

Appendix B Supplemental Exhibits

Exhibit B-1 Revision to Sec. 30-65.2 (d) Site Development Requirements within the Power District

Sec. 30-65.2. Urban mixed-use district 2 (UMU-2).

(d)

Site development requirements.

(1)

All structures shall be located and constructed in accordance with the Dimensional Requirements Table. Accessory structures shall meet all regulations pertaining to principal structures within this district.

Dimensional Requirements Table

	Nonresidential and Vertically Mixed Use Buildings	Single-family Dwellings	Multi-family dwellings, Two-family dwellings and Rowhouses
Lot depth (minimum)	90 feet	90 feet	90 feet
Interior side (minimum)	0 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map	5 feet except that, where adjoining lots are developed at the same time under single ownership, one side of each lot may have no yard setback if the setback for the adjoining yard is at least 10 feet	7.5 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map
Rear (minimum)	0 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map.	10 feet	5 feet, or 25 feet when abutting property designated single-family or residential low-density on the future land use map.
Lot coverage (maximum)	N/A	N/A	80%
Building frontage ¹	70% minimum	N/A	70% minimum
Density (minimum) ²	Within University Heights and the Archer Triangle, N/A	N/A	Within University Heights and the Archer Triangle, 10 du/acre
	Within the Urban Village, to be considered mixed-use, a residential development must include a minimum of 10,000 square feet of nonresidential uses; and a nonresidential development must contain a minimum of 3 residential units.		Within the Urban Village, 20 du/acre for new, single-use multi-family development; 10 du/acre for mixed use developments and additions to existing developments.
Density	Within University Heights and	N/A	Within University Heights and

(maximum)	the Archer Triangle, 100 du/acre, or up to 125 du/acre by special use permit.		the Archer Triangle, 100 du/acre, or up to 125 du/acre by special use permit.
	Within the Urban Village, 100 du/acre by right; or up to 125 du/acre by special use permit, except that 125 du/acre is allowed by right when only structured parking and/or on-street parking is provided (except for handicapped accessible surface parking)		Within the Urban Village, 100 du/acre by right; or up to 125 du/acre by special use permit, except that 125 du/acre is allowed by right when only structured parking and/or on-street parking is provided (except for handicapped accessible surface parking).
Height and Stories	Non-single-family buildings shall have a minimum height of 24 feet.		
	A maximum of six stories is permitted by right and a maximum of eight stories is permitted by special use permit.		
	Within the Urban Village, a maximum of eight stories is permitted by right when only structured and/or on-street parking is provided (except for handicapped accessible surface parking spaces for multi-family development and loading spaces for nonresidential development).		
	Within University Heights, a maximum of three or four stories for a distance of 50 feet as measured from the property line of properties located adjacent to the University Heights Historic Districts, as depicted in Figure 3.0.		
	<u>Within the Power District, a maximum of six stories is permitted by right. When located adjacent to residentially zoned properties, the maximum height at the build-to line is 3 stories, with a 15-foot step back per subsequent building story.</u>		

Notes to Table:

¹ Minor insets (defined as up to five feet in depth) for the purpose of creating articulation and architectural interest in the building façade will be deemed to meet the build-to line and shall be included in computing the building frontage.

² Within University Heights and the Archer Triangle, lots that existed on November 13, 1991 and that are less than or equal to 0.5 acres in size are exempt from the minimum density requirements. Within the Urban Village, lots that existed prior to 12:01 a.m. on June 1, 2009 and that are less than 0.5 acres in size are exempt from the minimum density requirements.



Figure 1.3 District Boundary Map - Power District



- • • • • District Boundary
- Storefront Street

Figure 2.3 Street Types - Power District



- • • • • District Boundary
- 6 Story Height Limit
- ▤ 3 Story Height Limit

Figure 3.1 Height Limits - Power District