

UNIVERSITY DISTRICT OVERLAY (UDO)

**Prepared by: The Memphis and Shelby County Office of
Planning and Development
And
The University Neighborhoods Development
Corporation -- UNDC**

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1.0 University District Overlay (UDO)

1.1 Purpose of this Document

The purpose of this document is to provide carefully tailored zoning categories that will preserve and reinforce the University District by encouraging rehabilitation and new construction that is sensitive to the existing urban form and reflects appropriate uses, scale and character of the neighborhood. This document is intended to serve as a guide to assist property owners, developers, architects, builders, business owners, public officials, and other interested citizens when considering rehabilitation, redevelopment or new construction in the University District. This document should also be consulted by the Memphis and Shelby County Government with respect to proposed infrastructure and streetscape improvement projects.

This document includes zoning regulations that govern land use, density, bulk and parking requirements.

1.2 Boundaries

The boundaries of the University District Overlay (UDO) are shown on the map in 1.6.1

1.2.1 APPLICABILITY

Within the University District Overlay (UDO) the standards of this Chapter shall apply to:

- A. All new building construction;
- B. All building expansion with removal of more than 25% of existing walls facing a public street, or a street-facing elevation if the parcel is landlocked; or removal of more than 50% of all existing exterior walls.
- C. All existing buildings that are not in conformance with the requirements of the underlying district or this overlay district at the time of adoption shall be governed by Chapter 16-116 (nonconformities).

1.3 SITE PLAN REVIEW

1.3.1 Authority

The Office of Planning and Development is authorized to approve site plans within the University District Overlay (UDO).

1.3.2 Authority to Require Dedication and Improvement

All development required to submit a site plan pursuant this Chapter shall require the dedication and improvement of public facilities to provide adequate public streets, sidewalks, or other public infrastructure.

1.3.3 Application Procedure

A. Submittal Requirements

Site plans shall be drawn at a scale of 1 inch equals 100 feet and shall include, but not be limited to, the following:

1. Property boundary lines and dimensions; available utilities; and easements, roadways, rail lines and public rights-of-way crossing and adjacent to the subject property;
2. The proposed height, dimensions and arrangement of buildings;

3. The type and location of proposed fencing and landscaping (including illustrations of applicable landscape plates);
4. The location of points of ingress and egress;
5. The location of driveways and parking lots;
6. The location of trash collection, trash compaction, recycling collection and other similar services areas;
7. The location of garage doors, bay doors or loading areas;
8. The location of all roof, ground and wall mounted mechanical equipment (e.g. air handling equipment, compressors, duct work, transformers and elevator equipment);
9. The location of any drive-through facilities;
10. Illustrations of the proposed building or building expansion and its relationship to existing buildings within 100 feet of the site;
11. Illustrations of the exterior of the proposed building or building expansion; and
12. Illustrations of proposed signs including location, materials, dimensions, and type of lighting.

B. Notification Requirements

At least 14 days prior to administrative approval, a sign shall be posted on the property in accordance with the following:

1. Sign Size and Type

Each sign shall be two feet by three feet in size made to the standards and specifications provided by the Office of Planning and Development. All signs will include language stating that defacing or removal of the sign by anyone other than the owner agent is an illegal act and the person who defaces or removes the sign without permission of the owner will be penalized.

2. Location

Signs shall be posted at the nearest rights-of-way with the largest traffic volumes as determined by the Office of Planning and Development. Each sign shall be placed no closer than five feet from the right-of-way visible from each public street on which the subject property has frontage and placed outside the sight distance triangle. Additional signs may be required to be posted at each major roadway entrance to the development or as otherwise determined to be needed by the Office of Planning and Development.

3. Installation and Removal

- i. The applicant shall be solely responsible for the construction, installation and removal of signage and associated costs.
- ii. The signage shall be erected at least 14 days prior to administrative approval. The applicant shall sign an affidavit stating that the signage was installed and the date and posting of the property.
- iii. The signage shall be removed immediately following the final decision.

1.3.4 Appeals

- A. If the Office of Planning and Development does not approve the application, the applicant may appeal to the Land use Control Board.
- B. If the application is appealed to the Land Use Control Board, public notice shall be mailed to property owners within a 300-foot radius of the subject property.
- C. The Office of Planning and Development or any individual appearing at the Land Use Control Board public hearing or who submitted written comments to the Board may appeal the decision of the Board to the City Council. Such appeal shall be in writing comments to the Director of Planning and submitted within ten working days of the Board's action.
- D. The City Council shall, after the public hearing, approve the appeal with conditions, or deny the appeal.

1.3.5 Approval Criteria

In approving a site plan, the approving entity shall consider the following:

- A. Compliance with all requirements of the Chapter;
- B. That the site plan will not have a substantial or undue adverse effect upon the character of the neighborhood, traffic conditions, parking, public infrastructure, and other matters affecting the public health, safety and general welfare;
- C. That the site plan will be constructed and operated to be compatible with the neighborhood and with the purpose of this Chapter;
- D. That the proposed development can be adequately served by public facilities;
- E. That the proposed development will not result in the destruction, loss or damage of any significant natural, scenic, or historical district, site, or feature; and
- F. The approving entity may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to insure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this Chapter.

1.3.6 Administrative Deviation

A. Authority

During the site plan review process, the Office of Planning and Development is authorized to approve administrative deviations to the building envelope standards in 1.6.3, where, owing to special conditions, strict enforcement of certain standards would be physically impractical. This optional process shall occur only where the applicant requests and administration deviation to a standard as specified below.

B. Permitted Deviations

The Office of Planning and Development shall review the request in light of the intent and purpose of overlay district requirements. The Office of Planning and Development shall have the authority to approve an administrative deviation for the following standards:

1. Building and Parking Placement

- i. Setback area -increase of up to 10% of the maximum permitted setback.
- ii. Required building frontage (minimum percentage of build-to) – reduction of up to 5% of required length.
- iii. Parking setback-decrease of up to 5% of the minimum required setback.

2. Elements

- i. Transparency – up to 5%.
- ii. Blank wall area – increase of up to 10% of the maximum permitted blank wall area
- iii. Building entrance – reduction up to 10% minimum required transparency.
- iv. Recessed entry – up to 10% of the maximum permitted depth.

3. Height

- i. Minimum and maximum floor heights – up to 10% for any one floor, limit of 5 % for any cumulative increase or decrease in building height.
- ii. The minimum ground floor elevation – up to 10%

C. Approval Criteria

To approve an administrative deviation, the Office of Planning and Development shall make an affirmative finding that all of the following criteria are met:

1. An administrative deviation does not conflict with streets, sidewalks, easements or landscape requirements.
2. An administrative deviation does not injure or damage the use, value, or enjoyment of surrounding property.
3. An administrative deviation does not have an adverse impact on land use compatibility.
4. An administrative deviation does not materially affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed.
5. An administrative deviation will not have an adverse impact on the urban form and/or the street-space.

D. Unlisted Standards

Any request for a deviation from a standard not listed above shall be reviewed by the Board of Adjustment in accordance with Chapter 16-40, Variations by the Land Use Control Board in accordance with 1.4, Special Exceptions.

SPECIAL EXCEPTIONS

1.4 Authority

The Land Use Control Board is authorized to approve special exceptions to certain requirements of this Chapter. This optional process shall occur only where the applicant requests a special exception from a standard as specified below.

1.4.1 Application Procedure

- A. An owner or other person who has a contractual interest in the property may file an application with the Office of Planning and Development. A site plan shall be submitted and reviewed in accordance with 1.3.3 above.
- B. The Office of Planning and Development shall forward the site plan and a request for special exception to the Land Use Control Board.
- C. The Land Use Control Board shall hold a public hearing on the application no less than 35 days or more than 75 days after an application has been filed. Notice of the hearing shall be mailed to all property owners within 300 feet of the property.
- D. The Land Use Control Board may by a majority vote approve, with the conditions or reject the application. The Board may defer a decision until the next regular board meeting.
- E. The Office of Planning and Development or any individual appearing at the Land Use Control Board public hearing or who submitted written comments to the Board may appeal the decision of the Board to the City Council. Such appeal shall be in writing to the Director of Planning and submitted within 10 working days of the Board's decision. The City Council shall, after the public hearing, approve the appeal, approve the appeal with conditions, or deny the appeal.

