METROPOLITAN COUNCIL

Metro Council Office

PROPOSED AMENDMENTS

ON FILE WITH THE METRO CLERK

FOR THE

COUNCIL MEETING OF

TUESDAY, JANUARY 5, 2016

102 Metropolitan Courthouse Nashville, Tennessee 37201 615/862-6780 Fax 615/862-6784

AMENDMENT NO. ____1_____

TO

~~ORDINANCE NO. BL2015-54~~

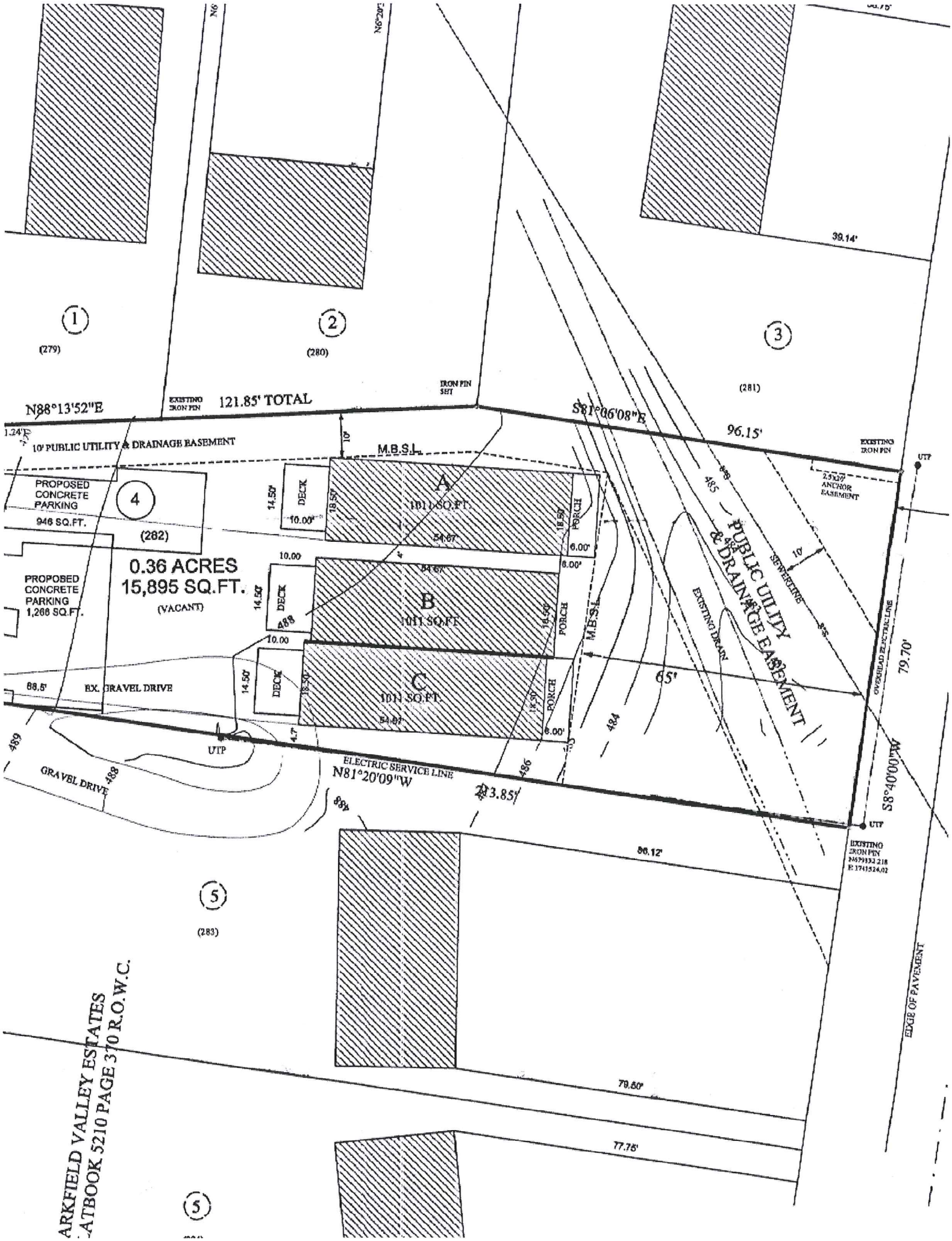
Mr. President:

I move to amend Ordinance No. BL2015-54 by amending Section 1 to substitute the plan referenced with the attached plan.

INTRODUCED BY:

_____

Councilmember Scott Davis



N88°13'52"E
121.85' TOTAL
S81°06'08"E
96.15'
39.14'
10' PUBLIC UTILITY & DRAINAGE EASEMENT
M.B.S.L.
PROPOSED CONCRETE PARKING
946 SQ.FT.
(282)
0.36 ACRES
15,895 SQ.FT.
(VACANT)
PROPOSED CONCRETE PARKING 1,266 SQ.FT.
DECK
PORCH
A
1011 SQ.FT.
B
1011 SQ.FT.
C
1011 SQ.FT.
EX. GRAVEL DRIVE
GRAVEL DRIVE
UTP
ELECTRIC SERVICE LINE
N81°20'09"W
213.85'
65'
PUBLIC UTILITY & DRAINAGE EASEMENT
EXISTING DRAIN
SEWER LINE
OVERHEAD ELECTRIC LINE
79.70'
S8°40'00"W
EXISTING IRON PIN
EDGE OF PAVEMENT
86.12'
79.50'
77.75'
(279)
(280)
(281)
(283)
ARKFIELD VALLEY ESTATES
ATBOOK 5210 PAGE 370 R.O.W.C.

SUBSTITUTE ORDINANCE NO. BL2015-82

An ordinance to amend Title 17 of the Metropolitan Code of Laws, the Zoning Ordinance of The Metropolitan Government of Nashville and Davidson County, by changing from RS5 to SP zoning for properties located at 2200 Lakeshore Drive and Dabbs Avenue (unnumbered), at the southeast corner of 22nd Street and Dabbs Avenue (0.79 acres), to permit up to 10 residential units, all of which is described herein (Proposal No. 2015SP-097-001).

NOW, THEREFORE, BE IT ENACTED BY THE COUNCIL OF THE METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY:

Section 1. That Title 17 of the Code of Laws of The Metropolitan Government of Nashville and Davidson County, is hereby amended by changing the Official Zoning Map for Metropolitan Nashville and Davidson County, which is made a part of Title 17 by reference, as follows:

By changing from RS5 to SP zoning for properties located at 2200 Lakeshore Drive and Dabbs Avenue (unnumbered), at the southeast corner of 22nd Street and Dabbs Avenue (0.79 acres), to permit up to 10 residential units, being Property Parcel Nos. 014, 019 as designated on Map 053-08 of the Official Property Identification Maps of The Metropolitan Government of Nashville and Davidson County, all of which is described by lines, words and figures on the plan that was duly considered by the Metropolitan Planning Commission, and which is on file with the Metropolitan Planning Department and Metropolitan Clerk's Department and made a part of this ordinance as though copied herein.

Section 2. Be it further enacted, that the Metropolitan Clerk is hereby authorized and directed, upon the enactment and approval of this ordinance, to cause the change to be made on Map 053 of said Official Zoning Map for Metropolitan Nashville and Davidson County, as set out in Section 1 of this ordinance, and to make notation thereon of reference to the date of passage and approval of this amendatory ordinance.

Section 3. Be it further enacted, that the uses of this SP shall be limited to up to 10 residential units.

Section 4. Be it further enacted, that the following conditions shall be completed, bonded or satisfied as specifically required:

1. With the Final SP, submit detailed elevations consistent with the standards included on the Preliminary SP.
2. The Preliminary SP plan is the site plan and associated documents. If applicable, remove all notes and references that indicate that the site plan is illustrative, conceptual, etc.

3. Add the following note to the plan: The final site plan shall depict a minimum 5 foot clear path of travel for pedestrian ways, including public sidewalks, and the location of all existing and proposed obstructions. Prior to the issuance of use and occupancy permits, existing obstructions within the path of travel shall be relocated to provide a minimum of 5 feet of clear access.
4. The requirements of the Metro Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits.

Section 5. Be it further enacted, a corrected copy of the preliminary SP plan incorporating the conditions of approval by Metro Council shall be provided to the Planning Department prior to or with final site plan application.

Section 6. Be it further enacted, minor modifications to the preliminary SP plan may be approved by the Planning Commission or its designee based upon final architectural, engineering or site design and actual site conditions. All modifications shall be consistent with the principles and further the objectives of the approved plan. Modifications shall not be permitted, except through an ordinance approved by Metro Council that increase the permitted density or floor area, add uses not otherwise permitted, eliminate specific conditions or requirements contained in the plan as adopted through this enacting ordinance, or add vehicular access points not currently present or approved.

