
UDC 2021 Proposed Amendment

Amendment 5-48**Applicant:** Development Services**Amendment Title** – ‘Sec. 35-335. - "NCD" Neighborhood Conservation District.’**Amendment Language:****(e) Design Standards for Neighborhood Conservation Districts Established Prior to April 1, 2019.**

- (1) The neighborhood conservation plan approved as part of the zoning ordinance creating a neighborhood conservation district prior to April 1, 2019 shall include design standards for new construction of any building or structure, or the relocation or rehabilitation to the street facade of an existing building or structure.

- (2) Existing neighborhood conservation plans shall not be modified after April 1, 2019, with respect to building materials or methods.

(f) Design Standards for Neighborhood Conservation Districts Established On or After April 1, 2019.

- (1) The neighborhood conservation plan approved on or after April 1, 2019, as part of the zoning ordinance creating a neighborhood conservation district shall include design standards for new construction of any building or structure, or the relocation or rehabilitation to the street facade of an existing building or structure, but in accordance with state law, shall not include any standards or requirements relating to building materials or methods.
- (2) The neighborhood conservation plan, and requisite design standards shall not apply to those activities which constitute ordinary repair and maintenance, i.e., using the same or similar design.
- (3) The design standards for the neighborhood conservation district must include at a minimum (or note the inapplicability), the following elements governing the physical characteristics and features of all property (public or private) within the proposed district:
- A. Building height, number of stories;
 - B. Building size, massing;
 - C. Principal elevation features;
 - D. Lot size, coverage;
 - E. Front and side setbacks;
 - F. Off-street parking and loading requirements;
 - G. Roof line and pitch;
 - H. Paving, hardscape covering.
- (4) In addition, the design standards may include, but shall not be limited to, the following elements:
- A. Building orientation;
 - B. General site planning (primary, ancillary structures);
 - C. Density;
 - D. Floor area ratio;

- E. Signage;
- F. Architectural style and details;
- G. Garage entrance location;
- H. Window/dormer size and location;
- I. Landscaping;
- J. Fences and walls;
- K. Entrance lighting;
- L. Driveways, curbs and sidewalks;
- M. Utility boxes, trash receptacles;
- N. Street furniture;
- O. Building relocation;
- P. Right-of-way (exceeding public works standards).

(5) The design standards in a neighborhood conservation plan adopted on or after April 1, 2019, shall not include elements related to build materials or methods.

Amendment Title – ‘Sec. 35-339.01. - Corridor Districts.’

(f) **Development and Design Standards for Corridor Overlays Established Prior to April 1, 2019.**

Development and design standards for ~~the~~ a corridor district established prior to April 1, 2019, may only include the following elements and no others governing the physical characteristics and features of all property (public or private) within the proposed corridor district:

- (1) Siting, grading;
- (2) Building size;
- (3) Lot coverage; floor area ratio;
- (4) Front and side setbacks;
- (5) Lot frontage;
- (6) Driveway size and sidewalks;
- (7) Parking, off-street parking and loading requirements;
- (8) Screening of lighting for entrances, parking lots, walkways and building exteriors;
- (9) Screening; fences, walls and berms;
- (10) Landscaping to encourage the use of native trees and plants;
- (11) Tree preservation;
- (12) Natural areas to encourage the use of native trees and plants;
- (13) Noise levels;
- (14) Building materials;
- (15) Trash receptacles, utility boxes;
- (16) Satellite dishes and components to the extent permitted by federal laws and regulations;
- (17) Solar systems and components.

Existing development and design standards for Corridor Overlays shall not be modified after April 1, 2019, with respect to building materials or methods.

- (g) **Development and Design Standards for Corridor Overlays Established On or After April 1, 2019.** Development and design standards for a corridor district established on or after April 1, 2019, may only include the following elements and no others governing the physical characteristics and features of all property (public or private) within the proposed corridor district:
- (1) Siting, grading;
 - (2) Building size;
 - (3) Lot coverage; floor area ratio;
 - (4) Front and side setbacks;
 - (5) Lot frontage;
 - (6) Driveway size and sidewalks;
 - (7) Parking, off-street parking and loading requirements;
 - (8) Screening of lighting for entrances, parking lots, walkways and building exteriors;
 - (9) Screening; fences, walls and berms;
 - (10) Landscaping to encourage the use of native trees and plants;
 - (11) Tree preservation;
 - (12) Natural areas to encourage the use of native trees and plants;
 - (13) Noise levels;
 - (14) Location of trash receptacles and utility boxes;

The development and design standards adopted on or after April 1, 2019, shall not include elements related to build materials or methods.