1.4.2 Permitted Special Exception

The Land Use Control Board shall have the authority to approve special exceptions for the following standards:

- A. Additional height .
- B. Modifications to any parking requirements.
- C. Building width greater than 75 feet on a Pedestrian Designated Street
- D. Building width greater than 100 feet on an Urban Designated Street

1.4.3 Approval Criteria

To approve a special exception, the Land Use Control Board shall make an affirmative finding that all of the following criteria are met;

- A. A special exception does not conflict with streets, sidewalks, easements or landscape requirements.
- B. A special exception does not injure or damage the use, value or enjoyment of surrounding property or hinder or prevent the development of surrounding property.
- C. A special exception does not have an adverse impact on land use compatibility.

- D. A special exception does not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed use.
- E. When approving a special exception, the Land Use Control Board should give special consideration to building and site improvements that enhance the level of pedestrian amenities.

1.5 USES PERMITTED

All uses permitted by right (■) or by special use permit (□) within the boundaries of the University District Overlay (UDO) shall as shown on the Uses Permitted Chart, Section 1.9.7 of this ordinance.

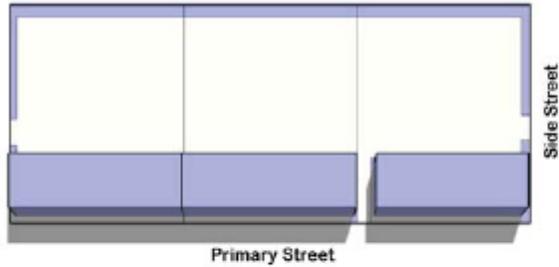
1.5.1 DISTRICT CONVERSION

The University District Overlay (UDO) is being adopted prior to the adoption of the Unified Development Code. The chart below illustrates the conversion from zoning districts in the existing zoning ordinance to new zoning districts in the Unified Development Code.

EXISTING DISTRICTS	NEW DISTRICTS
R-S6 Single Family Residential	R-6 Single Family Residential
R-D Duplex Residential	RU-1 Residential Urban
R-ML Multiple Dwelling Residential	RU-3 Residential Urban
R-MM Multiple Dwelling Residential	RU-3 Residential Urban
C-L Local Commercial	CMU-1 Commercial Mixed Use
C-P Planned Commercial	CMU-2 Commercial Mixed Use
CU College, University	CMP-2 Campus Master Plan

1.6 BUILDING ENVELOPE STANDARDS

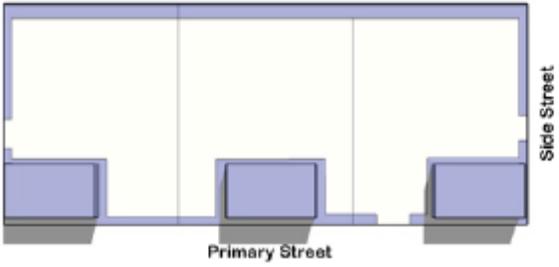
■ | **SHOPFRONT FRONTAGE**



Primary Street

Buildings abut the street front and sidewalk – “Main Street” environment. There is no parking between the building and the street. Parking areas are located to the rear of buildings. Entrances are prominent and street facing. There often are two entrances, a pedestrian entrance and an ancillary automobile entrance.

■ | **URBAN FRONTAGE**



Primary Street

Buildings abut the street front and sidewalk with greater spacing in between to balance the needs of both the pedestrian and automobile. There is no parking between the building and the street. Parking areas are located to the side and rear of buildings. Entrances are prominent and street facing. There often are two entrances, a pedestrian entrance and an ancillary automobile entrance.

ADDITIONAL REQUIREMENTS
Shopfront and Urban Designated Streets

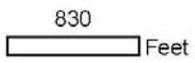
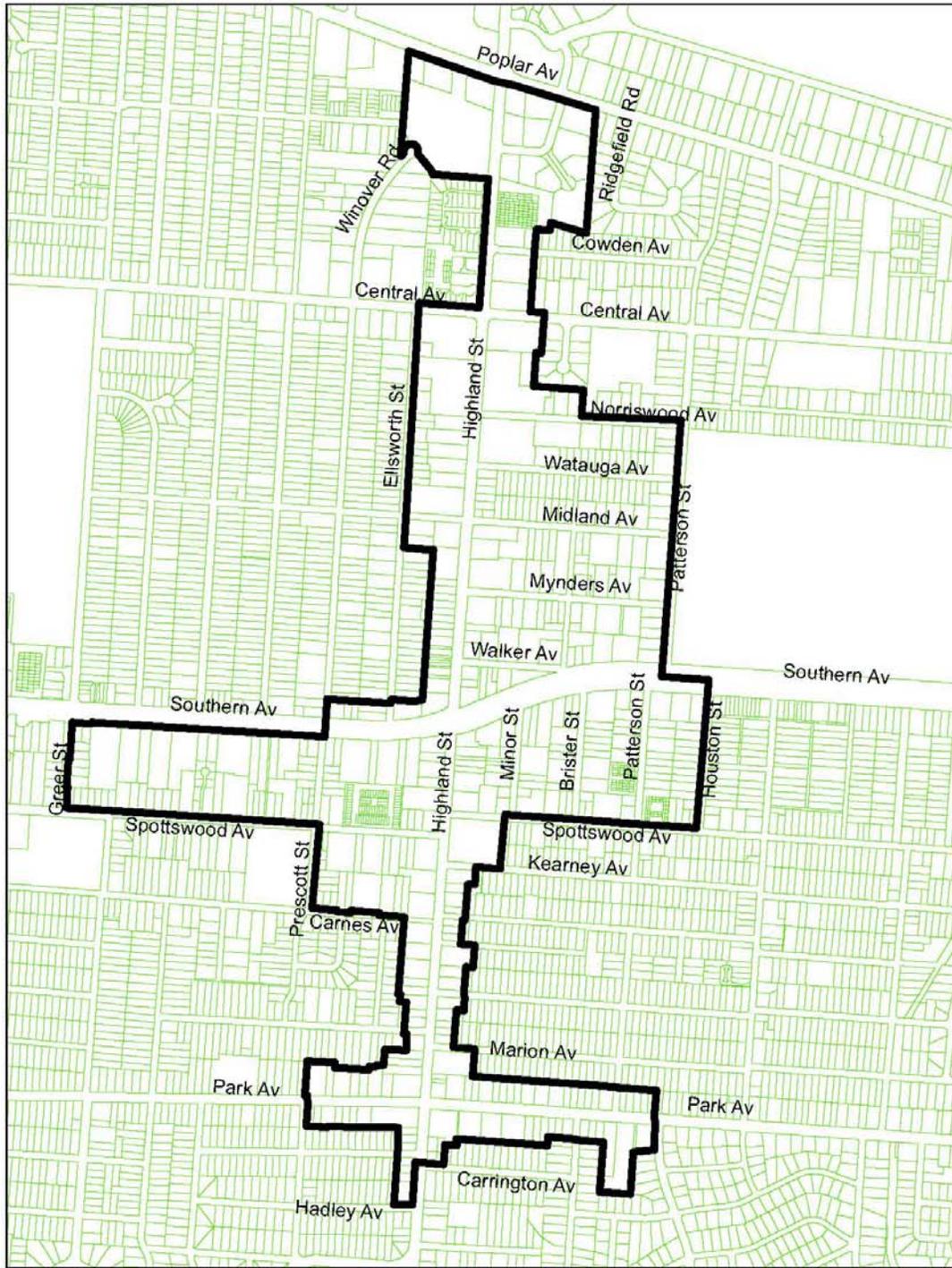
Exit drives from drive through windows shall not exit onto a Shopfront or Urban designated street except As a drive that is share with other traffic using the site. Exclusive drive through lanes shall not exit onto a Shopfront or Urban designated street.