Section 7. Be it further enacted, if a development standard, not including permitted uses, is absent from the SP plan and/or Council approval, the property shall be subject to the standards, regulations and requirements of the RM15-A zoning district as of the date of the applicable request or application. Uses are limited as described in the Council ordinance.

Section 8. Be it further enacted, that this ordinance take effect immediately after its passage and such change be published in a newspaper of general circulation, the welfare of The Metropolitan Government of Nashville and Davidson County requiring it.

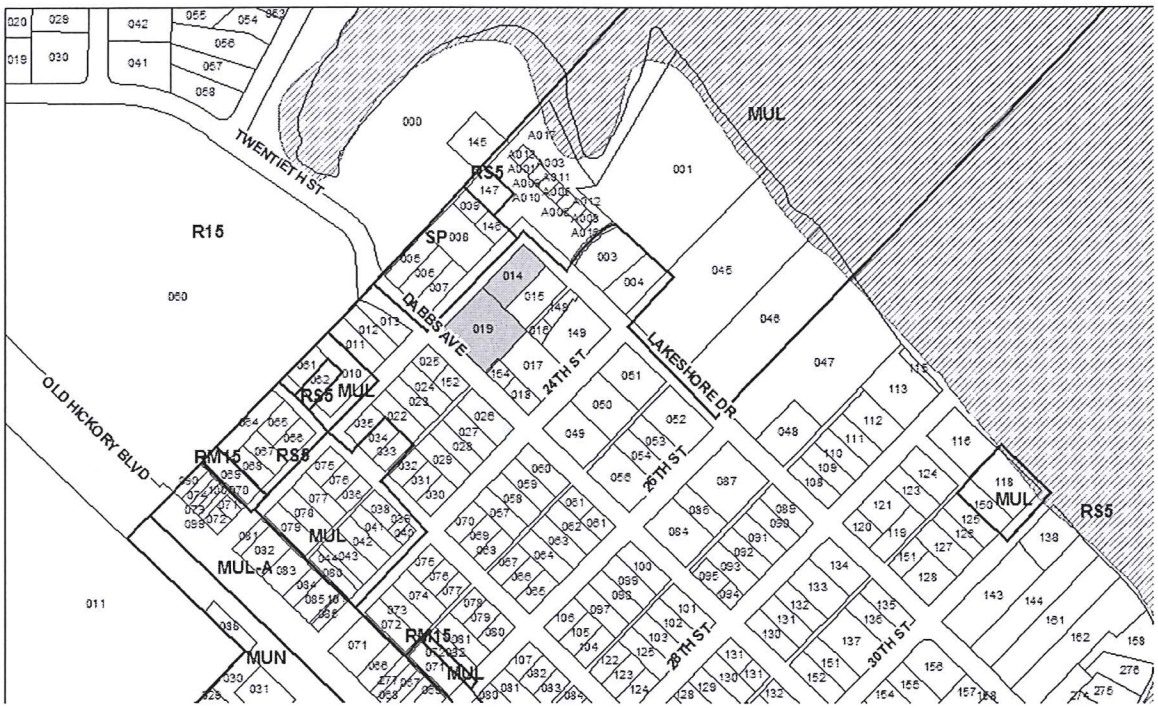
INTRODUCED BY:

_____

Councilmember Larry Hagar

2015SP-097-001
Map 053-08, Parcel(s) 014, 019
Subarea 14, Donelson - Hermitage
District 11 (Larry Hagar)

A request to rezone from RS5 to SP zoning for properties located at 2200 Lakeshore Drive and Dabbs Avenue (unnumbered), at the southeast corner of 22nd Street and Dabbs Avenue (0.79 acres), to permit up to 10 residential units, requested by Dale & Associates, applicant; Tim Polston and Alan Barrett and Anita Marlin, owners.



3) STOP SIGNS ARE TO BE 30 INCH BY 30 INCH.

4) STREET SIGNS TO HAVE SIX INCH WHITE LETTERS ON A NINE INCH GREEN ALUMINUM BLADE, HIGH INTENSITY REFLECTIVE.

5) ALL PAVEMENT MARKING ARE TO BE THERMOPLASTIC.

WATER & SEWER NOTES

1) ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.

2) THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING THE METRO WATER SERVICES THE COST OF INSPECTION.

3) THE CONTRACTOR IS TO PROVIDE AND MAINTAIN THE CONSTRUCTION IDENTIFICATION SIGN FOR PRIVATE DEVELOPMENT APPROVED.

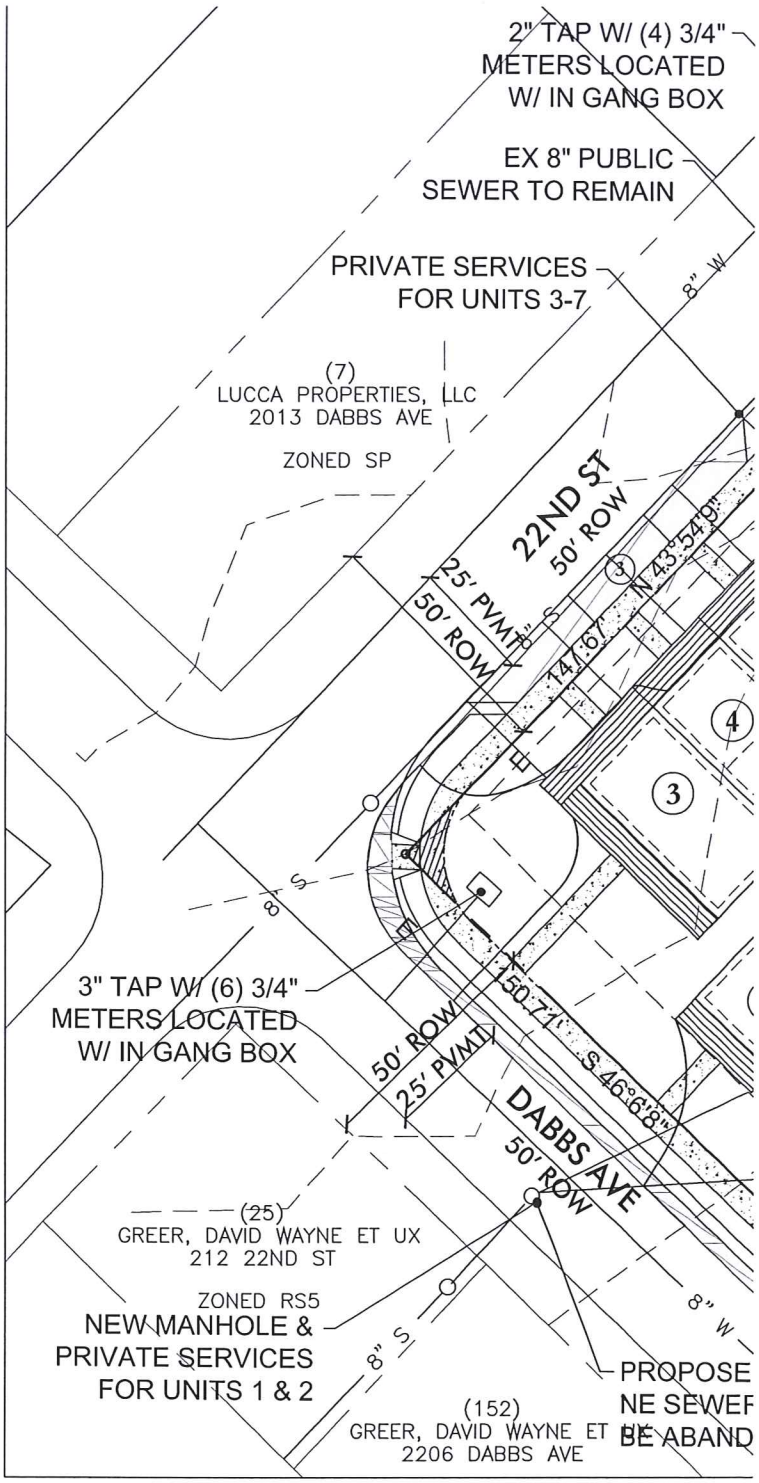
4) ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.

5) REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.

6) ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.

7) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.

8) PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 150 PSI.


