<i>CDD</i>	<i>CRD-E</i>
Billiards	713990				C	P	C
Bowling Alleys	713950				C	P	
Community Rec. Center	713990	x	C	C	C	C	C
Gymnasium	713940				C	P	C
Indoor Athletic Facilities	713940				C	P	C
Skating Rink (Roller & Ice)	713940	x			C	P	

<i>Special Residential</i>	<i>NAICS</i>	<i>SDS*</i>	<i>DDH</i>	<i>MD-DDH</i>	<i>RDD</i>	<i>CDD</i>	<i>CRD-E</i>
Accessory Dwelling Unit		x	P	P	P	P	P
Bed & Breakfast	721191	x	C	C	P	C	C
Boarding/Rooming House	721310	x			P	P	
Group Home	623990				P	C	C
Halfway Houses	623990				P	P	C
	623220						
Monasteries/Convents	813110		C	C	P	C	C

Limited to NC zoned property within the City of Auburn Historic District, as adopted by Ordinance No.
 Bed and Breakfasts are otherwise not a permitted use in the NC District

Article IV: General Regulations

Table 4-1 Table of Permitted Uses

Office	NAICS	SDS*	DDH	MD-DDH	RDD	CDD	CRD-E
Office					P	P	P

Commercial and Entertainment	NAICS	SDS*	DDH	MD-DDH	RDD	CDD	CRD-E
Auto accessory store	441310	x			C	P	
Banks	5221				C	P	C
Barbershop/beauty shop	812111				C	P	P
Book, Hobby, Music, & Sporting Goods Stores	451				C	P	C
Brewpub	312120	x			C	C	C
Building material sales (no outdoor display)	444190	x			C	P	C
Check Cashing					C	C	C
Clothing Stores	448				C	P	C
Commercial or trade school	611511	x			C	P	C
Copy shop	561439				C	P	C
Dry Cleaners	812320				P	P	C
Electronics Repair	8112				C	P	P
Florists	4531				C	P	P
Funeral Homes	812210	x			C	C	C
Garden Supply	44422				C	P	C
General Merchandise Stores	452				C	P	C
Grocery Stores	4451				C	P	C
Hardware Stores	444130				C	P	C
Health & Person Care Stores	446				C	P	P
Lounge					C	C	C
Hotel/motel/condotel	721110	x			C	C	C
Office Supplies, Stationery, Gift	4532				C	P	P
Pawn Shop					C	C	C
Package store	445310				C	P	C
Pet/Pet Supply Store	45391				C	P	C
Precious Metal Purchase/Sales					C	C	C
Private club	813410	x			C	C	C
Professional Studios					P	P	P
Restaurant					C	P	P
Specialty Food Stores	4452				C	P	P
Theaters/Indoor Auditoriums	512131				C	P	C
Title Pawn					C	C	C
Veterinary office/kennel	541940	x			P	P	C
All others					C	C	C

Road Service	NAICS	SDS*	DDH	MD-DDH	RDD	CDD	CRD-E
ATMs		x			C	P	P
Auto dealership	44111 44122	x			C	C	
Auto repair, paint/body work	8111	x			C	C	
Bank w/Drive Thru					C	C	C
Building Material Sales (outdoor display)	444190	x			C	P	
Car Wash/Detailing shop	811192	x			C	C	
Convenience Stores/Small Grocery (less than 3,000 sq. ft. - no fuel)	445120				C	P	C
Fast Food Restaurant	722211	x			C	C	
Flea market	531190 531120	x			C	C	
Mobile Vendor Food Court		x			C	C	C
Gasoline/service station	447190	x			C	C	
Parking Garages/ Lots	812930	x			C	C	C
Small engine repair/ Sales	811411	x			C	C	
All Other Uses					C	C	C

Commercial Recreational Use	NAICS	SDS*	DDH	MD-DDH	RDD	CDD	CRD-E
Amphitheater		x				C	C
Amusement park	713110	x				C	
Fairground	711310	x				C	
Miniature golf/driving range	713990	x				C	C
Race track	711212	x				C	
Stadium/arena	711310	x				C	