Surface parking lots are not allowed except as accessory to a principal use permitted by the zoning district in which it is located.

Ground floor commercial use or public space shall be required along public street frontages of parking garages

1.6.1 Boundaries of the University District Overlay (UDO)

University District Overlay (UDO)

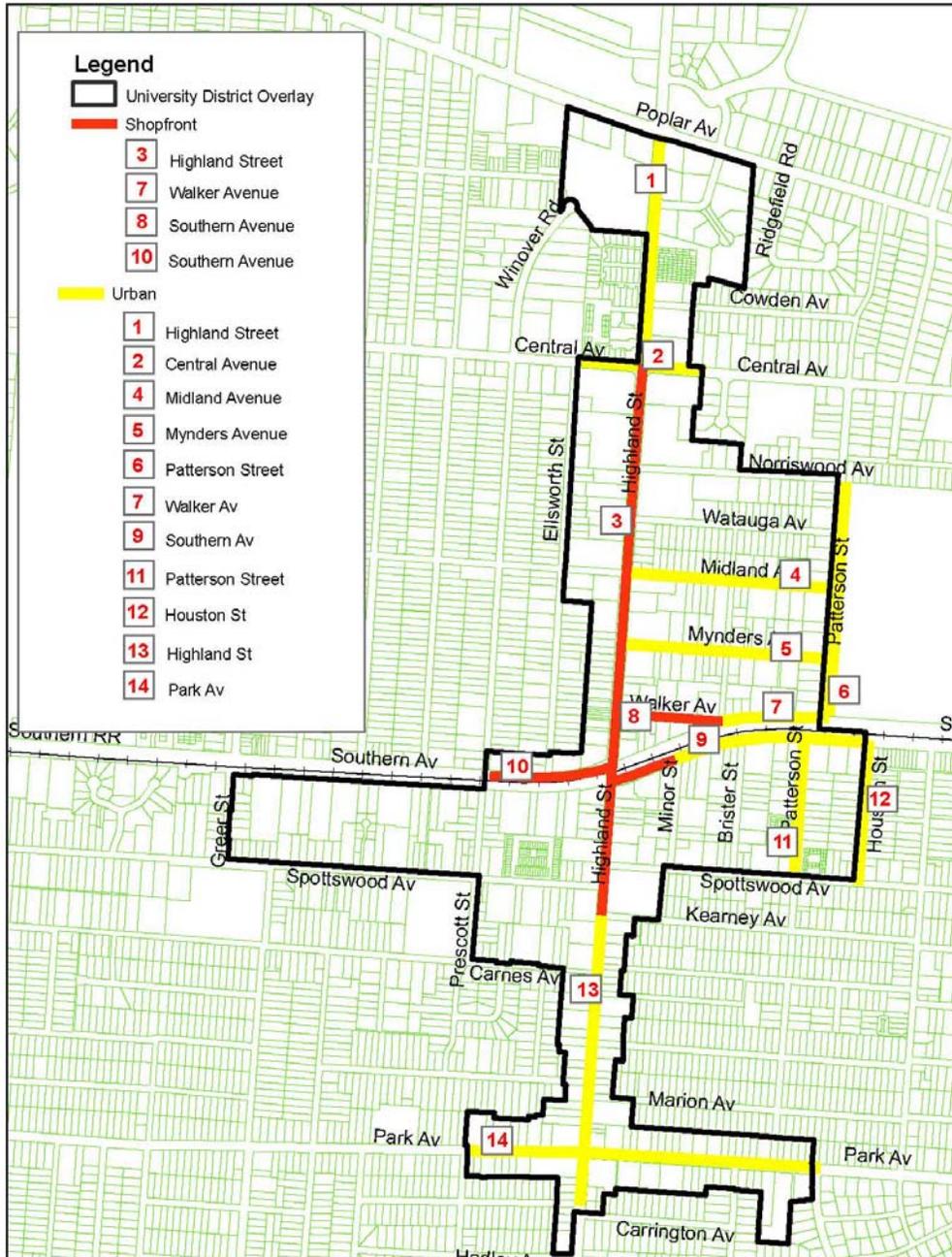


January 2005
Memphis and Shelby County Division of Planning and Development
Land Use Control Board, 125 N. Main St., Su 408, Mem. TN, 38103
(901) 576-6562
This is a representation and should not be used
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1.6.2 FRONTAGE MAP The following map designates Shopfront and Urban frontages within the University District Overlay (UDO)

University District Frontage Designations



990 Feet

January 2009
 Memphis and Shelby County Division of Planning and Development
 Land Use Control Board, 425 N. Main St., 4th Fl., Memphis, TN 38103
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1.6.3 Building Regulations

The building envelope standards in the following table shall replace and supplement the respective regulations of the underlying zoning districts. Where no frontage is designated on the Frontage Map as Pedestrian or Urban, the building regulations of the zoning district apply.

■ ■
 Shopfront Urban

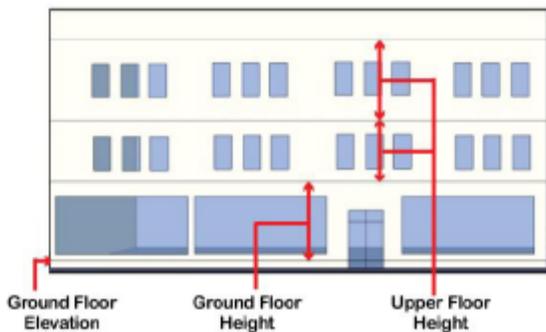
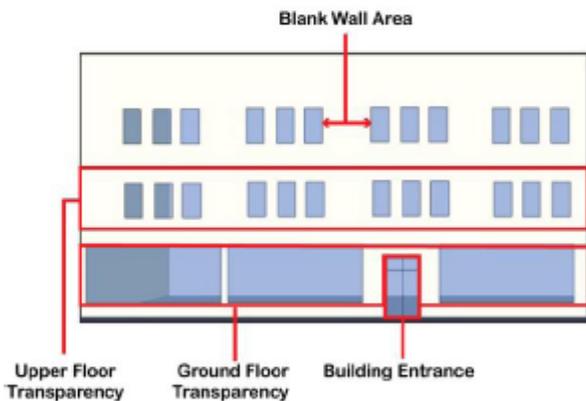
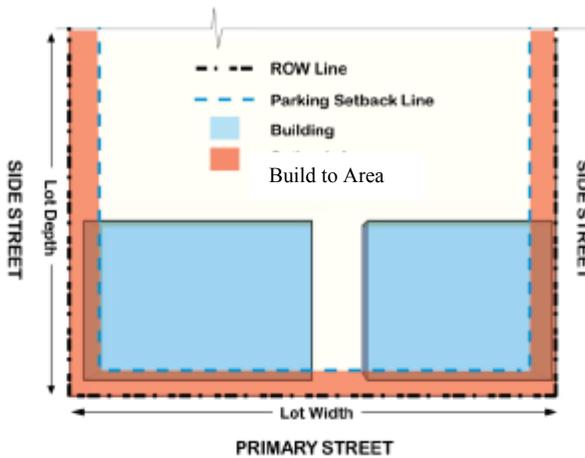
BUILDING & PARKING PLACEMENT		
Lot Area & Building Width		
Area (Minimum sq. ft.)	None	<u>None</u>
Maximum Building Width	75	<u>100</u>
Build to Area		
Front Build to Line (min. ft.)	2	2
Front Build to Line (max. ft.)	7	7
Required Building Frontage (min %)		
Primary Street (lot up to 100 feet in width)	70	--
Primary Street (lot up to 125 feet in width)	--	50
Primary Street (all other lots)	80	60
Side Street	40	25
Side/Rear Setback (min ft.)		
Abutting Single Family	10	10
Abutting Multifamily, Nonresidential	0 or 10	0 or 10
Abutting Alley	5*	5*
Building Separation	10	10
Parking Setback (min ft.)		
From Primary Street	15	15
From Side Street	10	10
Abutting Single Family	10	10
Abutting Multifamily, Nonresidential, Alley	0	0
ELEMENTS		
Transparency (min %)		
Primary Street		
Ground Floor	<u>60</u>	50
<u>Upper Floors</u>	<u>20</u>	20
<u>Secondary Street</u>		
<u>Ground Floor</u>	<u>30</u>	30
Upper Floors	20	20
Building Entrance		
Facing Primary Street	Required	Required
Blank Wall Area (max. linear ft.)	30	30
HEIGHT		
Building Height (max. ft.)	55	**
Ground Floor Elevation (min. inches)		
Residential Use	18	18
Floor Height (min.)		
Ground Floor Height (floor to floor)	14	12
Second Floor Height (floor to floor)	11	11

* Not required if alley is 25 feet or more in width.