2" TAP W/ (4) 3/4" METERS LOCATED W/ IN GANG BOX
EX 8" PUBLIC SEWER TO REMAIN
PRIVATE SERVICES FOR UNITS 3-7
8" W
(7)
LUCCA PROPERTIES, LLC
2013 DABBS AVE
ZONED SP
22ND ST
50' ROW
25' PVMT
50' ROW
N 43°54'9"
14.6'
3
4
3
8" S
3" TAP W/ (6) 3/4" METERS LOCATED W/ IN GANG BOX
150.7'
S 46°6'8"
50' ROW
25' PVMT
DABBS AVE
50' ROW
(25)
GREER, DAVID WAYNE ET UX
212 22ND ST
ZONED RS5
NEW MANHOLE & PRIVATE SERVICES FOR UNITS 1 & 2
8" S
8" W
PROPOSE
NE SEWEF
BE ABAND
(152)
GREER, DAVID WAYNE ET UX
2206 DABBS AVE

Amendment No. 1

To

Ordinance No. BL2015-82

Mr. President:

I move to amend Ordinance No. BL2015-82 by amending Section 3 by deleting it in its entirety and substituting the following:

> Section 3. Be it further enacted that the uses of this SP shall be limited to up to 10 residential units.

I further move to amend Ordinance No. BL2015-82 by adding a new Section 4 and a new Section 5, as set forth below, and re-numbering original Sections 4 through 7 as Sections 6 through 9 thereafter.

> Section 4. Be it further enacted that all building facades shall be constructed utilizing a minimum of fifty percent (50%) brick, stone, or other masonry product.

> Section 5. Be it further enacted that the final SP shall require an opaque fence, built to a minimum of six feet (6') in height, located along the eastern property adjacent to Parcels 15, 16, 17 and 154 on Map 53-8.

Introduced By:

_____

Larry Hagar
Member of Council

AMENDMENT NO. _____1_____

TO

ORDINANCE NO. BL2015-83

Mr. President:

I move to amend Ordinance No. BL2015-83 by amending Section 1 to substitute the plan referenced with the attached plan.

INTRODUCED BY:

_____

Councilmember Burkley Allen

Hillsboro Village Design Gui

Source: HOME PLACE: A History of the Hillsboro-West End Neighborhood Nashville, Tennessee

Hillsboro Village Circa 1925

"Hillsboro Village began to take shape in 1920, w two groceries and a pharmacy opened at Twenty- and Blakemore. By 1922, two more food stores, a office and a dry cleaners were added to the mix . Wi six years nineteen businesses were operating in the lage."

- Source: *HOME PLACE: A History of the Hillsboro-West End Neighborhood Nashville, Te.*

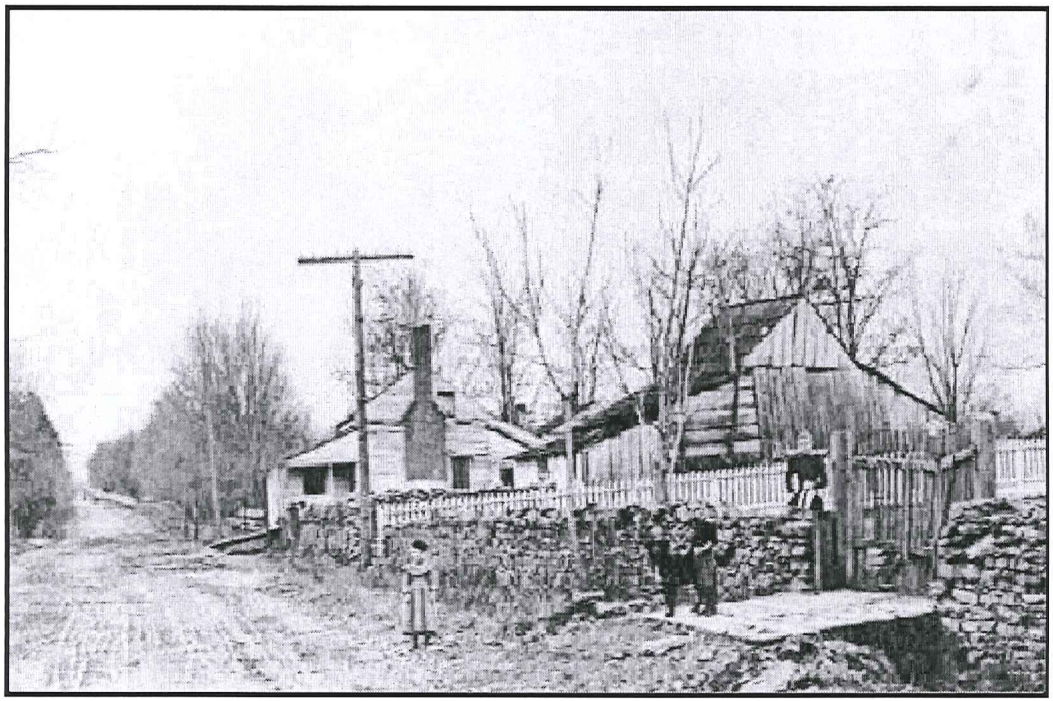
Automobiles and streetcars share Hillsboro Villag 1925, but the years of the latter are numbered. sign at the far left of the photograph, atop the bu ing, reads, "Gulf Refining Company."

- Source: *HOME PLACE: A History of the Hillsboro-West End Neighborhood Nashville, Te.*

"Lets keep the Village a <u>real Village</u>, full of creati and individuality."

- Vision Survey Res

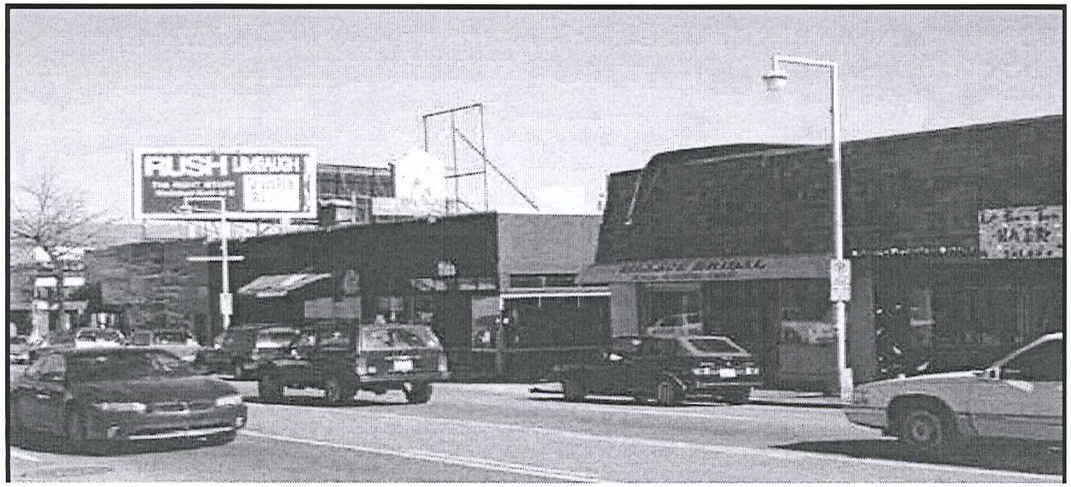
"I want the Village to be friendly, relaxed, beaut However, I'd hate to lose the individuality of the st and the general quirkiness."



Source: HOME PLACE: A History of the Hillsboro-West End Neighborhood Nashville, Tennessee

Hillsboro Road near the present day Acklen Avenue in the late 1800s.

Belmont Theater soon after its opening in 1925. The site is located on the sou
Avenue and Blakemore Avenue intersection where the Educators Credit U
exists.



