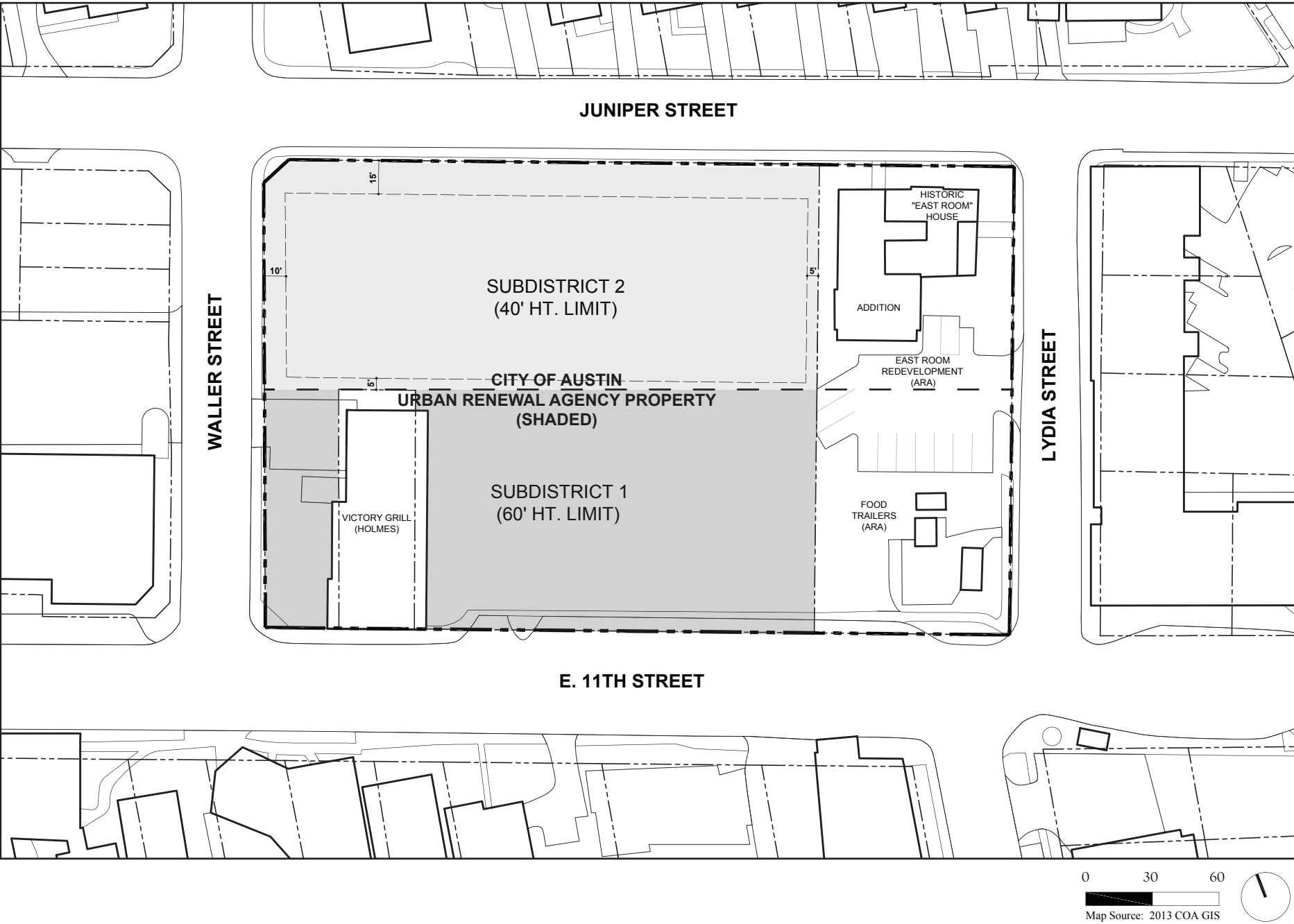


PROJECT AREA 11-5:
11TH STREET ENTERTAINMENT RETAIL



Urban Renewal Plan (URP)		11th Street NCCD		Proposed Revised Standards
		Sub-District 1	Sub-District 2	
Minimum Site Area/ Lot Width		Minimum Lot Area: None Minimum Lot Width: 25'		Same as NCCD
Minimum Building Setbacks		Minimum Setbacks: None	Front Yard: 15 Feet Street Side Yard: 10 Feet Interior Side Yard: 5 Feet Rear Yard: 5 Feet	Same as NCCD
Maximum Impervious Cover		Maximum Impervious Cover: 95% (New Construction), 100% (Existing Construction)	Maximum Building Coverage: 60% Maximum Impervious Coverage: 80%	Maximum Building Coverage: 90% Maximum Impervious Coverage: 95%
Permitted Uses	Mixed-Use: Downtown & entertainment oriented retail/Mixed-Use Office Townhouses (amended 2001)	Commercial Uses: Administrative and Business Offices, Arts and Crafts Studio (Limited and General), Business Support Services, Communications Services, Consumer Convenience Services, Consumer Repair Services, Financial Services (no drive-thru), Food Sales, Funeral Services, General Retail Sales (Convenience and General), Indoor Sports and Recreation, Indoor Entertainment, Laundry Services, Liquor Services, Medical Offices, Outdoor Sports and Recreation, Personal Improvement Services, Personal Services, Pet Services, Professional Offices, Research Services, Restaurant (Fast Food no drive-thru, Limited, and General), Service Station, and Commercial Parking Facilities. Civic Uses: Club or Lodge, Cultural Services, Guidance Services, Hospital Services (Limited), Local Utility Services, Community Parking Facilities, Religious Assembly, and Safety Services. Residential Uses: Townhouse/Condominium Residential (No street level units), and Multiple Family Residential (18-27 unites per acre)(No street level units).	Commercial Uses: Administrative and Business Offices, Arts and Crafts Studio (Limited), Business Support Services, Commercial Parking Facilities, Medical Offices, Day Care Services (General, Limited, and Commercial), Personal Improvement Services, Personal Services, and Professional Offices. Civic Uses: Club or Lodge, Cultural Services, Guidance Services, Community Parking Facilities, Religious Assembly, and Safety Services. Residential Uses: Single Family Residential, Duplex Residential, Two Family Residential, Townhouse/Condominium Residential, and Multiple Family Residential (18-27 unites per acre).	Allow all uses currently allowed in DMU zoning district.