** Maximum Height governed by the Height Map at 1.7.

SHOPFRONT FRONTAGE

(see 1.8.1 for related streetscape standards)



BUILDING & PARKING PLACEMENT

LOT AREA & WIDTH --No minimum

BUILD TO AREA -- 2 ft to 7 ft behind ROW line.

REQUIRED BUILDING FRONTAGE

1. Primary street (lots 100 ft. or more in width). The building façade must be located within the build to area for a minimum of 80% of the lot width.
2. Primary (lots less than 100 ft. in width). The building facade must be located within the build to area for a minimum of 70% of the lot width. For lots under 100 ft. in width the required building frontage may be reduced to accommodate no more than a single 20 ft. access drive for a rear parking area.
3. Side street. The building façade must be located within the build to area for a minimum of 40% of the lot depth.

PARKING SETBACK

1. Primary street setback. Min. 15 ft. behind ROW line.
2. Side street setback. Min. 10 ft. behind ROW line.
3. Parking shall be located behind the parking setback line. No parking is permitted between the street and the building. This requirement shall not restrict on-street parking.

ELEMENTS

TRANSPARENCY (WINDOWS & DOORS)

1. Ground floor. Primary Street min. 60%. Side Street min. 30%, situated between 2 and 12 ft. above the adjacent sidewalk. Ground floor residential, office and industrial uses may provide translucent windows to meet all transparency requirements.
2. Upper floor. Min 20% situated from floor to floor.
3. Retail sales and service uses. A minimum of 60% of the window pane surface area shall allow views into the ground floor for a depth of at least 8 ft. Windows shall not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space).

BUILDING ENTRANCE

1. All functioning entrance, operable during normal business hours, is required facing the primary street. An angled entrance may be provided at either corner of the building along the primary street to meet this requirement.
2. A building located on two primary streets shall have either one entrance per frontage or provide an angled entrance at the corner of the building at the intersection. Buildings located on corner lots shall meet all applicable intersection sight distance requirements. Additional entrances off another street, pedestrian area, or internal parking area are permitted.
3. A minimum of 50% of the required entrance shall be transparent.
4. Recessed entrances shall not exceed 3 ft. in depth and one floor in height.

BLANK WALL AREA

Blank lengths of wall exceeding 30 linear ft. are prohibited.

HEIGHT

BUILDING HEIGHT

See 1.7 for maximum height requirements.

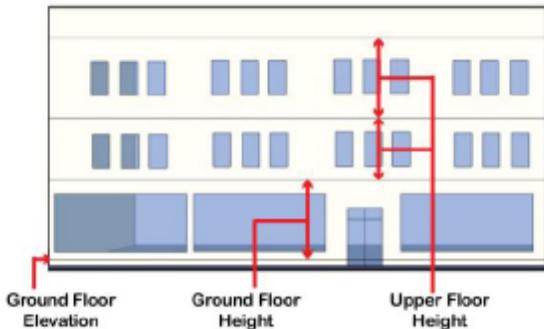
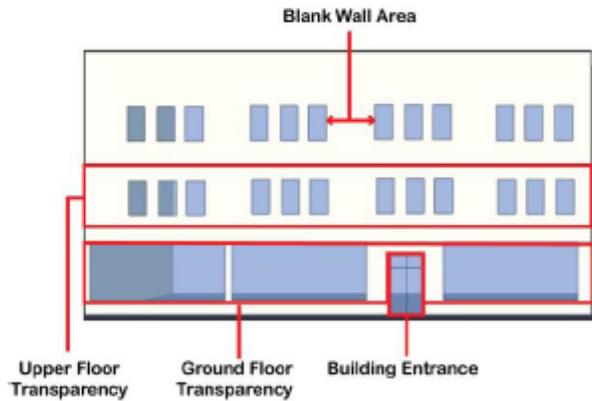
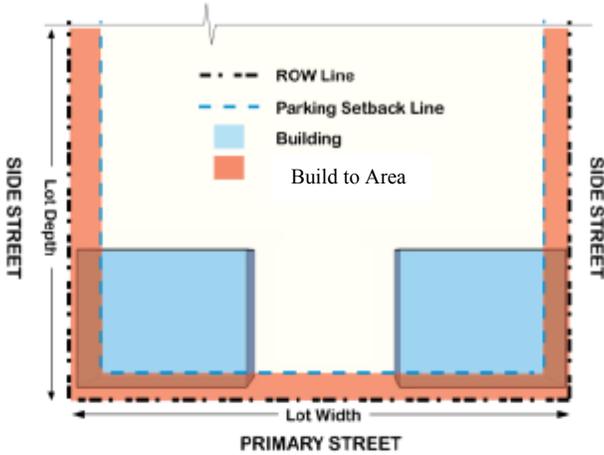
GROUND FLOOR ELEVATION

For ground floor residential uses, the ground floor finished elevation shall be a minimum of 18 inches above the adjacent sidewalk (measured from the front building façade to the top of the finished ground floor). There is no minimum for ground floor nonresidential uses.

FLOOR HEIGHT

1. At least 80% of the second floor shall have an interior clear height (floor to ceiling) of at least 9 ft.

URBAN FRONTAGE
(see 1.8.2 for related streetscape standards)



BUILDING & PARKING PLACEMENT

LOT AREA & WIDTH --No minimum

BUILD TO AREA -- 2 ft to 7 ft behind ROW line.

REQUIRED BUILDING FRONTAGE

1. Primary street (lots 100 ft. or more in width). The building façade must be located within the build to area for a minimum of 60% of the lot width.
2. Primary street (lots less than 100 ft. in width). The building facade must be located within the build to area for a minimum of 70% of the lot width. For lots under 100 ft. in width the required building frontage may be reduced to accommodate no more than a single 20 ft. access drive for a rear parking area.
3. Side street. The building façade must be located within the build to area for a minimum of 25% of the lot depth.

PARKING SETBACK

1. Primary street setback. Min. 15 ft. behind ROW line.
2. Side street setback. Min. 10 ft. behind ROW line.
3. Parking shall be located behind the parking setback line. No parking is permitted between the street and the building. This requirement shall not restrict on-street parking.

ELEMENTS

TRANSPARENCY (WINDOWS & DOORS)

1. Ground floor. Primary Street min. 60%. Side Street min. 30%, situated between 2 and 12 ft. above the adjacent sidewalk. Ground floor residential, office and industrial uses may provide translucent windows to meet all transparency requirements.
2. Upper floor. Min 20% situated from floor to floor.
3. Retail sales and service uses. A minimum of 60% of the window pane surface area shall allow views into the ground floor for a depth of at least 8 ft. Windows shall not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space).

BUILDING ENTRANCE

1. All functioning entrance, operable during normal business hours, is required facing the primary street. An angled entrance may be provided at either corner of the building along the primary street to meet this requirement.
2. A building located on two primary streets shall have either one entrance per frontage or provide on angled entrance at the corner of the building at the intersection. Buildings located on corner lots shall meet all applicable intersection sight distance requirements. Additional entrances off another street, pedestrian area, or internal parking area are permitted.
3. A minimum of 50% of the required entrance shall be transparent.
4. Recessed entrances shall not exceed 3 ft. in depth and one floor in height.

BLANK WALL AREA

Blank lengths of wall exceeding 30 linear ft. are prohibited.

HEIGHT

BUILDING HEIGHT

See 1.7 for maximum height requirements.

