

NB-1 Neighborhood Boundary 1

1. District Intent	PERMITTED AND PROHIBITED USES		
	2. Principal Uses	3. Prohibited Uses	4. Accessory Uses
<p>The Neighborhood Boundary 1 (NB-1) district is intended to be located in areas designated as Neighborhood Boundary on the Future Land Use Map of the Comprehensive Plan and only within the Multi-Modal Transportation District. NB-1 districts shall either serve as a buffer between residential development and more intensive development, or be used to establish mixed-use corridors, or nodes, with neighborhood-scale, non-residential uses and a variety of residential uses where identified in a City coordinated Placemaking, Sense of Place, Neighborhood, or Sector Plan.</p> <p>The NB-1 district is designed to allow low- and medium-density residential, and non-residential development scaled to serve the surrounding neighborhood such as limited retail, office, and community services. To prevent negative impacts from increased vehicular traffic, auto-oriented uses, such as gas stations or drive-through facilities are prohibited.</p> <p>The maximum gross density allowed for new residential development in the NB-1 district is eighteen (18) dwelling units per acre. The maximum gross intensity allowed for new non-residential development is 20,000 square feet per acre. Building footprints for non-residential uses shall be limited to 5,000 gross square feet.</p> <p>Development within the NB-1 zoning district shall comply with all standards applicable to Transect 3 (T3) of the MMTD Code and the additional Development Standards contained in note 5 herein.</p>	<ol style="list-style-type: none"> 1. Offices, except those expressly prohibited. 2. Limited retail and service – the below uses are permitted: <ol style="list-style-type: none"> a. Antique shops b. Laundromats, laundry and dry-cleaning pick-up stations c. Mailing services d. Personal services (barber shops, fitness clubs, etc.) e. Repair services, non-automotive f. Restaurants without drive-through facilities g. Retail bakeries, drug stores, florists, food and grocery, home/garden supply/hardware without outdoor storage, newsstand/books/greeting cards h. Studios for photography, music, art, drama, and voice i. Tailoring 3. Banks and other financial institutions, without drive-through facilities 4. Community facilities related to the permitted principal uses including libraries, religious facilities, and police/fire stations. Other community facilities may be allowed in accordance with Section 10-413 of these regulations. 5. Residential: <ol style="list-style-type: none"> a. Single-family attached dwellings, not to exceed four attached units b. Single-family detached dwellings c. Two-family dwellings d. Triplexes e. Fourplexes f. Live-work 6. Daycare centers 7. Recreational clubs and lodges, including assembly halls 8. Passive and active recreation facilities 9. Other uses which, in the opinion of the Land Use Administrator, are of a similar and compatible nature to those uses described in this district. Noise and lighting impacts shall be considered when determining the eligibility of additional land uses. 	<p>The following uses are prohibited in this zoning district:</p> <ol style="list-style-type: none"> 1. Cocktail lounges, night/dance clubs, and bars 2. Retail package liquor 3. Bail bond agencies/offices 4. Warehouses, mini-warehouses, and self-storage 5. Heavy industrial and light industrial uses 6. Crematoriums 7. Commercial dog kennels 8. Pawn shops 9. Firing ranges 10. Drive-through facilities 11. Rooming houses 12. Motor vehicle fuel sales 13. Pet daycare centers 14. Veterinary services 15. Payday loan offices 16. Automotive repair 17. Car wash 18. Privately owned off-street parking as the sole use 19. Outdoor storage 	<p>(1) A use or structure on the same lot with, and of a nature customarily incidental and subordinate to, the principal use or structure and which comprises no more than 33 percent of the floor area or cubic volume of the principle use or structure, as determined by the Land Use Administrator.</p> <p>(2) Light infrastructure and/or utility services and facilities necessary to serve permitted uses, as determined by the Land Use Administrator.</p>
<p>5. Development Standards in addition to the MMTD</p> <ol style="list-style-type: none"> 1. <i>Setback and Alternate Non-residential Setback:</i> <ol style="list-style-type: none"> a. The default front setback in T3 is a minimum of 15 feet from the property line. If the criteria listed below are met, an alternate front setback of 15 feet from the back of the curb is allowed for new non- 			

residential development (see Figures a and b):