Recreational Rental Dwellings	NAICS	SDS*	DDH	MD-DDH	RDD	CDD	CRD-E
Municipal Office/Facility	721211					P	
Cottages/cabins	721199					P	
Recreational vehicle park	721211	x				C	

Article IV: General Regulations

Table 4-1 Table of Permitted Uses

<i>Public Service</i>	<i>NAICS</i>	<i>SDS*</i>	<i>DDH</i>	<i>MD-DDH</i>	<i>RDD</i>	<i>CDD</i>	<i>CRD-E</i>
Communications tower	237130	x	C	<u>C[^]</u>	C	P	<u>C[^]</u>
Hospital	622	x			C	C	
Municipal Office/Facility			C	<u>C</u>	C	P	<u>P</u>
Public utility station or facility			C	<u>C</u>	C	C	<u>C</u>
Utility service yard or garage					C	C	
All other Public Uses			C	<u>C</u>	C	C	<u>C</u>

^Only if mounted on an existing structure

<i>Agricultural Support</i>	<i>NAICS</i>	<i>SDS*</i>	<i>DDH</i>	<i>MD-DDH</i>	<i>RDD</i>	<i>CDD</i>	<i>CRD-E</i>
Farm equipment sales/rental/leasing	532490	x				C	
Farm equipment sales/repair	811310	x				C	
Farm produce sales (permanent)	445230	x					<u>C</u>
Farm produce supply						P	
Farm product processing		x				C	

<i>Nurseries</i>	<i>NAICS</i>	<i>SDS*</i>	<i>DDH</i>	<i>MD-DDH</i>	<i>RDD</i>	<i>CDD</i>	<i>CRD-E</i>
Retail	444220	x			C	P	
Wholesale	444220					P	

<i>Commercial Support</i>	<i>NAICS</i>	<i>SDS*</i>	<i>DDH</i>	<i>MD-DDH</i>	<i>RDD</i>	<i>CDD</i>	<i>CRD-E</i>
Bottling plant/bakery	333993	x			C	C	
	333294						
Contractor storage yard		x			C	C	
Mini-warehouse	531130	x				C	
Printing/publishing	323	x			C	C	
Recycled materials collection/storage	562111	x			C	C	
Sales/repair of heavy equipment	811310	x				C	
Vet. office/kennel w/outdoor pens	812910						
Warehouse	236220	x			C	C	
Wholesale distributor		x			C	C	
All others					C	C	

<i>Neighborhood Shopping Center</i>	<i>NAICS</i>	<i>SDS*</i>	<i>DDH</i>	<i>MD-DDH</i>	<i>RDD</i>	<i>CDD</i>	<i>CRD-E</i>
Neighborhood Shopping Center		x				P	

<i>Community Shopping Center</i>	<i>NAICS</i>	<i>SDS*</i>	<i>DDH</i>	<i>MD-DDH</i>	<i>RDD</i>	<i>CDD</i>	<i>CRD-E</i>
Community Shopping Center 100,000 - 499,999 s.f. floor area		x				P	

<i>Regional Shopping Center</i>	<i>NAICS</i>	<i>SDS*</i>	<i>DDH</i>	<i>MD-DDH</i>	<i>RDD</i>	<i>CDD</i>	<i>CRD-E</i>
Shopping Ctr. 500,000+ s.f. floor area						P	

<i>Industrial Uses</i>	<i>NAICS</i>	<i>SDS*</i>	<i>DDH</i>	<i>MD-DDH</i>	<i>RDD</i>	<i>CDD</i>	<i>CRD-E</i>
Auto salvage yard	493190	x					
Bulk storage of chemicals or fuels	493190	x					
Commercial incinerator	562213	x					
Food processing/packaging	311	x					
Freight/trucking terminal	488490	x					
Manufacture of building materials	326199						
Manufacture/storage of explosives	325920	x					
Mine/quarry	212321	x					
Outdoor storage of machinery							
Recycled materials processing							
Scientific testing/research laboratory							
Slaughterhouse	31161	x					
Storage of sand/gravel/blocks		x					
All others							

