

NW AUBURN NEIGHBORHOOD PLAN

BRAGG AVENUE | MLK DRIVE



Educational Meeting #1 | November 28, 2016



City of Auburn

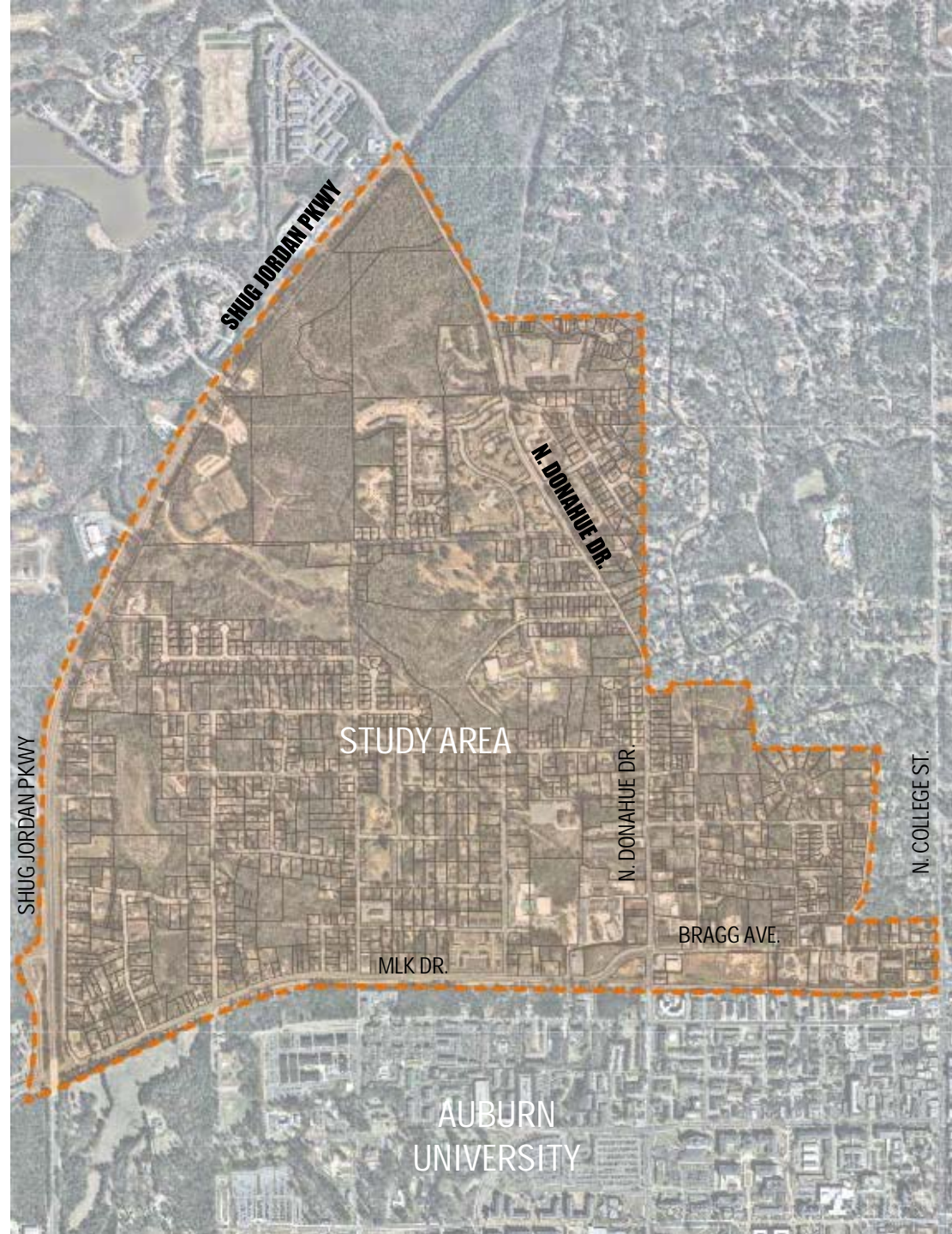
MEETING AGENDA:

- *Future Land Use*
- *Zoning*
- *Streetscape*
- *Staff Updates*
- *Questions*



STUDY AREA

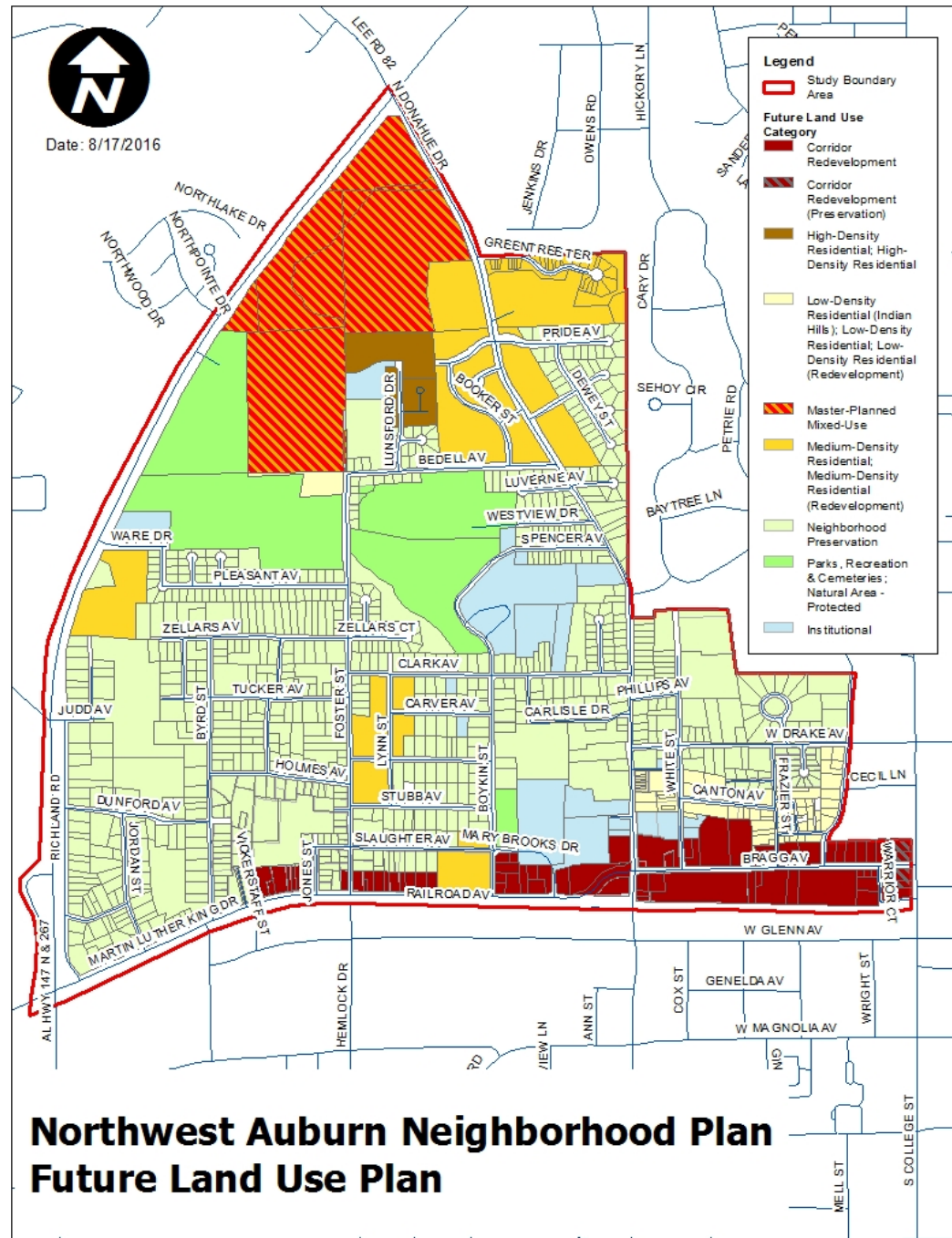
- *1.38 square miles*
- *880 acres*
- *730 developable acres*
- *Population: 3,171*
(2010 Census Block Data)



EXISTING FUTURE LAND USE

Focus Area: Future Land Use

- *Nine (9) FLU Designations*
- *Corridor Redevelopment (Bragg and MLK)*
- *Majority is Neighborhood Preservation*
- *Master Planned Mixed-Use*



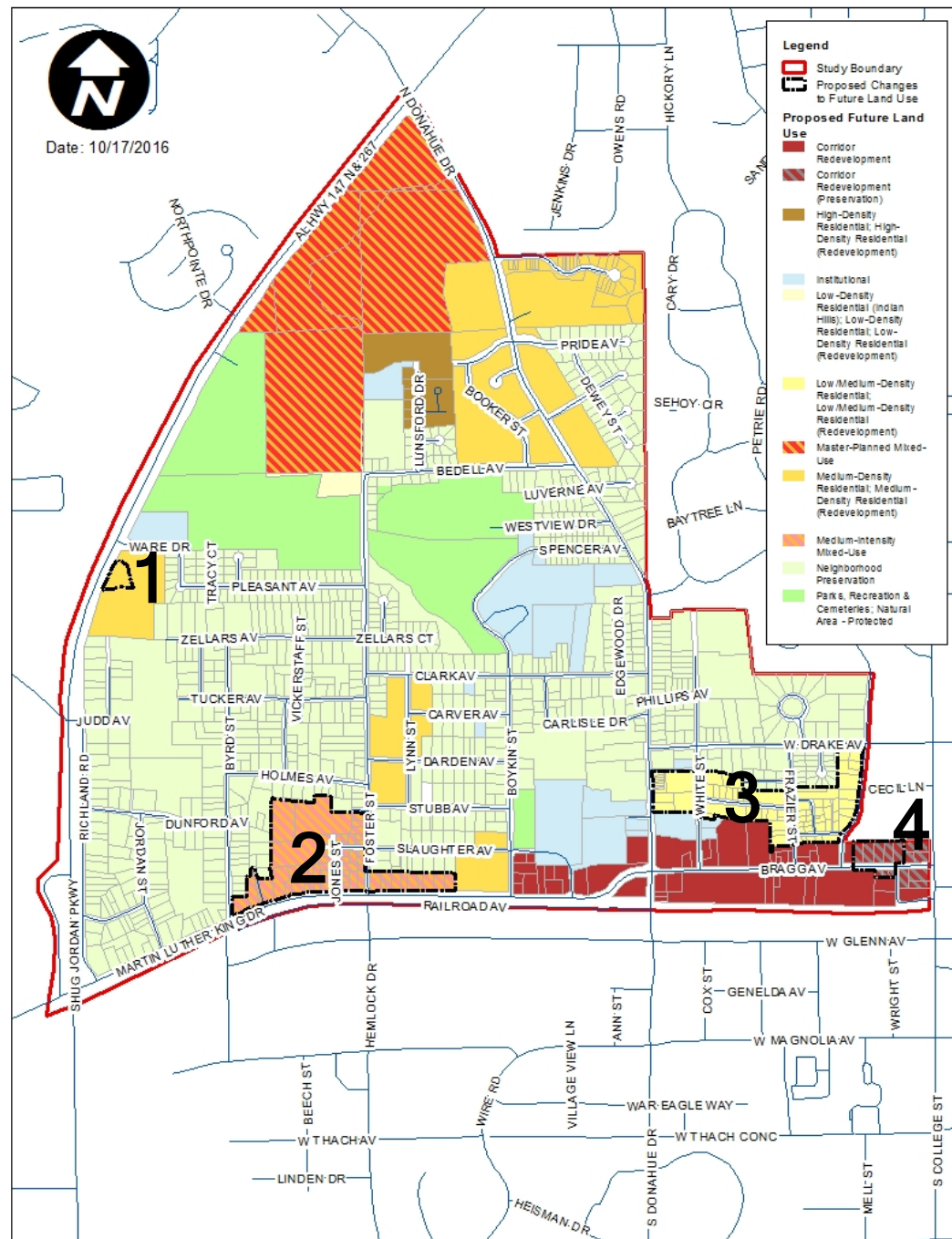
PROPOSED FUTURE LAND USE



Date: 10/17/2016

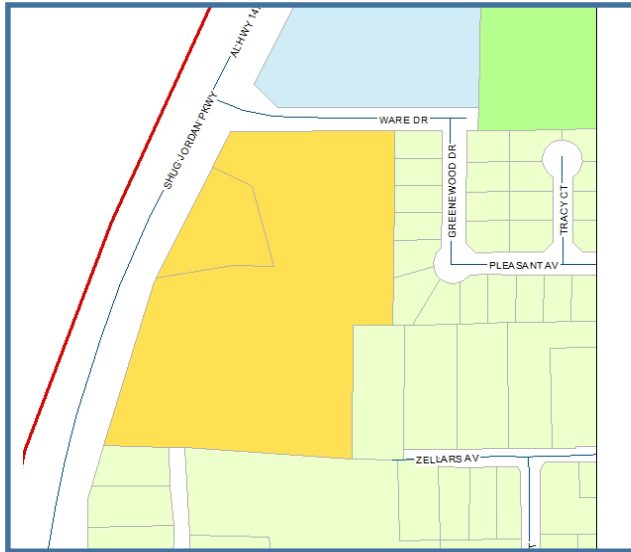
Four (4) Areas Of Proposed Change

1. *Shepherd's Cove*
2. *MLK / Foster Intersection*
3. *Canton Avenue / Frazier Street*
4. *Bragg Avenue / Sanders Street*



