

AMENDING CHAPTER 30 (LDO)
 AN ORDINANCE AMENDING THE GREENSBORO CODE OF ORDINANCES WITH
 RESPECT TO ZONING, PLANNING AND DEVELOPMENT

(Editor’s Note: Added text shown with underlines and deleted text shown with strikethroughs.)

Section 1. That the table within Section 30-6-1.1, General Zoning Districts and Overlay District, is hereby amended by adding a row under those listed in the “Industrial” districts to include the Light Industrial Mixed zoning district to read as follows:

Map Symbol	New District Title	Former District Title
Industrial Districts		
BP	Business Park	CP, Corporate Park
LI	Light Industrial	LI, Light Industrial
HI	Heavy Industrial	HI, Heavy Industrial
LIM	Light Industrial Mixed	New district

Section 2. That Section 30-6-6, Industrial District Intent Statements, is hereby amended by adding a new Subsection 30-6-6.4, LIM, Light Industrial Mixed, to read as follows:

30-6-6.4 LIM, Light Industrial Mixed

The LIM, Light Industrial Mixed district is primarily intended to accommodate limited manufacturing, wholesaling, warehousing, research and development, and related commercial/service activities on sites in a planned setting that emphasizes an integrated mix of uses which in their normal operations, have little or no adverse effect upon each other or adjoining properties. The district may also contain higher density residential uses, which customarily locate within or adjacent to planned employment centers. Design and the orientation and operation of uses should ensure compatibility with adjacent residential uses. Standards are intended to foster integration, originality and flexibility. The LIM, Light Industrial Mixed district is intended for the redevelopment of property with any of the following characteristics:

- A. Currently or previously zoned LI, Light Industrial or HI, Heavy Industrial;
- B. Currently or previously containing uses from the Industrial Use Group (see Sec. 30-8-9); or
- C. Located in areas designated as Reinvestment Corridors or areas designated as Industrial/Corporate Park or Mixed Use Corporate Park (see Generalized Future Land Use Map).

The adaptive re-use of existing structures will be encouraged along with new development.

Section 3. That Table 7-15 within Section 30-7-6.1, General Dimensional Standards, is hereby amended by adding a new column for the “LIM” district to read as follows:

Table 7-15 Industrial Districts Dimensional Requirements (1)				
	BP	LI	LIM	HI
Development Standards				
Minimum Development Size (acres)	10	-	<u>5</u>	-
Minimum Perimeter Setback from Residential Zoned Property	25	25	<u>15</u>	50
Minimum Lot Size (square feet)	15,000	20,000	<u>15,000</u>	20,000
Minimum Lot Width (ft.)	75	100	<u>75</u>	100
Minimum Street Setback (feet)				
Local and Collector	25	25	<u>25</u>	25
Thoroughfare	30	30	<u>30</u>	30
Minimum Interior Setbacks (feet)	0/5(2)	0/5(2)	<u>0/5(2)</u>	0/5(2)
Bulk				
Maximum Height (feet)				
Adjacent to Residential Districts	50(3)	50(3)	<u>50(3)</u>	50(3)
Adjacent to all other Districts	No limit	No limit	<u>No Limit</u>	No limit
Notes:				
(1) Dimensional requirements in this table may be modified by overlay district requirements.				
(2) No setback is required. If setback is provided it must be a minimum of 5 feet.				
(3) Maximum height without additional setbacks. Building height may be increased up to a maximum of 80 feet provided that one additional foot of setback is provided for each foot of building height above 50 feet.				

Section 4. That Section 30-7-6.2, Specific Zoning District Standards, is hereby amended by adding a new Subsection (D) for the “Light Industrial Mixed” district to read as follows:

(D) Light Industrial Mixed

- (1) Outdoor manufacturing or processing is prohibited.
- (2) See 30-9-5, Outdoor Display and Storage.
- (3) At least 51% of the total gross floor area of the project must be designed and constructed for nonresidential occupancy.
- (4) The first floor portion of the building facing a public street shall be entirely occupied by nonresidential uses. However, penetrations for access to parking, utilities and the residential uses are allowed.
- (5) Patterns of Window and Door Placement
All facades, including those facing the public right-of-way and containing the principal entrance, shall comply with the following:
 - (a) Buildings containing nonresidential uses shall have at least 35% fenestration (transparent openings) on the ground floor.
 - (b) Entrances should be oriented to pedestrians with clearly defined access.
 - (c) Windows on the ground floor of buildings containing nonresidential uses shall be located not more than 36 inches from the ground.

(d) Windows, bays, or other articulation shall be introduced at least every 15 feet to eliminate blank walls.

Section 5. That Table 8-1 within Section 30-8-1, Permitted Use Table, is hereby amended to read as follows:

		Table 8–1 Permitted Use (Industrial, PNR, and TN Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses)							
Use Category	Specific Use	LI	LIM	HI	PI	BP	PNR	TN	Standards
AGRICULTURAL USES									
Agriculture	Forestry and Crops	P	<u>P</u>	P	P	P	P		
	Community Gardens		<u>U</u>					U	30-8-10.6.C
	Urban Farms		<u>U</u>					S,U	30-8-10.6.D
RESIDENTIAL USES									
Household Living	Single-family Detached Dwellings							P	
	Single-family Detached Dwellings, Zero Lot Line							P	30-8-10.1.N
	Duplexes							P	
	Traditional Houses							U	30-8-10.1.L
	Townhouses					U		P	30-8-10.1.K
	Twin Homes							P	
	Multi-family Dwellings		<u>U</u>			U		P	30-8-10.1.H
	Multi-family (Elderly)		<u>U</u>					U	30-8-10.1.H
	Family Care Homes							U	30-8-10.1.B
	Chartered Home							U	30-8-10.1.O
	Manufactured Homes (Class AA)								
	Manufactured Home Parks								
	Upper Story Residential		<u>U</u>		U	U		U	30-8-10.1.M
Group Living	All Group Living except as listed below				P				
	Assisted Living Facilities				U				30-8-10.1.A
	Fraternities and Sororities				U				30-8-10.1.C
	Life Care Communities				U				30-8-10.1.D
	Private Dormitories				U				30-8-10.1.I
	Rooming and Boarding Houses								
PUBLIC AND CIVIC USES		LI	LIM	HI	PI	BP	PNR	TN	Standards
Animal Shelters	All animal shelters	U		P					30-8-10.2.A
Cemeteries	All cemeteries	U		U	U	U			30-8-10.2.C
Cultural and Community	All neighborhood-scale cultural and community uses except as listed below	P	<u>P</u>	P	P	P		U	30-8-10.2.G
	All community-scale cultural and community uses except as listed below	U		U	U	U		U	30-8-10.2.G
	Auditoriums, Coliseums, and Stadiums	U			U				30-8-10.2.B
	Libraries, Museums, and Art Galleries		<u>P</u>		P	P		P	
Day Care	Day Care Homes							U	30-8-10.2.D

		Table 8–1 Permitted Use (Industrial, PNR, and TN Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses)							
Use Category	Specific Use	LI	LIM	HI	PI	BP	PNR	TN	Standards
	Day Care Centers	U	<u>U</u>		U	U		U	30-8-10.2.D
Educational Facilities	All educational uses except as listed below	P	<u>P</u>	P	P	P		P	
	Colleges and Universities				P				
	Elementary/Secondary Schools, neighborhood-scale	P		P	P	P		U	30-8-10.2.G
	Elementary/Secondary Schools, community-scale	U		U	U	U		U	30-8-10.2.G
	Retreat Centers				P	P			
	Truck Driving Schools	P		P					
Government Facilities	All government uses, except as listed below	P	<u>P</u>	P	P	P	P	P	
	Correctional Institutions			S	S				
Medical Facilities	All medical uses, except as listed below	P	<u>P</u>		P	P			
	Hospitals				P				
	Medical, Dental, and Related Offices	P	<u>P</u>	P	P	P		P	
	Specialty Hospitals				P				
Passenger Terminals (all prohibited in WCA; See 30-12-4)	All passenger terminal uses, except as listed below				S				
	Bus and Rail Terminals	P		P		P		P	
Religious Assembly	Neighborhood-scale	P	<u>P</u>	P	P	P		U	30-8-10.2.G
	Community-scale	U	<u>U</u>	U	U	U		U	30-8-10.2.G
Social Service Facilities	All social service facilities, except as listed below				U				30-8-10.2.H
	Group Care Facilities				U				30-8-10.2.E
	Shelters, Temporary and Emergency	U		U	U	U		U	30-8-10.2.I
Utilities	Minor Utilities	P	<u>P</u>	P	U	U	U	U	30-8-10.2.F
	TV/HDTV/AM/FM Broadcast Facilities	U	<u>U</u>	U	U	U			30-8-10.2.J
	Utility Equipment and Storage Yards	P		P					
	Utility Lines and Related Appurtenances	P	<u>P</u>	P	P	P	P	P	
	Wastewater Treatment Plant and Water Reclamation Facility			P					
	Water Treatment Facilities	P		P			P		
	Wireless Telecommunication Facilities	U	<u>U</u>	U	U	P	U	U	30-8-10.2.K
RECREATION USES		LI	LIM	HI	PI	BP	PNR	TND	Standards
Common Elements Recreation and Service Facilities	All common elements recreation and service facilities		<u>P</u>			P			
Indoor Recreation	All indoor recreation, except as listed below	P	<u>P</u>			P		P	
	Clubs and Lodges				U	U		U	30-8-10.3.B and 30-8-13

Table 8–1 Permitted Use (Industrial, PNR, and TN Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses)									
Use Category	Specific Use	LI	LIM	HI	PI	BP	PNR	TN	Standards
	Movie and Other Theaters		<u>P</u>						
	Physical Fitness Centers, Sports Instructional Schools	P	<u>P</u>			P		P	
	Shooting Ranges	U		U					30-8-10.3.H
Outdoor Recreation	All outdoor recreation, except as listed below								30-8-10.3.D
	Amusement and Water Parks, Fairgrounds	U							30-8-10.3.A
	Campgrounds and Recreational Vehicle Parks								30-8-10.3.F
	Golf Course, Driving Ranges, Country Clubs				U	U			30-8-10.3.C
	Marina, Boating Facility						P		
	Riding Stables				S,U				30-8-10.3.G
	Shooting Ranges, Archery, Skeet				S,U				30-8-10.3.I
	Sporting and Recreational Camps				S,U				30-8-10.3.J
	Sports Instructional Schools	P				P			
	Swim and Tennis Clubs				U	U		U	30-8-10.3.K
Parks and Open Areas	All parks and open areas	U	<u>U</u>	U	U	U	U	U	30-8-10.3.E
OFFICE, RETAIL, AND COMMERCIAL USES		LI	LIM	HI	PI	BP	PNR	TND	Standards
Office	All office uses, except as listed below	P	<u>P</u>	P	P	P		U	
	Business Incubators	P	<u>P</u>	P	P	P		U	30-7-7.3(B)
	Residential Office Conversion								30-8-10.4.L
Overnight Accommodations	Hotels and Motels	P				P			
	Tourist Homes (Bed & Breakfast)							U	30-8-10.4.Q
	Single Room Occupancy Residences (conversion)	U			U				30-8-10.4.O
	Single Room Occupancy Residences (new)				U				30-8-10.4.O
Parking, commercial	All commercial parking	U		U	S,U	U			30-8-10.4.D
	Park and ride facilities	U		U	U	U			30-8-10.4.K
Eating and Drinking Establishments	All eating and drinking establishments without drive-through facilities, except as listed below	P	<u>P</u>	P		P		P	
	All eating and drinking establishments with drive-through facilities, except as listed below		<u>U</u>						30-8-10.4.I
	Bars, Nightclubs, and Brewpubs		<u>U</u>	P					30-8-10.4(F) and 30-8-13
	Special Events Facilities		<u>P</u>	P					30-8-10.4.P and 30-8-13
	Mobile Food Vendor, Motorized	U	<u>U</u>	U	U				30-8-10.4.T
	Mobile Food Vendor, Pushcart	U	<u>U</u>	U	U				30-8-10.4.T

Table 8–1 Permitted Use (Industrial, PNR, and TN Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses)									
Use Category	Specific Use	LI	LIM	HI	PI	BP	PNR	TN	Standards
Personal and Professional Services	All personal and professional services without drive-through facilities, except as listed below	P	<u>P</u>			P		U	30-7-7.3(A)
	Banks, Savings & Loans, and Credit Union with drive-through facilities	P	<u>U</u>			U			30-8-10.4.I
	Dry cleaning pick-up/drop-off with drive-through facilities	P	<u>U</u>			U			30-8-10.4.I
	Funeral Homes and Crematoriums	P			S				
	Taxi Dispatch Terminals	P		P					
	Taxidermists								
	Veterinary Services, Pet Grooming, Kennels	P		P		U			30-8-10.4.R
Retail sales and service	All retail sales and service without drive-through facilities, except as listed below		<u>P</u>			U		U	30-8-10.4.M
	Retail sales and service with drive-through facilities		<u>U</u>						30-8-10.4.I
	ABC Stores (liquor)								
	Advertising Services, Outdoor	P		P		P			30-8-10.4.A
	Artisans and Crafts	P	<u>P</u>	P		P		U	30-8-10.4.B
	Convenience Stores with fuel pumps	P		P		U			30-8-10.4.H
	Flea Markets	U							30-8-10.4.J
	Garden Center/Nursery, Outdoor	P							
	Manufactured and Modular home sales	P		P					
	Pawnshops								
	Sexually Oriented Businesses			U					30-8-10.4.N and 30-8-13
	Truck Stops	P		P					
Self Storage Facilities	All self storage facilities	P	<u>P</u>	P					30-8-10.4.S
Vehicle Sales and Service	All vehicle sales and service, except as listed below	P		P					
	Automobile, Boat and Motorcycle Repair Services, Major	P		P					
	Automobile, Boat and Motorcycle Repair Services, Minor	P		P					
	Automobile Towing and Storage Services	U		P					30-8-10.4.C
	Car Washes	P		P					30-8-10.4.G
INDUSTRIAL AND MANUFACTURING USES		LI	LIM	HI	PI	BP	PNR	TND	Standards
Light Industrial	All light industrial, except as listed below	P	<u>P</u>	P		P			
	<u>Artisan Manufacturing</u>	<u>P</u>	<u>P</u>	<u>P</u>		<u>P</u>			<u>30-8-10.5.I</u>
	Craft Distillery								
	Equipment Repairs and Rental, Light	P	<u>P</u>	P				P	30-8-10.5.B

Table 8–1 Permitted Use (Industrial, PNR, and TN Districts)
 (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses)

Use Category	Specific Use	LI	LIM	HI	PI	BP	PNR	TN	Standards
	Laundry and Dry Cleaning Plants	P		P		P			
	Maintenance Yard and Facilities	P		P					
	Medical and Dental Laboratories	P	<u>P</u>	P	P	P			
	Microbrewery	P	<u>P</u>	P					
	Pest and Termite Control Services	P		P					
	Printing and Publishing	P	<u>P</u>	P		P			
	Sheet Metal Shop	P	<u>P</u>	P					
	Truck Tractor & Semi Rental, Leasing & Service, Heavy	P		P					
	Welding, Machine, and Tool Repair Shop	P	<u>P</u>	P					
Heavy Industrial	All heavy industrial, except as listed below			P					
	Asphalt Plants and other facilities for the manufacture and storage of Chemicals, Petroleum, Hazardous Materials, and Related Products			S,U					30-8-10.5.A
	Metal Coating and Engraving			S					
	Pulp and Paper Mills			S					
	Rubber and Plastics (raw)			S					
	Solvent Recovery			S					
	Tires and Inner tubes			S					
Salvage yards, junk yards, and scrap processing			S,U					30-8-10.5.F	
Research and Development	All Research and Development	P	<u>P</u>	P		P			
Resource Extraction (as a Principal Use)	All Resource Extraction (mining and quarrying)			S,U					30-8-10.5.D
Wholesale Trade	All wholesale trade, except as listed below	P	<u>P</u>	P		P			30-8-10.5.H
	Wholesaling of Chemicals, Petroleum, and allied products			P					
Warehousing, Storage, and Freight Handling	All warehousing, storage, and freight handling, except as listed below	P	<u>P</u>	P		U			30-8-10.5.G
	Trucking and Freight Terminals	P		P					
Waste Related Services	All waste related services, except as listed below			S					
	Recycling Processing Centers	U		P					30-8-10.5.E
	Refuse and Raw Materials Hauling			P					
	Land Clearing & Inert Debris Landfills, Major			S,U					30-8-10.5.C
ACCESSORY USES AND STRUCTURES		LI	LIM	HI	PI	BP	PNR	TND	Standards
Accessory Uses and Structures	Accessory Uses and Structures (customary)	U	<u>U</u>	U	U	U		U	30-8-11.1
	Accessory Dwelling Units							U	30-8-11.2

Table 8–1 Permitted Use (Industrial, PNR, and TN Districts) (See 30-7-7.1 for AG district uses and 30-7-7.3 for TN district uses)									
Use Category	Specific Use	LI	LIM	HI	PI	BP	PNR	TN	Standards
	Animals and Livestock (horses, cows, sheep, goats)								30-8-11.3
	Animals and Livestock (poultry and bees)								30-8-11.3
	Caretaker Dwellings	U	U	U	U	U			30-8-11.4
	Home Occupations (including renting of rooms)		U			U		U	30-8-11.5
	Junked Motor Vehicles	U		U	U	U		U	30-8-11.7
	Recycling Collection Points	P		P	P	P		P	
	Satellite Dishes/TV and Radio Antennae Towers	U	U	U	U	U		U	30-8-11.8
	Swimming Pools	U	U	U	U	U		U	30-8-11.9
	Yard Sales (up to 2 per year)							P	
TEMPORARY USES AND STRUCTURES									
Temporary Uses and Structures	Arts and Crafts Shows	P	P	P	P	P		P	
	Carnivals and Fairs	P	P	P	P	P			
	Christmas Tree Sales	P	P	P	P	P			
	Concerts, Stage Shows	P	P	P	P	P		P	
	Conventions, Trade Shows	P	P	P	P	P			
	Craft Sales from Clubhouse or Community Center Bldg.					U		U	30-8-12.1
	Land Clearing & Inert Debris Landfills, Minor	U		U	U	U		U	30-8-12.2
	Outdoor Retail Sales								
	Outdoor Religious Events	P	P	P	P	P		P	
	Portable Storage Units	U	U	U	U	U		U	30-8-12.3
	Temporary Construction Office, Construction Equipment Storage, Real Estate Sales and Rental Offices	U	U	U	U	U		U	30-8-12.4
	Temporary Wireless Telecommunication Facilities	U	U	U	U	U		U	30-8-12.5

INDUSTRIAL AND MANUFACTURING USES		MU-L	MU-M	MU-H	AO	UMU	NS	O	C-N	C-L	C-M	C-H	C-B	Standards
Light Industrial	All light industrial, except as listed below				P		P							
	Artisan Manufacturing	U	U	U	U	U				U	U	U	U	30-8-10.5.I
	Craft Distillery	P	P	P					P	P	P	P	P	
	Equipment Repairs and Rental, Light										U		U	30-8-10.5.B
	Laundry and Dry Cleaning Plants				P						P			
	Maintenance Yard and Facilities													
	Medical and Dental Laboratories	P	P	P	P					P	P	P	P	

Microbrewery	P	P	P	P	P		P	P	P	P	P	
Pest and Termite Control Services				P						P		
Printing and Publishing				P						P		P
Sheet Metal Shop												
Truck Tractor & Semi Rental, Leasing & Service, Heavy												
Welding, Machine, and Tool Repair Shop												

Section 6. That Subsection (A) of Section 30-8-9.1, Light Industrial Uses, is hereby amended by adding a new typical use as “Artisan Manufacturing” within alphabetical order and renumbering the section accordingly.

Section 7. That Subsection (c) of Section 30-8-10.2 (K) (2), Dimensions, is hereby amended to read as follows:

(c) Height of Other WTFs

In all residential, O, PUD, TN, mixed use districts (including AO, UMU, NS and LIM), and commercial districts that are within 1,500 feet of a residential use the maximum Wireless Telecommunication Tower (other than attached concealed WTFs) height permitted is 100 feet. The maximum permitted height may be increased to 150 feet with approval of a Special Use Permit (see 30-4-10).

Section 8. That Subsection (4) of Section 30-8-10.2 (K), Wireless Telecommunication Facilities (WTFs), is hereby amended to read as follows:

(4) Aesthetics

New WTFs in residential, O, PUD, mixed use districts (including AO, UMU, NS and LIM), and new WTFs in commercial districts that are within 1,500 feet of a residential use, must be made unobtrusive in accordance with the following.

Section 9. That Subsection (b) of Section 30-8-10.4 (I) (3), Setbacks and Landscaping, is hereby amended to read as follows:

(b) Service areas and stacking lanes on lots abutting office and mixed-use zoning districts (including AO, UMU, NS and LIM) must be set back at least 30 feet and landscaped in accordance with the “B” buffer planting yard standards of 30-10-2.3.

Section 10. That Subsection (d) of Section 30-8-10.4 (I) (4), Stacking Lane Standards, is hereby amended to read as follows:

(d) Stacking Lane Dimensions, Design and Layout

(i) Stacking lanes must be designed so that they do not interfere with parking, and vehicle circulation, or the safe and efficient operation and vehicle circulation for off-street loading facilities.

(ii) Stacking spaces must be 9 feet wide by 20 feet long.

(iii) Standards in the LIM district

Drive-through facilities within the LIM zoning district may be allowed following Technical Review Committee review of a site plan illustrating the extent of the drive-through facilities, provided it meets the standards below.

a) The drive-through facilities shall not be the dominant feature of the site.

b) The drive-through facilities shall be oriented toward the site perimeter.

c) The drive-through facilities shall not be located between a residential and a nonresidential component of the development.

d) Pedestrian walkways shall not intersect or conflict with the drive-through facilities.

e) The Technical Review Committee may grant a Type 2 Modification to these standards in accordance with 30-4-11.

Section 11. That Section 30-8-10.5, Industrial and Manufacturing Uses, is hereby amended by adding a new Subsection (I), Artisan Manufacturing, to read as follows:

(I) Artisan Manufacturing

(1) Outdoor Storage

Outdoor storage areas must be fully screened from ground level view from adjacent residential properties and public streets. Materials shall not be piled or stacked higher than the opaque fence.

(2) Loading Docks

Where the site abuts a residential district or a district permitting residential uses, the building wall facing such lot shall not have any service door openings or loading docks oriented toward the residential district or district permitting residential uses.

(3) Hours of Operation

Operations shall not occur between the hours of 10 p.m. and 7 a.m.

(4) Impacts

Use shall not generate noise, vibrations or odors that are clearly detectable from surrounding properties.

Section 12. That Section 30-11-4.9, Alternate Ratios for AO, NS, and UMU Districts, is hereby amended to include the Light Industrial Mixed district and to read as follows:

30-11-4.9 Alternate Ratios for AO, NS, LIM, and UMU Districts

Section 13. That Table 11-1 within Section 30-11-5, Parking Ratios, is hereby amended by adding a row in the “Light Industrial” use category for “Artisan Manufacturing” as a specific use and “1 space per 1,500 square feet” as the minimum number of parking spaces required.

Section 14. That Table 12-14 within Section 30-12-8.2 (B), Minimum Amounts, is hereby amended by adding a new row for the “Developments in the LIM District” for the classification and “10% of gross floor area of the nonresidential component, plus 250 square feet per dwelling unit or 10% of site area, whichever is greater” for the minimum open space requirement.

Section 15. That Subsection (2) of Section 30-12-8.2 (C), Standards, is hereby amended to include the Light Industrial Mixed district and to read as follows:

(2) Planned Unit Developments and Developments in the LIM District

In addition to the general open space standards of 30-12-8.2(C)1), planned unit developments and developments in the LIM District are subject to the following additional open space standards:

- (a) Open space within a planned unit development and developments in the LIM District must be open to the air and not enclosed within a building or structure.
- (b) To qualify as open space, land shall be usable and accessible as follows:
 - (i) A minimum of 75% of the provided open space must be usable and not occupied by streets, drives, parking areas, or structures other than recreational structures.
 - (ii) All property owners in the planned unit development and developments in the LIM District must have access to the open space by means of a public street, a private street, a private drive, or an all-weather walkway in an easement a minimum of 20 feet in width.
- (c) Up to 50% of the required open space for a planned unit development and developments in the LIM District may be contained within a public park with active recreational facilities or other public recreational opportunities available such that the usable portion of said park is located within 1,320 feet of the planned unit development, as measured along a system of public sidewalks and crosswalks.
 - (i) The Technical Review Committee may grant a Type 2 Modification in accordance with 30-4-11 for off-site opportunities located within 1,600 feet when they find that equal or better performance will result, with regard to nature and extent of either existing or proposed sidewalk enhancements or other pedestrian amenities located along the route.
 - (ii) If a portion of the route does not contain a sidewalk, the Technical Review Committee may grant a Type 2 Modification in accordance with 30-4-11 when they find that equal or better performance will result, with

regard to the pedestrian’s ability to safely traverse the non-sidewalk portion of the route.

(d) When the Parks and Recreation Director determines that there is either the need for or an opportunity to purchase property for park purposes or enhance existing city property for public park or usable public open space purposes within 2 miles of the planned unit development or developments in the LIM District, the developer may provide a fee in lieu of providing up to 50% of the required open space. Fees submitted in lieu of required open space must be in an amount equal to that of the average market value for actual city property purchased within the past 3 years for generally comparable property located within 5 miles of the planned unit development. Property values may be adjusted based on generally accepted appraisal practices. All fees collected by the city pursuant to this subsection must be deposited in an appropriate account and used only for the purchase of property for park purposes, or enhancing the existing city property for park purposes. Use of submitted funds must be coordinated with other park projects. If the use of the fee in lieu option is determined to not be appropriate by the Parks and Recreation Director, this option is permitted and the planned unit development must provide the required amount of open space through other allowed means.

Section 16. That Table 14-2, Standards for Free Standing Signs, within Section 30-14-7.3 (C) is hereby amended to include the Light Industrial Mixed district and to read as follows:

Zoning District	Sign Type	Max. Number	Max. Area (sq. ft.)	Min. Area ⁽¹⁾ (sq. ft.)	Setback (feet)	Height (feet)
O, MU-M, MU-H, NS, UMU, BP, C-L, <u>LIM</u>	All	1 per lot frontage	0.5 per linear foot of lot frontage, up to 200 max	50	ROW ⁽²⁾	15

Section 17. That Table 14-3, Standards for Attached Signs, within Section 30-14-7.4 (C) is hereby amended to include the Light Industrial Mixed district and to read as follows:

Zoning District	Attached Sign Type	Max. Number	Max. Area (sq. ft.)	Min. Area (sq. ft.) ⁽¹⁾	Height (feet)
O, MU-M, MU-H, NS, UMU, BP, C-L, <u>LIM</u>	Wall Sign	NA	7.5% of wall area ⁽²⁾ ⁽⁵⁾	50	top of wall

Section 18. That Section 30-15-2, Terms Beginning with "A," is hereby amended by adding a new definition for “Artisan Manufacturing” within alphabetical order to read as follows:

Artisan Manufacturing

Shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods, food and bakery products; non-alcoholic beverages; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing.

Section 19. All ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 20. This ordinance shall become effective upon date of adoption.