1. The space between the back of the landscape strip and the face of the building is a continuously paved area with a consistent sidewalk pattern that includes two components. First, it has a minimum 6, 8, or 10-foot sidewalk between the landscape strip and the property line, depending on whether the adjoining road is functionally classified as a local, a collector, or an arterial road, respectively. Second, it has an adjacent 3-foot paved area between the property line and the face of the building.
- b. Sites with multiple frontages do not require a front setback deviation for additional frontages if the primary frontage meets the required front setback. This exemption does not apply to corner lots.

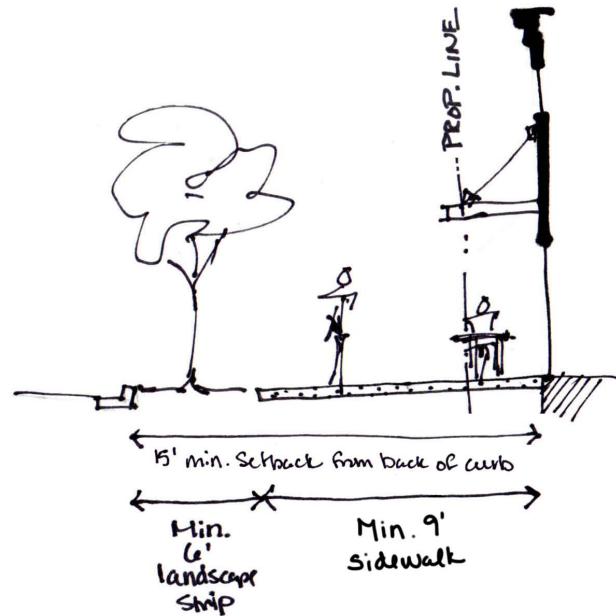


Figure a.

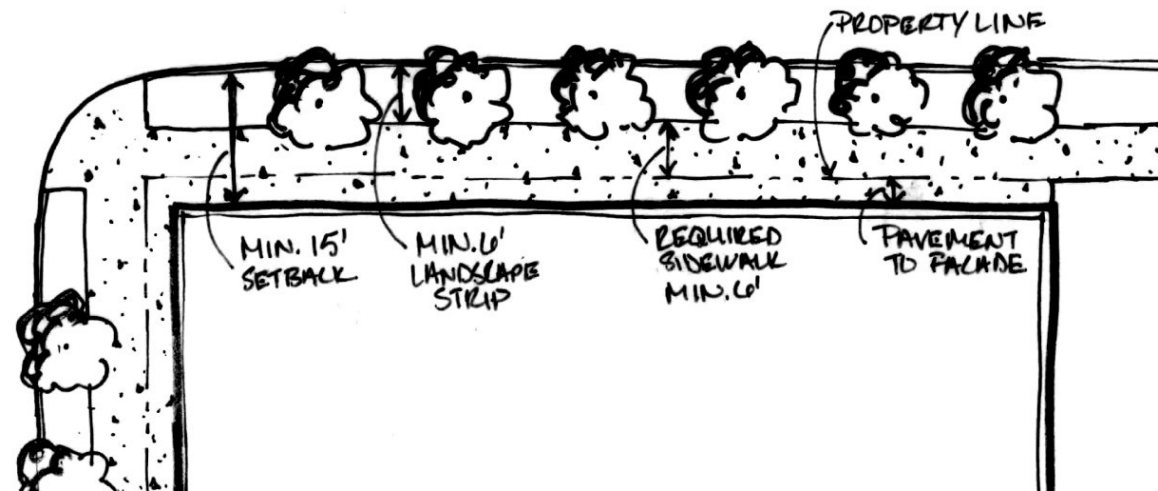


Figure b.