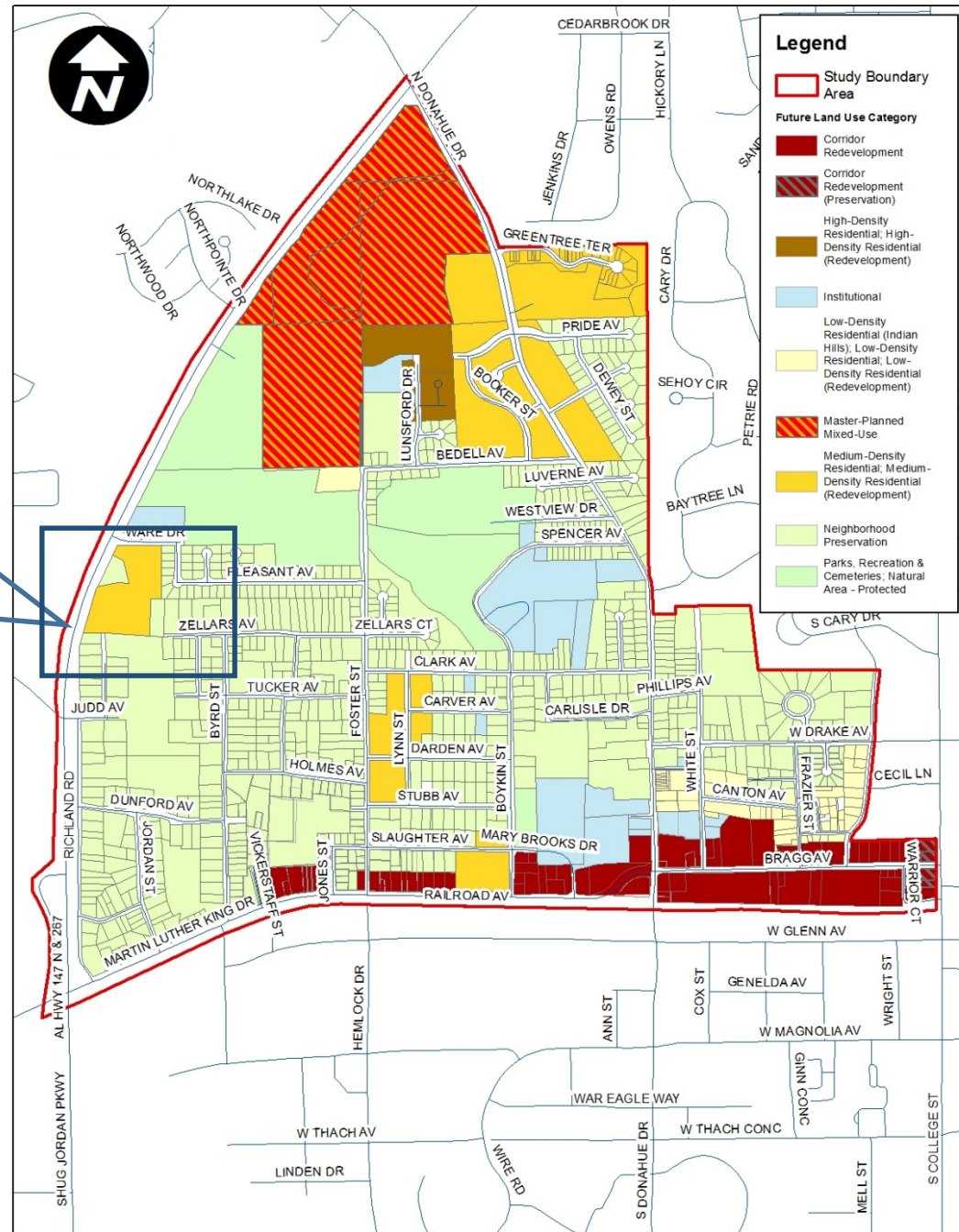
PROPOSED FUTURE LAND USE

1. Shepherd's Cove



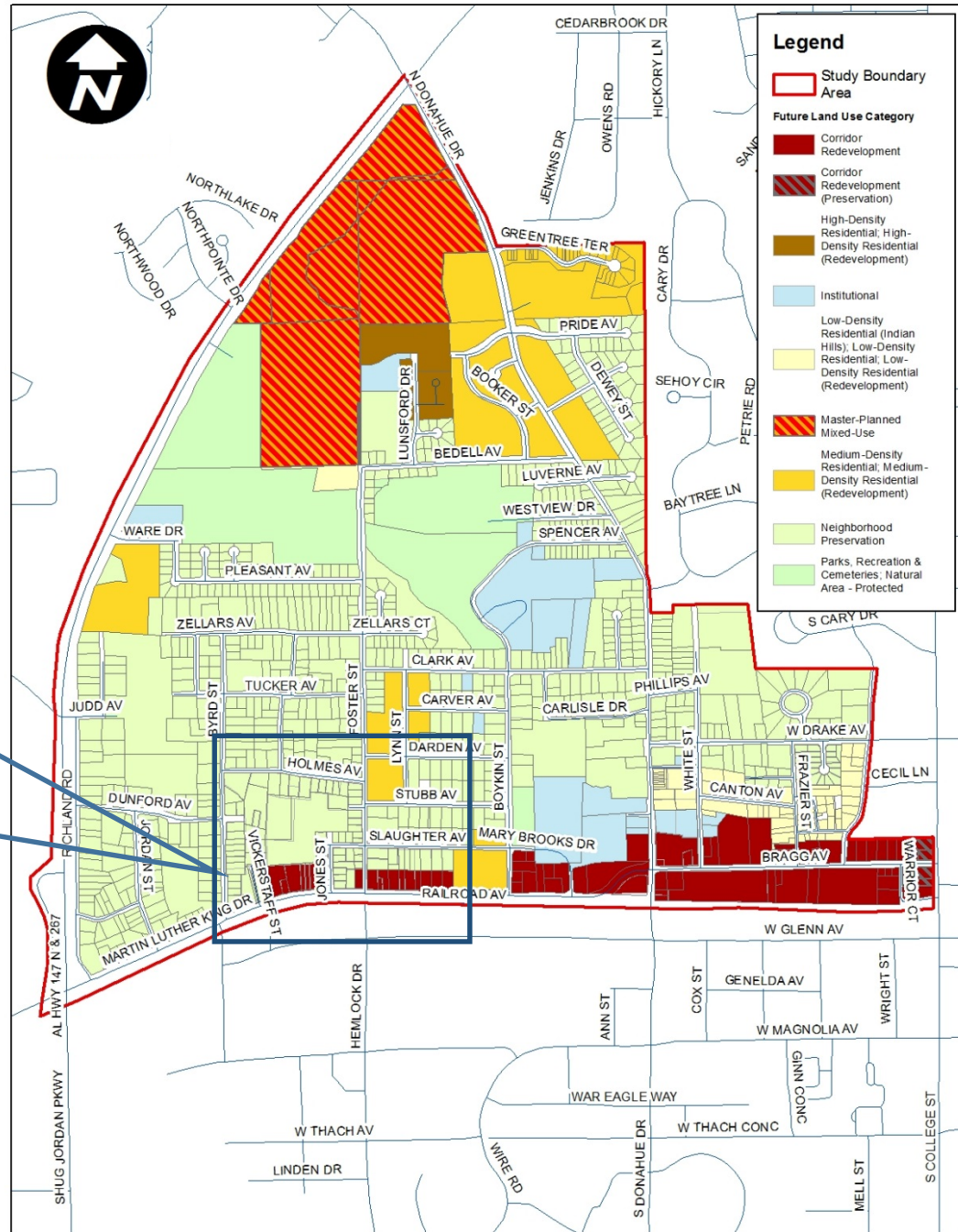
From Neighborhood Preservation To Medium-Density Residential

- *The purpose of change is to align the future land use with the surrounding land use classification.*



PROPOSED FUTURE LAND USE

2. MLK / Foster Intersection



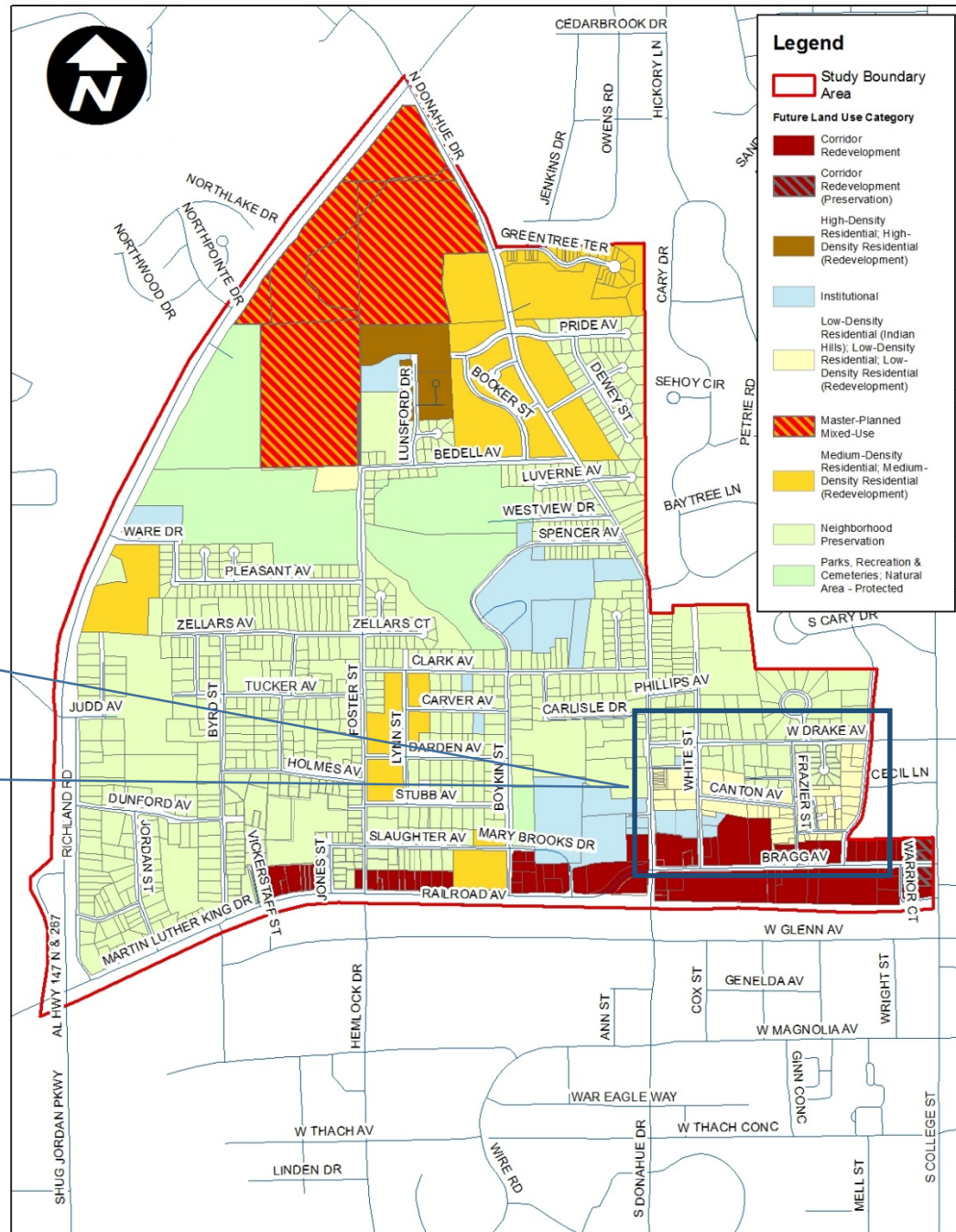
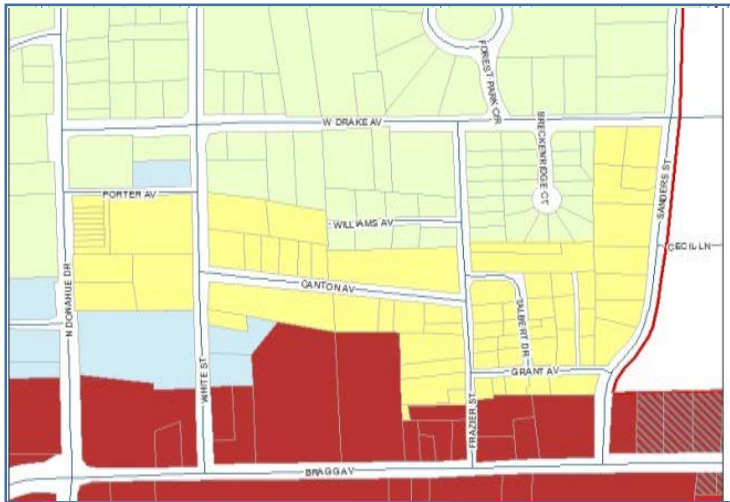
From Neighborhood Preservation And Corridor Redevelopment to Medium-Intensity Mixed-Use

- *The purpose of change is to allow office and neighborhood commercial as well as low and medium density residential.*

PROPOSED FUTURE LAND USE

3. Canton Ave / Frazier St

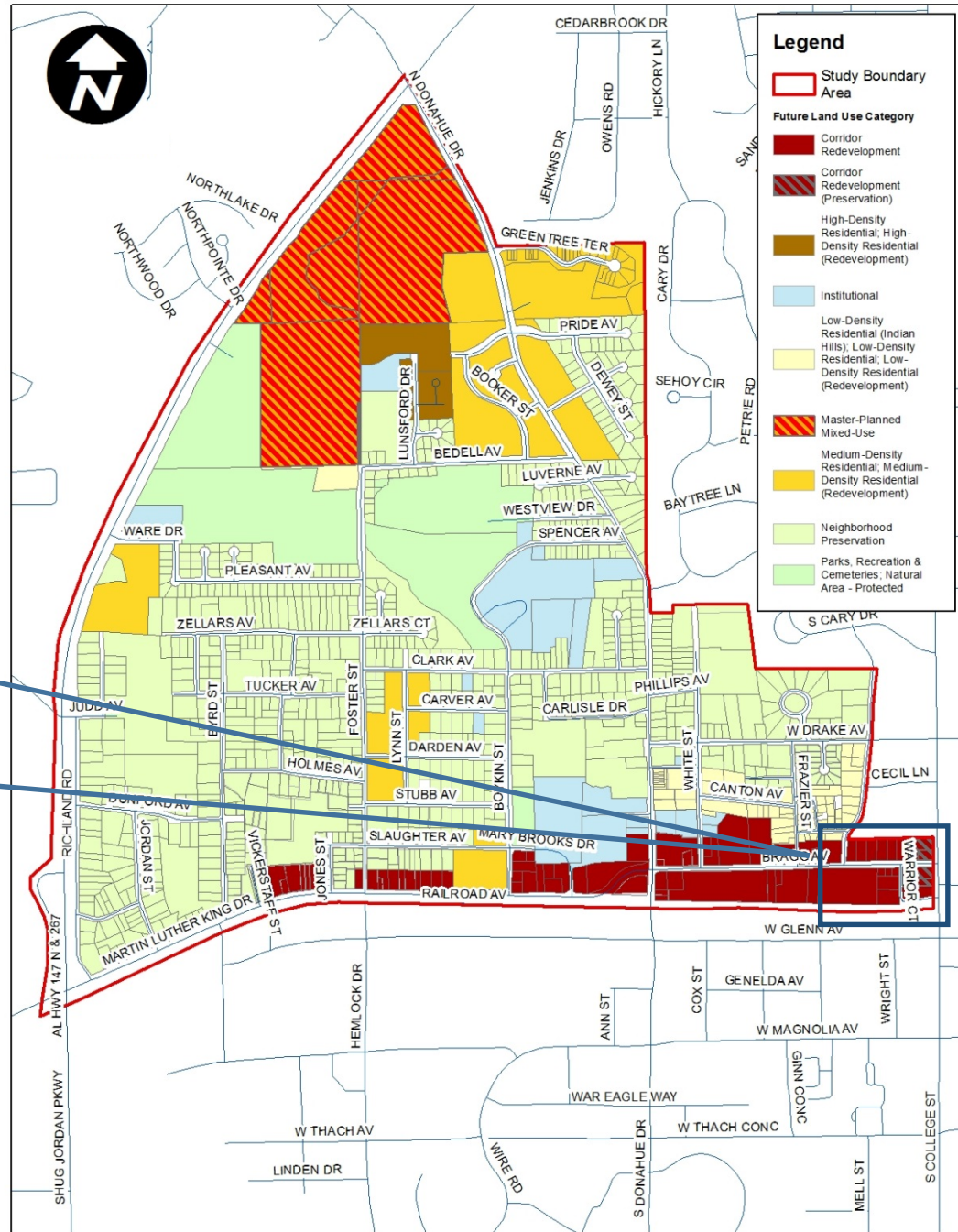
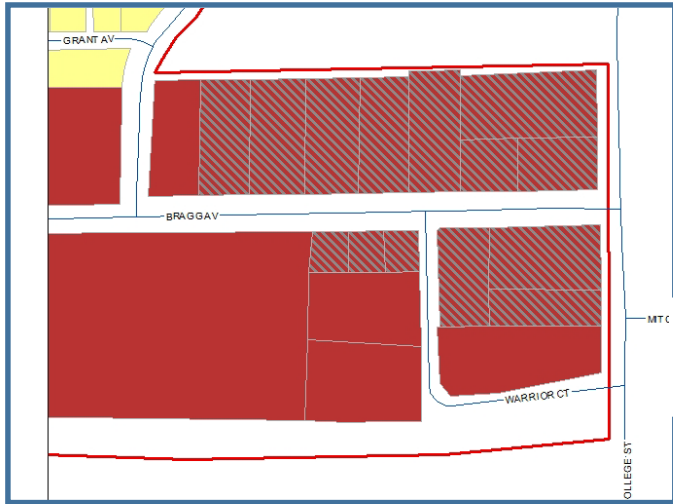
From Low-Density Residential (Redevelopment) to Low/Medium-Density Residential (Redevelopment)



- The purpose of the change is to allow greater variety of housing types. Permitted uses include single-family detached, zero lot line, townhouse, duplex, and traditional neighborhood development.

PROPOSED FUTURE LAND USE

4. Bragg Ave / Sanders St



From Corridor Redevelopment to Corridor Redevelopment (Preservation)

- The purpose of the change is to encourage redevelopment but reuse and protect existing historic structures.

