**Historic Character Commercial Text & Map Amendment Possible Revisions**

* Adoption of map amendments (C-5 and R-3) as presented?

Requested revisions to proposed map amendments?

* Lot Coverage requirements adopted as presented for C-5 District?

As Proposed: 40% impervious, may increase to 50% with use of permeable paving materials.

Align with C-2 allowance, keeping permeable paving requirement?

8.6.6.4.2. Within the C-5, Historic Character Commercial Zoning District, lot coverage shall not exceed 45% of the lot area. Lot coverage may be increased to 55% of the lot area with the use of permeable paving materials.

* Addition of uses to the C-5 District? Potential uses to be added:
* Retail Shopping Center – Special Use with Supplemental Regulations

Definition: *Shopping Center means a single, commercial structure which includes or is designed to include two or more establishments with a combined floor area of at least 10,000 square feet planned for a single or contiguous lot.*

* Group Development – Special Use

Definition: *Group development means a group of buildings on a single site which are occupied and used for professional offices, retail, personal services, indoor recreation facilities, and/or restaurant uses.*

* Mixed Use Development – Special Use with Supplemental Regulations

Definition: *Mixed use development means a single building containing more than one type of land use or single development of more than one building, and use, under common ownership, where the different types of land uses are in close proximity, planned as a unified complementary whole, and functionally integrated to the use of shared vehicular and pedestrian access and parking areas. Mixed use is defined by a combination of professional offices, personal services, indoor recreation facilities, retail, and/or restaurant uses in combination with residential development.*

* Commercial with Accessory Residential – Permitted with Supplemental Regulations

Definition: *Commercial with accessory residential means a principal commercial use with accessory single-family residences either attached or detached. This use could include single-family residential, duplex, or multiple detached single-family residential dwelling units configured in a cottage court arrangement.*

* Others?
* Permit proposed uses within the C-5 District as they are currently permitted within the C-2 District. Not all uses would require Special Use Permit approval.
* Add provisions to Article 5 of the UDO, Nonconformities to ensure that nonconforming uses can be rebuilt if destroyed or otherwise removed. Proposed language:

**Section 5.6 - Nonconforming Use of a Structure.**

**5.6.1.** If a use involving individual structures or combinations of structures with a cumulative replacement cost of $5,000.00 or more exists that was legal at the time of its creation but would not be allowed in the district under the terms of this UDO, the lawful use may continue, subject to the following provisions:

**5.6.1.1.** No existing structure devoted to a use not permitted by this UDO in the district in which it is located shall be enlarged, ~~extended, constructed, reconstructed, moved~~ or structurally altered in a way which increases the degree of nonconformity. ~~except in changing the use of the structure to a use permitted by the regulations of the district in which it is located.~~

A structure, conforming or nonconforming, occupied by a nonconforming principal use destroyed or otherwise modified by any means may be repaired, maintained, or replaced with an identical or similar structure and identical use regardless of value provided the repair, maintenance, or replacement does not create any new structural or use nonconformities or increase the degree of existing structural or use nonconformities.

Site improvements, such as parking, stormwater management, landscaping, etc. may be made upon a property which contains a nonconforming use of a structure, however such improvements must meet the site design standards and dimensional requirements applicable to such improvements as established by the current UDO.