Conditional Uses		Civic Uses: Community Recreation, College & University Facilities, Communication Service Facilities, Day Care Services (General, Limited, and Commercial), Private Educational Facilities, and Public Educational Facilities. Commercial Uses: Automotive Rental, Automotive Sales, Automotive Washing, Building Maintenance Services, Business or Trade School, Cocktail Lounge, and Transportation Terminals.	Civic Uses: Community Recreation, College & University Facilities, Communication Service Facilities, Hospital Services, Private Educational Facilities, Public Educational Facilities, and Employee Parking (All parking not included in civic and commercial).	Allow all uses currently allowed in DMU zoning district.
Maximum Height	50 foot maximum*	60 feet	40 feet	Same as NCCD
Compatibility Standards		Two stories or 30' max. height, within 50' of property line of property zoned and used as SF-5 or more restrictive residential use. 3 stories or 40' max. height, within 100' of property line of property zoned and used as SF-5 or more restrictive residential use.	Two stories or 30' max. height, within 50' of property line of property zoned and used as SF-5 or more restrictive residential use. 3 stories or 40' max. height, within 100' of property line of property zoned and used as SF-5 or more restrictive residential use.	Same as NCCD
Maximum FAR (Floor-Area Ratio)	0.96 Total Maximum FAR (amended 2001)*	For sites .5 acres or less, FAR = 2.0 For sites .5 acre - 1 acre, FAR = 1.5 For sites 1 acre or more, FAR = 1.0	For sites .5 acres or less, FAR = 1.0 For sites larger than .5 acre, FAR = 0.75	No Maximum FAR
New Commercial Space	40,000-48,000 square feet maximum (amended 2001)	See List of Permitted & Conditional Uses for Subdistrict 1 (p 69 of NCCD)	See List of Permitted & Conditional Uses for Subdistrict 1 (p 102 of NCCD)	Delete requirement
Commercial Space to be Preserved	up to 5,900 square feet rehabilitated			Delete requirement
Potential New Housing Units	10-15 Townhouses, oriented toward Juniper St. (amended 2001)			See Permitted Uses
Existing Housing to be Preserved	0			Delete requirement
Community Parking Spaces	135-150 (limited on street spaces available)			Delete requirement
Residential Parking Spaces	10-15			Per Land Development Code
Potential Demolition	up to 2,000 square feet of commercial/retail	When existing structure are maintained, existing setbacks do not require a waiver of compatibility standards. However, all new projects within the District shall comply with the compatibility standards set forth in the NCCD.		Delete requirement

Notes: *Highlighted rows indicate contradictions between URP and NCCD Standards.