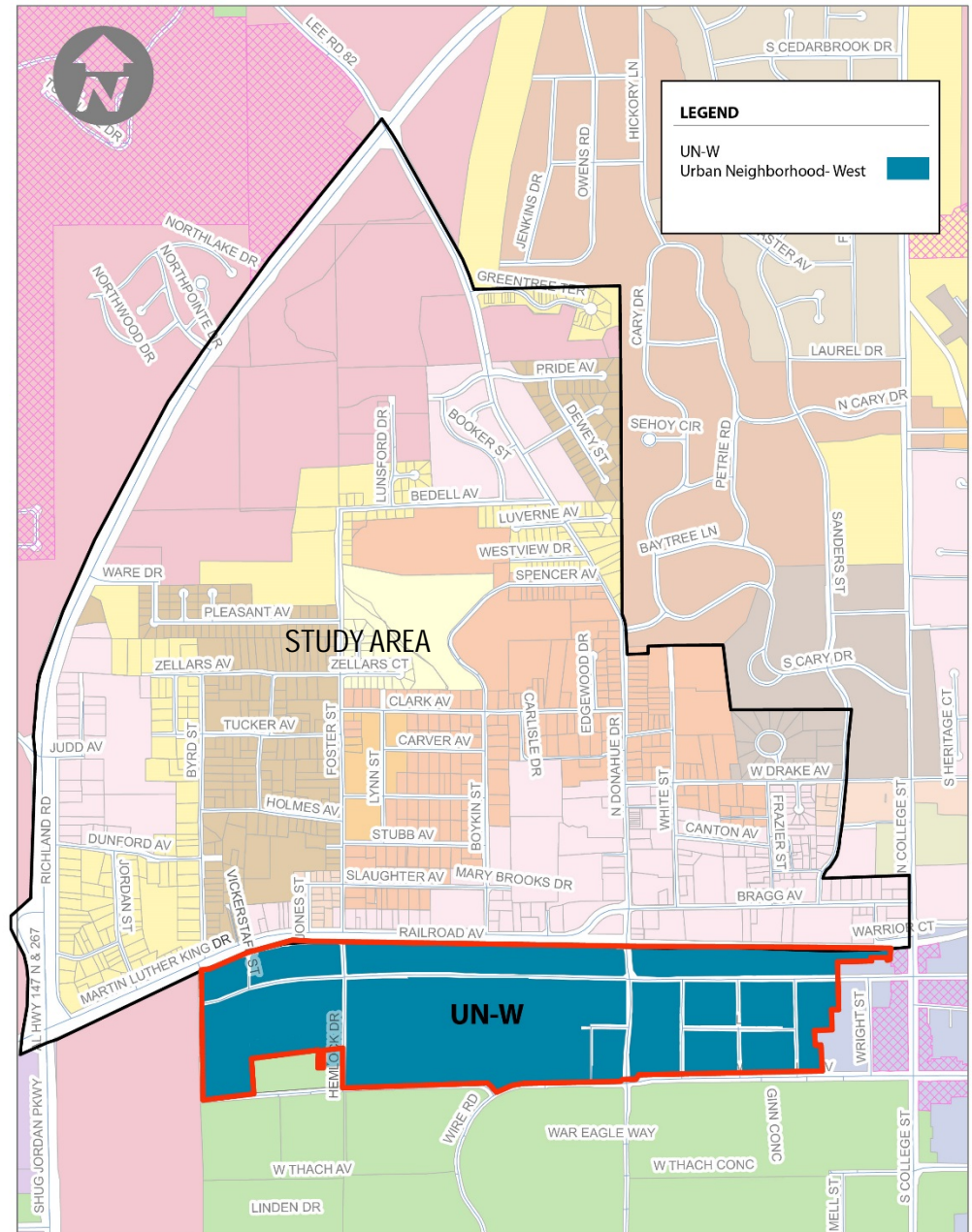
STUDENT HOUSING

Purpose-Built Student Housing (Private Dormitory)

- *UN-W= Permitted*
- *UN-E = Permitted*
- *UN-S = Conditional*

****Not allowed in study area.*

****RDD and CDD are the only current zoning districts that allow up to 5 unrelated individuals. All other zoning districts are limited to the more restrictive occupancy regulation of the family definition.*



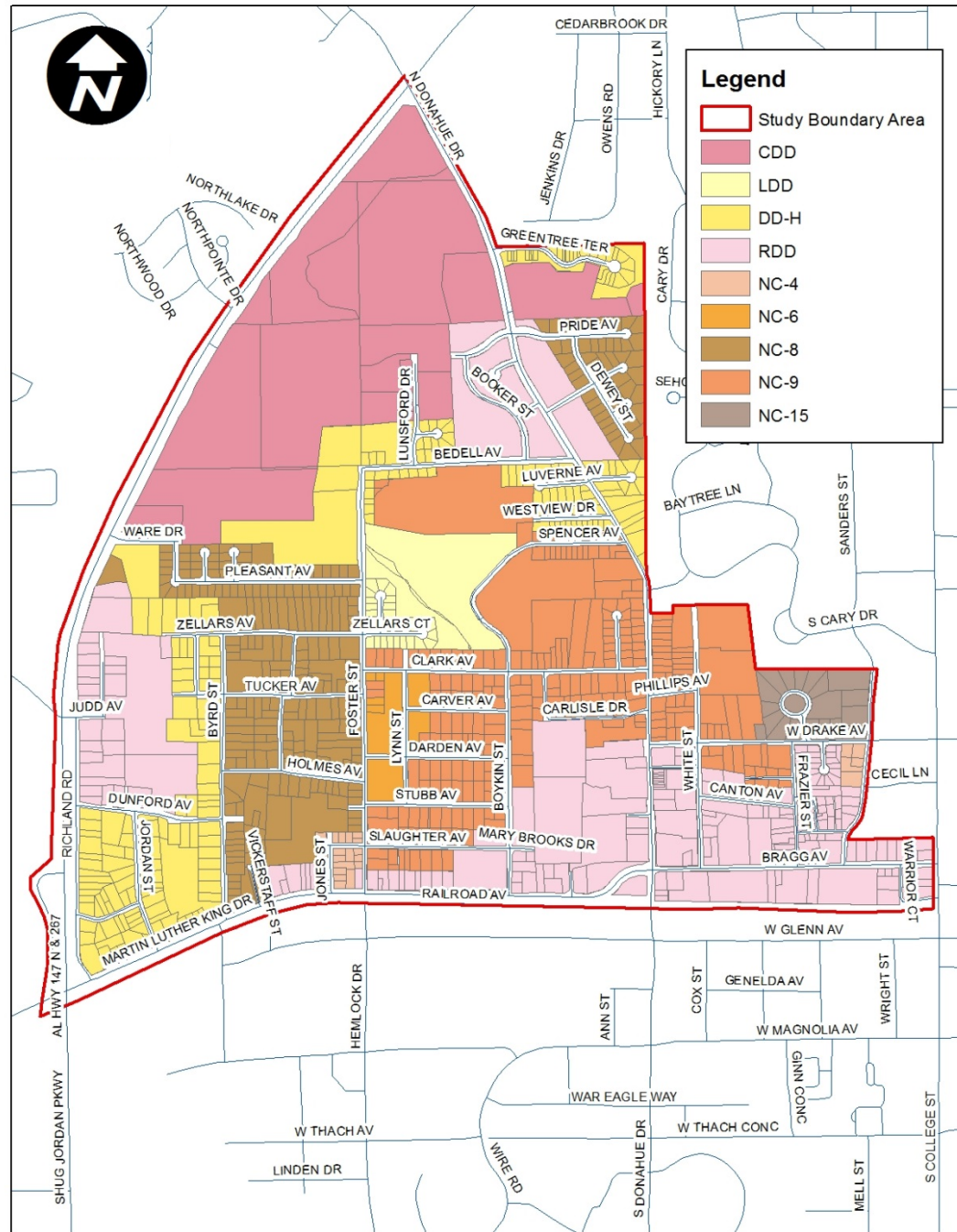
MEETING AGENDA:

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CURRENT ZONING

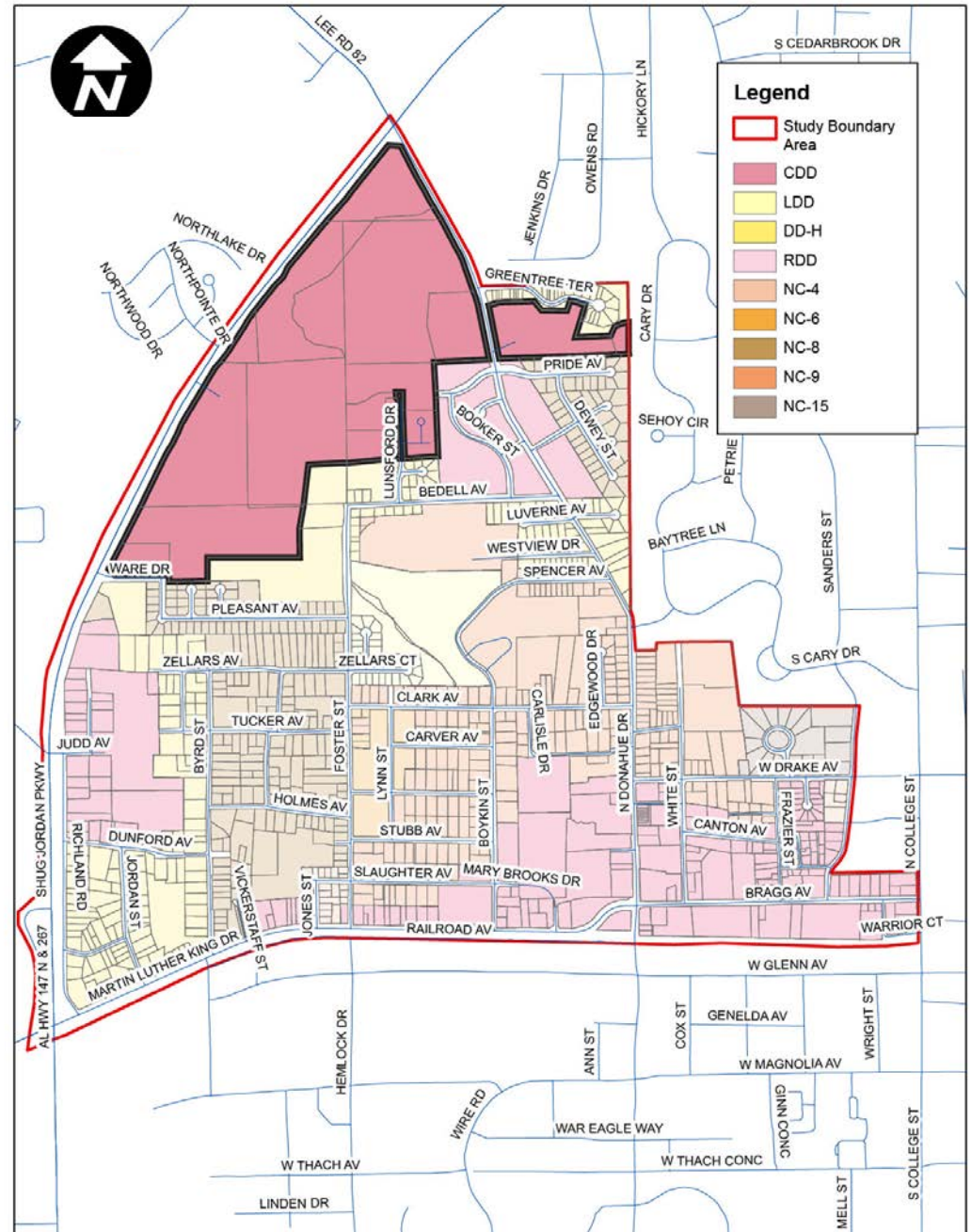
- *Nine (9) Zoning Districts*
- *RDD is 23% of the study area*
- *NC combined is 36%*
- *CDD is 22%*



CURRENT ZONING

Comprehensive Development District (CDD)

- The most permissive district, allows many and varied uses by right.
- Low to moderate density residential development
- Occupancy is limited to five (5) unrelated individuals.



CURRENT ZONING: CDD

ARTICLE IV GENERAL REGULATIONS
Table 4-1 TABLE OF PERMITTED USES

Category
Use

Category	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDI	CDD	CRD-U	CRD-S	SCCD	I	PDD
Agricultural Uses																	
Agriculture	1113									P							
Forestry	113	x						C		P	C	C					
Conventional Subdivision																	
Single family residential S/D		x		P	P	P	P	P	P	P	P	P					C
Manufactured home S/D		x										C†					C
Performance Residential Development ***																	
Single family detached S/D		x		P	P	P		P	P		P	P	C	C			C
Zero lot-line S/D		x		P	P	P		C	C		C	P	C	C			C
Town house S/D		x	C	P	P	P		C	C		C	P	C	C			C
Twin house S/D		x		P	P	P		C	C		C	P	C	C			C
Duplex development		x		P	P	P		C	C			C	C	C			C
Cottage Housing Development		x		P	P	P			C				C	C			C
Multiple family development †		x	P	P	P	P		C	C			C	C	C			C
Private Dormitory		x		P	P	C											
Manufactured home park		x										C					C
Manufactured home S/D		x										C*					C
			*** See Section 502.02	† for UC See Section 506.03								# See Section 502.02(A)					
Outdoor Recreational Uses																	
Golf course	793910						C	C	C	P	C	P					C
Commercial Stables	711219										C						C
Nature and Wildlife Preserves	71219						C	C									C
Park (Private)			P	P	P	P	P	P	P	P	P	P	C	C			C

P = permitted use
C = conditional use
A blank box indicates the use is not permitted.

*See Special Development Standards, §402.02
**Neighborhood Shopping Center only

CURRENT ZONING: CDD

<i>Institutional</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDL	CDD	CRD-U	CRD-S	SCCD	I	PDD
Aquariums	712130	x	C	C	C				C		C	P					C
Assisted Living Facility	623311	x							C		C	P	P	P			C
Cemetery	812220	x		P	P		P	P	C	P		P					C
Church	813110	x	C	C	C	C	C	C	C	P	C	P	C	C			C
Day Care Center	624410	x	C	C	C	C			C		C*	P	P	P	P	C	C
Day Care Home	624120	x	P	C	C	C	C	C	C	P	C	P	C	C			C
Group Day Care Home		x	C	C	C	C			C	C	C	P	C	C			C
Independent Living Facility	623312	x	C	C	C	C			C		C	P	P	P			C
Nursing Home	623110	x							C		C	P	P	P			C
Private Libraries & Museums		x	C	C	C	C			C	C	C	P	P	P			C
Private Schools	6111	x	C	C	C	C	C	C	C	C	C	C	C	C			C
All Other Uses		x	C	C	C	C			C		C	C	C	C	C		C

<i>Indoor Recreational</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDL	CDD	CRD-U	CRD-S	SCCD	I	PDD
Billiards	713990		C	C	C				C		C*	P	P	P	P		C
Bowling Alleys	713950		C	C	C				C		C*	P	P	P	P		C
Community Rec. Center	713990	x	C	P	P	C	C	C	C		C*	C	P	P	P		C
Gymnasium	713940		C	C	C				C		C*	P	P	P	P		C
Indoor Athletic Facilities	713940		C	C	C				C		C*	P	P	P	P		C
Skating Rink (Roller & Ice)	713940	x		C	C				C			P	P	P	P		C

<i>Special Residential</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDL	CDD	CRD-U	CRD-S	SCCD	I	PDD
Accessory Dwelling Unit		x		P	P	P	P	P	P	P	P	P	C	C			C
Bed & Breakfast	721191	x	P	P	C	P	C*	C	P	C	C	C	C	C			C
Boarding/Rooming House	721310	x	C	P	P	P			P			P					C
Group Home	623990								P			C	C	C			C
Halfway Houses	623990		C	C	C	C			P		C	P	C	C			C
	623220																
Monasteries/Convents	813110			C	C	C	C	C	P	C	C	C	C	C			C

Limited to NC zoned property within the City of Auburn Historic District, as adopted by Ordinance No. 2377, and as may be amended.
 Bed and Breakfasts are otherwise not a permitted use in the NC District

P = permitted use
 C = conditional use
 A blank box indicates the use is not permitted.

**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: CDD

Office	NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDL	CDD	CRD-U	CRD-S	SCCD	I	PDD
Office			P	P	P	P			P		C**	P	P	P	P	C	C
Commercial and Entertainment	NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDL	CDD	CRD-U	CRD-S	SCCD	I	PDD
Auto accessory store	441310	x							C			P	P	P	P	C	C
Banks	5221		C	C	C	C			C		P**	P	P	P	P	C	C
Barbershop/beauty shop	812111		P	P	P	P			C		P**	P	P	P	P	C	C
Book, Hobby, Music, & Sporting Goods Stores	451		P	P	P	P			C		P**	P	P	P	P	C	C
Brewpub	312120	x	C	C	C	C			C		C**	C	P	P	P	C	C
Building material sales (no outdoor display)	444190	x							C			P	C	P	P	C	C
Check Cashing									C			C	C	C		C	C
Clothing Stores	448		P	P	P	P			C		P**	P	P	P	P	C	C
Commercial or trade school	611511	x	C	P	P				C			P	P	P	P	C	C
Copy shop	561439		P	P	P	P			C			P	P	P	P	C	C
Dry Cleaners	812320		C	C	C	C			P		P**	P	P	P	P	C	C
Electronics Repair	8112		P	P	P	P			C		P**	P	P	P	P	C	C
Florists	4531		P	P	P	P			C		P**	P	P	P	P	C	C
Funeral Homes	812210	x	C	C	C				C		C**	C	C	P	C	C	C
Garden Supply	44422		C	C		C			C		P**	P	P	P	P	C	C
General Merchandise Stores	452		C	C	C	C			C			P	P	P	P	C	C
Grocery Stores	4451		C	C	C	C			C		P**	P	P	P	P	C	C
Hardware Stores	444130		C						C			P	C	P	P		C
Health & Person Care Stores	446		P	P	P	P			C		P**	P	P	P	P	C	C
Lounge			C	C	C				C		C**	C	P	P	P	C	C
Hotel/motel/condotel	721110	x	C	C	C	C			C			C	P	P	P	C	C
Office Supplies, Stationery, Gift Stores	4532		P	P	P	P			C		P**	P	P	P	P	C	C
Pawn Shop									C			C	C	C		C	C
Package store	445310		C	C	C	C			C			P	P	P	P	C	C
Pet/Pet Supply Store	45391		P						C		P**	P	P	P	P	C	C
Precious Metal Purchase/Sales									C			C	C	C		C	C
Private club	813410	x	C	C	C	C			C			C	C	C	C	C	C
Professional Studios			C	C	C	C			P		P**	P	P	P	P	C	C

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 ***Neighborhood Shopping Center only

CURRENT ZONING: CDD

<i>Commercial and Entertainment</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDI	CDD	CRD-U	CRD-S	SCCD	I	PDD
Restaurant			P	P	P	P			C		P*	P	P	P	P	C	C
Specialty Food Stores	4452		P	P	P	P			C		P*	P	P	P	P	C	C
Theaters/Indoor Auditoriums	512131		C	C	C				C			P	P	P	P	C	C
Title Pawn									C			C	C	C		C	C
Veterinary office/kennel	541940	x		C	C	C			P	P	C*	P	P	P	P	C	C
All others			C	C	C	C			C		C*	C	C	C	C	C	C

<i>Road Service</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDI	CDD	CRD-U	CRD-S	SCCD	I	PDD
ATMs		x	C	C	C	C			C			P	P	P	P		C
Auto dealership	44111 44122								C			C	C	P	P	C	C
Auto repair, paint/body work	8111	x							C			C	C	P	C	C	C
Bank w/Drive Thru			C	C	C				C		C*	C	C	P	P	C	C
Building Material Sales (outdoor display)	444190	x							C			P	C	P	P	C	C
Car Wash/Detailing shop	811192								C			C	C	P	C		C
Convenience Stores/Small Grocery (less than 3,000 sq. ft. - no fuel)	445120		P	C	C	C			C			P	P	P	P		C
Fast Food Restaurant	722211		C	C	C	C			C			C	C	P	P	C	C
Flea market	531190 531120	x							C			C		C		C	C
Gasoline/service station	447190	x							C		C*	C	C	P	P	C	C
Parking Garages/ Lots	812930		C	C	C				C			C	C	P	C	C	C
Small engine repair/ Sales	811411								C			C	C	P	C	C	C
All Other Uses			C	C	C	C			C			C	C	P	C	C	C

<i>Commercial Recreational Use</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDI	CDD	CRD-U	CRD-S	SCCD	I	PDD
Amphitheater		x								C	C*	C	C	C		C	C
Amusement park	713110	x								C		C			C	C	C
Fairground	711310	x								C		C				C	C
Miniature golf/driving range	713990	x								C		C	C	C	C	C	C
Race track	711212	x								C		C				C	C
Stadium/arena	711310	x								C		C				C	C

P = permitted use
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 A blank box indicates the use is not permitted.