Article IV: General Regulations

Table 4-2 Performance Standards for Residential Uses by District

District/ Subdivision	Maximum Gross Density (du/ac.)	Minimum Open Space Ratio ¹
<i>Urban Core (UC)</i>		
Performance	See Article V, Sections 502.02 and 506.03	
<i>Urban Neighborhood Districts (UN-E), (UN-W), & (UN-S)</i>		
Conventional	4.00	0.00
Performance	See Article V, Sections 502.02., 506.04., and 509.	
<i>Neighborhood Conservation (NC)</i>		
	See Article V, Table 5-2	
<i>Development District Housing (DD-H)</i>		
Conventional	4.00	0.00
Performance	5.50	0.30
<i>Medium Density Development District - Housing</i>		
<u>Performance</u>	<u>12.00</u>	<u>0.15</u>
<i>Neighborhood Redevelopment District (NRD)</i>		
Conventional	5.50	0.00
Performance	8.00	0.20
<i>Redevelopment District (RDD)</i>		
Conventional	5.00	0.00
Performance	16.00	0.20

Article IV: General Regulations

Table 4-2 Performance Standards for Residential Uses by District

District/ Subdivision Type	Maximum Gross Density (du/ac.)	Minimum Open Space Ratio ¹
<i>Rural (R)</i>		
Conventional	3 acre min. lot size	0.00
<i>Limited Development District (LDD)</i>		
Conventional	2.00	0.00
Performance	5.00	0.30
<i>Comprehensive Development (CDD)</i>		
Conventional	4.00	0.00
Performance	9.50	0.25
<i>Corridor Redevelopment District (CRD-U)</i>		
Performance	16.00	0.15
<i>Corridor Redevelopment District (CRD-S)</i>		
Performance	10.00	0.20
<i>Corridor Redevelopment District (CRD-W)</i>		
Performance	10.00	0.20
<u><i>Corridor Redevelopment District (CRD-W)</i></u>		
<u>Performance</u>	<u>10.00</u>	<u>0.15</u>
<i>Planned Development District (PDD)</i>		
	See Article V, Section 503	

¹No open space shall be required in a performance residential development consisting of 4 dwelling units or less on an existing lot of record. No open space shall be required for town houses constructed in the Urban Core (UC) and all Urban Neighborhood (UN-E) (UN-W) & (UN-S), and Corridor Redevelopment Districts (CRD-U) and (CRD-E), and east of North Donahue Drive in the Corridor Redevelopment District – West (CRD-W) districts.

Article IV: General Regulations

Table 4-3 Standards for Nonresidential Uses by District

District Uses	Maximum FAR	Maximum ISR	Minimum site area	Minimum lot widths	Angle of light factor
<i>Development District Housing (DD-H)</i>					
Agricultural Uses (Forestry)	0.01	0.10	25 acres	None	1.0
Outdoor Recreational	0.05	0.40	7,500 SF	75 ft.	1.0
Institutional	0.50	0.60	7,500 SF	75 ft.	1.0
Indoor Recreational	0.50	0.60	7,500 SF	75 ft.	1.0
Public Service ²	0.20	0.50	7,500 SF	75 ft.	1.0
All Other Uses	0.40	0.80	7,500 SF	75 ft.	1.0
<i>Medium Density Development District Housing (MD-DDH)</i>					
<u>Outdoor Rec. (private parks)</u>	<u>0.05</u>	<u>0.40</u>	<u>7,500 SF</u>	<u>none</u>	<u>***</u>
<u>Institutional</u>	<u>0.60</u>	<u>0.70</u>	<u>7,500 SF</u>	<u>60 ft.</u>	<u>***</u>
<u>Public Service</u>	<u>0.30</u>	<u>0.60</u>	<u>7,500 SF</u>	<u>60 ft.</u>	<u>***</u>
<u>All Others</u>	<u>0.70</u>	<u>0.80</u>	<u>7,500 SF</u>	<u>60 ft.</u>	<u>***</u>

