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Text Amendment

Case: TC1000006 Commercial Infill
Ordinance Amendment: to establish a new commercial zoning district for the Urban and Compact Neighborhood Tiers

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Commercial Infill District

Project Origin (2009)

- Quality of Life, West Chapel Hill Street Merchant's Alliance, Self Help
- Challenges to development and redevelopment
 - Suburban parking requirements
 - Wide buffers
 - Minimum lot sizes
 - Deep setbacks

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Commercial Infill District

Project History (2010)

- Staff evaluation of small Urban Tier commercial areas
- Staff analyzed various planning tools and options
- New Commercial Infill (CI) District viewed as best tool

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Commercial Infill District

Public Outreach

- Workshop May 2010
 - Specific questions about issues
 - Citizen input for district regulations
- Workshop October 2010
 - Draft district regulations
 - Citizen input on boundaries

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Commercial Infill District

Articles 1 and 4

- Establish the Commercial Infill as a new commercial zoning district
- Applies in the Compact Neighborhood and the Urban Tiers
- Establish Intent
 - Pedestrian oriented
 - Small and mixed use nodes
 - Direct access to residential neighborhoods

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Commercial Infill District

Article 5, Use Regulations

- Permitted uses similar to other commercial districts
- Focused on unique character of urban commercial nodes
- Upper story residential allowed
- Townhomes allowed

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Commercial Infill District

Article 6, District Intensity Standards

Lot Area	20,000 square foot maximum, greater with minor special use permit
Street Yard	10-15 feet from the curb
Side Yard	10 foot maximum
Rear Yard	10 foot minimum
Height	35 feet maximum, no modification 50 feet maximum if using 1:1 step-backs

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Commercial Infill District

Article 6, District Intensity Standards Other Changes

- Several changes to clarify and simplify the presentation of the current ordinance requirements
- No new standards other than CI district

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Commercial Infill District

Article 9, Landscaping and Buffering

- Required CI Buffers
 - 10 feet against residential districts
 - None against commercial districts
 - 10 feet against industrial districts
- Buffer alternatives
 - Solid hedge of evergreen understory trees
 - Eight foot high wall

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Article 9, Landscaping and Buffering

- Vehicle Use Area (parking lot) Landscaping
- Street Trees and Alternatives
- Other Changes to clarify and simplify the presentation of the current ordinance requirements

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Commercial Infill District

Article 10, Off-Street Parking and Loading

- Required CI parking
 - Use the CN Tier parking ratios
 - New parking to rear and side
 - Bike parking within 50 feet of entrance
 - On-street loading similar to Downtown
- Other changes to clarify and simplify the current ordinance requirements
- Expansion of on-street parking for the Urban Tier

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Commercial Infill District

Next Steps

- Return to City Council for public hearing and adoption
 - Text Amendment
 - Zoning Map Change for West Chapel Hill Street area
- Board of County Commissioners for the text amendment