*See Special Development Standards, §402.02
 **Neighborhood Shopping Center only

CURRENT ZONING: CDD

<i>Recreational Rental Dwellings</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDI</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Campground	721211									C		P				C	C
Cottages/cabins	721199									C		P				C	C
Recreational vehicle park	721211	x								C		C				C	C

<i>Public Service</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDI</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Communications tower	237130	x		C^	C^			C	C	P		P	C	C	C	C	C
Hospital	622	x	C	C	C					C		C	C	C	C	C	C
Municipal Office/Facility			P	P	P	P		C	C	C	C	P	P	P	C	C	C
Public utility station or facility			C	C	C	C	C	C	C	P	C	C	C	C	C	C	C
Utility service yard or garage										C	C	C	C	C	C	C	C
All other Public Uses			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

*Only if mounted on an existing structure

<i>Agricultural Support</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDI</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Farm equipment sales/rental/leasing	532490	x								C		C			C	C	C
Farm equipment sales/repair	811310	x								C		C			C	C	C
Farm produce sales (permanent)	445230	x								C			P	P			C
Farm produce supply										C		P	P	P	P	C	C
Farm product processing		x								C		C				C	C

<i>Nurseries</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDI</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Retail	444220	x								C	P	P	C	P	C		C
Wholesale	444220									P		P					C

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CURRENT ZONING: CDD

Commercial Support	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDI	CDD	CRD-U	CRD-S	SCCD	I	PDD
Bottling plant/bakery	333993	x							C			C				C	
	333294																
Contractor storage yard		x							C			C		C		C	
Mini-warehouse	531130	x										C	C	C	C	C	C
Printing/publishing	323	x							C			C		C		C	
Recycled materials collection/storage	562111	x							C			C				C	
Sales/repair of heavy equipment	811310	x										C	C	C	C	C	
Vet. office/kennel w/outdoor pens	812910									C						C	
Warehouse	236220	x							C			C	C	C	C	C	
Wholesale distributor		x							C			C				C	
All others									C			C	C	C		C	

Neighborhood Shopping Center	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDI	CDD	CRD-U	CRD-S	SCCD	I	PDD
Neighborhood Shopping Center		x									C	P	P	P	P		C

Community Shopping Center	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDI	CDD	CRD-U	CRD-S	SCCD	I	PDD
Community Shopping Center 100,000 - 499,999 s.f. floor area		x										P	C	P	P		C

Regional Shopping Center	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDI	CDD	CRD-U	CRD-S	SCCD	I	PDD
Shopping Ctr. 500,000+ s.f. floor area												P	C	P	P		C

Industrial Uses	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDI	CDD	CRD-U	CRD-S	SCCD	I	PDD
Auto salvage yard	493190	x															C
Bulk storage of chemicals or fuels	493190	x															C
Commercial incinerator	562213	x															C
Food processing/packaging	311	x															C
Freight/trucking terminal	488490	x															C

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CURRENT ZONING: CDD

<i>Industrial Uses</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDI</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Manufacture of building materials	326199																C
Manufacture/storage of explosives	325920	x															C
Mine/quarry	212321	x								C							
Outdoor storage of machinery																	C
Recycled materials processing																	C
Scientific testing/research laboratory																	C
Slaughterhouse	31161	x															C
Storage of sand/gravel/blocks		x															C
All others																	C

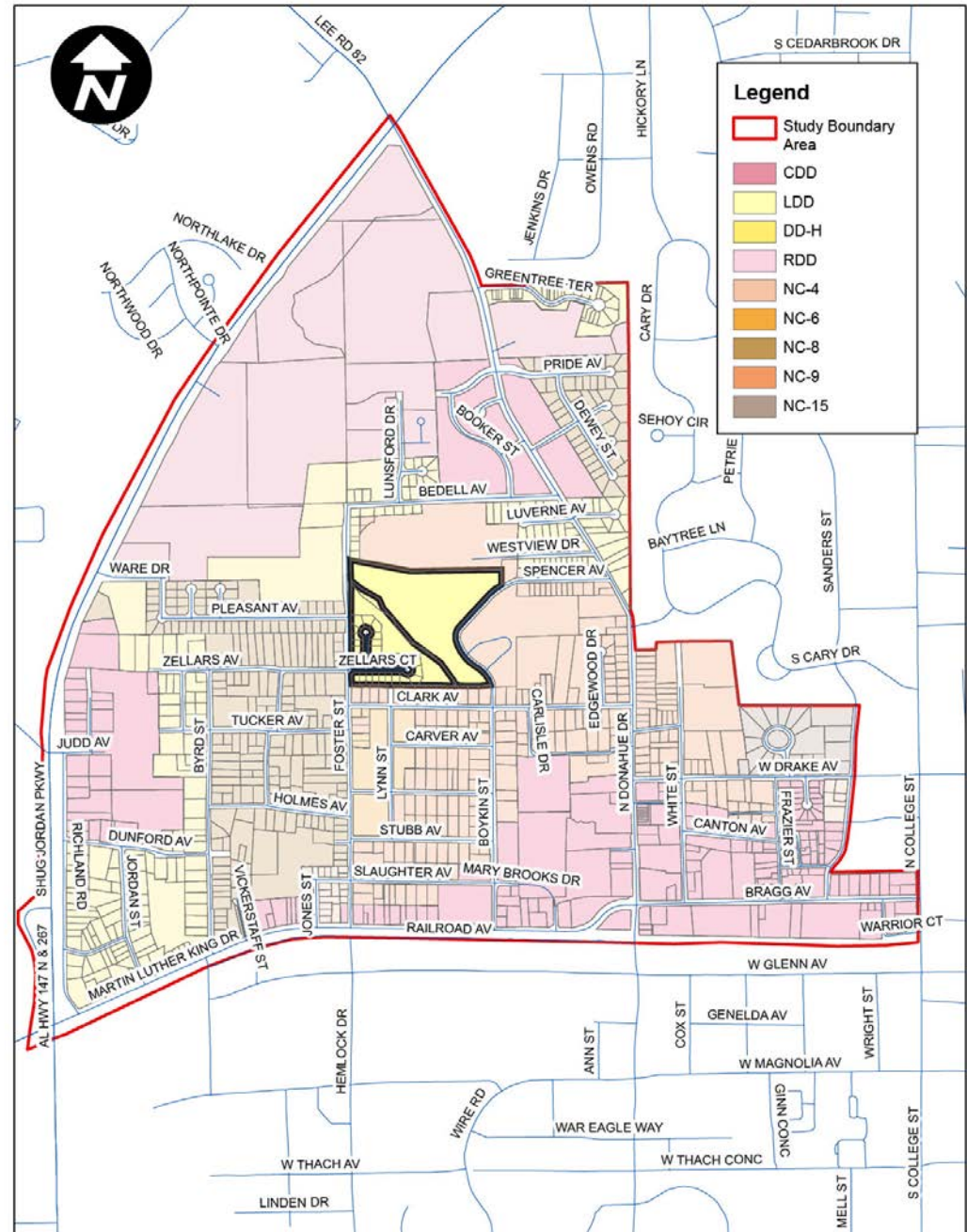
P = permitted use
C = conditional use
A blank box indicates the use is not permitted.

***See Special Development Standards, §402.02*
****Neighborhood Shopping Center only*

CURRENT ZONING

Limited Development District (LDD)

- Low to moderate density residential development.
- Low-intensity commercial uses serving local residents
- Occupancy is limited to the “family” definition.



CURRENT ZONING: LDD

ARTICLE IV GENERAL REGULATIONS
Table 4-1 TABLE OF PERMITTED USES

Category
Use

Category Use	NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	DD	CRD-U	CRD-S	SCCD	I	PDD
Agricultural Uses																	
Agriculture	1113									P							
Forestry	113	x						C		P	C	C					
Conventional Subdivision																	
Single family residential S/D		x		P	P	P	P	P	P	P	P	P					C
Manufactured home S/D		x										C†					C
Performance Residential Development ***																	
Single family detached S/D		x		P	P	P		P	P		P	P	C	C			C
Zero lot-line S/D		x		P	P	P		C	C		C	P	C	C			C
Town house S/D		x	C	P	P	P		C	C		C	P	C	C			C
Twin house S/D		x		P	P	P		C	C		C	P	C	C			C
Duplex development		x		P	P	P		C	C			C	C	C			C
Cottage Housing Development		x		P	P	P			C				C	C			C
Multiple family development †		x	P	P	P	P		C	C			C	C	C			C
Private Dormitory		x		P	P	C											
Manufactured home park		x										C					C
Manufactured home S/D		x										C*					C
*** See Section 502.02 † for UC See Section 506.03 # See Section 502(A)																	
Outdoor Recreational Uses																	
Golf course	793910						C	C	C	P	C	P					C
Commercial Stables	711219									C							C
Nature and Wildlife Preserves	71219						C	C									C
Park (Private)			P	P	P	P	P	P	P	P	P	P	C	C			C

P = permitted use
C = conditional use
A blank box indicates the use is not permitted.

*See Special Development Standards, §402.02
**Neighborhood Shopping Center only

CURRENT ZONING: LDD

<i>Institutional</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Aquariums	712130	x	C	C	C				C		C	P					C
Assisted Living Facility	623311	x							C		C	P	P	P			C
Cemetery	812220	x		P	P		P	P	C	P		P					C
Church	813110	x	C	C	C	C	C	C	C	P	C	P	C	C			C
Day Care Center	624410	x	C	C	C	C			C		C**	P	P	P	P	C	C
Day Care Home	624120	x	P	C	C	C	C	C	C	P	C	P	C	C			C
Group Day Care Home		x	C	C	C	C			C	C	C	P	C	C			C
Independent Living Facility	623312	x	C	C	C	C			C		C	P	P	P			C
Nursing Home	623110	x							C		C	P	P	P			C
Private Libraries & Museums		x	C	C	C	C			C	C	C	P	P	P			C
Private Schools	6111	x	C	C	C	C	C	C	C	C	C	C	C	C			C
All Other Uses		x	C	C	C	C			C		C	C	C	C	C		C

<i>Indoor Recreational</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Billiards	713990		C	C	C				C		C**	P	P	P	P		C
Bowling Alleys	713950		C	C	C				C		C**	P	P	P	P		C
Community Rec. Center	713990	x	C	P	P	C	C	C	C		C**	C	P	P	P		C
Gymnasium	713940		C	C	C				C		C**	P	P	P	P		C
Indoor Athletic Facilities	713940		C	C	C				C		C**	P	P	P	P		C
Skating Rink (Roller & Ice)	713940	x		C	C				C			P	P	P	P		C

<i>Special Residential</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Accessory Dwelling Unit		x		P	P	P	P	P	P	P	P	P	C	C			C
Bed & Breakfast	721191	x	P	P	C	P	C*	C	P	C	C	C	C	C			C
Boarding/Rooming House	721310	x	C	P	P	P			P			P					C
Group Home	623990								P			C	C	C			C
Halfway Houses	623990		C	C	C	C			P		C	P	C	C			C
	623220																
Monasteries/Convents	813110			C	C	C	C	C	P	C	C	C	C	C			C

Limited to NC zoned property within the City of Auburn Historic District, as adopted by Ordinance No. 2377, and as may be amended.
 Bed and Breakfasts are otherwise not a permitted use in the NC District

P = permitted use
 C = conditional use
 A blank box indicates the use is not permitted.

**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: LDD

Office	NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Office			P	P	P	P			P		C**	P	P	P	P	C	C
Commercial and Entertainment	NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Auto accessory store	441310	x							C			P	P	P	P	C	C
Banks	5221		C	C	C	C			C		P**	P	P	P	P	C	C
Barbershop/beauty shop	812111		P	P	P	P			C		P**	P	P	P	P	C	C
Book, Hobby, Music, & Sporting Goods Stores	451		P	P	P	P			C		P**	P	P	P	P	C	C
Brewpub	312120	x	C	C	C	C			C		C**	C	P	P	P	C	C
Building material sales (no outdoor display)	444190	x							C			P	C	P	P	C	C
Check Cashing									C			C	C	C		C	C
Clothing Stores	448		P	P	P	P			C		P**	P	P	P	P	C	C
Commercial or trade school	611511	x	C	P	P				C			P	P	P	P	C	C
Copy shop	561439		P	P	P	P			C			P	P	P	P	C	C
Dry Cleaners	812320		C	C	C	C			P		P**	P	P	P	P	C	C
Electronics Repair	8112		P	P	P	P			C		P**	P	P	P	P	C	C
Florists	4531		P	P	P	P			C		P**	P	P	P	P	C	C
Funeral Homes	812210	x	C	C	C				C		C**	C	C	P	C	C	C
Garden Supply	44422		C	C		C			C		P**	P	P	P	P	C	C
General Merchandise Stores	452		C	C	C	C			C			P	P	P	P	C	C
Grocery Stores	4451		C	C	C	C			C		P**	P	P	P	P	C	C
Hardware Stores	444130		C						C			P	C	P	P		C
Health & Person Care Stores	446		P	P	P	P			C		P**	P	P	P	P	C	C
Lounge			C	C	C				C		C**	C	P	P	P	C	C
Hotel/motel/condotel	721110	x	C	C	C	C			C			C	P	P	P	C	C
Office Supplies, Stationery, Gift Stores	4532		P	P	P	P			C		P**	P	P	P	P	C	C
Pawn Shop									C			C	C	C		C	C
Package store	445310		C	C	C	C			C			P	P	P	P	C	C
Pet/Pet Supply Store	45391		P						C		P**	P	P	P	P	C	C
Precious Metal Purchase/Sales									C			C	C	C		C	C
Private club	813410	x	C	C	C	C			C			C	C	C	C	C	C
Professional Studios			C	C	C	C			P		P**	P	P	P	P	C	C

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 C = conditional use
 A blank box indicates the use is not permitted.

**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: LDD

<i>Commercial and Entertainment</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	TDD	CRD-U	CRD-S	SCCD	I	PDD
Restaurant			P	P	P	P			C		P**	P	P	P	P	C	C
Specialty Food Stores	4452		P	P	P	P			C		P**	P	P	P	P	C	C
Theaters/Indoor Auditoriums	512131		C	C	C				C			P	P	P	P	C	C
Title Pawn									C			C	C	C		C	C
Veterinary office/kennel	541940	x		C	C	C			P	P	C**	P	P	P	P	C	C
All others			C	C	C	C			C		C**	C	C	C	C	C	C

<i>Road Service</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	TDD	CRD-U	CRD-S	SCCD	I	PDD
ATMs		x	C	C	C	C			C			P	P	P	P		C
Auto dealership	44111 44122								C			C	C	P	P	C	C
Auto repair, paint/body work	8111	x							C			C	C	P	C	C	C
Bank w/Drive Thru			C	C	C				C		C**	C	C	P	P	C	C
Building Material Sales (outdoor display)	444190	x							C			P	C	P	P	C	C
Car Wash/Detailing shop	811192								C			C	C	P	C		C
Convenience Stores/Small Grocery (less than 3,000 sq. ft. - no fuel)	445120		P	C	C	C			C			P	P	P	P		C
Fast Food Restaurant	722211		C	C	C	C			C			C	C	P	P	C	C
Flea market	531190 531120	x							C			C		C		C	C
Gasoline/service station	447190	x							C		C**	C	C	P	P	C	C
Parking Garages/ Lots	812930		C	C	C				C			C	C	P	C	C	C
Small engine repair/ Sales	811411								C			C	C	P	C	C	C
All Other Uses			C	C	C	C			C			C	C	P	C	C	C

<i>Commercial Recreational Use</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	TDD	CRD-U	CRD-S	SCCD	I	PDD
Amphitheater		x									C**	C	C	C		C	C
Amusement park	713110	x									C				C	C	C
Fairground	711310	x									C					C	C
Miniature golf/driving range	713990	x									C		C	C	C	C	C
Race track	711212	x									C		C			C	C
Stadium/arena	711310	x									C		C			C	C

P = permitted use
 C = conditional use
 A blank box indicates the use is not permitted.

