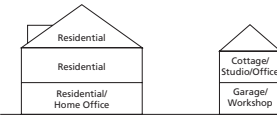
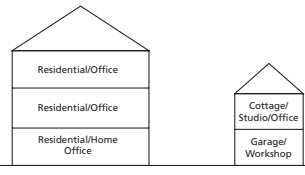

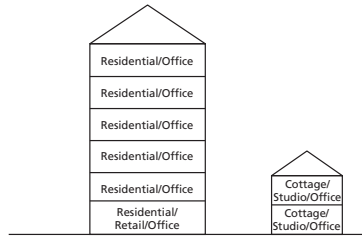


Haynie-Sirrine Neighborhood Zoning Overlay Code

	NEIGHBORHOOD EDGE (NE)	NEIGHBORHOOD GENERAL (NG)	NEIGHBORHOOD CENTER (NC)	UNIVERSITY RIDGE VILLAGE CENTER (URVC)
MIXED USE PROVISIONS				
SPECIFIC BUILDING TYPES PERMITTED	Detached House – Street Lot Detached House – Alley Lot	Detached House – Street Lot Detached House – Alley Lot	Detached House – Alley Lot Townhouse	Detached House – Alley Lot Townhouse
Except where topographic conditions prohibit, all buildings shall enfront on public streets or parks	Civic Building	Townhouse Apartment Building Civic Building	Apartment Building Shopfront Building Civic Building	Apartment Building Shopfront Building Workplace Civic Building
PERMITTED OPEN SPACE TYPES	Greenway Meadow Park Sportsfield	Greenway Park Sportsfield Green Square Plaza Community Garden Close Playground	Greenway Square Plaza Community Garden Close Playground	Greenway Square Plaza Community Garden Close Playground
MAXIMUM HEIGHT	2½ Storys	3 Storys	4 Storys (exception-6 stories for Hotels)	6 Storys
SIGNAGE	Arm Sign Only (Monument Signs for Civic Buildings only)	Arm Sign Only (Monument Signs for Civic Buildings only)	All Permitted Signage	

USE PROVISIONS	NEIGHBORHOOD EDGE (NE)	NEIGHBORHOOD GENERAL (NG)	NEIGHBORHOOD CENTER (NC)	UNIVERSITY RIDGE VILLAGE CENTER (URVC)
Residential: Premises available for long-term human habitation by means of ownership and rental, but excluding short-term letting of less than a month's duration	Restricted residential: The number of dwellings is restricted to one within a principal building and one within an ancillary building, and by the requirement of one assigned parking space for each. Both dwellings shall be under single ownership. <i>Permitted uses:</i> Single Family homes and Duplexes	Limited residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio that may be reduced according to the shared parking standard. <i>Permitted uses:</i> Single Family homes, Duplexes, and Multi-Family dwellings	Open residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio that may be reduced according to the shared parking standard. <i>Permitted uses:</i> Single Family homes, Duplexes, and Multi-Family dwellings	Open residential: The number of dwellings is limited by the requirement of 1.5 assigned parking spaces for each dwelling, a ratio that may be reduced according to the shared parking standard. <i>Permitted uses:</i> Single Family homes, Duplexes, and Multi-Family dwellings
Lodgings: Premises available for short-term human habitation, including daily and weekly letting	Restricted lodging: The number of bedrooms available for lodging is restricted to one within an ancillary building, and by the requirement of one assigned parking space for each leasable bedroom in addition to the requirement of two spaces for a dwelling. <i>Permitted uses:</i> Rental Cottages (in outbuildings)	Limited lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may only be provided in the morning. <i>Permitted uses:</i> Rental Cottages and Bed and Breakfast Inns	Open lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may be provided at all times. <i>Permitted uses:</i> Hotels and Inns, Rental Cottages	Open lodging: The number of bedrooms available for lodging is limited by the requirement of one assigned parking space for each bedroom, in addition to the parking requirement for each dwelling. Food service may be provided at all times <i>Permitted uses:</i> Hotels and Inns, Rental Cottages
Office: Premises available for the transaction of a general business, but excluding retail sales and manufacturing	Restricted office: Customary home occupation uses are permitted only provided the office use is restricted to the first floor or ancillary building and by the requirement of one assigned parking space for each 250 square feet, in addition to the parking requirement dwelling for each. <i>Permitted uses:</i> Home Occupations	Restricted office: Customary home occupation uses are permitted only provided the office use is restricted to the first floor or ancillary building and by the requirement of one assigned parking space for each 250 square feet, in addition to the parking requirement for each dwelling. <i>Permitted uses:</i> Home Occupations	Open office: The area available for office use is limited by the requirement of one assigned parking space for each 250 square feet, a ratio that may be reduced according to the shared parking standards. <i>Permitted uses:</i> Office Uses, Live-Work Units	Open offices: The area available for office use is limited by the requirement of one assigned parking space for each 250 square feet, a ratio that may be reduced according to the shared parking standards. <i>Permitted uses:</i> Office Uses, Live-Work Units
Retail: Premises available for the commercial sale of merchandise and prepared foods, but excluding manufacturing	Restricted retail: Retail use is forbidden within residential buildings; with the exception that one neighborhood storefront (in the first storey of a corner location) shall be permitted for each 300 dwelling units in a neighborhood. <i>Permitted uses:</i> Day Care Centers	Restricted retail: Retail uses is forbidden within residential buildings; with the exception that one neighborhood storefront (in the first storey of a corner location) shall be permitted for each 300 dwelling units in a neighborhood. <i>Permitted uses:</i> Neighborhood Store (on corner lots only) and Day Care Centers	Open retail: The area available for retail use is limited by the requirement of one assigned parking space for each 250 square feet of gross retail space, a ratio that may be reduced according to the shared parking standards. <i>Permitted uses:</i> Retail Uses, Restaurants, Entertainment Uses, Day Care Centers, Convenience Stores <i>Excluded uses:</i> Automotive, Road and Heavy Equipment Sales and Service, Adult Establishments and Adult Video Stores, Drive-Through Uses	Open retail: The area available for retail use is limited by the requirement of one assigned parking space for each 250 square feet of gross retail space, a ratio that may be reduced according to the shared parking standards. <i>Permitted uses:</i> Retail Uses, Restaurants, Entertainment Uses, Day Care Centers, Convenience Stores and Drive-Through Facilities (subject to the issuance of a Conditional Use Permit) <i>Excluded uses:</i> Automotive, Boat, Heavy Equipment Sales and Service, Adult Establishments and Adult Video Stores
Manufacturing: Premises available for the creation, assemblage, and repair of items including their retail sale except when such activity creates adverse impacts	Restricted manufacturing: Manufacturing uses are forbidden.	Restricted manufacturing: Manufacturing uses are forbidden.	Restricted manufacturing: Manufacturing uses are forbidden.	Limited manufacturing: The area available for manufacturing use is limited to the building. The parking requirement shall be negotiated according to the specific manufacturing activity. <i>Permitted uses:</i> Light Manufacturing Uses (no outdoor storage permitted)
Civic: Premises available for not-for-profit organizations dedicated to religion, arts and culture, education, government, social service, transit, and other similar functions	Open civic: civic uses shall be permitted, except those uses that exceed 25 000 square feet shall be subject to the issuance of a Conditional Use Permit.	Open civic: Civic uses shall be permitted, except those uses that exceed 25 000 square feet shall be subject to the issuance of a Conditional Use Permit.	Open civic: civic uses shall be permitted, except those uses that exceed 25 000 square feet shall be subject to the issuance of a Conditional Use Permit.	Open civic: Civic uses shall be permitted, except those uses that exceed 25 000 square feet shall be subject to the issuance of a Conditional Use Permit.