E PLACE: A History of the Hillsboro-West End Neighborhood Nashville,

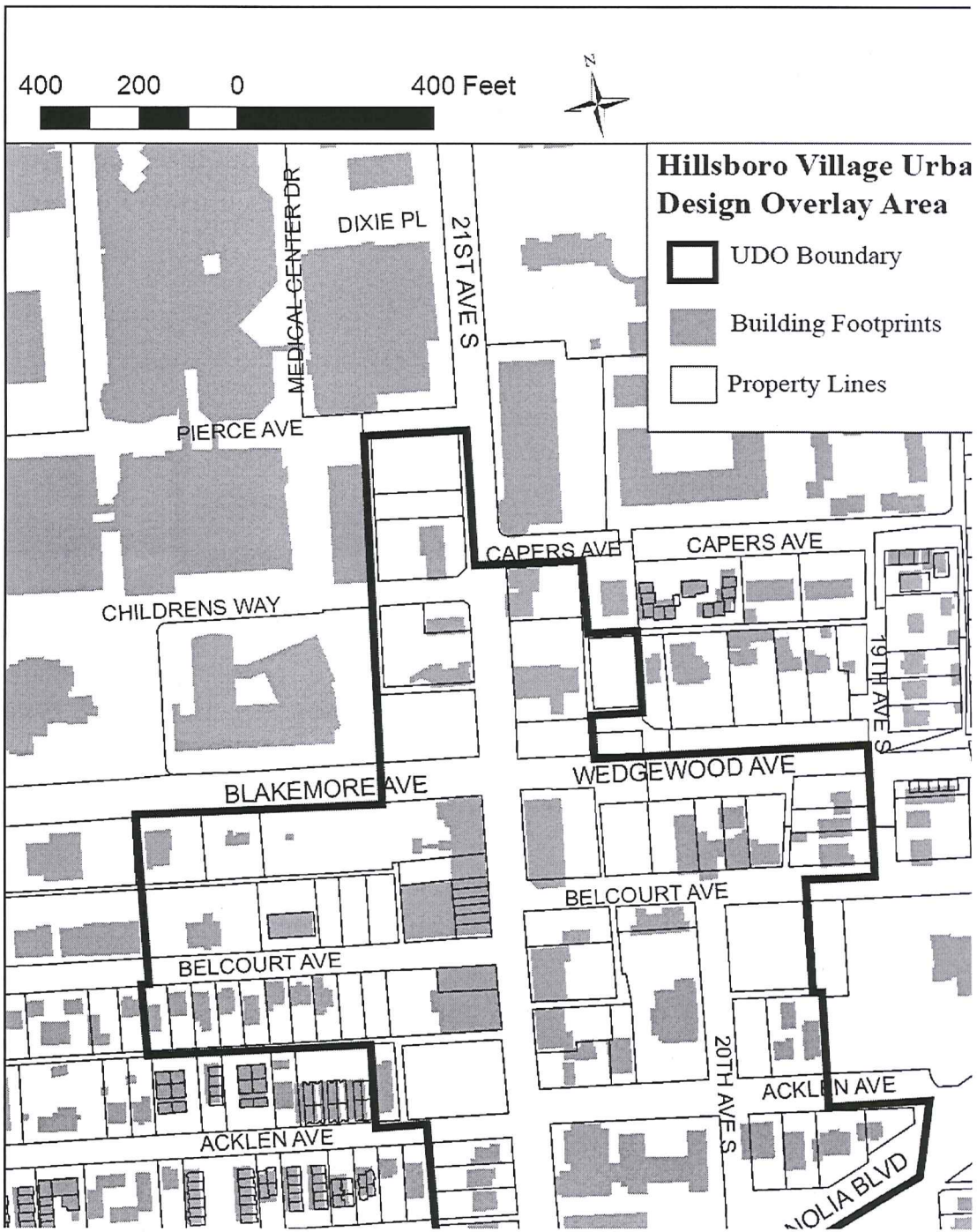
PURPOSE

Hillsboro Village, with its diverse mix of businesses, pedestrian-friendly environment, and unique design character, is one of the few remaining areas in Nashville which offers people a special experience not found in suburban shopping malls and strip centers. The identity of "the Village" has made it attractive to residents from surrounding neighborhoods, as well as people from the larger Nashville area. Like any economically vibrant and successful area, Hillsboro Village is experiencing development pressures.

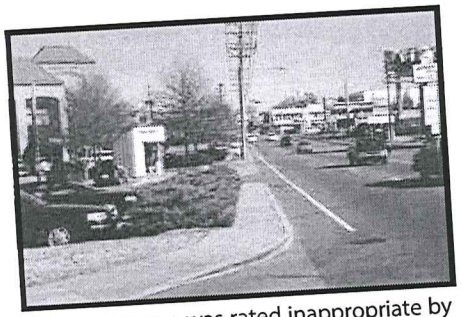
The Metropolitan Planning Commission's *Subarea 10 Plan*, adopted in 1994, recognizes these growth pressures and the need to preserve and further enhance Hillsboro Village's special character by identifying it as an area worthy of an Urban Design Overlay (UDO) district.

The design guidelines are intended to ensure compatible development and redevelopment within Hillsboro Village, and they will serve as the basis for the UDO. Specifically, these design standards are intended to:

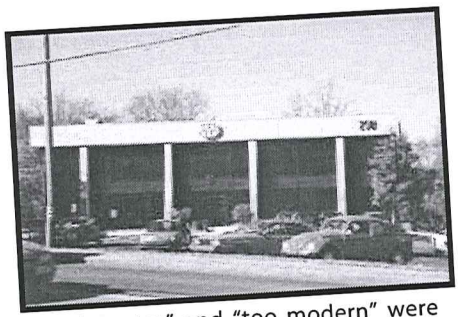
- Maintain a scale and form of development that emphasizes sensitivity to the pedestrian environment
- Minimize the intrusion of the automobile into the urban setting while still accommodating vehicles
- Provide for the sensitive placement of public spaces in relationship to building masses, street furniture, and landscaping features
- Insure the compatibility of new buildings with respect to the specific character of their immediate context
- Encourage active ground floor uses, such as restaurants, shops and services to animate the street



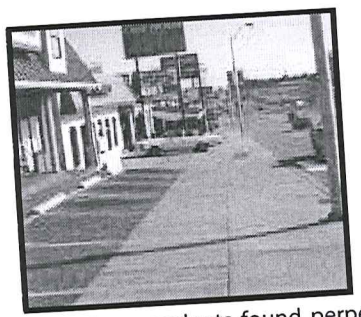
☒ Inappropriate



This streetscape was rated inappropriate by 82% of survey respondents. Comments included "cold no pedestrians", "sidewalks too narrow".

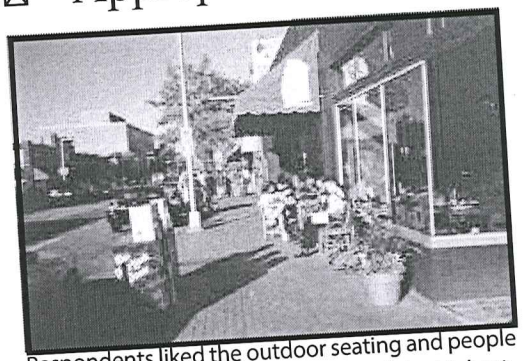


"No character" and "too modern" were used to describe this image, which 96% of survey respondents found inappropriate.

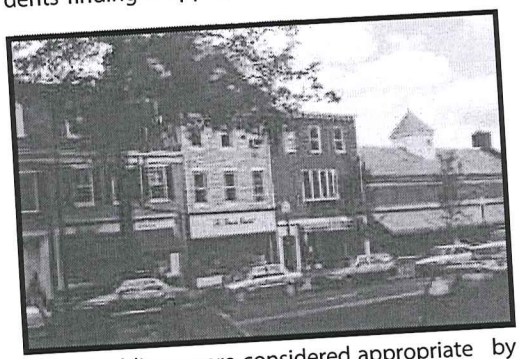


86% of respondents found perpendicular front parking inappropriate. Comments included "no parking in front of the building, prefer the rear" and "no head-in".

☒ Appropriate

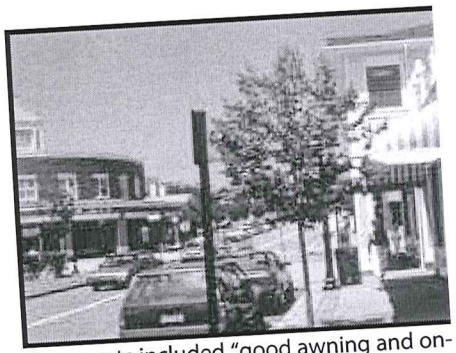


Respondents liked the outdoor seating and people on the sidewalk. This image received the highest rating among streetscapes, with 95% of respondents finding it appropriate.

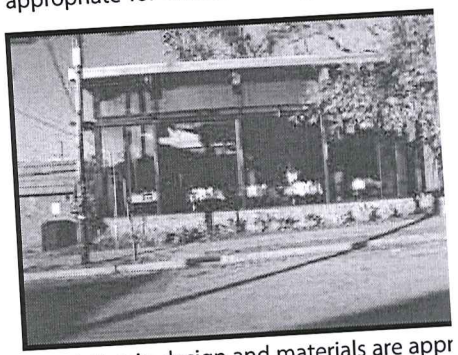


These buildings were considered appropriate by 82% of respondents. Comments included "like variety in scale and style", and "diverse but cohesive-nice".

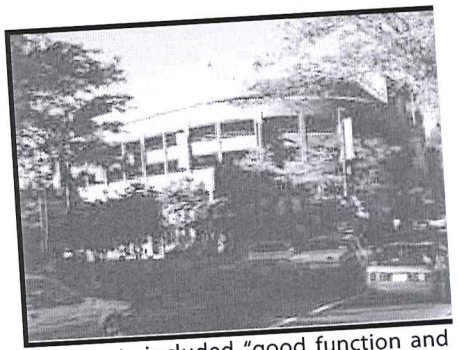
Respondents liked the combination of a low brick wall and trees to buffer this parking lot from pedestrians and mototrists, resulting in a 73% appropriate rating.