**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: LDD

<i>Recreational Rental Dwellings</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Campground	721211									C		P				C	C
Cottages/cabins	721199									C		P				C	C
Recreational vehicle park	721211	x								C		C				C	C

<i>Public Service</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Communications tower	237130	x		C^	C^			C	C	F		P	C	C	C	C	C
Hospital	622	x	C	C	C					C		C	C	C	C	C	C
Municipal Office/Facility			P	P	P	P		C	C	C	C	P	P	P	C	C	C
Public utility station or facility			C	C	C	C	C	C	C	F	C	C	C	C	C	C	C
Utility service yard or garage										C		C	C	C	C	C	C
All other Public Uses			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

*Only if mounted on an existing structure

<i>Agricultural Support</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Farm equipment sales/rental/leasing	532490	x								C		C			C	C	C
Farm equipment sales/repair	811310	x								C		C			C	C	C
Farm produce sales (permanent)	445230	x								C			P	P			C
Farm produce supply										C		P	P	P	P	C	C
Farm product processing		x								C		C				C	C

<i>Nurseries</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Retail	444220	x								C	F	C**	P	C	P	C	C
Wholesale	444220									F		P				C	

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**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: LDD

Commercial Support	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	DD	CRD-U	CRD-S	SCCD	I	PDD
Bottling plant/bakery	333993	x							C			C				C	
	333294																
Contractor storage yard		x							C			C		C		C	
Mini-warehouse	531130	x										C	C	C	C	C	C
Printing/publishing	323	x							C			C		C		C	
Recycled materials collection/storage	562111	x							C			C				C	
Sales/repair of heavy equipment	811310	x										C	C	C	C	C	
Vet. office/kennel w/outdoor pens	812910									C						C	
Warehouse	236220	x							C			C	C	C	C	C	
Wholesale distributor		x							C			C				C	
All others									C			C	C	C		C	

Neighborhood Shopping Center	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	DD	CRD-U	CRD-S	SCCD	I	PDD
Neighborhood Shopping Center		x									C	P	P	P	P		C

Community Shopping Center	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	DD	CRD-U	CRD-S	SCCD	I	PDD
Community Shopping Center 100,000 - 499,999 s.f. floor area		x										P	C	P	P		C

Regional Shopping Center	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	DD	CRD-U	CRD-S	SCCD	I	PDD
Shopping Ctr. 500,000+ s.f. floor area												P	C	P	P		C

Industrial Uses	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	DD	CRD-U	CRD-S	SCCD	I	PDD
Auto salvage yard	493190	x														C	
Bulk storage of chemicals or fuels	493190	x														C	
Commercial incinerator	562213	x														C	
Food processing/packaging	311	x														C	
Freight/trucking terminal	488490	x														C	

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 A blank box indicates the use is not permitted.

**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: LDD

<i>Industrial Uses</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>DD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Manufacture of building materials	326199																C
Manufacture/storage of explosives	325920	x															C
Mine/quarry	212321	x								C							
Outdoor storage of machinery																	C
Recycled materials processing																	C
Scientific testing/research laboratory																	C
Slaughterhouse	31161	x															C
Storage of sand/gravel/blocks		x															C
All others																	C

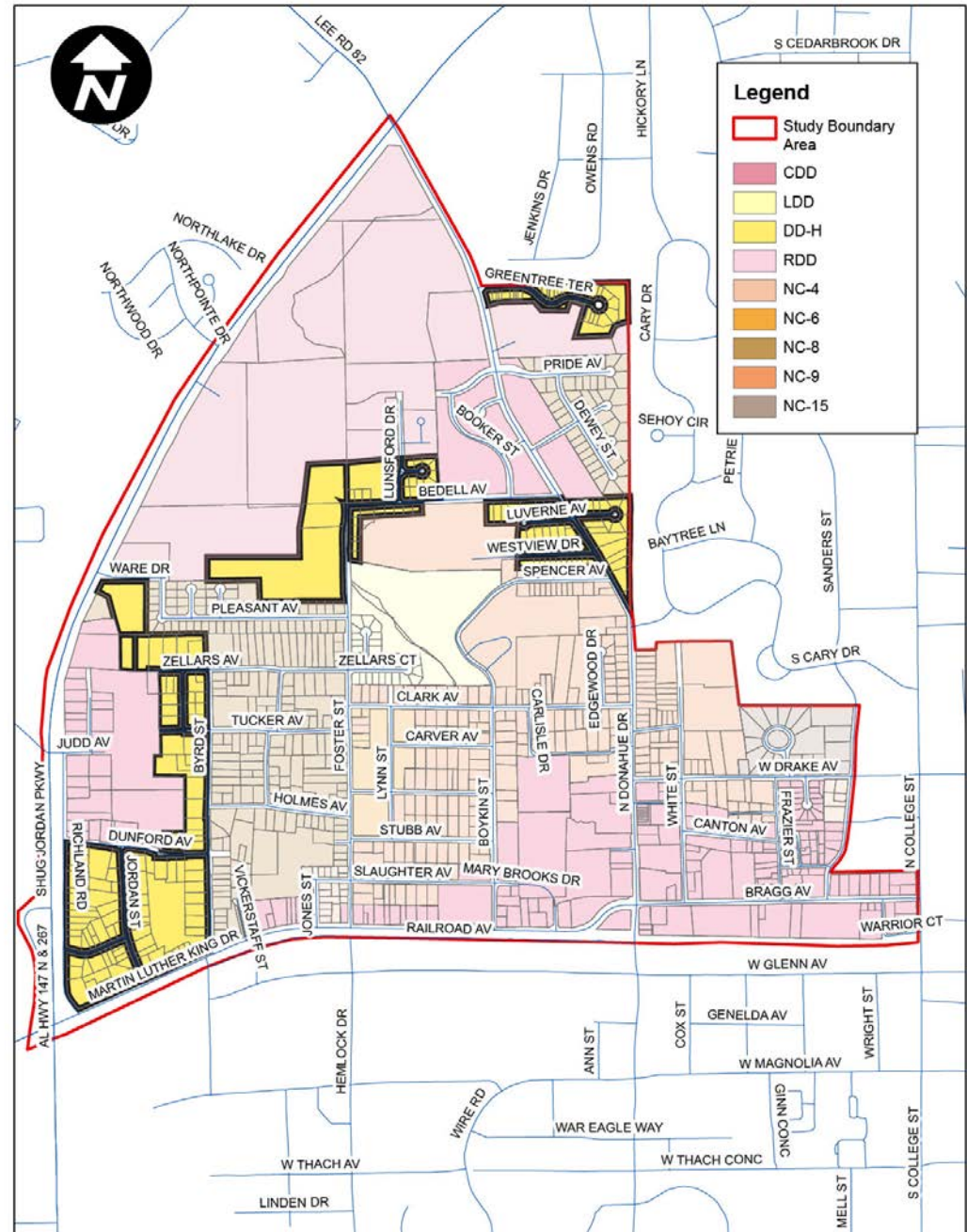
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***See Special Development Standards, §402.02*
****Neighborhood Shopping Center only*

CURRENT ZONING

Development District - Housing (DD-H)

- Promote conventional and performance single-family housing and residential character.
- Provide transition between CDD and NC districts.
- Performance residential uses are permitted conditionally.
- Occupancy is limited to the “family” definition.



CURRENT ZONING: DD-H

ARTICLE IV GENERAL REGULATIONS
Table 4-1 TABLE OF PERMITTED USES

Category
Use

Category	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Agricultural Uses																	
Agriculture	1113									P							
Forestry	113	x						C		P	C	C					
Conventional Subdivision																	
Single family residential S/D		x		P	P	P	P	P	P	P	P	P					C
Manufactured home S/D		x										C†					C
Performance Residential Development ***																	
Single family detached S/D		x		P	P	P		P	P		P	P	C	C			C
Zero lot-line S/D		x		P	P	P		C	C		C	P	C	C			C
Town house S/D		x	C	P	P	P		C	C		C	P	C	C			C
Twin house S/D		x		P	P	P		C	C		C	P	C	C			C
Duplex development		x		P	P	P		C	C			C	C	C			C
Cottage Housing Development		x		P	P	P			C				C	C			C
Multiple family development †		x	P	P	P	P		C	C			C	C	C			C
Private Dormitory		x		P	P	C											
Manufactured home park		x											C				C
Manufactured home S/D		x											C*				C
			*** See Section 502.02					† for UC See Section 506.03			# See Section 502.02(A)						
Outdoor Recreational Uses																	
Golf course	793910						C	C	C	P	C	P					C
Commercial Stables	711219									C							C
Nature and Wildlife Preserves	71219						C	C									C
Park (Private)			P	P	P	P	P	P	P	P	P	P	C	C			C

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A blank box indicates the use is not permitted.

*See Special Development Standards, §402.02
**Neighborhood Shopping Center only

CURRENT ZONING: DD-H

<i>Institutional</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Aquariums	712130	x	C	C	C				C		C	P					C
Assisted Living Facility	623311	x							C		C	P	P	P			C
Cemetery	812220	x		P	P		P	P	C	P		P					C
Church	813110	x	C	C	C	C	C	C	C	P	C	P	C	C			C
Day Care Center	624410	x	C	C	C	C			C		C**	P	P	P	P	C	C
Day Care Home	624120	x	P	C	C	C	C	C	C	P	C	P	C	C			C
Group Day Care Home		x	C	C	C	C			C	C	C	P	C	C			C
Independent Living Facility	623312	x	C	C	C	C			C		C	P	P	P			C
Nursing Home	623110	x							C		C	P	P	P			C
Private Libraries & Museums		x	C	C	C	C			C	C	C	P	P	P			C
Private Schools	6111	x	C	C	C	C	C	C	C	C	C	C	C	C			C
All Other Uses		x	C	C	C	C	C		C	C	C	C	C	C	C		C

<i>Indoor Recreational</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Billiards	713990		C	C	C				C		C**	P	P	P	P		C
Bowling Alleys	713950		C	C	C				C		C**	P	P	P	P		C
Community Rec. Center	713990	x	C	P	P	C	C	C	C		C**	C	P	P	P		C
Gymnasium	713940		C	C	C				C		C**	P	P	P	P		C
Indoor Athletic Facilities	713940		C	C	C				C		C**	P	P	P	P		C
Skating Rink (Roller & Ice)	713940	x		C	C				C			P	P	P	P		C

<i>Special Residential</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Accessory Dwelling Unit		x		P	P	P	P	P	P	P	P	P	C	C			C
Bed & Breakfast	721191	x	P	P	C	P	C*	C	P	C	C	C	C	C			C
Boarding/Rooming House	721310	x	C	P	P	P			P			P					C
Group Home	623990								P			C	C	C			C
Halfway Houses	623990		C	C	C	C			P		C	P	C	C			C
	623220																
Monasteries/Convents	813110			C	C	C	C	C	P	C	C	C	C	C			C

Limited to NC zoned property within the City of Auburn Historic District, as adopted by Ordinance No. 2377, and as may be amended.
 Bed and Breakfasts are otherwise not a permitted use in the NC District

P = permitted use
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**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: DD-H

Office	NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Office			P	P	P	P			P		C**	P	P	P	P	C	C
Commercial and Entertainment	NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Auto accessory store	441310	x							C			P	P	P	P	C	C
Banks	5221		C	C	C	C			C		P**	P	P	P	P	C	C
Barbershop/beauty shop	812111		P	P	P	P			C		P**	P	P	P	P	C	C
Book, Hobby, Music, & Sporting Goods Stores	451		P	P	P	P			C		P**	P	P	P	P	C	C
Brewpub	312120	x	C	C	C	C			C		C**	C	P	P	P	C	C
Building material sales (no outdoor display)	444190	x							C			P	C	P	P	C	C
Check Cashing									C			C	C	C		C	C
Clothing Stores	448		P	P	P	P			C		P**	P	P	P	P	C	C
Commercial or trade school	611511	x	C	P	P				C			P	P	P	P	C	C
Copy shop	561439		P	P	P	P			C			P	P	P	P	C	C
Dry Cleaners	812320		C	C	C	C			P		P**	P	P	P	P	C	C
Electronics Repair	8112		P	P	P	P			C		P**	P	P	P	P	C	C
Florists	4531		P	P	P	P			C		P**	P	P	P	P	C	C
Funeral Homes	812210	x	C	C	C				C		C**	C	C	P	C	C	C
Garden Supply	44422		C	C		C			C		P**	P	P	P	P	C	C
General Merchandise Stores	452		C	C	C	C			C			P	P	P	P	C	C
Grocery Stores	4451		C	C	C	C			C		P**	P	P	P	P	C	C
Hardware Stores	444130		C						C			P	C	P	P		C
Health & Person Care Stores	446		P	P	P	P			C		P**	P	P	P	P	C	C
Lounge			C	C	C				C		C**	C	P	P	P	C	C
Hotel/motel/condotel	721110	x	C	C	C	C			C			C	P	P	P	C	C
Office Supplies, Stationery, Gift Stores	4532		P	P	P	P			C		P**	P	P	P	P	C	C
Pawn Shop									C			C	C	C		C	C
Package store	445310		C	C	C	C			C			P	P	P	P	C	C
Pet/Pet Supply Store	45391		P						C		P**	P	P	P	P	C	C
Precious Metal Purchase/Sales									C			C	C	C		C	C
Private club	813410	x	C	C	C	C			C			C	C	C	C	C	C
Professional Studios			C	C	C	C			P		P**	P	P	P	P	C	C

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**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: DD-H

<i>Commercial and Entertainment</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Restaurant			P	P	P	P			C		P**	P	P	P	P	C	C
Specialty Food Stores	4452		P	P	P	P			C		P**	P	P	P	P	C	C
Theaters/Indoor Auditoriums	512131		C	C	C				C			P	P	P	P	C	C
Title Pawn									C			C	C	C		C	C
Veterinary office/kennel	541940	x		C	C	C			P	P	C**	P	P	P	P	C	C
All others			C	C	C	C			C		C**	C	C	C	C	C	C

<i>Road Service</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
ATMs		x	C	C	C	C			C			P	P	P	P		C
Auto dealership	44111 44122								C			C	C	P	P	C	C
Auto repair, paint/body work	8111	x							C			C	C	P	C	C	C
Bank w/Drive Thru			C	C	C				C		C**	C	C	P	P	C	C
Building Material Sales (outdoor display)	444190	x							C			P	C	P	P	C	C
Car Wash/Detailing shop	811192								C			C	C	P	C		C
Convenience Stores/Small Grocery (less than 3,000 sq. ft. - no fuel)	445120		P	C	C	C			C			P	P	P	P		C
Fast Food Restaurant	722211		C	C	C	C			C			C	C	P	P	C	C
Flea market	531190 531120	x							C			C		C		C	C
Gasoline/service station	447190	x							C		C**	C	C	P	P	C	C
Parking Garages/ Lots	812930		C	C	C				C			C	C	P	C	C	C
Small engine repair/ Sales	811411								C			C	C	P	C	C	C
All Other Uses			C	C	C	C			C			C	C	P	C	C	C

<i>Commercial Recreational Use</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Amphitheater		x									C	C**	C	C		C	C
Amusement park	713110	x									C	C			C	C	C
Fairground	711310	x									C	C				C	C
Miniature golf/driving range	713990	x									C	C	C	C	C	C	C
Race track	711212	x									C	C				C	C
Stadium/arena	711310	x									C	C				C	C

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**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: DD-H

<i>Recreational Rental Dwellings</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Campground	721211									C		P				C	C
Cottages/cabins	721199									C		P				C	C
Recreational vehicle park	721211	x								C		C				C	C

<i>Public Service</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Communications tower	237130	x		C^	C^			C	C	P		P	C	C	C	C	C
Hospital	622	x	C	C	C			C	C			C	C	C	C	C	C
Municipal Office/Facility			P	P	P	P		C	C	C	C	P	P	P	C	C	C
Public utility station or facility			C	C	C	C	C	C	C	P	C	C	C	C	C	C	C
Utility service yard or garage									C	C		C	C	C	C	C	C
All other Public Uses			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

*Only if mounted on an existing structure

<i>Agricultural Support</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Farm equipment sales/rental/leasing	532490	x								C		C			C	C	C
Farm equipment sales/repair	811310	x								C		C			C	C	C
Farm produce sales (permanent)	445230	x								C			P	P			C
Farm produce supply										C		P	P	P	P	C	C
Farm product processing		x								C		C				C	C

<i>Nurseries</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Retail	444220	x								C	P	C**	P	C	P	C	C
Wholesale	444220									P		P				C	C

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 ***Neighborhood Shopping Center only

CURRENT ZONING: DD-H

Commercial Support	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Bottling plant/bakery	333993	x							C			C				C	
	333294																
Contractor storage yard		x							C			C		C		C	
Mini-warehouse	531130	x										C	C	C	C	C	C
Printing/publishing	323	x							C			C		C		C	
Recycled materials collection/storage	562111	x							C			C				C	
Sales/repair of heavy equipment	811310	x										C	C	C	C	C	
Vet. office/kennel w/outdoor pens	812910									C							C
Warehouse	236220	x							C			C	C	C	C	C	
Wholesale distributor		x							C			C					C
All others									C			C	C	C			C