2. *Entryways:*

- a. At least one entryway shall be located on the front façade, parallel to the street. Street-facing entries for dwelling units in a duplex, triplex, or fourplex shall be clustered or shared (see Figure C). A dedicated and direct pedestrian path shall be provided from the front entrance to the public sidewalk or street where there is no sidewalk (see Figure d). Driveways do not qualify as a direct pedestrian connection.

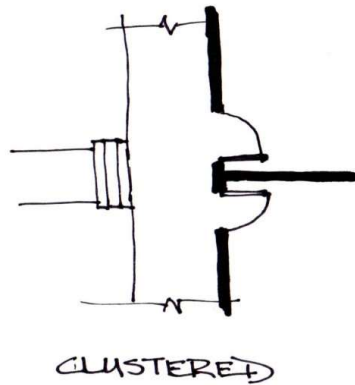


Figure c.

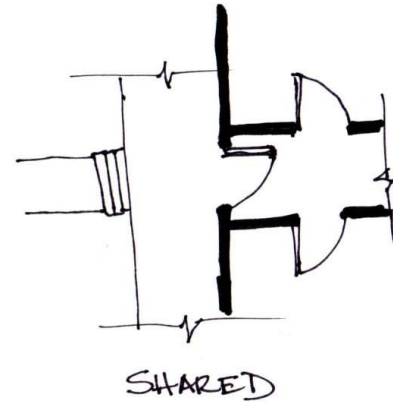
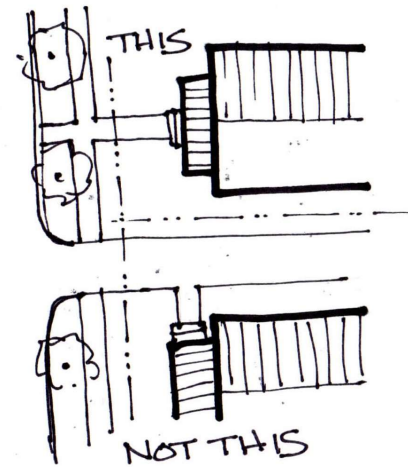


Figure d.



3. *Lighting Criteria:*

Exterior lighting shall include any light source outside a building whether freestanding or on its own pole, attached to a structure, or underneath a roof of an open-sided building and shall meet the following criteria:

- a. For natural quality, lighting elements shall provide full spectrum light to prevent color distortion.
- b. Light overspill onto adjacent properties shall be minimized by a combination of placement of light fixtures, mounting height, natural or artificial barriers on the fixture owner's property, shielding of the light source to direct light onto the surface to receive illumination, and other fixture design features. When abutting existing residential uses, lighting shall not exceed zero point five (0.5) footcandles as measured at the property line six (6) feet above grade.
- c. Motion detector activated lights are permitted and are required to cycle off after five (5) minutes.
- d. Fixtures shall provide evenly zero point five (0.5) foot-candles at street level and at walkways, bike paths and parks. The light level at parking lots shall be no less than zero point four (0.4) foot-candles and no greater than one (1) foot-candle.
- e. Light fixtures in parking lots shall be a maximum of 18 feet in height. Light fixtures along pedestrian walkways shall be a maximum of 12 feet in height.
- f. The use of search lights, laser lighting, or lights that pulse, flash, rotate or simulate motion for advertising or promotions is prohibited.
- g. The use of internally illuminated awnings or canopies, and wall and roof mounted floodlights or spot-lights used for general grounds illumination, is prohibited.
- h. Up lighting is prohibited except when used to accent landscaping.
- i. All exterior lighting shall be full cutoff type (i.e., directed downward and capped), shall be recessed and shielded to conceal the light source, and shall be either LED or metal halide lamps.
- j. Emergency lighting and traffic control lighting are exempt from these standards.
- k. Applications for non-residential and multi-family developments shall be accompanied by a photometric plan and manufacturer's cut sheets to demonstrate compliance with these standards.