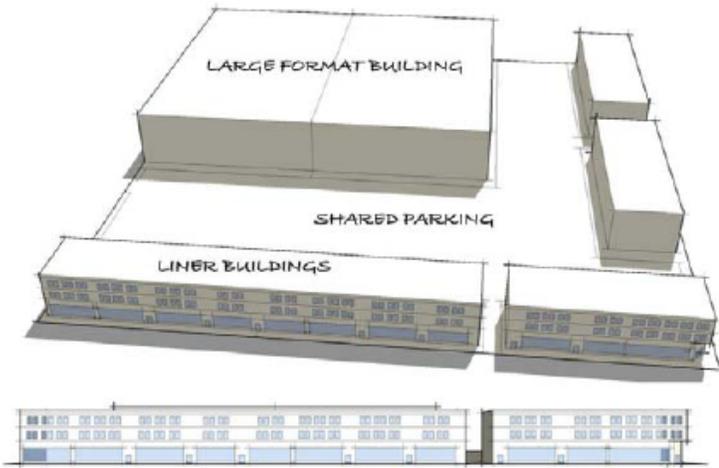
GROUND FLOOR ELEVATION

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FLOOR HEIGHT

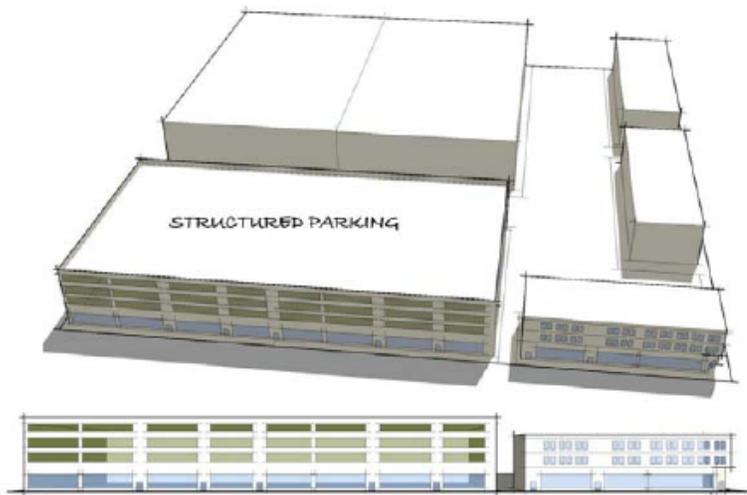
At least 80% of the second floor shall have an interior clear height(floor to ceiling) of at least 9 ft.

LARGE FORMAT BUILDINGS



Liner buildings facing a designated frontage may be used to screen large format buildings. Shared parking is allowed between the large format building and the street provided liner buildings are constructed to meet the designated frontage standards. Large format buildings screened by liner buildings (that meet the designated frontage requirements) are only required to meet the ground floor area, side/rear setback, parking setback and building height requirements.

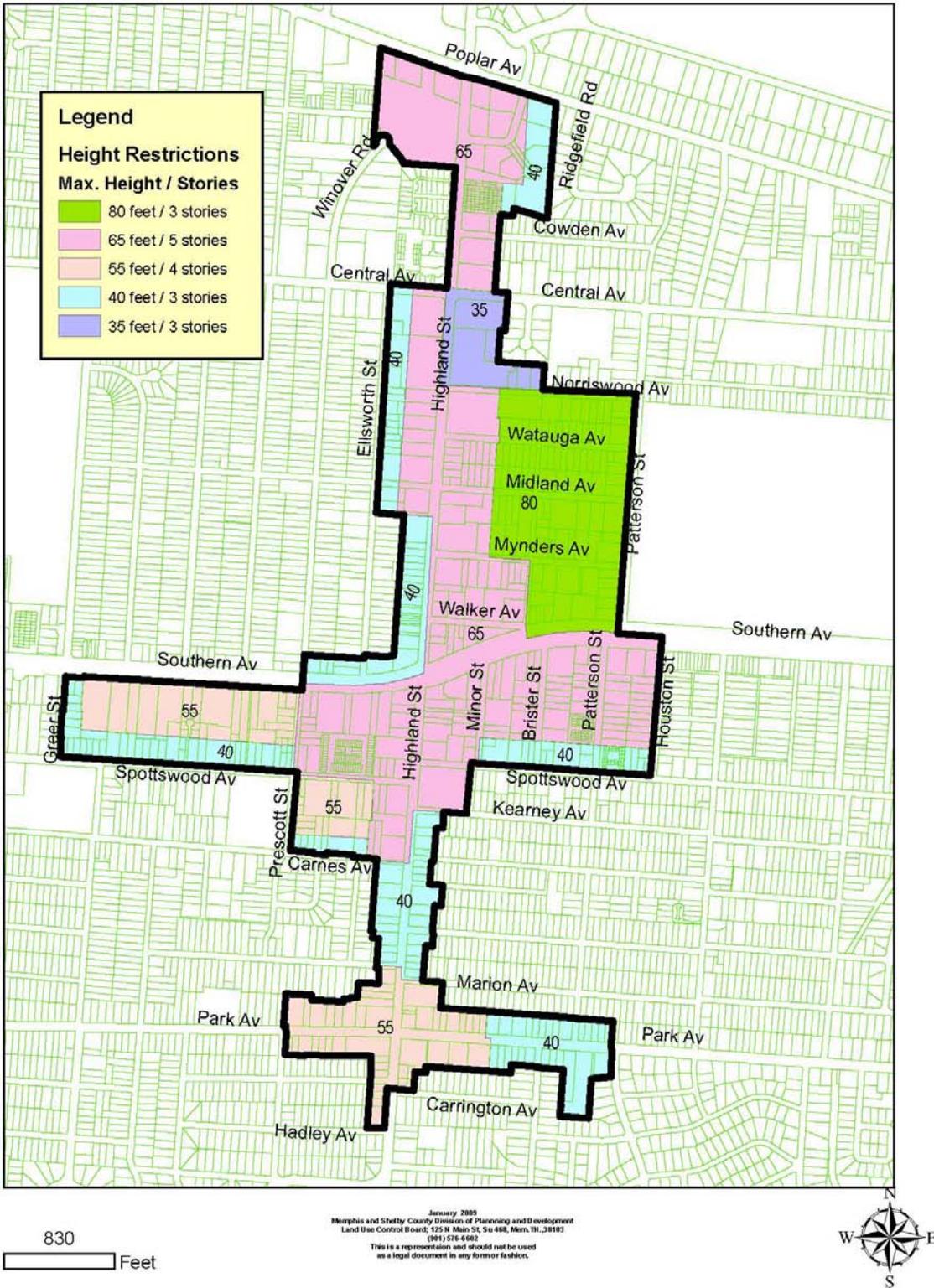
STRUCTURED PARKING



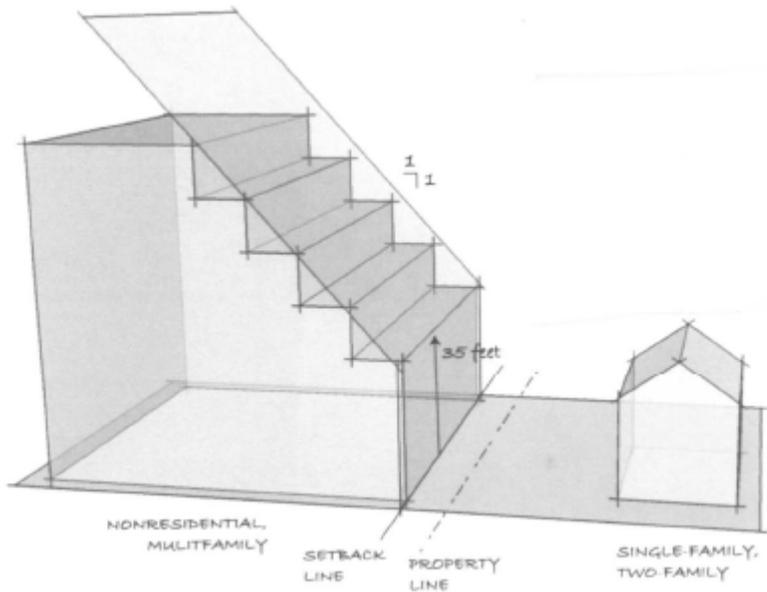
Structured parking is permitted fronting on any street provided that on a designated frontage all frontage requirements are met. Such buildings shall meet all applicable buildings envelope standards except for upper floor transparency requirements. Such building shall contain active ground floor uses along the designated frontage for a depth of at least 25 feet.