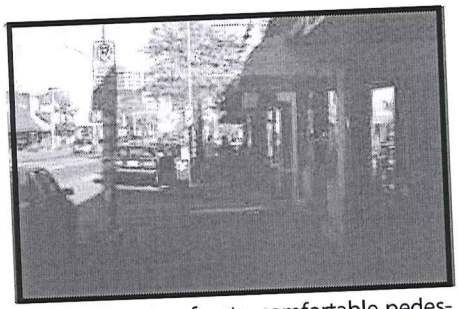
Comments included "good awning and on-parking" and "good sidewalk width and s trees". 91% of respondents considered appropriate for Hillsboro Village.



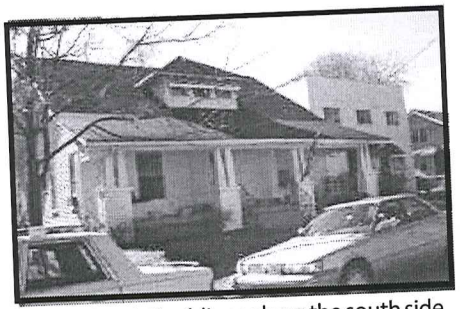
A variation in design and materials are appr ate in areas with a diversity of building styles lack of a historic context. 73% of respond rated this image as appropriate for the "Vill



Comments included "good function and for a garage". Respondents preferred ga with ground floor retail and building-like d 73% found this image appropriate.

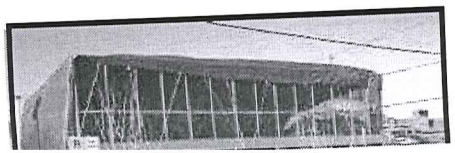


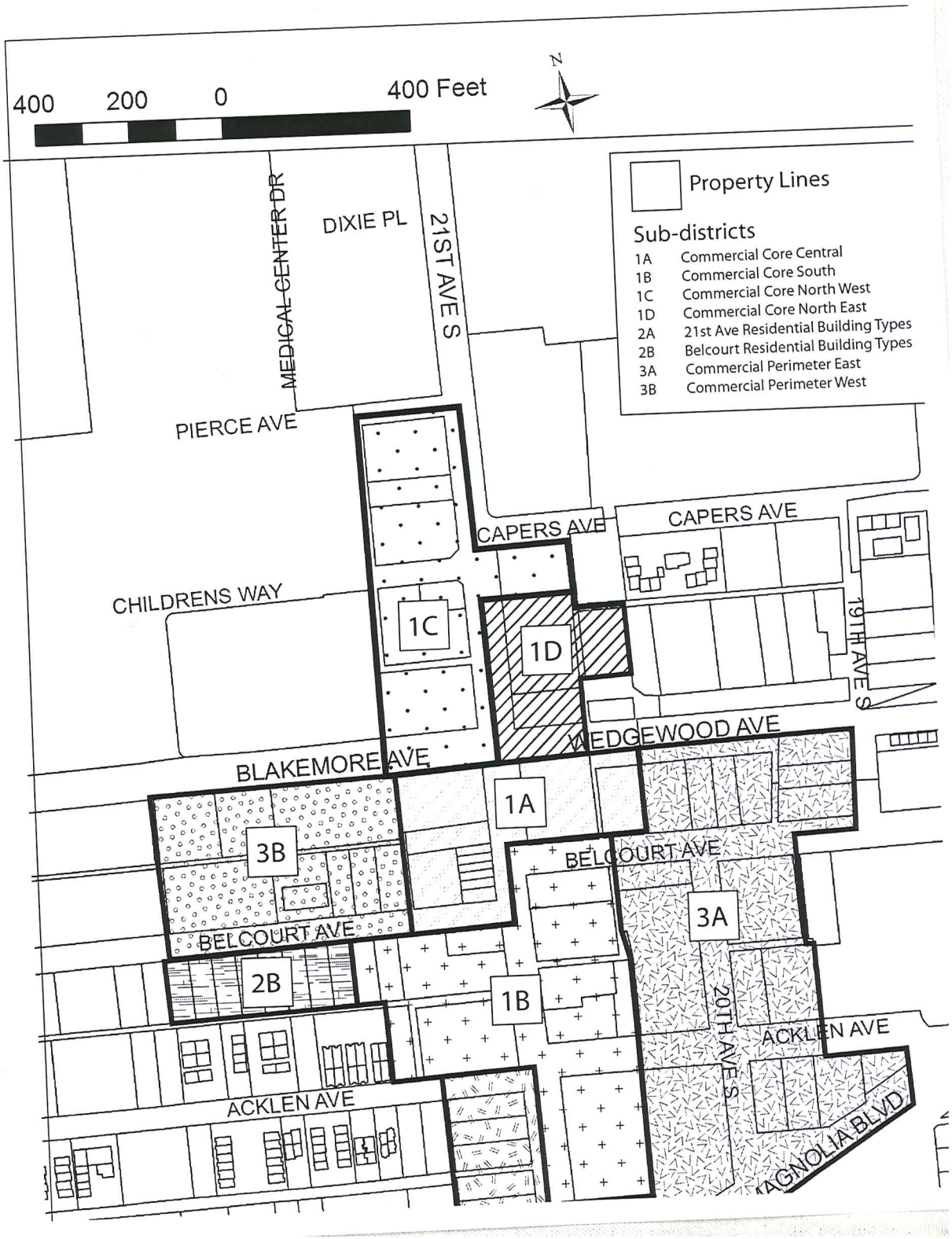
The inviting storefronts, comfortable pedestrian environment, and design cohesiveness in the commercial core have contributed to the recent popularity of the Village.



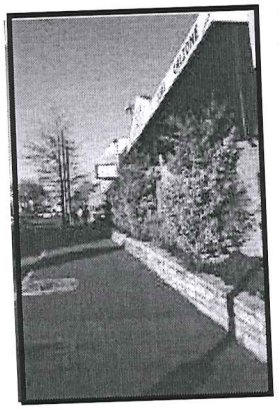
The residential buildings along the south side of Belcourt Avenue constitute a distinct and cohesive design character which contrasts with the north side of the street.

Now used primarily as offices, the residential buildings along 21st Avenue have maintained their architectural character.





☒ Inappropriate



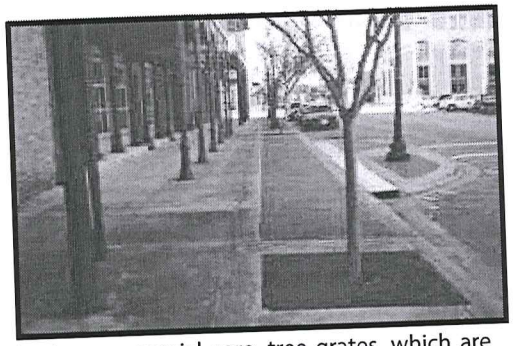
This sidewalk consists of well-maintained brick. However, the lack of other pedestrian-friendly elements resulted in a low score for this image, as 76% of survey respondents found it inappropriate.

This derelict street scene results from a lack of landscaping and other pedestrian-friendly elements.

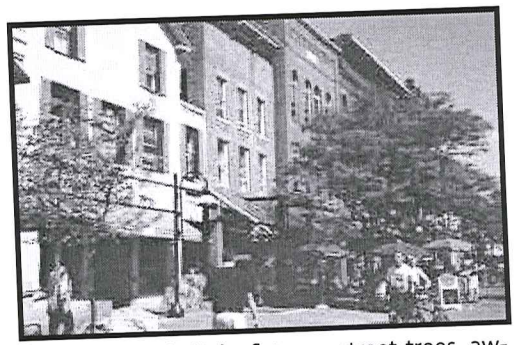
Highway-scaled street lights, perpendicular parking in front of buildings, and frequent curb cuts create an unsafe environment for pedestrians and contributed to the low survey score (92% inappropriate) for this streetscape.

☒ Appropriate

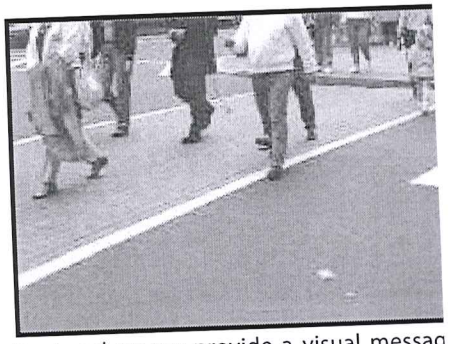
This streetscape image illustrates that inexpensive sidewalk materials such as concrete can still accommodate a pedestrian-friendly environment.



In the commercial core, tree grates, which are more space efficient than planting strips, should be used as landscaping features along sidewalks.



Pedestrian-scale light fixtures, street trees, awnings, and outdoor seating can help enhance and animate a commercial streetscape.