Neighborhood Shopping Center	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Neighborhood Shopping Center		x									C	P	P	P	P		C

Community Shopping Center	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Community Shopping Center 100,000 - 499,999 s.f. floor area		x										P	C	P	P		C

Regional Shopping Center	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Shopping Ctr. 500,000+ s.f. floor area												P	C	P	P		C

Industrial Uses	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Auto salvage yard	493190	x															C
Bulk storage of chemicals or fuels	493190	x															C
Commercial incinerator	562213	x															C
Food processing/packaging	311	x															C
Freight/trucking terminal	488490	x															C

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**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: DD-H

<i>Industrial Uses</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Manufacture of building materials	326199																C
Manufacture/storage of explosives	325920	x															C
Mine/quarry	212321	x								C							
Outdoor storage of machinery																	C
Recycled materials processing																	C
Scientific testing/research laboratory																	C
Slaughterhouse	31161	x															C
Storage of sand/gravel/blocks		x															C
All others																	C

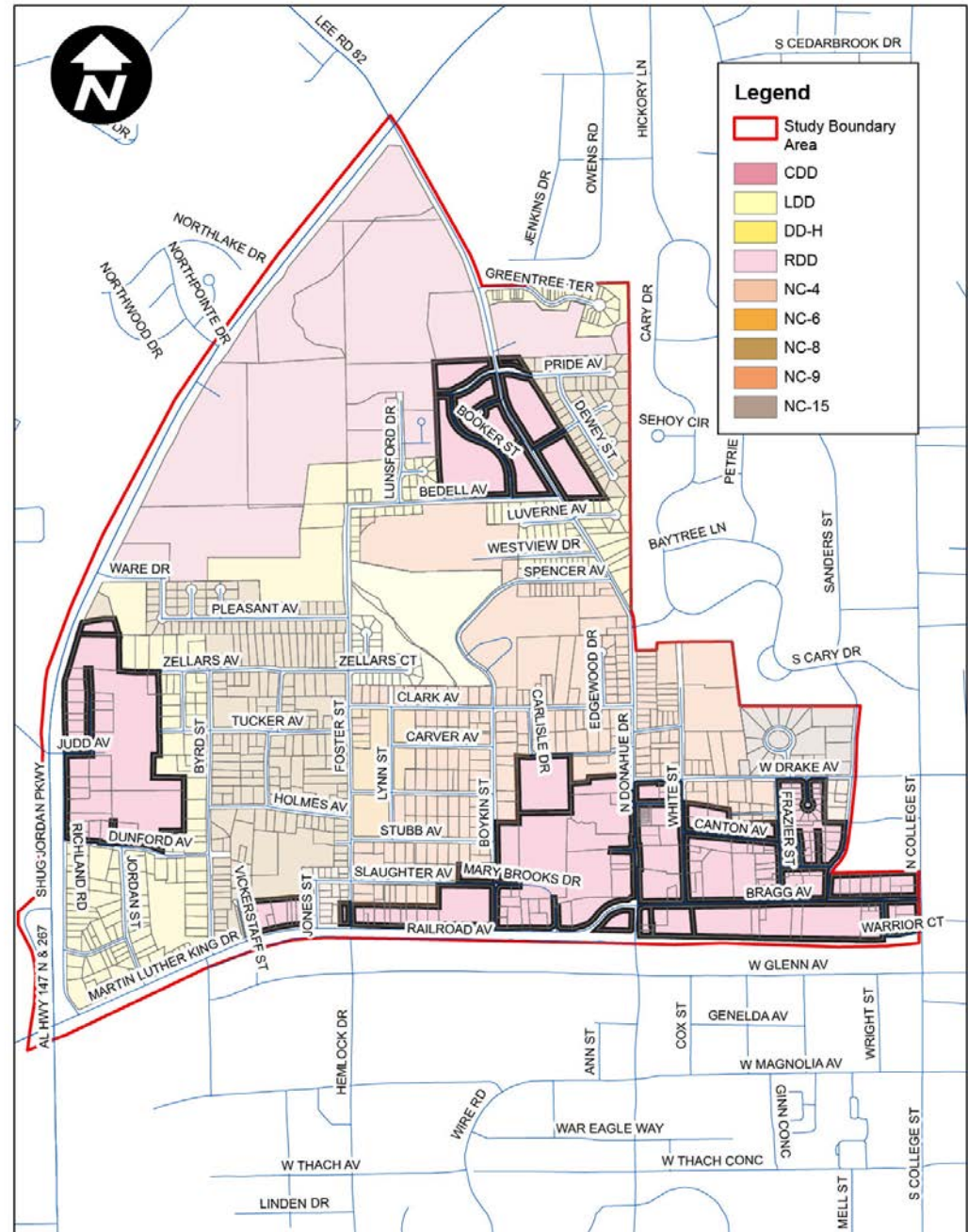
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CURRENT ZONING

Redevelopment District (RDD)

- Promote renewal of transitional areas.
- Permits redevelopment of an urban character.
- Provides for intermediate residential densities and necessary commercial and institutional uses.
- Allows many and varied uses.
- Occupancy is limited to five (5) unrelated individuals.



CURRENT ZONING: RDD

ARTICLE IV GENERAL REGULATIONS
Table 4-1 TABLE OF PERMITTED USES

Category
Use

Category	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Agricultural Uses																	
Agriculture	1113									P							
Forestry	113	x						C		P	C	C					
Conventional Subdivision																	
Single family residential S/D		x		P	P	P	P	P	P	P	P	P					C
Manufactured home S/D		x										C†					C
Performance Residential Development ***																	
Single family detached S/D		x		P	P	P		P	P		P	P	C	C			C
Zero lot-line S/D		x		P	P	P		C	C		C	P	C	C			C
Town house S/D		x	C	P	P	P		C	C		C	P	C	C			C
Twin house S/D		x		P	P	P		C	C		C	P	C	C			C
Duplex development		x		P	P	P		C	C			C	C	C			C
Cottage Housing Development		x		P	P	P			C				C	C			C
Multiple family development †		x	P	P	P	P		C	C			C	C	C			C
Private Dormitory		x		P	P	C											
Manufactured home park		x										C					C
Manufactured home S/D		x										C*					C
*** See Section 502.02 † for UC See Section 506.03 † See Section 502.02(A)																	
Outdoor Recreational Uses																	
Golf course	793910						C	C	C	P	C	P					C
Commercial Stables	711219									C							C
Nature and Wildlife Preserves	71219						C	C									C
Park (Private)			P	P	P	P	P	P	P	P	P	P	C	C			C

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***Neighborhood Shopping Center only

CURRENT ZONING: RDD

<i>Institutional</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Aquariums	712130	x	C	C	C				C		C	P					C
Assisted Living Facility	623311	x							C		C	P	P	P			C
Cemetery	812220	x		P	P		P	P	C	P		P					C
Church	813110	x	C	C	C	C	C	C	C	P	C	P	C	C			C
Day Care Center	624410	x	C	C	C	C			C		C**	P	P	P	P	C	C
Day Care Home	624120	x	P	C	C	C	C	C	C	P	C	P	C	C			C
Group Day Care Home		x	C	C	C	C			C	C	C	P	C	C			C
Independent Living Facility	623312	x	C	C	C	C			C		C	P	P	P			C
Nursing Home	623110	x							C		C	P	P	P			C
Private Libraries & Museums		x	C	C	C	C			C	C	C	P	P	P			C
Private Schools	6111	x	C	C	C	C	C	C	C	C	C	C	C	C			C
All Other Uses		x	C	C	C	C			C		C	C	C	C	C		C

<i>Indoor Recreational</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Billiards	713990		C	C	C				C		C**	P	P	P	P		C
Bowling Alleys	713950		C	C	C				C		C**	P	P	P	P		C
Community Rec. Center	713990	x	C	P	P	C	C	C	C		C**	C	P	P	P		C
Gymnasium	713940		C	C	C				C		C**	P	P	P	P		C
Indoor Athletic Facilities	713940		C	C	C				C		C**	P	P	P	P		C
Skating Rink (Roller & Ice)	713940	x		C	C				C			P	P	P	P		C

<i>Special Residential</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Accessory Dwelling Unit		x		P	P	P	P	P	P	P	P	P	C	C			C
Bed & Breakfast	721191	x	P	P	C	P	C*	C	P	C	C	C	C	C			C
Boarding/Rooming House	721310	x	C	P	P	P			P			P					C
Group Home	623990								P			C	C	C			C
Halfway Houses	623990		C	C	C	C			P		C	P	C	C			C
	623220																
Monasteries/Convents	813110			C	C	C	C	C	P	C	C	C	C	C			C

Limited to NC zoned property within the City of Auburn Historic District, as adopted by Ordinance No. 2377, and as may be amended.
 Bed and Breakfasts are otherwise not a permitted use in the NC District

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**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: RDD

Office	NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Office			P	P	P	P			P		C**	P	P	P	P	C	C
Commercial and Entertainment	NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Auto accessory store	441310	x							C			P	P	P	P	C	C
Banks	5221		C	C	C	C			C		P**	P	P	P	P	C	C
Barbershop/beauty shop	812111		P	P	P	P			C		P**	P	P	P	P	C	C
Book, Hobby, Music, & Sporting Goods Stores	451		P	P	P	P			C		P**	P	P	P	P	C	C
Brewpub	312120	x	C	C	C	C			C		C**	C	P	P	P	C	C
Building material sales (no outdoor display)	444190	x							C			P	C	P	P	C	C
Check Cashing									C			C	C	C		C	C
Clothing Stores	448		P	P	P	P			C		P**	P	P	P	P	C	C
Commercial or trade school	611511	x	C	P	P				C			P	P	P	P	C	C
Copy shop	561439		P	P	P	P			C			P	P	P	P	C	C
Dry Cleaners	812320		C	C	C	C			P		P**	P	P	P	P	C	C
Electronics Repair	8112		P	P	P	P			C		P**	P	P	P	P	C	C
Florists	4531		P	P	P	P			C		P**	P	P	P	P	C	C
Funeral Homes	812210	x	C	C	C				C		C**	C	C	P	C	C	C
Garden Supply	44422		C	C		C			C		P**	P	P	P	P	C	C
General Merchandise Stores	452		C	C	C	C			C			P	P	P	P	C	C
Grocery Stores	4451		C	C	C	C			C		P**	P	P	P	P	C	C
Hardware Stores	444130		C						C			P	C	P	P		C
Health & Person Care Stores	446		P	P	P	P			C		P**	P	P	P	P	C	C
Lounge			C	C	C				C		C**	C	P	P	P	C	C
Hotel/motel/condotel	721110	x	C	C	C	C			C			C	P	P	P	C	C
Office Supplies, Stationery, Gift Stores	4532		P	P	P	P			C		P**	P	P	P	P	C	C
Pawn Shop									C			C	C	C		C	C
Package store	445310		C	C	C	C			C			P	P	P	P	C	C
Pet/Pet Supply Store	45391		P						C		P**	P	P	P	P	C	C
Precious Metal Purchase/Sales									C			C	C	C		C	C
Private club	813410	x	C	C	C	C			C			C	C	C	C	C	C
Professional Studios			C	C	C	C			P		P**	P	P	P	P	C	C

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 C = conditional use
 A blank box indicates the use is not permitted.

**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: RDD

<i>Commercial and Entertainment</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Restaurant			P	P	P	P			C		P**	P	P	P	P	C	C
Specialty Food Stores	4452		P	P	P	P			C		P**	P	P	P	P	C	C
Theaters/Indoor Auditoriums	512131		C	C	C				C			P	P	P	P	C	C
Title Pawn									C			C	C	C		C	C
Veterinary office/kennel	541940	x		C	C	C			P	P	C**	P	P	P	P	C	C
All others			C	C	C	C			C		C**	C	C	C	C	C	C

<i>Road Service</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
ATMs		x	C	C	C	C			C			P	P	P	P		C
Auto dealership	44111 44122								C			C	C	P	P	C	C
Auto repair, paint/body work	8111	x							C			C	C	P	C	C	C
Bank w/Drive Thru			C	C	C				C		C**	C	C	P	P	C	C
Building Material Sales (outdoor display)	444190	x							C			P	C	P	P	C	C
Car Wash/Detailing shop	811192								C			C	C	P	C		C
Convenience Stores/Small Grocery (less than 3,000 sq. ft. - no fuel)	445120		P	C	C	C			C			P	P	P	P		C
Fast Food Restaurant	722211		C	C	C	C			C			C	C	P	P	C	C
Flea market	531190 531120	x							C			C		C		C	C
Gasoline/service station	447190	x							C		C**	C	C	P	P	C	C
Parking Garages/ Lots	812930		C	C	C				C			C	C	P	C	C	C
Small engine repair/ Sales	811411								C			C	C	P	C	C	C
All Other Uses			C	C	C	C			C			C	C	P	C	C	C

<i>Commercial Recreational Use</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Amphitheater		x								C	C**	C	C	C		C	C
Amusement park	713110	x								C		C			C	C	C
Fairground	711310	x								C		C				C	C
Miniature golf/driving range	713990	x								C		C	C	C	C	C	C
Race track	711212	x								C		C				C	C
Stadium/arena	711310	x								C		C				C	C

P = permitted use
 C = conditional use
 A blank box indicates the use is not permitted.

**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: RDD

<i>Recreational Rental Dwellings</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Campground	721211									C		P				C	C
Cottages/cabins	721199									C		P				C	C
Recreational vehicle park	721211	x								C		C				C	C

<i>Public Service</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Communications tower	237130	x		C^	C^			C	C	P		P	C	C	C	C	C
Hospital	622	x	C	C	C				C			C	C	C	C	C	C
Municipal Office/Facility			P	P	P	P		C	C	C	C	P	P	P	C	C	C
Public utility station or facility			C	C	C	C	C	C	C	P	C	C	C	C	C	C	C
Utility service yard or garage									C	C		C	C	C	C	C	C
All other Public Uses			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

*Only if mounted on an existing structure

<i>Agricultural Support</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Farm equipment sales/rental/leasing	532490	x								C		C			C	C	C
Farm equipment sales/repair	811310	x								C		C			C	C	C
Farm produce sales (permanent)	445230	x								C			P	P			C
Farm produce supply										C		P	P	P	P	C	C
Farm product processing		x								C		C				C	C

<i>Nurseries</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Retail	444220	x								C	P	C**	P	C	P	C	C
Wholesale	444220										P	P					C

P = permitted use
 C = conditional use
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**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: RDD

Commercial Support	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Bottling plant/bakery	333993	x							C			C				C	
	333294																
Contractor storage yard		x							C			C		C		C	
Mini-warehouse	531130	x										C	C	C	C	C	C
Printing/publishing	323	x							C			C		C		C	
Recycled materials collection/storage	562111	x							C			C				C	
Sales/repair of heavy equipment	811310	x										C	C	C	C	C	
Vet. office/kennel w/outdoor pens	812910									C							C
Warehouse	236220	x							C			C	C	C	C		C
Wholesale distributor		x							C			C					C
All others									C			C	C	C			C

Neighborhood Shopping Center	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Neighborhood Shopping Center		x										C	P	P	P		C

Community Shopping Center	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Community Shopping Center 100,000 - 499,999 s.f. floor area		x										P	C	P	P		C

Regional Shopping Center	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Shopping Ctr. 500,000+ s.f. floor area												P	C	P	P		C

Industrial Uses	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Auto salvage yard	493190	x															C
Bulk storage of chemicals or fuels	493190	x															C
Commercial incinerator	562213	x															C
Food processing/packaging	311	x															C
Freight/trucking terminal	488490	x															C

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 C = conditional use
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**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: RDD

<i>Industrial Uses</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	RDD	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Manufacture of building materials	326199																C
Manufacture/storage of explosives	325920	x															C
Mine/quarry	212321	x								C							
Outdoor storage of machinery																	C
Recycled materials processing																	C
Scientific testing/research laboratory																	C
Slaughterhouse	31161	x															C
Storage of sand/gravel/blocks		x															C
All others																	C