1.7 HEIGHT STANDARDS

University District Overlay (UDO)

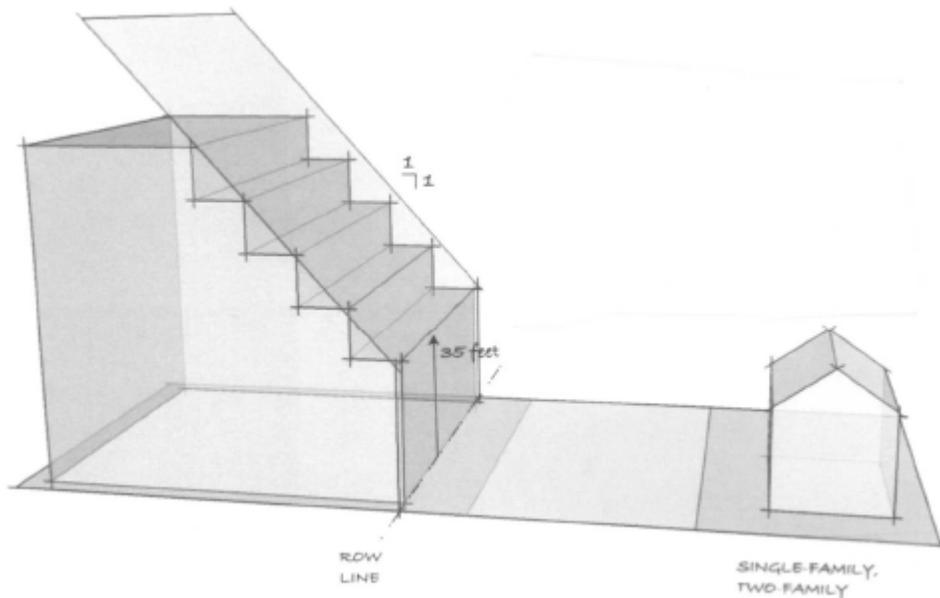


1.7.2 BULK PLANE



BULK PLANE

Any multifamily, mixed use or non residential building that abuts an existing single or two family dwelling shall be subject to a bulk plane starting at 35 feet in height at the side or rear setback line, and extending upward one foot for every additional foot into the site from the setback line.

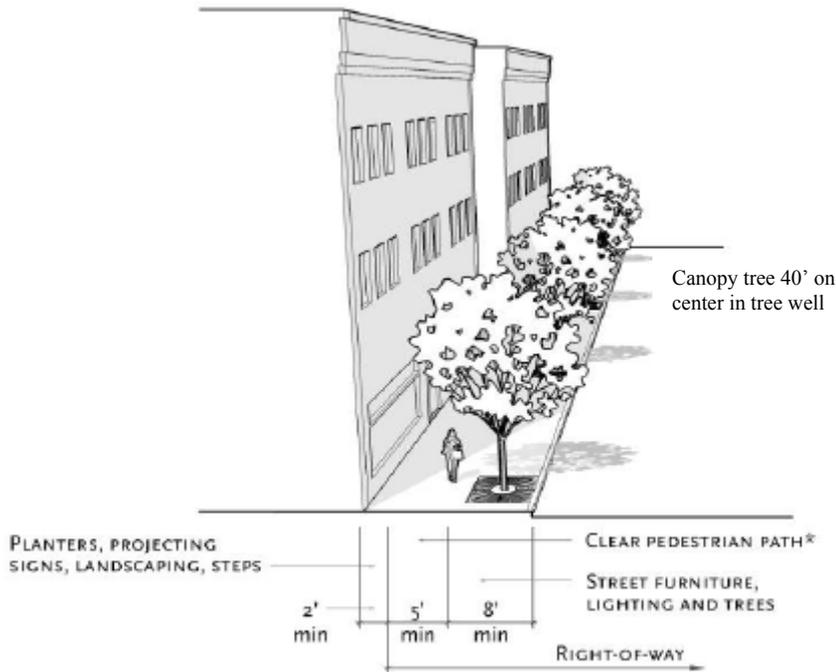


Any mixed use or non residential building across the street from an existing single or two family dwelling shall be subject to a bulk plane starting at 35 feet in height at the right-of-way line, and extending upward one foot for every additional foot into the site from the right-of-way line.

1.8 STREETSCAPE STANDARDS

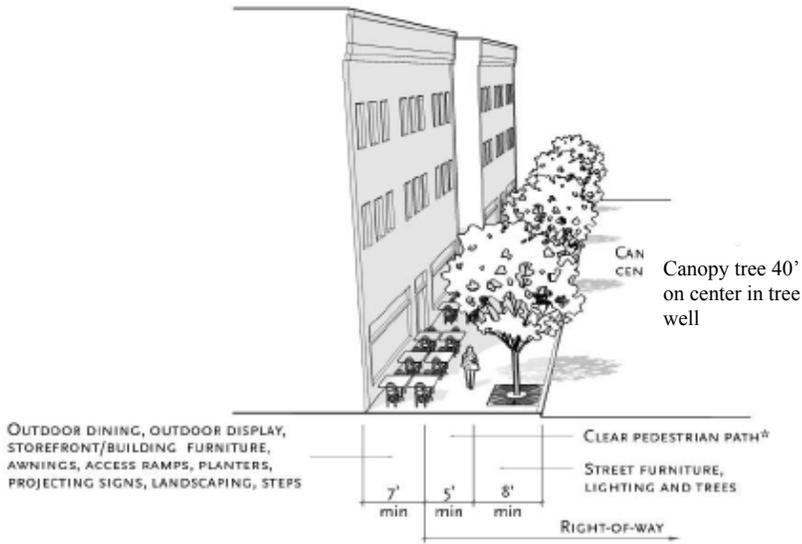
The following minimum streetscape standards shown below apply as follows: Streetscapes A-1 & A-2 apply along Pedestrian Frontages. Streetscapes A-1, 2, 3 & 4 apply along Urban Frontages. Frontage designations are shown on the Frontage Map in 1.6.2 (See 1.6.3 for related building envelope standards).

Type A-1



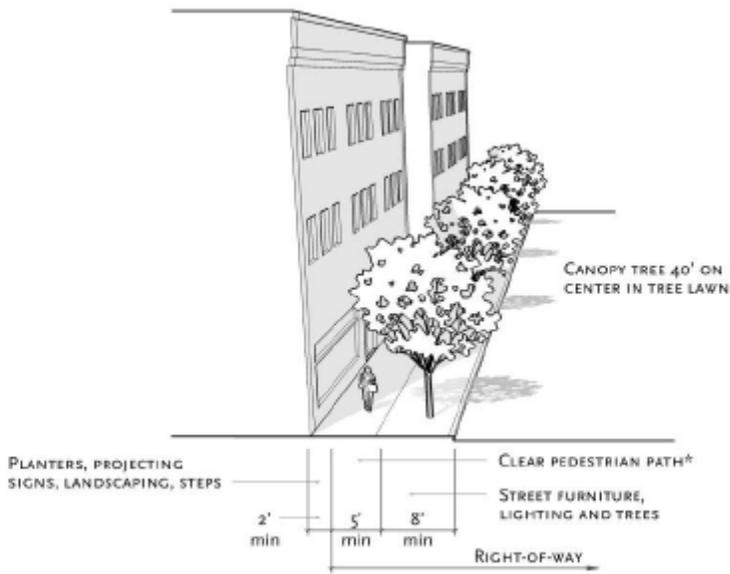
* CONTINUOUS UNOBSTRUCTED PATH CONNECTING ALL ACCESSIBLE ELEMENTS AND SPACES OF A BUILDING OR FACILITY