Article IV: General Regulations

Table 4-3 Standards for Nonresidential Uses by District

<i>Corridor Redevelopment District-Urban (CRD-U)</i>					
Road Service	0.50	0.90	20,000 SF	75 ft.	****
Public Service ²	0.50	0.80	7,500 SF	60 ft.	****
Commercial Support	0.40	0.75	7,500 SF	75 ft.	****
All Other Uses	0.70	0.80	7,500 SF	60 ft.	****
<i>Corridor Redevelopment District-Suburban (CRD-S)</i>					
Road Service	0.35	0.90	30,000 SF	100 ft.	****
Public Service ²	0.35	0.75	7,500 SF	75 ft.	****
Commercial Support	0.40	0.75	7,500 SF	75 ft.	****
All Other Uses	0.70	0.80	7,500 SF	75 ft.	****
<i>Corridor Redevelopment District-West (CRD-W)</i>					
Road Service	0.35	0.90	30,000 SF	100 ft.	****
Public Service ²	0.35	0.75	7,500 SF	75 ft.	****
All Other Uses	0.70	0.80	7,500 SF	75 ft.	****
<i>Corridor Redevelopment District-East (CRD-E)</i>					
<u>Road Service</u>	<u>0.50</u>	<u>0.90</u>	<u>20,000 SF</u>	<u>75 ft.</u>	<u>****</u>
<u>Public Service</u>	<u>0.50</u>	<u>0.80</u>	<u>7,500 SF</u>	<u>60 ft.</u>	<u>****</u>
<u>Commercial Support</u>	<u>0.40</u>	<u>0.75</u>	<u>7,500 SF</u>	<u>75 ft.</u>	<u>****</u>
<u>All Other Uses</u>	<u>0.70</u>	<u>0.80</u>	<u>7,500 SF</u>	<u>60 ft.</u>	<u>****</u>

Article V: Detailed Use Regulations

Section 504 Planned Developments.

A planned development is intended to encourage flexibility in siting, mixtures of housing types and land uses, open space, and the preservation of significant natural features. The goal is a development in which buildings, land use, transportation facilities, utility systems and open spaces are integrated through an overall design. A planned development shall be permitted in a Planned Development District (PDD) overlay district. The PDD overlay district is an additional zoning requirement that is placed on a geographic area already zoned. The PDD designation can be requested and considered only for properties already zoned as DDH, MD-DDH, CDD, LDD, NRD, RDD, CRD, and SCCD.

Section 505. Master Development Plan.

A Master Development Plan is a conceptual drawing that provides for the coordinated development of a specific area. A Master Development Plan shall be required if one or more of the following is proposed:

- E. For any development site comprising five acres or more in the Urban Neighborhood (UN), Neighborhood Redevelopment District (NRD), and Corridor Redevelopment (CRD) districts.

Article V: Detailed Use Regulations

505.06. Density and Open Space Standards for Individual Stages. A Master Development Plan shall be reviewed and approved by the Planning Commission prior to or simultaneously with any regular site plan or subdivision plat submitted. Upon approval of the Master Development Plan, the developer may submit and the Planning Commission may approve subdivision plats or site plans for individual phases or stages.

Where any development site is to be developed in stages, no plat or phase plan for any fraction of the site shall be accepted for review which has more than the maximum gross density or less than the minimum required open space as shown in this section.

No individual stage shall exceed the following density or fail to meet the minimum open space percentage:

Zoning District	Maximum Density* (Units/Acre)	Minimum Open Space (Percent)
CDD	14	15
LDD	7.5	20
DDH	8	15
<u>MD-DDH</u>	<u>16</u>	<u>10</u>
NRD	12	15
RDD	24	10
CRD-U	20	10
CRD-S	14	15
CRD-W	14	10
<u>CRD-E</u>	<u>16</u>	<u>10</u>

**Refer to Tables 4-1, 5-1, 5-2 and Section 502.02 for density requirements for other zoning districts not listed*

Article V: Detailed Use Regulations

Table 5-8 (continued)