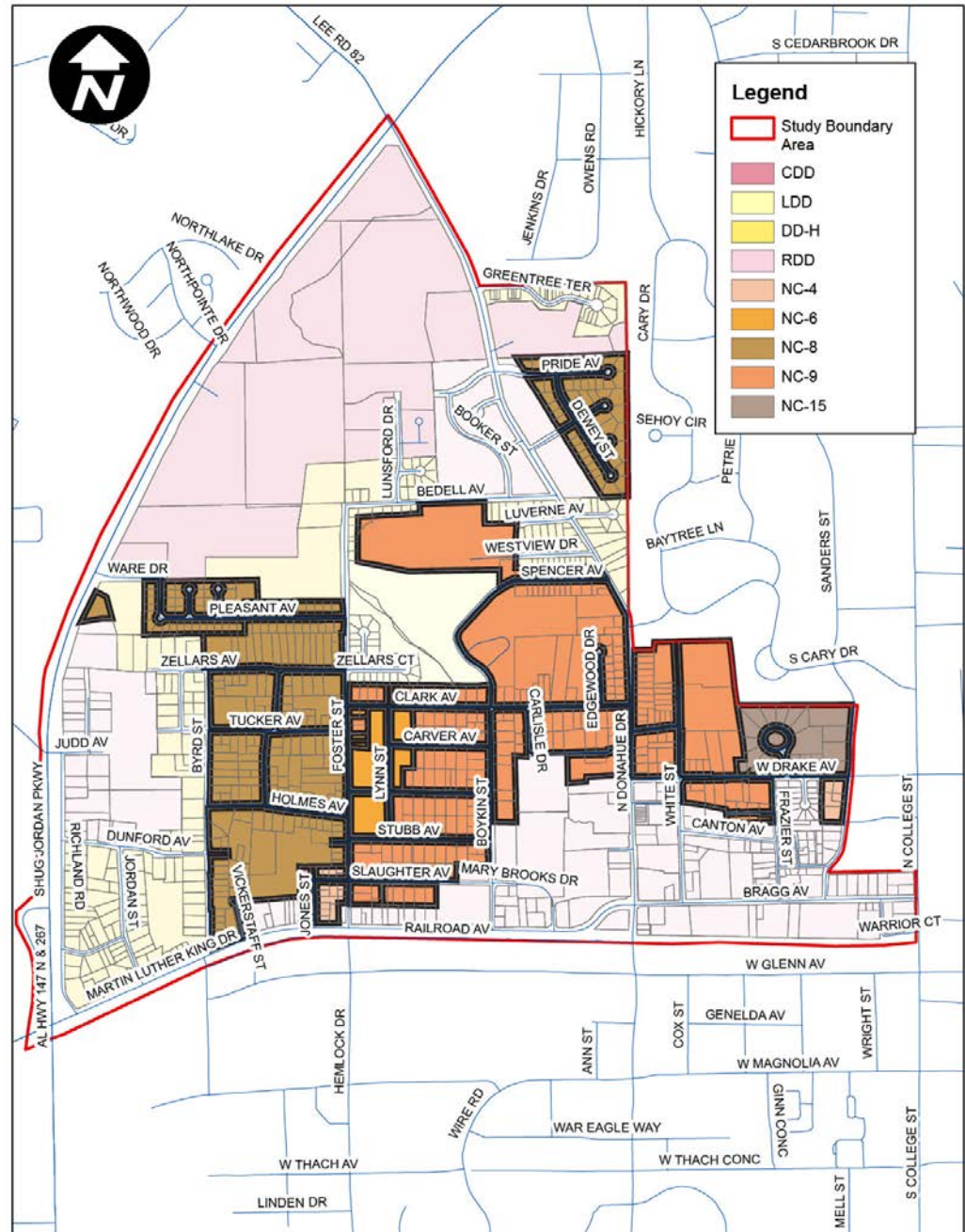
P = permitted use
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***See Special Development Standards, §402.02*
****Neighborhood Shopping Center only*

CURRENT ZONING

Neighborhood Conservation District (NC)

- Preserves the character of existing single-family detached neighborhoods.
- Promotes in-fill within existing neighborhoods on vacant lots.
- The number indicates the minimum lot size in square feet. Example: NC-15 indicates 15,000 square feet.
- Occupancy is limited to the “family” definition.



CURRENT ZONING: NC

ARTICLE IV GENERAL REGULATIONS
Table 4-1 TABLE OF PERMITTED USES

Category
Use

Category	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Agricultural Uses																	
Agriculture	1113									P							
Forestry	113	x						C		P	C	C					
Conventional Subdivision																	
Single family residential S/D		x		P	P	P	P	P	P	P	P	P					C
Manufactured home S/D		x										C†					C
Performance Residential Development ***																	
Single family detached S/D		x		P	P	P		P	P		P	P	C	C			C
Zero lot-line S/D		x		P	P	P		C	C		C	P	C	C			C
Town house S/D		x	C	P	P	P		C	C		C	P	C	C			C
Twin house S/D		x		P	P	P		C	C		C	P	C	C			C
Duplex development		x		P	P	P		C	C			C	C	C			C
Cottage Housing Development		x		P	P	P			C				C	C			C
Multiple family development †		x	P	P	P	P		C	C			C	C	C			C
Private Dormitory		x		P	P	C											
Manufactured home park		x										C					C
Manufactured home S/D		x										C*					C
							*** See Section 502.02	† for UC See Section 506.0				# See Section 502.02(A)					
Outdoor Recreational Uses																	
Golf course	793910							C	C	C	P	C	P				C
Commercial Stables	711219									C							C
Nature and Wildlife Preserves	71219							C	C								C
Park (Private)			P	P	P	P	P	P	P	P	P	P	C	C			C

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*See Special Development Standards, §402.02
**Neighborhood Shopping Center only

CURRENT ZONING: NC

<i>Institutional</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Aquariums	712130	x	C	C	C				C		C	P					C
Assisted Living Facility	623311	x							C		C	P	P	P			C
Cemetery	812220	x		P	P		P	P	C	P		P					C
Church	813110	x	C	C	C	C	C	C	C	P	C	P	C	C			C
Day Care Center	624410	x	C	C	C	C			C		C**	P	P	P	P	C	C
Day Care Home	624120	x	P	C	C	C	C	C	C	P	C	P	C	C			C
Group Day Care Home		x	C	C	C	C			C	C	C	P	C	C			C
Independent Living Facility	623312	x	C	C	C	C			C		C	P	P	P			C
Nursing Home	623110	x							C		C	P	P	P			C
Private Libraries & Museums		x	C	C	C	C			C	C	C	P	P	P			C
Private Schools	6111	x	C	C	C	C	C	C	C	C	C	C	C	C			C
All Other Uses		x	C	C	C	C			C	C	C	C	C	C	C		C

<i>Indoor Recreational</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Billiards	713990		C	C	C				C		C**	P	P	P	P		C
Bowling Alleys	713950		C	C	C				C		C**	P	P	P	P		C
Community Rec. Center	713990	x	C	P	P	C	C	C	C		C**	C	P	P	P		C
Gymnasium	713940		C	C	C				C		C**	P	P	P	P		C
Indoor Athletic Facilities	713940		C	C	C				C		C**	P	P	P	P		C
Skating Rink (Roller & Ice)	713940	x		C	C				C			P	P	P	P		C

<i>Special Residential</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Accessory Dwelling Unit		x		P	P	P	P	P	P	P	P	P	C	C			C
Bed & Breakfast	721191	x	P	P	C	P	C*	C	P	C	C	C	C	C			C
Boarding/Rooming House	721310	x	C	P	P	P			P			P					C
Group Home	623990								P			C	C	C			C
Halfway Houses	623990		C	C	C	C			P		C	P	C	C			C
	623220																
Monasteries/Convents	813110			C	C	C	C	C	P	C	C	C	C	C			C

Limited to NC zoned property within the City of Auburn Historic District, as adopted by Ordinance No. 2377, and as may be amended.
 Bed and Breakfasts are otherwise not a permitted use in the NC District

P = permitted use
 C = conditional use
 A blank box indicates the use is not permitted.

**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: NC

Office	NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Office			P	P	P	P			P		C**	P	P	P	P	C	C
Commercial and Entertainment	NAICS	SDS*	UC/ CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Auto accessory store	441310	x							C			P	P	P	P	C	C
Banks	5221		C	C	C	C			C		P**	P	P	P	P	C	C
Barbershop/beauty shop	812111		P	P	P	P			C		P**	P	P	P	P	C	C
Book, Hobby, Music, & Sporting Goods Stores	451		P	P	P	P			C		P**	P	P	P	P	C	C
Brewpub	312120	x	C	C	C	C			C		C**	C	P	P	P	C	C
Building material sales (no outdoor display)	444190	x							C			P	C	P	P	C	C
Check Cashing									C			C	C	C		C	C
Clothing Stores	448		P	P	P	P			C		P**	P	P	P	P	C	C
Commercial or trade school	611511	x	C	P	P				C			P	P	P	P	C	C
Copy shop	561439		P	P	P	P			C			P	P	P	P	C	C
Dry Cleaners	812320		C	C	C	C			P		P**	P	P	P	P	C	C
Electronics Repair	8112		P	P	P	P			C		P**	P	P	P	P	C	C
Florists	4531		P	P	P	P			C		P**	P	P	P	P	C	C
Funeral Homes	812210	x	C	C	C				C		C**	C	C	P	C	C	C
Garden Supply	44422		C	C		C			C		P**	P	P	P	P	C	C
General Merchandise Stores	452		C	C	C	C			C			P	P	P	P	C	C
Grocery Stores	4451		C	C	C	C			C		P**	P	P	P	P	C	C
Hardware Stores	444130		C						C			P	C	P	P		C
Health & Person Care Stores	446		P	P	P	P			C		P**	P	P	P	P	C	C
Lounge			C	C	C				C		C**	C	P	P	P	C	C
Hotel/motel/condotel	721110	x	C	C	C	C			C			C	P	P	P	C	C
Office Supplies, Stationery, Gift Stores	4532		P	P	P	P			C		P**	P	P	P	P	C	C
Pawn Shop									C			C	C	C		C	C
Package store	445310		C	C	C	C			C			P	P	P	P	C	C
Pet/Pet Supply Store	45391		P						C		P**	P	P	P	P	C	C
Precious Metal Purchase/Sales									C			C	C	C		C	C
Private club	813410	x	C	C	C	C			C			C	C	C	C	C	C
Professional Studios			C	C	C	C			P		P**	P	P	P	P	C	C

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 C = conditional use
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**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: NC

<i>Commercial and Entertainment</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Restaurant			P	P	P	P			C		P**	P	P	P	P	C	C
Specialty Food Stores	4452		P	P	P	P			C		P**	P	P	P	P	C	C
Theaters/Indoor Auditoriums	512131		C	C	C				C			P	P	P	P	C	C
Title Pawn									C			C	C	C		C	C
Veterinary office/kennel	541940	x		C	C	C			P	P	C**	P	P	P	P	C	C
All others			C	C	C	C			C		C**	C	C	C	C	C	C

<i>Road Service</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
ATMs		x	C	C	C	C			C			P	P	P	P		C
Auto dealership	44111 44122								C			C	C	P	P	C	C
Auto repair, paint/body work	8111	x							C			C	C	P	C	C	C
Bank w/Drive Thru			C	C	C				C		C**	C	C	P	P	C	C
Building Material Sales (outdoor display)	444190	x							C			P	C	P	P	C	C
Car Wash/Detailing shop	811192								C			C	C	P	C		C
Convenience Stores/Small Grocery (less than 3,000 sq. ft. - no fuel)	445120		P	C	C	C			C			P	P	P	P		C
Fast Food Restaurant	722211		C	C	C	C			C			C	C	P	P	C	C
Flea market	531190 531120	x							C			C		C		C	C
Gasoline/service station	447190	x							C		C**	C	C	P	P	C	C
Parking Garages/ Lots	812930		C	C	C				C			C	C	P	C	C	C
Small engine repair/ Sales	811411								C			C	C	P	C	C	C
All Other Uses			C	C	C	C			C			C	C	P	C	C	C

<i>Commercial Recreational Use</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Amphitheater		x								C	C**	C	C	C		C	C
Amusement park	713110	x								C	C	C			C	C	C
Fairground	711310	x								C		C				C	C
Miniature golf/driving range	713990	x								C		C	C	C	C	C	C
Race track	711212	x								C		C				C	C
Stadium/arena	711310	x								C		C				C	C

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 C = conditional use
 A blank box indicates the use is not permitted.

**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: NC

<i>Recreational Rental Dwellings</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Campground	721211									C		P				C	C
Cottages/cabins	721199									C		P				C	C
Recreational vehicle park	721211	x								C		C				C	C

<i>Public Service</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Communications tower	237130	x		C^	C^			C	C	P		P	C	C	C	C	C
Hospital	622	x	C	C	C			C				C	C	C	C	C	C
Municipal Office/Facility			P	P	P	P		C	C	C	C	P	P	P	C	C	C
Public utility station or facility			C	C	C	C	C	C	C	P	C	C	C	C	C	C	C
Utility service yard or garage									C	C		C	C	C	C	C	C
All other Public Uses			C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

*Only if mounted on an existing structure

<i>Agricultural Support</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Farm equipment sales/rental/leasing	532490	x								C		C			C	C	C
Farm equipment sales/repair	811310	x								C		C			C	C	C
Farm produce sales (permanent)	445230	x								C			P	P			C
Farm produce supply										C		P	P	P	P	C	C
Farm product processing		x								C		C				C	C

<i>Nurseries</i>	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Retail	444220	x							C	P	C**	P	C	P	C		C
Wholesale	444220									P		P				C	

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 A blank box indicates the use is not permitted.

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 ***Neighborhood Shopping Center only

CURRENT ZONING: NC

Commercial Support	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Bottling plant/bakery	333993	x							C			C				C	
	333294																
Contractor storage yard		x							C			C		C		C	
Mini-warehouse	531130	x										C	C	C	C	C	C
Printing/publishing	323	x							C			C		C		C	
Recycled materials collection/storage	562111	x							C			C				C	
Sales/repair of heavy equipment	811310	x										C	C	C	C	C	
Vet. office/kennel w/outdoor pens	812910									C							C
Warehouse	236220	x							C			C	C	C	C	C	
Wholesale distributor		x							C			C					C
All others									C			C	C	C			C

Neighborhood Shopping Center	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Neighborhood Shopping Center		x									C	P	P	P	P		C

Community Shopping Center	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Community Shopping Center 100,000 - 499,999 s.f. floor area		x										P	C	P	P		C

Regional Shopping Center	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Shopping Ctr. 500,000+ s.f. floor area												P	C	P	P		C

Industrial Uses	NAICS	SDS*	UC / CEOD	UN-E	UN-W	UN-S	NC	DDH	RDD	R	LDD	CDD	CRD-U	CRD-S	SCCD	I	PDD
Auto salvage yard	493190	x															C
Bulk storage of chemicals or fuels	493190	x															C
Commercial incinerator	562213	x															C
Food processing/packaging	311	x															C
Freight/trucking terminal	488490	x															C

P = permitted use
 C = conditional use
 A blank box indicates the use is not permitted.

**See Special Development Standards, §402.02
 ***Neighborhood Shopping Center only

CURRENT ZONING: NC

<i>Industrial Uses</i>	<i>NAICS</i>	<i>SDS*</i>	<i>UC / CEOD</i>	<i>UN-E</i>	<i>UN-W</i>	<i>UN-S</i>	<i>NC</i>	<i>DDH</i>	<i>RDD</i>	<i>R</i>	<i>LDD</i>	<i>CDD</i>	<i>CRD-U</i>	<i>CRD-S</i>	<i>SCCD</i>	<i>I</i>	<i>PDD</i>
Manufacture of building materials	326199																C
Manufacture/storage of explosives	325920	x															C
Mine/quarry	212321	x								C							
Outdoor storage of machinery																	C
Recycled materials processing																	C
Scientific testing/research laboratory																	C
Slaughterhouse	31161	x															C
Storage of sand/gravel/blocks		x															C
All others																	C

P = permitted use
C = conditional use
A blank box indicates the use is not permitted.