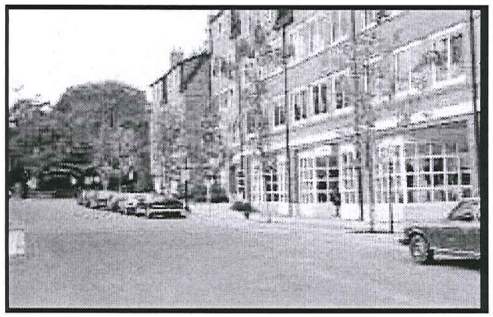


Textured pavers provide a visual messag drivers to slow down.

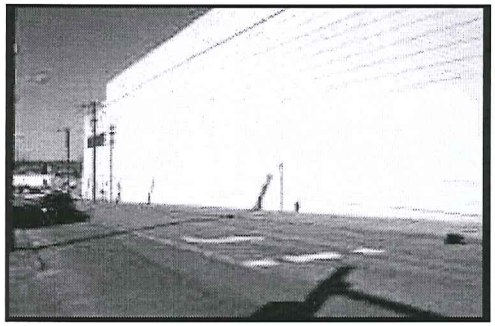
Planting strips between the curb and sid provide space for shade trees and serve as f separation between pedestrians and autom

In Sub-districts 2A and 2B, pedestrian-scale l ing could add character to the streetscap serve as a safety feature.

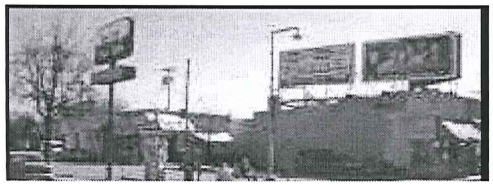
☒ Inappropriate



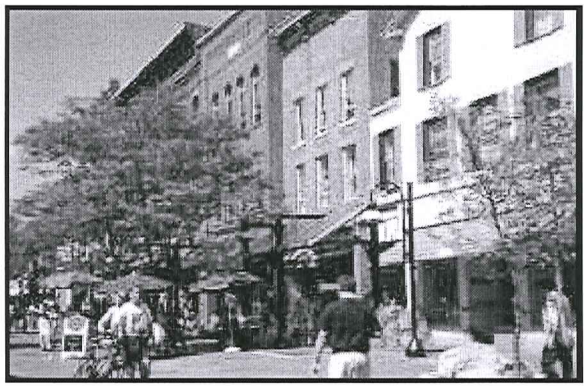
Although architecturally compatible with the Village in many ways, the 4-story scale of this building is inappropriate.



Box-like buildings having long uninterrupted facades with few window openings and recesses/ projections fail to achieve a human scale and visual relief.



☒ Appropriate

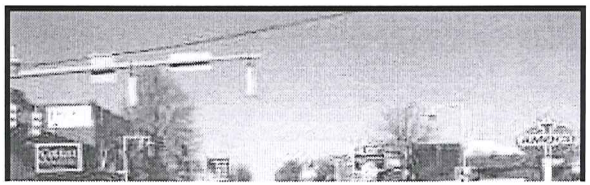


Buildings in Sub-districts 1A and 1C shall not exceed 3 stories in height.

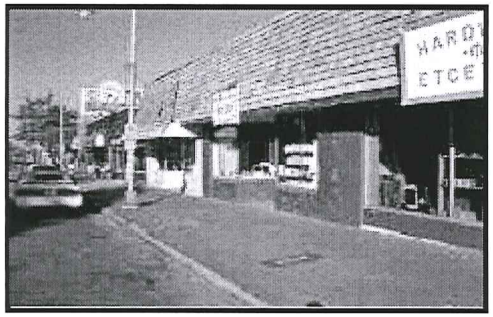
To maintain existing character, the height of n ings in Sub-districts 1B, 2A and 2B should be below 3 stories.

This central building has used pilasters and the shape of the parapet wall to divide a single facade into three vertically-oriented distinct bays which keep it in scale with neighboring buildings.

Within those portions of the Village featuring r buildings, a maximum building width requirer be the key massing control.

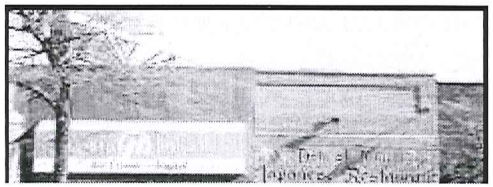


☒ Inappropriate

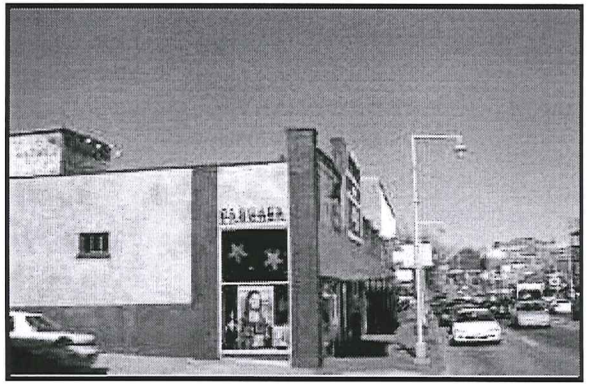


The false mansard roof in this image is too large for the building scale, inappropriate for the building's style, and obscures the building's facade.

The color, materials and architectural detailing on the facade of this infill building are incompatible with the adjacent, older buildings.

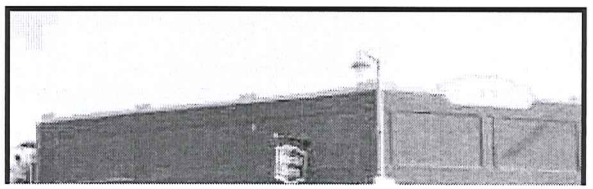


☒ Appropriate



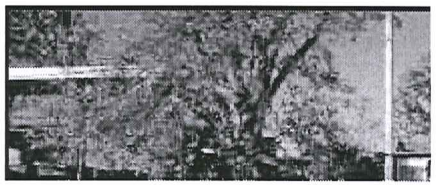
Flat roofs with parapet walls are the dominant form in the Village's commercial core.

It is critical to the character of a building, as well as the maintenance of an animated street, that minimum levels of facade transparency be required.

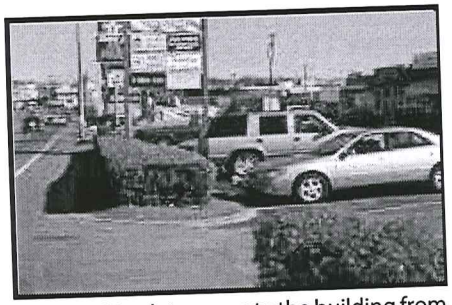


This low pitched, hipped roof with dorme characteristic of American Foursquares an

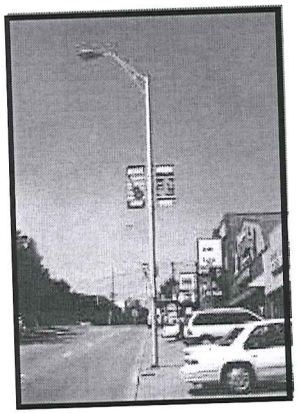
Depending upon the specific architectural tial structures tend to have at least 30% c area comprised of window and door tran



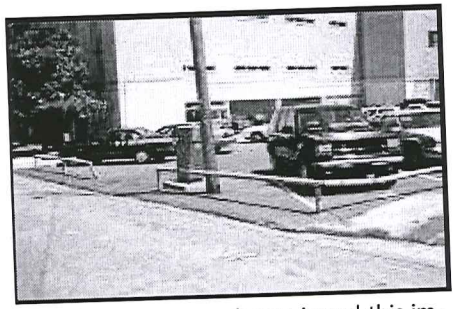
☒ Inappropriate



Front parking lots separate the building from the street and introduce the automobile as the prominent streetscape feature, thereby precluding the creation of a comfortable "outdoor room" along the street.

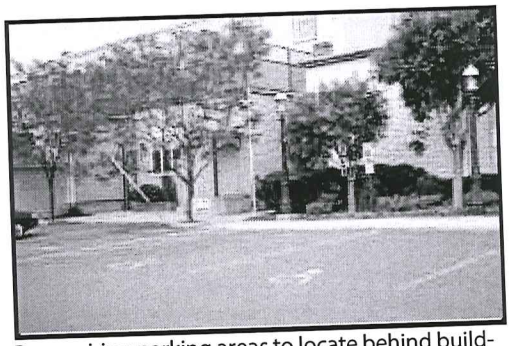


86% of respondents rated this image showing perpendicular parking as inappropriate. Comments included "no parking in front of building, prefer rear" and "no head-in".

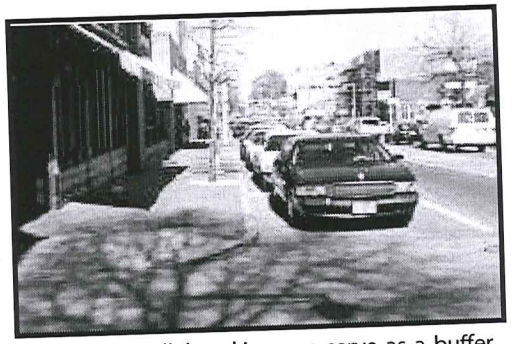


89% of survey respondents viewed this image as inappropriate. The lack of internal landscaping and peripheral screening of this parking lot creates an unattractive environment.

☒ Appropriate

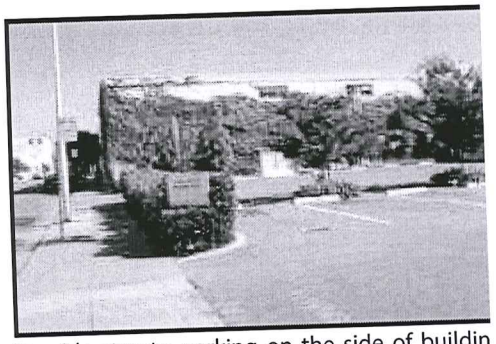


By requiring parking areas to locate behind buildings, rather than in front of them, an active and pedestrian-friendly streetscape can be maintained.

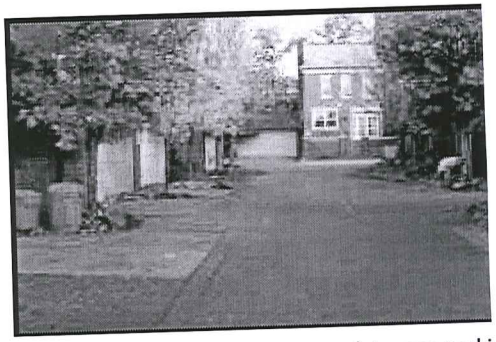


On-street, parallel parking can serve as a buffer between the pedestrian and the automobile, as well as a traffic calming measure.

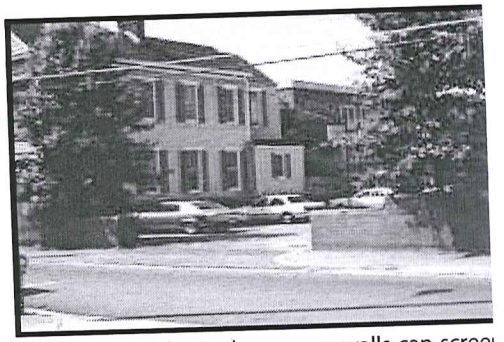
Extensive landscaping softens the appearance of this lot and minimizes direct views of parked cars from the street (foreground).



On side streets, parking on the side of buildin acceptable, but not desirable. Landscaping, fe and walls can help screen parking and extenc streetscape's building wall.



Alleys are necessary to accommodate rear parki eas. When well designed and maintained, they c both functional and attractive.



When space is limited, masonry walls can scree ing lots and accentuate the materials of adjace ings and sidewalks.

Applied Letters Signs- individual letters applied directly to a facade.

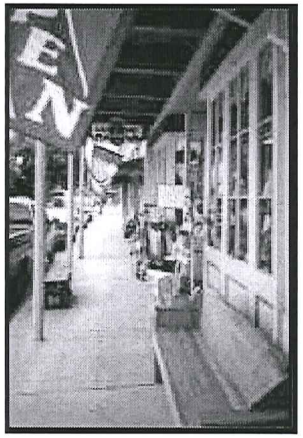
- Shall cover no more than 5% of the building facade wall area or 30 sq. ft., whichever is smaller.

Awning Signs- sign with letters/logo painted, silk screened or stitched directly onto a building awning.

- Maximum signed area- 5% of the primary building facade wall area, but not to exceed 85% of the awning area.

Banners- signs made of flexible fabric rather than rigid materials.

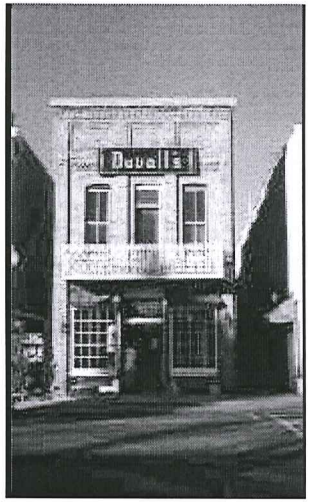
- Shall not extend above the roof eaves.
- Shall cover no more than 5% of the building facade wall area or 30 sq. ft., whichever is smaller.



Ground Mounted Signs- signs extending directly from the

Facade-Mounted Signs- signs mounted directly on a building facade.

- Shall cover no more than 5% of the building facade wall area or 30 sq. ft., whichever is smaller.



Facade-Painted Signs- signs painted directly on a building facade.

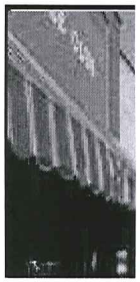
- Maximum area- 5% of the building facade wall area or 30 sq, ft., whichever is smaller.

Free-Standing Signs-signs elevated above grade by a pole(s) or similar structure.

- Encouraged only for buildings having a front setback of at least

Projecting Signs- signs extending from pendicular).

- These sign shall not extend above the roof eaves or parapet wall.
- Maximum area: 9 sq. ft.
- Min height: 7 ft. above grade except in visibility areas where minimum height is 10 ft.



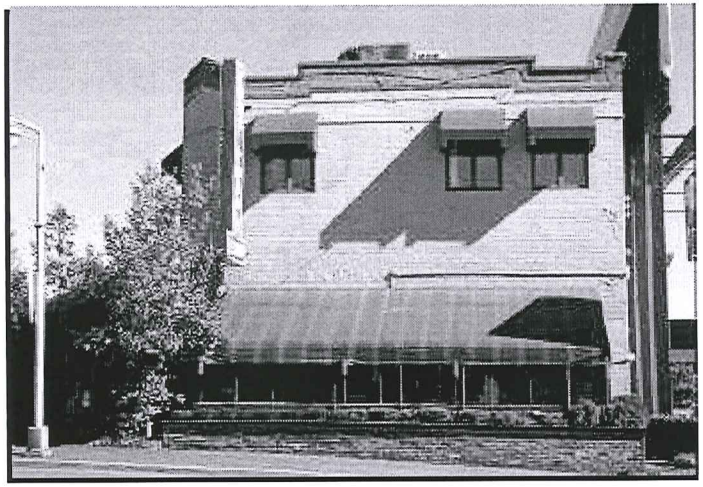
Window sign- a sign which is attached to, visible through, a window.

- Window signs are encouraged to be painted and cover no more than 25% of the window.

Object Signs- 2 or 3 dimensional signs associated with a business. These sign Projecting Signs.

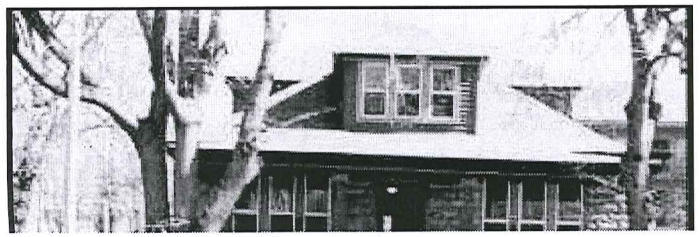
Restaurant Menu signs- small menus o fronted box and externally illuminated.

- Location-facade mounted within 3 ft. c mary entrance
- Maximum area: 2 sq. ft.



The Sportsman Grill is the only building identified as worthy of conservation in Sub-District 1C.

This building, located in Sub-District 1A, should serve as a model for future infill development.



PROPERTIES "WORTHY OF CONSERVAT

Hillsboro Village Urban Design Overlay Area

UDO Boundary

"Worthy of Conservation" Property

Appendix

Hillsboro Village Urban Design Overlay Regulatory Sta

SECTION A: HILLSBORO VILLAGE URBAN DESIGN OVERLAY BULK STANDARDS. The bulk standards for the Hillsboro Village Urban Design Overlay (UDO) area that vary from the underlying base zone district standards are presented in this section. General provisions are listed first, followed by Table A-1 in which bulk standards are presented by sub-district within the UDO.

1. General Provisions. The bulk standards that apply broadly within the UDO are as follows.

a) *APPLICABILITY OF BASE DISTRICT STANDARDS*: Base district bulk standards that are not varied by provisions set forth in this section shall apply within the Hillsboro Village UDO.

b) *FLOOR SPACE EXEMPTION FOR PARKING*: Floor space designed for parking, including excess parking not required by the zoning ordinance, shall not be included in the calculation of floor/area ratio.

c) *PARKING STRUCTURE FACADE*: The exterior facade of parking structures shall be covered with architectural cladding that utilizes materials, colors, and a pattern of openings consistent with nearby significant building facades.

d) *STREET LEVEL LEASABLE FLOOR SPACE IN PARKING STRUCTURES*: Parking decks located at street level shall have no less than seventy-five percent (75%) of the lineal street frontage devoted to office or non-parking commercial uses at a minimum depth of twenty (20) feet along the following streets:

- 21st Avenue S. in Sub-Districts 1A, 1B (north of Acklen Ave. in MUL district only), 1C and 1D;
- Belcourt Avenue in Sub-Districts 1A, 3A, and 3B;
- Acklen Avenue in Sub-District 1B (north side only in MUL district); and
- 20th Avenue S. in Sub-District 3A.

e) *DEFINITION OF MEZZANINE:* A mezzanine is a partial floor that projects in the form of a balcony and with a low floor-to-ceiling height, or a floor that comes between two other floors of a building; mezzanines are not typically found in the character defining buildings within the UDO boundary. Within subdistricts 1A & 1B, a mezzanine shall be counted as one individual story in a building.

2. Table of Bulk Standards by Sub-District. The bulk standards that apply variably by sub-district within the UDO are presented in Table A-1.

TABLE A-1
BULK STANDARDS BY SUB-DISTRICT:
HILLSBORO VILLAGE "URBAN DESIGN OVERLAY" DISTRICT

UDO SUB-DISTRICT

BULK STANDARD	1A	1B	1C	1D	2A	2B	3A and 3B
Single Build-to Line	Street line along all public streets[a]	Street line along all public streets[a]	Street line along 21st Ave. S. and along inter-secting street for corner parcels with frontage on 21st Ave. S.[a]	Street line along 21st Ave. S. and along inter-secting street for corner parcels with frontage on 21st Ave. S.[a]	75 ft. from centerline along 21st Ave. S.	45 ft. from centerline along Belcourt Ave.	N/A
Minimum Rear Yard Setback	0 ft.						
Maximum Building Height	45 ft. including parapet[c, k]	3 pa					
Maximum Height Control Plane	N/A[e]						
Maximum Number of Stories	3 stories (excluding parking structures)[j, k, l]	2 (e pa st					
Required Length of Street Wall	100% of street frontage along 21st Ave S.	1 f					
Minimum Street-Level Floor Height	14 ft. (floor to floor)	14 fl					
% Glazing of Street Wall	55-85% for first floor & 25-65% for 2nd & 3rd floors along 21st Ave S.[f, g]	5 fl fo al S.					
Maximum FAR (exclud-ing parking)	1.00[h]						
Maximum ISR	1.00[i]						

a *MINIMUM WALL AT BUILD-TO L*
applicable, within the maximum se
elements, such as pilasters, may be
uninterrupted by "breaks" (such as
in width.

h *INCREASED SETBACK*: The maxi

g *GLAZED AREA CALCULATION:* The first floor glazed area calculation shall be based on the façade area measured to a height of 14 ft. from grade.

h *FLOOR AREA BONUS*: Floor space in addition to that allowed by the applicable FAR shall be permitted for uses other than parking at a rate of 300 square feet for nonresidential uses, or 600 square feet for residential uses, for each permanent parking space provided that is in excess of the parking required for the development on the site.

i *LANDSCAPE AREA EXCLUDED:* ISR shall not apply to the area needed to provide required landscaping for parking lots or to the area needed to provide required landscape buffering along a base zone district boundary (see Section D.).

j *ARTICULATION OF BUILDING WALL FACING A PUBLIC STREET:* Buildings shall have window and door openings directly related to the number of stories in a building. For example, a two story building shall have windows articulating a two story building. A two-story building shall not be designed to read as a three story building through the use of windows.

k *BUILDING PRESERVATION BONUS HEIGHT:* The preservation and re-use of buildings designated as worthy of conservation is critical to maintaining the character and identity of Hillsboro Village. Use of this bonus shall require a recommendation from the Metropolitan Historical Commission, or its designee, on the worthiness of preserving a building including but not limited to buildings worthy of conservation, and buildings listed on or eligible to be listed on the National Register of Historic Places. The building height bonus shall be determined by the following standard:

Bonus Height: Within subdistricts 1A and 1B where existing character-defining structures are preserved in perpetuity through means of deed restriction to be recorded with the Register of Deeds, one additional story (10ft of height) shall be permitted stepped back from the right-of-way as follows:

Along 21st Ave S,	60ft
Along side streets (Belcourt Ave, Acklen Ave, and Blakemore Ave):	45 ft.

The binding commitments shall consist of an instrument recorded in the register of deeds, that records the preservation of the historic building in perpetuity by requiring that any exterior alterations including demolition in whole or in-part be reviewed and approved by the Metro Historic Zoning Commission following the Commission's processes, policies, Secretary of Interior's Standards and any applicable design guidelines; record the forfeiture or any future claim for additional building intensity of development, including any type of variance of the preserved historic building; and records the project's building height bonus.

l *DEFINITION OF MEZZANINE:* Within subdistricts 1A & 1B, a mezzanine shall be counted as one individual story in a building.

SECTION B: HILLSBORO V

Village UDO that vary from the underlyin
followed by Table A-2 in which parking stan

1. General Provisions. The parking standa

a) *NO LEASING TO NON-UDO USES*: Th
parking needs of activities located outsid

b) *LEASE REQUIREMENTS FOR OFF-SI*
shall match the property lease. A 3 year

c) *EXEMPTION FROM VISIBILITY PROV*
set forth in Section 17.20.180 of the zoni

2. Table of Parking Standards by Sub-Dis
presented in Table A-2.

PA
HILLSBORO

PARKING STANDARD	1A and 1B	
Restriction on Parking in Front Setback Area	N/A	No of bui lin
Minimum Parking Requirement Other Than Base District	No variation in base district standard	No dis
Use of Parking	Parking in excess of that meeting required on-site needs may be used to satisfy off-site parking needs of uses located anywhere within the UDO[a]	Par tha on- use par loc wit

SECTION C: HILLSBORO VILLAGE UDO SIGN STANDARDS. Sign standards for the Hillsboro Village UDO that vary from the underlying base zone district standards are presented in this section.

1. General Provisions. The sign standards that apply broadly within the UDO are as follows

a) *SIGNS NOT PERMITTED:* In addition to signs prohibited in the base zoning district, on-premise temporary signs shall not be permitted and no permitted signs shall extend above an eave line or parapet.

b) *MAXIMUM AGGREGATE BUILDING SIGNAGE*: The maximum aggregate amount of display surface area of all permanent on-premise building signage permitted on a parcel per public street frontage shall not exceed 15% of the area of the building facade facing the public street or 192 sq. ft, whichever is less.

c) *LIMITATION ON LIGHTING*: Lighted signs shall be either spotlighted, externally lit, or back-lit with a diffused light source.

d) *PLACEMENT OF SIGNS*: Signs, other than those on windows, shall be placed so as not to obscure key architectural features or door or window openings.

2. Table of Sign Standards. The sign standards for individual permanent on-premise signs permitted within the UDO are presented in Table A-3.

TABLE A-3
SIGN STANDARDS
HILLSBORO VILLAGE "URBAN DESIGN OVERLAY" DISTRICT

PERMANENT ON-PREMISE SIGN STANDARD	Minimum Setback	Maximum Height	Maximum Display Surface Area of Individual Signs
Ground Sign--Monument	5 ft.	2.5 ft. for any part of sign within 15 ft. of street line; 3.5 ft. otherwise	12 sq. ft
Ground Sign--Pole	5 ft.	15 ft.[a]	10 sq. ft
Building-Sign--Projecting	N/A	Eave line or top of parapet[b]	9 sq. ft
Building Sign--Wall-Mounted Type	N/A	Eave line or top of parapet	30 sq. ft or 5 % of the building facade wall facing the public street, whichever is less.

[a] A minimum clearance of 10 ft. shall be provided for any portion of a pole sign that is within 15 ft. of the street line

SECTION D: HILLSBORO
Hillsboro Village UDO that vary from

1. General Provisions. The landsca
standards are as follows.

a) WAIVER OF INTERIOR SURFAC
screening within the interior of su

b) PERIMETER LANDSCAPE BUFI
district landscape buffering and sc

(1) SUB-DISTRICTS 1A AND 1B
length of properties fronting on 21
from 21st Ave. S. The facade wal
walls, and meet the applicable gla

On corner lots that front on 21st A
from the street to a height of 4 fee
the side street.

(2) SUB-DISTRICT 2A STANDAI
from 21st Ave. S. to a height of 4 f
21st Ave. S.

c) LANDSCAPE BUFFERING AND S
zone district landscape buffering and s

(1) WAIVER WITHN THE UDO:
district boundaries within the UD

(2) SELECTED WAIVERS ALON
the boundary of the UDO, the bas
whenever:

- the abutting base zone distric
- the abutting base zone distric