Mixed Use and Residential Use Provisions	<p>CRD-U: only townhouses and multiple unit development may front Opelika Road. Other residential uses may front on side or back streets, or may be allowed on Opelika Road if setback a minimum of 100 feet and screened by a non-residential building.</p>
	<p>CRD-S: no residential uses may front on Opelika Road. Residential uses may front on side or back streets.</p>
	<p>In the CRD-U and CRD-S districts, residential uses are permitted on the first floor provided they are behind the façade of retail, office, commercial, or institutional uses.</p>
	<p>CRD-W:</p> <p>East of North Donahue Drive: only townhouses, cottage housing development, and multiple unit development may front Bragg Avenue and North Donahue Drive.</p>
	<p>West of North Donahue Drive: all residential uses may front on North Donahue Drive and Martin Luther King Drive but must take access from side or back streets.</p>
Floor to Area Ratio (FAR)	<p>See Section 502.02 for performance residential use standards.</p>
	<p>See Table 4-3 for non-residential uses</p>
Impervious Surface Ratio (ISR)	<p>See Section 502.02 for performance residential use standards.</p>
	<p>For non-residential uses see Table 4-3</p>
Open Space Requirements	<p>See Section 417 for all open space requirements.</p>
Parking Requirement	<p>See Section 502.02 for performance residential use standards.</p>
	<p>See Section 513 for parking requirement for non-residential uses</p>
Cross Access	<p>Cross access points should be provided connecting parking lots or other access ways. Cross access should be located at the rear of the property. If cross-access is provided from the adjoining property, the access shall be continued through the property. If a neighborhood or corridor plan for the area exists, cross access points should be provided where indicated in the plan if feasible. The Planning Director and City Engineer may grant relief from this requirement if topographical issues or structures prevent the connection from being made.</p>

Article V: Detailed Use Regulations

Table 5-8 (continued)

<p>Pedestrian connectivity</p>	<p>All developed sites shall provide at least one continuous, on-site intra-parcel pedestrian way of at least five feet (5'-0") in width to connect sidewalks adjoining rights-of-way to the main entrance(s) of that property's building(s), in compliance with the Americans with Disabilities Act (ADA). The Planning Director and City Engineer may grant relief from this requirement if topographical issues or structures prevent the connection from being made.</p>
<p>Parking Lot Screening</p>	<p>Parking for non-residential and mixed use developments must be located behind the front building facades.</p> <p>Parking adjacent to any street ROW shall be screened with a Type 1, Option A fence (see Figure 4-2) with support piers that are clad with stone, brick, stucco or architecturally decorative concrete block and landscaped with 1 canopy tree and 6 shrubs for every twenty-five (25) feet of ROW frontage between the fence and street. The planting requirements and buffer width may vary due to site conditions at the discretion of the Planning Director.</p> <p>It is also the desire of the Renew Opelika Road Corridor Plan and the Northwest Auburn Neighborhood Plan that residential use parking be located behind building facades. To achieve this, an increase in the impervious surface ratio (ISR), not to exceed 20% will be allowed.</p>
<p>Landscaping</p>	<p>Sites must meet the general landscaping requirements in Section 422 unless specifically excluded in this section.</p> <p>Bufferyards</p> <p>Street-trees – Where a street tree master plan has been implemented for a particular street which the development site fronts; the plantings from the street tree master plan will supersede the street frontage requirements for that particular frontage. If the Planning Director determines that the requirements of the street tree master plan cannot be met, the general landscaping requirements of Section 422 must be met.</p>

Article V: Detailed Use Regulations

Table 5-8 (continued)

Landscaping (Continued)	<p>Side and rear bufferyards may be reduced or waived by the Planning Director if the adjoining uses are similar in nature or if the buildings are built in a continuous urban form that would be interrupted by a greenspace.</p> <p>Decks, porches, balconies and pedestrian areas, including plazas, street arcades, courtyards, and outdoor cafes may extend into bufferyards.</p> <p>In no case shall the encroachment exceed 60 percent of the length of the property line of the particular bufferyard.</p>
Building façade	<p>The development shall have primary entrances that face and open directly on to publicly accessible streets or public open spaces. Buildings may have use an alternative entrance provided that there is outdoor dining or integrated display area between the building and public street.</p> <p>If the building is located on a corner lot, the building may face the corner. Development Sites with multiple buildings must only have the façade of the principal building facing the primary street. Additional buildings may face internal drives or secondary streets.</p>
Cladding Materials	<p>Sites must meet requirements of Section 429 Corridor Overlay Standards. The Planning Commission may allow greater amounts of architectural metal provided it is approved by Planning Csommission. Corrugated metal or sheet metal may only be used as accent or to clad areas not visible from any designated corridor.</p>
Concealed Equipment	<p>The following shall be located or screened so as not to be visible from any public street: air conditioning compressors, window and wall air conditioners, dumpsters, electrical and other utility meters, irrigation and pool pumps, permanent barbeques, satellite antennae, utility appurtenances, mechanical rooftop equipment or ventilation apparatus.</p>

Article V: Detailed Use Regulations

Table 5-8 (continued)

Signage	CRD-U, CRD-S, <u>CRD-E</u> and CRD-W west of North Donahue Drive: see Section 605, Permitted Signs
	CRD-W:
	East of North Donahue Drive:
	Building signs and sandwich board signs as defined in Article VI are the only signs that are allowed in the CRD-W east of North Donahue Drive. Signs may be attached to any building façade. In a multi-tenant building, the building owner is responsible for distributing the sign allowance among the tenants.
	Electronic reader boards are prohibited in the CRD-W district east of North Donahue Drive.
	Single story building - Building facades that face a public street or that have the main entrance may have one (1) square foot of sign area for each (1) linear foot of building or space width, or sixteen (16) square feet, whichever is greater, but no more than fifty (50) square feet. Other building facades may have one-half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than fifty (50) square feet.
Multi-story building - Building facades that face a public street or that have the main entrance may have two (2) square feet of sign area for each (1) linear foot of building or space width or thirty-two (32) square feet, whichever is greater, but no more than seventy five (75) square feet. Other building facades may have one-half (0.5) square foot of sign area for each (1) linear foot of building width, but no more than seventy-five (75) square feet.	

Article V: Detailed Use Regulations

Table 5-8 (continued)

Signage (Continued)	<p>Blade signs are encouraged and a blade sign not exceeding six (6) square feet can be provided in addition to building mounted signage on any façade that has a sidewalk or entrance. A blade mounted sign is defined as an ornamental rod extending perpendicular from the building with a hanging sign suspended from it at a 90-degree angle from building face and street ROW. Blade signs are to be placed a minimum of nine (9) feet above sidewalk level to the bottom of the blade sign. Text and graphics on either or both ends of an awning that are oriented perpendicular to the building face for pedestrian view and are no more than six (6) square feet may be provided in lieu of a blade sign.</p>
	<p>All building signs must be mounted between the first and second floor line, or between the second and third floor line or near the top of the wall. The Planning Director, or appropriate designee, may approve an alternate location for a sign in cases where these locations conflict with or may cause damage to architectural ornamentation of a building. In any case, building signs may not be mounted higher than the building. Signage area for the primary sign is computed by measuring the number of square feet in the smallest rectangle, within all letters, logos, symbols or other elements of the sign can be enclosed.</p>
	<p>A sandwich board sign is a sign of A-frame construction designed for placement on the sidewalk in front of the place of business being advertised, and is generally two (2) sided. Sandwich board signs that meet all of the following criteria may be placed and displayed on a public sidewalk:</p>
	<ul style="list-style-type: none">a. A height of no more than four (4) feet;b. Maximum area of any side is eight (8) square feet;c. No illumination;d. Placed in front of the building or leased space during business hours respective to the use in the building or leased space;

Article V: Detailed Use Regulations

Table 5-8 (continued)

Signage (Continued)	<p>e. Maintains a clearance on the sidewalk of at least five (5) feet; and,</p> <p>f. Maintains a distance of at least twenty (20) feet from any other sandwich board sign.</p> <p>Where adjacent buildings are narrow and sign placements on either side make it impossible for a building owner or tenant to meet the sandwich board spacing requirement, the Planning Director, or appropriate designee, may approve an alternative location that maximizes distance between adjacent signs.</p>
Awnings and Canopies	<p>Sloped or flat awnings and canopies are allowed. Awnings fabricated of canvas or metal are allowed. Awnings may be placed above and extend the width of any door or window, or extend up to 75% of the width of the building façade along the street line, whichever is greater; and must be supported from the building façade with suspension rods.</p> <p>Support structures for awnings or canopies cannot extend from the sidewalk.</p> <p>Awnings slopes may be flat to 45 degrees maximum and may not exceed 5 feet in vertical height.</p>