

LMO Changes to Reflect Historic Neighborhoods Preservation Overlay (HNP-O) District

Element		Current LMO		Proposed Historic Neighborhoods Preservation Overlay (HNP-O) District			
Setbacks	Minor Arterial	40'		25'			
	All Other Streets	20'		10'			
	Access Easement	20'		5'			
	Adjacent Use	20' Single Family (Varies 20' - 40')		5' between single family uses Reduction by 10' between other uses			
Buffers	Minor Arterial	25'	<u>Minimum Planting Requirements</u> Overstory Trees: 3 Every 100 Linear Feet Understory Trees: 6 Every 100 Linear Feet Evergreen Shrubs: 10 Every 100 Linear Feet	15'	<u>Single Family:</u> Minimum Planting Requirements <u>Multifamily:</u> Maximum Planting Requirements		
		15'	<u>Maximum Planting Requirements</u> Overstory Trees: 4 Every 100 Linear Feet Understory Trees: 8 Every 100 Linear Feet Evergreen Shrubs: 12 Every 100 Linear Feet				
	All Other Streets	20'	<u>Minimum Planting Requirements</u> