

Article 13.1 – MAC Maple Avenue Commercial Zone Regulations

Explanation:	Code Edit
<p>Sec. 18-95.3. A- Procedure for MAC Zone Designation.</p> <p><u>Reason for recommended change:</u></p> <p>The MAC currently requires that the site plan be submitted concurrently with the MAC rezoning application. Generally site plans are submitted after the rezoning is complete and elevations and general site layout is approved. The later submission of the site plan will prevent costly revisions to the site plan as the rezoning layout is often modified several times resulting from input from the Planning Commission, BAR, Council and citizens. If the elevations and site layout are proffered at rezoning, the site plan becomes an engineering exercise in conformance with the elevations. A TIA (Transportation Impact Analysis) and 3D rendering are also required at the rezoning stage.</p>	<p>1. Applications for a rezoning to the MAC Zone shall be accompanied by a <u>general site development layout plan or, at the applicant's option and cost, a formal site plan</u> prepared in accordance with article 25 <u>and concurrently processed, a multi-modal transportation impact analysis, unless waived by the Director of Public Works,</u> and a set of color elevations depicting the development's appearance from each of the four cardinal directions, <u>and a color, isometric, 3D rendering of the development.</u></p>
<p>Sec. 18-95.3 Procedure for MAC Zone Designation.</p> <p><u>Reason for recommended change:</u></p> <p>Same as above.</p>	<p>C. After receipt from the zoning administrator, the board of architectural review shall review the proposed <u>general site development layout, or formal site plan plan</u> and elevations and make a recommendation to the Town Council regarding compliance with the requirements of article 13.1.</p>
<p>Sec. 18-95.6.1 – Improvements</p> <p><u>Reason for recommended change</u></p> <p>To emulate the same improvement requirements as Article 5 of the subdivision ordinance such as ROW dedication, etc.</p>	<p><u>Sec. 18-95.6.1-Improvements</u></p> <p><u>Improvement required within MAC zone must follow Chapter 17 – SUBDIVISIONS, Article 5-Improvements.</u></p>
<p>Sec. 18-95.7 Front Yards on Side Streets Area Requirements.</p> <p><u>Reason for recommended change:</u></p> <p>MAC currently requires only an 11 front yard setback. A 15 foot setback will provide for more green space and installation of street trees.</p>	<p>a. The minimum front yard shall be the distance necessary to ensure <u>eleven fifteen</u> linear feet between the face of the curb and the edge of the front building wall.</p>
Explanation:	

18-95.7 Side Yard requirements <u>Reason for recommended change:</u> Same as above.	4. Building abuts a street or right-of-way; Eleven Fifteen feet between the face of curb and the edge of the building wall.
Explanation:	
Sec. 18-95.7. - Rear Yard Area Requirements. <u>Reason for recommended change:</u> Provides for a 20ft. minimum setback for all residential development not just single family.	E. Minimum rear yard: 20 feet when the development abuts a single-family residential lot residential lot or development; ten feet in all other instances.
Explanation:	
Sec. 18-95.8. - Encroachments into Required Yards. <u>Reason for recommended change:</u> Includes stoops with other items that may encroach into the required front, side or rear yard.	A. Open upper-story balconies, exterior stairways, stoops , fire escapes, and access ramps for the disabled may extend up to five feet within any required yard, but may not encroach into a sidewalk to a point where the sidewalk has less than five feet of clearance.
Explanation:	
Sec. 18-95.8. - Encroachments into Required Yards. <u>Reason for recommended change:</u> Same as above.	C. Sills, entablatures, uncovered porches, stoops , decks, patios, or terraces shall not extend into a required yard by more than one foot.
Explanation:	
Sec. 18-95.10. - Off-Street Parking and Loading Requirements. –B1. Parking Location. <u>Reason for recommended change:</u> Eliminates the option of having parking at the front of the building (7-11 model) off Maple Ave in the MAC.	1. Off-street surface parking lots shall not be located between Maple Avenue and a building located within 300 feet or less from the Maple Avenue right-of-way, unless the building is two or more stories in height.
Explanation:	
Sec. 18-95.10. - Off-street parking and loading requirements. –B1. a, b, &c. Parking Location. <u>Reason for recommended change:</u> Same as above. Also eliminates the illustration and the rest of the code section.	a. When allowed between the building and Maple Avenue, off-street surface parking lots shall be limited to a single-loaded bay that does not exceed the building's façade width by more than 15 percent, as shown in Figure 18-95.10.1, Off-street Parking Location. b. A five-foot minimum width sidewalk shall be required along the front building façade. c. A six-foot landscape strip shall be provided between Zone Two and the off-street parking lot.

Explanation:	
Sec. 18-95.10. - Off-Street Parking and Loading Requirements. F. Bicycle Parking. <u>Reason for recommended change:</u> Requires that bike racks be located at a more convenient location to the front door.	a. Bicycle parking facilities shall be conveniently located and publically accessible, but in no case shall such facilities be located more than 450 <u>75</u> feet from the primary building entrance. This standard shall not apply to bicycle parking spaces in weather-protected rooms or cages with controlled access for bicycle users.
Explanation:	
Sec. 18-95.12.- Landscaping Standards. <u>Reason for recommended change:</u> Requires varied landscaping to provide color in all seasons.	Sec. 18-95.12. - Landscaping standards. <u>At least 25% of required trees and other landscaping shall be evergreens or flowering trees to provide seasonal color.</u>
Explanation:	
Sec. 18-95.12. - Landscaping Standards-C. Street Trees. <u>Reason for recommended change:</u> Requires street trees along all streets not just Maple Ave.	C. Street trees: Street trees along Maple Avenue <u>all adjacent public streets</u> shall be required between the curb and the sidewalk, in accordance with the following standards:
Explanation:	
Sec. 18-95.13. - Open Space Set-asides. <u>Reason for recommended change:</u> Increases open space requirement from 10% to 15%.	Development shall set aside a minimum of ten <u>fifteen</u> percent of the total development area as an open space set-aside in accordance with the following standards:
Explanation:	
Sec. 18-95.14. - Site Development Standards. F. Transparency. <u>Reason for recommended change:</u> Assures that glass garage doors don't count as part of a projects transparent front requirement.	1. At least 50 percent of the ground floor façade, <u>not including garage openings</u> , facing a street shall be comprised of visually permeable doors or windows, as shown in Figure 18-95.14.8, Transparency.
Explanation:	
Sec. 18-95.16. - Neighborhood Compatibility. B. Building Height. <u>Reason for recommended change:</u> Clarifies that MAC units adjacent to single family residential units have the same height regulations.	2. No building or portion of a building within 130 feet of a single-family rear setback line or 107 feet of a single-family side or corner setback line shall exceed 35 feet in height. <u>However, per Section 18-164, penthouses and other roof structures are permitted above the 35 feet height limit.</u>
Explanation:	
Sec. 18-95.16. - Neighborhood Compatibility. B.	a. Building or portions of buildings within 130 feet of a single-family rear setback line or 107 feet

<p>Building Design.</p> <p><u>Reason for recommended change:</u></p> <p>Eliminates the need for a similar roof type and allows the BAR to determine what is compatible.</p>	<p>of a single-family side or corner setback line, shall use a similar roof type to adjacent residential development in terms of slope and arrangement;</p>
<p>Explanation:</p>	