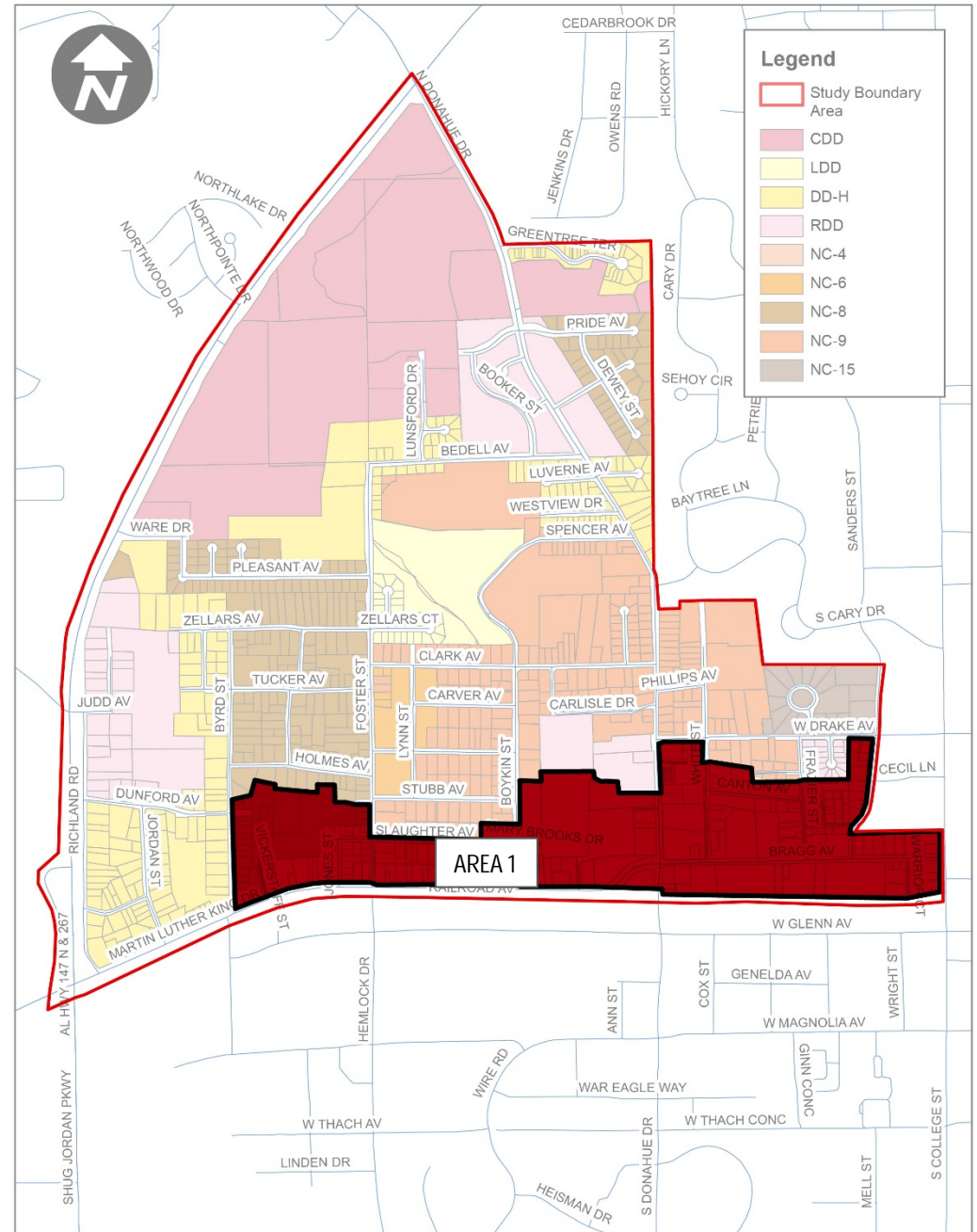
***See Special Development Standards, §402.02*
****Neighborhood Shopping Center only*

AREA 1

MLK | Bragg Ave

- *Largely RDD.*
- *Includes Existing Commercial Uses.*
- *Mixed-Use components*
- *Variety of housing types*

*****Keep in mind that RDD allows up to 5 unrelated individuals.**



AREA 1

Current Permitted Uses

Residential

- *Single-family detached*

Commercial and Entertainment

- *Dry Cleaners*
- *Professional Studios*
- *Veterinary office | Kennel*

Office

- *All Professional Offices*

Institutional

- *None*

Road Service

- *None*

Current Conditional Uses

Residential

- *Town House*
- *Twin House*
- *Duplex*
- *Cottage*
- *Multiple Family (Non-student Apartments)*

Commercial and Entertainment

- *Banks*
- *Barbershop | Beauty Shop*
- *Clothing Store*
- *Florist*
- *Grocery Store*
- *Lounge*
- *Package Store*
- *Restaurant*

Institutional

- *Church*

Road Service

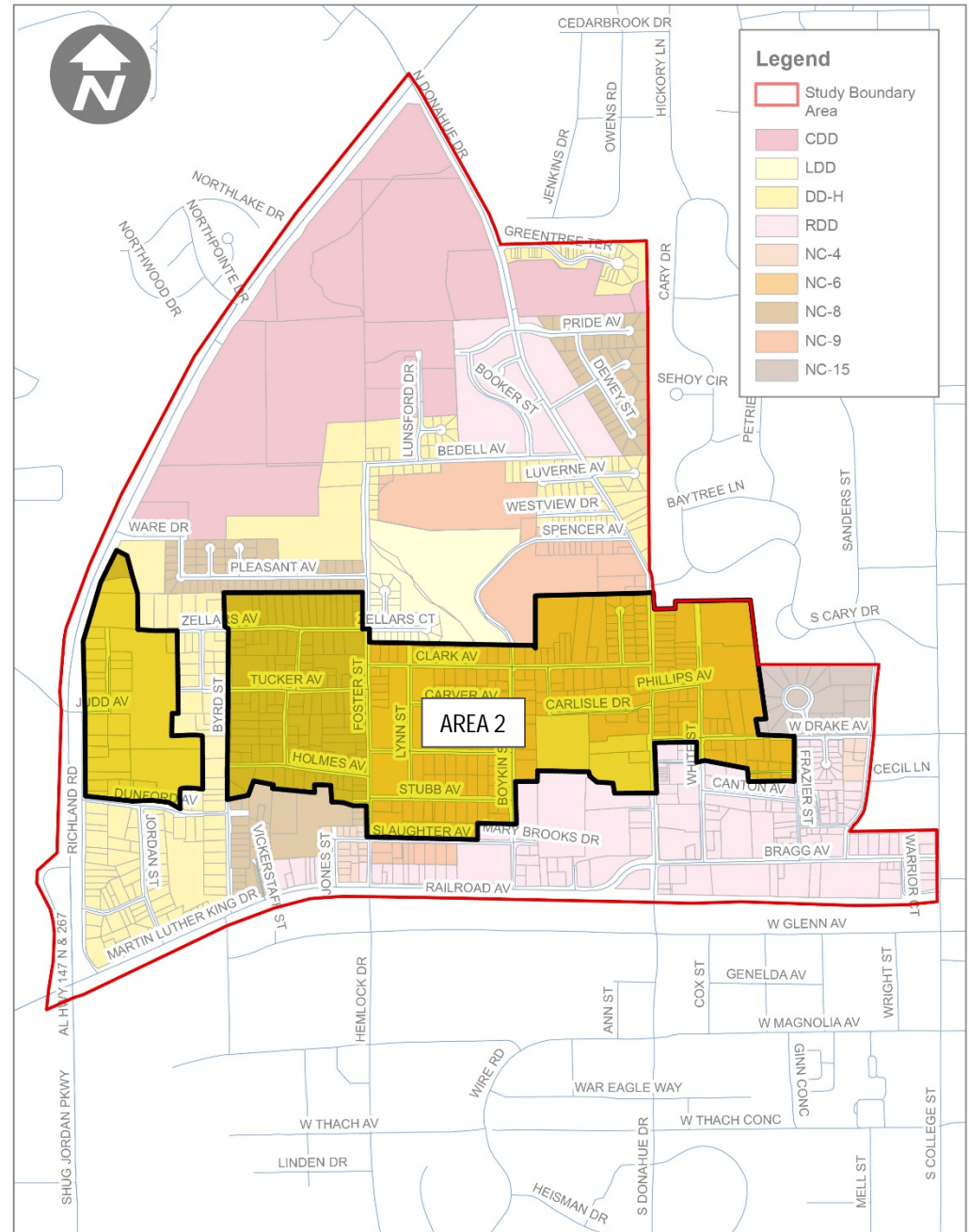
- *Fast Food w/ Drive thru*
- *Auto Dealership*

AREA 2

Central Neighborhood

- *Largely NC.*
- *Includes Existing Single-family Uses and Non-conforming Residential such as Duplexes.*
- *Churches*

****Keep in mind that residential occupancy in NC is regulated by the family definition.*



AREA 2

Current Permitted Uses

Residential

- *Single-family detached*

Commercial and Entertainment

- *None*

Office

- *None*

Institutional

- *Cemetery*

Current Conditional Uses

Residential

- *None*

Commercial and Entertainment

- *None*

Institutional

- *Church*
- *Day Care Home*
- *Private School*

PROPOSED ZONING

WHY CHANGES ARE BEING RECOMMENDED:

Target Development/Redevelopment

- *Encourage retail and commercial uses along the corridors*
- *Encourage new neighborhood-scale residential development*

Improve the Streetscape and Pedestrian Environment

Create a Consistent Corridor Aesthetic

Encourage Redevelopment and Increased Mixed-use Development within the Corridor

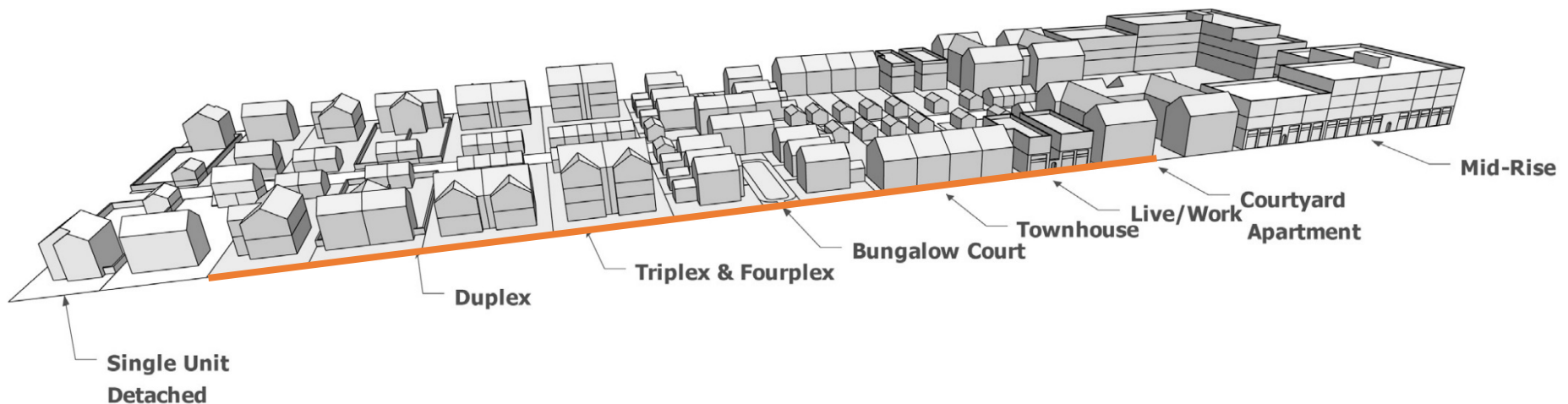
- *Modify/new zoning districts*

MISSING MIDDLE HOUSING

Transitional Housing Types

What is “Missing Middle” Housing?

- Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living.



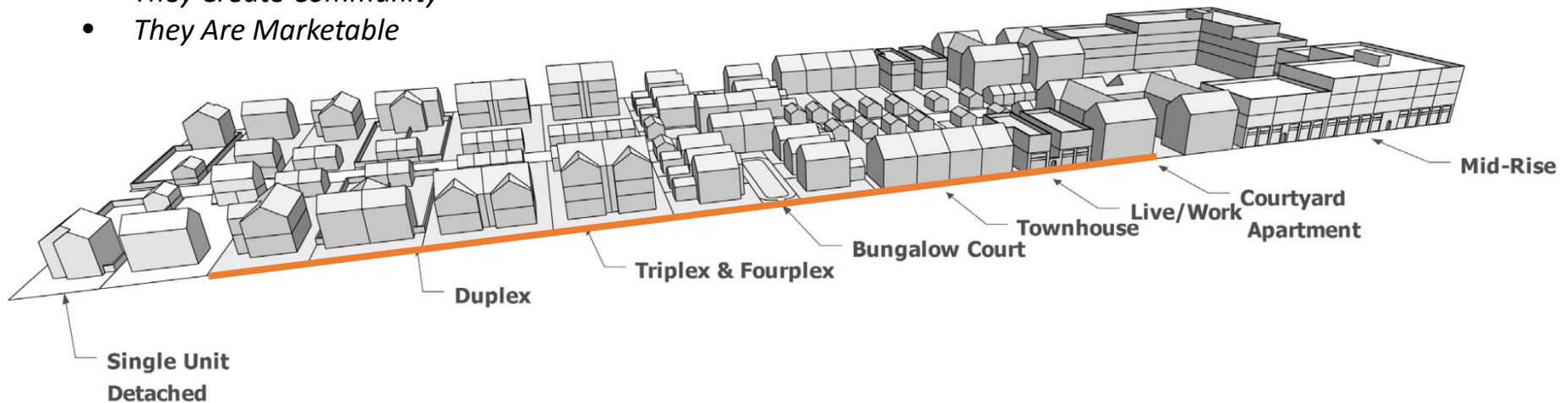
MISSING MIDDLE HOUSING

Transitional Housing Types

How do you create regulations that encourage and incentivize “Missing Middle” Housing?

Characteristics of Missing Middle Housing

- *Walkable*
- *Small Footprint, Blended Densities*
- *Lower Perceived Densities*
- *Well-Designed, Smaller Units*
- *Off-Street Parking Does Not Drive the Site Plan*
- *Simple Construction, Easier to Finance*
- *They Create Community*
- *They Are Marketable*



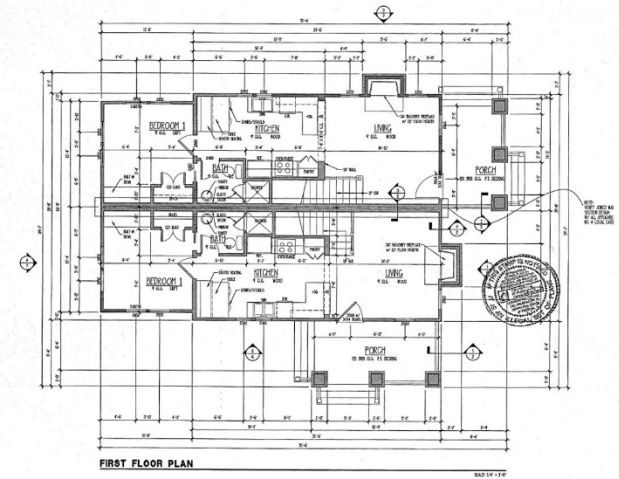
MISSING MIDDLE HOUSING

Transitional Housing Types: Cottage Housing



MISSING MIDDLE HOUSING

Transitional Housing Types: Duplex



MISSING MIDDLE HOUSING

Transitional Housing Types: Triplex | Quadplex



MISSING MIDDLE HOUSING

Transitional Housing Types: Townhouse



MISSING MIDDLE HOUSING

Transitional Housing Types: Live Work | Mixed Use



MEETING AGENDA:

- *Future Land Use*
- *Zoning*
- *Streetscape*
- *Staff Updates*
- *Questions*



STREETSCAPE

Opelika Road Phase I



MEETING AGENDA:

- *Future Land Use*
- *Zoning*
- *Streetscape*
- *Staff Updates*
- *Questions*



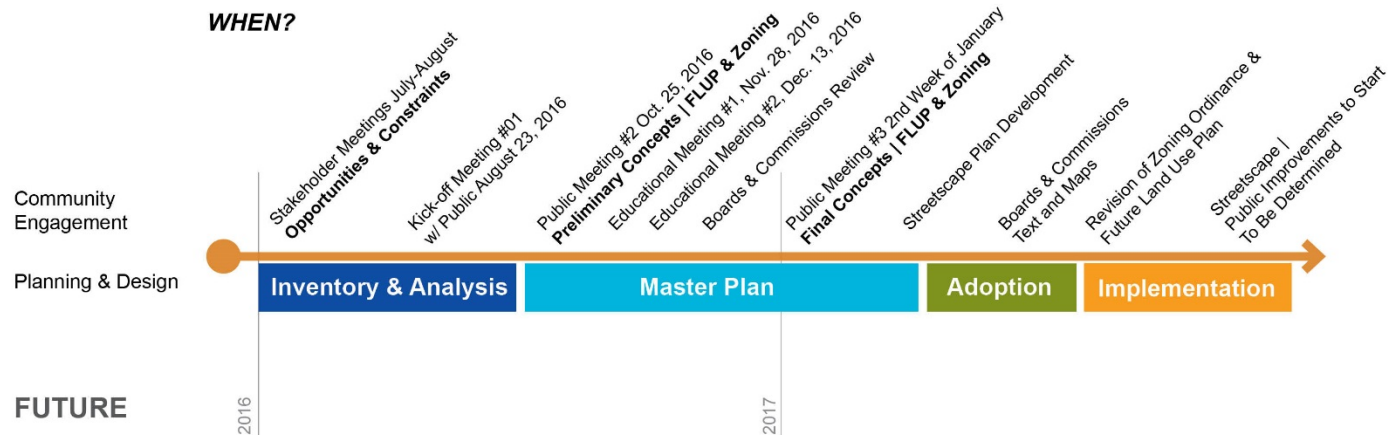
STAFF UPDATES

KEY STAKEHOLDERS

	INFORM	INVOLVE	CONSULT	COLLABORATE	EMPOWER
WHO?	General Public	Key Stakeholder Groups + Public	Interested Public	Implementers	Decision-makers
WHAT?	Provide & Present Information, aid in understanding	Involved in outcome	Collect input	Partner on the outcome	Inform final decisions
HOW?	<ul style="list-style-type: none"> • Press Releas • TV Interview • Presentation - shared at public meeting • Website (1) 	<ul style="list-style-type: none"> • Stakeholder Groups (5) - July-Aug 2016 • Public Meeting (1) - Aug. 23 • Public Meeting (2) - Oct. 25 • Public Meeting (3) - January 	<ul style="list-style-type: none"> • Public comment • Public Meetings • Phone, voice, text • Email from consulting team 	Advisory Committes - City Council - Boards/Commissions	Public hearings

TIMELINE: MASTER PLAN UPDATE

WHEN?



FUTURE

QUESTIONS?

www.auburnalabama.org/northwestauburn



City of Auburn