ARTICLE VI. - LANDSCAPING AND DEVELOPMENT SPECIFICATION STANDARDS



ORDINANCE NO. 21-

Text Amendment: To amend the Chapter 40 Article VI Sec. 40-70, Sec. 40-72, 40-74 to add multi-family uses, increase the density and allow for parking

ARTICLE VI. - Landscaping and Development Specification Standards 5

Sec. 40-70. Zoning Districts Described

- (j) NB, Neighborhood Business District.
 - (1) *Purpose*. This district is established to accommodate and provide for the development of small, pedestrian-oriented shopping and service activities providing necessity goods and personal services to the immediate neighborhood. This district also provides for single-family detached homes, <u>multifamily</u> and related residential uses. Such districts should be located at the intersection of a major street or collector. Uses in NB districts should have architecture and site layouts which are compatible with nearby residential structures and uses.

Sec. 40-72. - Table of permissible uses.

USES OF LAND	R- 1	R- 1B	R- 2	R- 3	C	МН	MF	MX	CBD	NB	НВ	MB- 1	T- 1	I- 1
Residential Uses														
Two-family dwellings	P					P	P	P		<u>P</u>		P	P	
Multifamily dwellings (See section 40-260) Units ≤ 4							P	P		<u>P</u>		P	P	
Multifamily dwellings (See section 40-260) Units > 4							CZ	CZ		CZ		CZ	CZ	

Sec. 40-74. – Dimensional standards for lots and principal structures.

Zoning District	Permitted		Lot	Front	Rear	Min. Side Yards (Corner	Max. Density		Max. Lot Coverage	-1
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						Lot-Min 12.5 ft.) ⁵			
NB	Neighborhood Goods and Services	5,000 sq. ft.	50 ft.	20 ft.	10 ft.	7.5 ft.	8.7 units/acre	50 ft. ²	40%
	Multi-family	15,000 sq. ft.	50 ft.	10 ft.	10 ft.	7.5 ft.	units/acre ¹	50 ft. ²	40%

^{1 (}New footnote 6) No multi-family or mixed use development in the NB District shall exceed a maximum total of 32 residential units, including all phases.

Part 2b

Sec. 40-72. - Table of permissible uses

USES OF LAND	R- 1	R- 1B	R- 2	R- 3	С	МН	MF	MX	CBD	NB	НВ	MB- 1	T- 1	I-1
Parking and loading areas serving uses in the same zoning district, on noncontiguous lot (See article V of this chapter)	CZ	CZ	CZ	CZ	CZ	CZ	CZ	CZ	Р	CZ	CZ	CZ	CZ	CZ
Parking and loading areas serving uses in the same or different zoning district, on non-contiguous lot within 200 ft. from the principal use (See article V of this chapter)										CZ				

Adopted this day of	
	Lynn Barbee, Mayor
Attest:	
Kimberlee Ward, Town Clerk	