4. *Access Management and Parking Location:*

- a. For non-residential properties on corner lots or with multiple frontages, vehicular access shall be limited to the secondary frontage unless the vehicular access along the primary frontage is shared by multiple properties.
- b. New development of multiple lots shall require shared driveway access and provide access easements to adjacent properties. If there is an existing access easement with the adjacent property, the development shall utilize the easement.
- c. Driveways serving single-family homes and duplexes shall not exceed ten (10) feet in width (not including the driveway apron – see Figure e).
- d. Walls of residential garages and carports shall be setback from the principal façade at least four (4) feet. Porches do not qualify as the principal façade (see Figure e).
- e. Residential front-loading garages and carports shall be setback a minimum of 20 feet from the front property line (see Figure e).

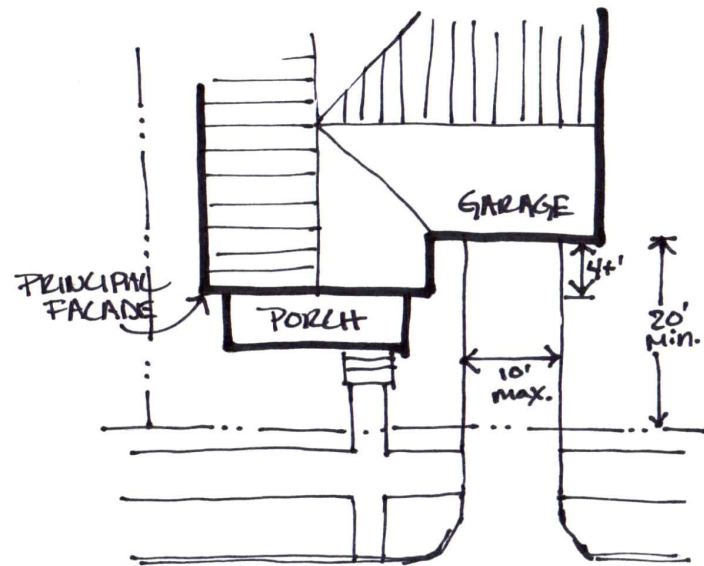


Figure e.

5. *Fencing and Perimeter Walls, Buffering and Screening Requirements:*

- a. Prohibitions. Barbed wire, razor wire, and electric fencing are prohibited. Chain link fencing is not permitted for non-residential uses within view of the public right-of-way.
- b. Height. Fences and perimeter walls shall not exceed six (6) feet in height. Fences within the first layer shall not exceed four (4) feet in height.
- c. Required Screening. Non-residential uses shall provide an opaque six (6)-foot fence at the property line shared with any residential use, except that the fence shall not be located any closer than 15 feet to the front or street side property line. The finished side of the fence shall face the residential property.

6. *Solid Waste Restrictions:*

For new non-residential uses, roll out solid waste containers are required and shall not be placed within the first or second layer or within 30 feet of an adjoining existing residential use. Roll out solid waste containers shall be screened from view from any adjacent right-of-way. Dumpsters shall be prohibited.

7. *Neighborhood Character and Architectural Design*

- a. All roofs for principal structures in residential development shall be hipped or gabled (see Figure f).

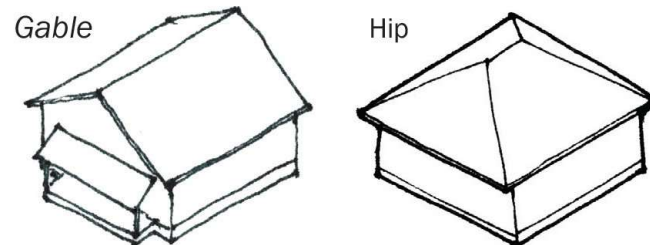


Figure f.