Type A-2



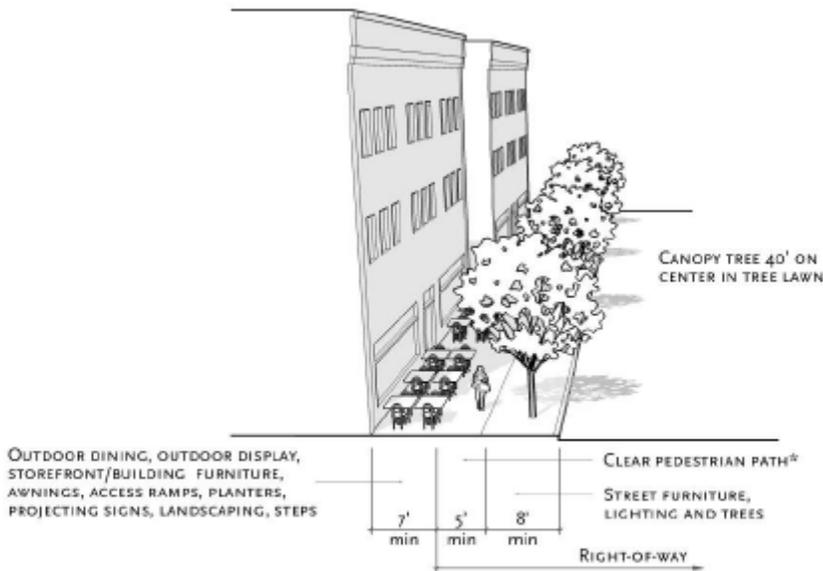
* CONTINUOUS UNOBSTRUCTED PATH CONNECTING ALL ACCESSIBLE ELEMENTS AND SPACES OF A BUILDING OR FACILITY

Type A-3



* CONTINUOUS UNOBSTRUCTED PATH CONNECTING ALL ACCESSIBLE ELEMENTS AND SPACES OF A BUILDING OR FACILITY

Type A-4



* CONTINUOUS UNOBSTRUCTED PATH CONNECTING ALL ACCESSIBLE ELEMENTS AND SPACES OF A BUILDING OR FACILITY

1.8.2 Street Trees

A project developed in the University District Overlay (UDO) shall provide street trees located at least every 40 feet on center. The street trees shall be planted in grates that are American with Disabilities Act (ADA) compliant or in planters with curbed beds. The location of street trees shall conform to the applicable streetscape plate.

1.9 SITE DEVELOPMENT STANDARDS

1.9.1 Applicability

The following supplemental site development standards apply in all nonresidential districts within the University District Overlay (UDO)

1.9.2 Landscaping and Screening

- A. Any building, structure or use is subject to the landscaping requirements of Chapter 16-12 (landscaping).
- B. Trash collection, trash compaction, recycling collection and other similar service areas shall be located on the side or rear of the building and shall be screened from view from residentially zoned property or public rights-of-way. Screening enclosures shall be fully enclosed by opaque walls or fences at least eight feet high with self-closing access doors and shall be constructed of the same materials as the primary building or buildings.
- C. Trash collection, trash compaction, recycling collection and other similar service areas shall be located a minimum of 50 feet away from any residentially zoned property line.
- D. No garage doors, bay doors or loading areas shall face a Pedestrian or Urban Frontage.
- E. Loading areas shall be subject to the following screening requirements:
 1. Provide a minimum 100 percent year round screen of all loading areas visible from residentially zoned property or public right-of-way.
 2. This screen shall consist of berms, walls, fences, plant material or combination totaling eight feet in height at installation or completion of construction. Wall or

- Fence materials shall be compatible with the primary structure.
3. Loading docks shall be located to the side or rear of buildings when within 50 feet of any residentially zoned property line.
- F. All roof, ground and wall mounted mechanical equipment (e.g. air handling equipment, Compressors, duct work, transformers and elevator equipment) shall be screened from view from residential properties or public rights-of-way at ground level of the property line.
 - G. Roof-mounted mechanical equipment shall be shielded from view on all sides. Screening shall consist of materials consistent with the primary building materials, and may include metal screening or louvers which are painted to blend with the primary structure.
 - H. Wall or ground mounted equipment screening shall be constructed of planting screens, Brick stone, reinforced concrete, or other similar masonry materials; or other similar materials.
 - I. Above ground utilities and appurtenances to underground utilities which require above ground installation shall be screened by a continuous planting of shrubs, with a minimum mature height equal to that of the utility structure. Required accessways to these utilities are exempt from the screening provisions.

1.9.3 Fences and Walls

- A. Fences and walls shall be constructed of high quality materials, such as decorative blocks, brick, stone and wrought iron.
- B. Chain link fences, barbed wire or concertina wire shall not be permitted.
- C. Breaks in the fence or wall may be provided for pedestrian connections to adjacent developments.
- D. The maximum length of a continuous, unbroken and uninterrupted fence or wall plane shall be 100 feet. Breaks shall be provided through the use of columns, landscaped areas, transparent sections and a change in material.
- E. Fences shall not be constructed in the sight triangle.

1.9.4 Drive-Through Facilities

- A. A drive-through window shall only be permitted where it is not facing the public right-of-way of a Pedestrian or Urban Frontage.
- B. Drive through windows and lanes placed between the right-of-way and the associated building shall require landscape plantings installed and maintained along the entire length of the drive-through lane and the adjacent right-of-way. Such screening shall be a compact evergreen hedge or other type of dense foliage. At the time of installation, such screening shall be at least 36 inches in height and shall reach a height of 48 inches within two years of planting.
- C. No drive-through window shall be permitted on the side of a building adjacent to any residentially zoned property.

1.9.5 Parking

- A. Due to the high availability of public transportation in the University District Overlay (UDO) area, any building, structure, or use is exempt from the off-street parking spaces for motor vehicles and loading requirements of Section 28 of the Zoning Ordinance. Where off street parking is provided, it shall comply with the geometric requirements of Chapter 16-108. Where parking spaces beyond the required parking spaces set forth in Chapter 16-108 are provided in surface parking lots, such additional spaces shall be

established using pervious materials such as turf block, grasscrete or similar surfaces as approved by the City Engineer.

B. Bicycle Parking

All nonresidential development in the C-L (CMU-1) and C-P (CMU-2) Districts shall provide a minimum of two bicycle parking spaces (high quality inverted U racks).

Nonresidential development in the C-L (CMU-1) and C-P (CMU-2) Districts with more than 20 parking spaces shall provide a minimum of six bicycle parking spaces.

Bicycle parking spaces must be located within 200 feet of a functioning building entrance.

All bicycle parking facilities must be high quality inverted, U type construction. Alternative high quality bicycle parking facilities may be approved by the Planning Director if they can be shown to;

- Provide adequate theft protection and security; and
- Support the bicycle at two points of contact to prevent damage to the bicycle wheels and frame.

1.9.6 Signs

The sign regulations in all residential zoning districts shall meet the district standards. Sign regulations in all nonresidential underlying zoning districts shall meet the standards of the sign regulations set out in Section 16-92-10 et seq.

1.9.7

USES PERMITTED IN THE UNIVERSITY DISTRICT OVERLAY (UDO)

- Use permitted by right □ Use requiring approval of a special use permit

PRINCIPAL USE	R-S6 (R6)	R-D (RU-1)	R-ML&R-MM (RU-3)	C- L (CMU-1)	C-P CMU-2	CMP-2
RESIDENTIAL						
HOUSEHOLD LIVING						
Single Family Detached	■	■				
Conventional	■	■				
Side Yard House		■				
Cottage		■				
Single Family Attached						
Semi-attached		■				
Two-Family		■				
Multifamily						
Townhouse		■	■	■	■	
Large Home		■	■	■	■	
Stacked Townhouse			■	■	■	
Apartment			■	■	■	
Upper-Story Residential			■	■	■	■
Live-Work			■	■	■	■
Manufactured Home (Type A) Modular	■	■	■	■		
Manufactured Home (Type B)						
Manufactured Home Park						

PRINCIPAL USE	R-S6 (R6)	R-D (RU-1)	R-ML& R-MM (RU-3)	C- L (CMU-1)	C-P CMU-2	CMP-2
GROUP LIVING						
Boarding House, Rooming House, Single Room Occupancy			<input type="checkbox"/>	<input type="checkbox"/>	■	
Fraternity, Sorority, Dormitory			<input type="checkbox"/>	■	■	■
Monastery, Convent			<input type="checkbox"/>	<input type="checkbox"/>	■	■
Nursing Home, Full- time Convalescent Hospice			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■
Personal Care Home for the Elderly	■	■	<input type="checkbox"/>	<input type="checkbox"/>		
Residential Home for the Elderly, Assisted Living Facility			<input type="checkbox"/>		■	■
Supportive Living Facility	■	■	<input type="checkbox"/>	<input type="checkbox"/>		
CIVIC USES						
Community Service						
Museum, Library	<input type="checkbox"/>		<input type="checkbox"/>	■	■	■
Neighborhood Arts Center or Similar Community Facility (public)	<input type="checkbox"/>		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Philanthropic Institution				■	■	■
Police, Fire, EMS Substation	■		■	■	■	■
Day Care						
Adult Day Care Program	<input type="checkbox"/>		<input type="checkbox"/>	■	<input type="checkbox"/>	<input type="checkbox"/>
Family Day Care Home (5 to 7 persons)	■		■			
Group Day Care Home (8-12 persons)	<input type="checkbox"/>		<input type="checkbox"/>	■	<input type="checkbox"/>	<input type="checkbox"/>
Day Care Center (13+ persons)	<input type="checkbox"/>		<input type="checkbox"/>	■	<input type="checkbox"/>	<input type="checkbox"/>
Drop-in Child Care Center 15+ persons				■	<input type="checkbox"/>	<input type="checkbox"/>
Nursery School, Preschool	<input type="checkbox"/>		<input type="checkbox"/>	■	<input type="checkbox"/>	<input type="checkbox"/>
Education Facility						
Academy (Special Training)				■	■	■
College, Community College, University				■	■	■
Seminary	<input type="checkbox"/>			■	■	■
School, Public or Private (K-12)	<input type="checkbox"/>		<input type="checkbox"/>	■	■	■
School, Trade, Vocational, Business			<input type="checkbox"/>	■	■	■

PRINCIPAL USE	R-S6 (R6)	R-D (RU-1)	R-ML& R-MM (RU-3)	C- L (CMU-1)	C-P CMU-2	CMP-2
Medical Facility						
Blood Plasma Donation Center, Medical or Dental Laboratory				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hospital						■
Medical, Dental Office or Chiropractor				■	■	■
Park/Open Area						
All Parks and Open Areas, except as listed below:	■	■	■	■	■	■
Cemetery, Mausoleum, Columbarium, Memorial Park				<input type="checkbox"/>	<input type="checkbox"/>	
Park, Dog Park	■	■		■	■	■
Recreation Field	<input type="checkbox"/>	<input type="checkbox"/>				
Reservoir, Control Structure, Drainage Well, Water Supply, Water Well	■	■	■	■	■	■
Passenger Terminal						
Airport, Heliport, Airline Terminal						
Taxicab Dispatch Station, Limousine Service					<input type="checkbox"/>	
Multimodal Facility						
Place of Worship						
All Places of Worship	■	■	■	■	■	■
All Social Service Institutions					<input type="checkbox"/>	
Utilities						
All Minor Utilities	■	■	■	■	■	■
All Major Utilities						
Communication Towers (65 feet or less)	■	■	■	■	■	■
Communication Towers					<input type="checkbox"/>	
CMCS Tower and Facilities	<input type="checkbox"/>	<input type="checkbox"/>	■	■	■	■
Indoor Recreation						
All Indoor Recreation except as listed below:				■	■	■
Adult Entertainment						
Bar, Tavern, Cocktail Lounge, Nightclub				<input type="checkbox"/>		
Convention Center						
Lodge, Membership Club	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	■	■	
Indoor Shooting Range					<input type="checkbox"/>	
Office						
All offices except as listed below:				■	■	■

PRINCIPAL USE	R-S6 (R6)	R-D (RU-1)	R-ML&R-MM (RU-3)	C- L (CMU-1)	C-P CMU-2	CMP-2
Radio, TV, or Recording Studio				■	■	■
Overnight Lodging						
Bed and Breakfast				■	■	□
Hotel, Motel, Inn, Extended Stay Facility				□	□	□
Youth Hostel				□	□	□
Outdoor Recreation						
Outdoor Recreation as listed below:						
Golf Course, Country Club, Clubhouse	□	□	□			
Parking, Commercial						
All Commercial Parking					□	□
All Restaurants, except as listed below				■	■	□
Restaurants with sale of alcoholic beverages, Brew Pub				□	■	
Restaurant, Drive-in						
All Retail Sales and Service except as listed below				■	■	
Animal Hospital, Veterinary Clinic, Pet Clinic				■	■	
Animal Boarding, Animal Shelter, Kennel, Doggy Day Care				■	■	
Art or Photo Studio or Gallery				■	■	■
Bakery, Retail				■	■	□
Barber or Beauty Shop				■	■	□
Bank				■	■	□
Convenience Store with Gas Pumps, Gas Station				□		□
Convenience Store without Gas Pumps				□	■	
Catering Establishment, small scale				■	■	
Cleaning Establishment, small scale				■	□	
Cleaning, Pickup Station				■	■	
Farmers Market				□	□	
Greenhouse or Nursery, Commercial					□	
Post Office				■	■	□
Pawnshop					□	
Retail Sales Outdoor (Vendor)				□	□	

PRINCIPAL USE	R-S6 (R6)	R-D (RU-1)	R-ML&R- MM (RU-3)	C- L (CMU-1)	C-P CMU-2	CMP-2
Tattoo, Palmist, Psychic or Medium, Massage Parlor					<input type="checkbox"/>	
Vehicle Parts and Accessories					■	
Self Storage as listed below						
Warehouse, self-service, mini-storage						
Warehouse, indoor multi-story				■	■	
All Vehicle Service except as listed below						<input type="checkbox"/>
Lube, Oil Change Facility						<input type="checkbox"/>
Tire, Motor Vehicle Sales & Service						<input type="checkbox"/>
Full or Self-service Vehicle Wash						<input type="checkbox"/>
All Vehicle Repair						<input type="checkbox"/>
All Vehicle Sales, Rental, Leasing, except as listed below				<input type="checkbox"/>	<input type="checkbox"/>	
Manufactured Housing Sales						
Industrial Uses as listed below						
Lawn, Tree or Garden Service					<input type="checkbox"/>	
Light Manufacturing or Assembly of Equipment, Instruments or Goods					■	■
Photo Finishing Laboratory					<input type="checkbox"/>	■
Repair of Scientific or Professional Instruments, Electric Motors					<input type="checkbox"/>	■
Research, Testing and Development Laboratory					<input type="checkbox"/>	■
Sheet Metal Shop					<input type="checkbox"/>	■
Welding, Machine, Tool Repair Shop					<input type="checkbox"/>	■
Woodworking, including Cabinet Makers and Furniture Manufacturing					<input type="checkbox"/>	■
Warehouse					<input type="checkbox"/>	<input type="checkbox"/>
Recycling Drop-off Facility				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Planned Development	<input type="checkbox"/>			<input type="checkbox"/>	<input type="checkbox"/>	

1.10 Definitions

For the purposes of this chapter, the following words and terms shall have the following meanings:

- A. Blank Wall Area – For the purposes of this chapter, blank wall area shall mean a portion of the exterior façade of the building which does not include a substantial material change (paint color is not considered a substantial change; windows or doors; or columns, pilasters or other articulation greater than 12 inches in depth.
- B. Pedestrian Frontage – See 1.6.
- C. Urban Frontage – See 1.6
- D. Transparent – Material through which light can travel with minimal scattering so that objects can be viewed clearly through it.
- E. Translucent – Material through which light passes, but in such a way that a clear image cannot be formed of the object viewed through it.
- F. Upper-Story Residential – A residential unit on the upper floors of a permitted non residential use.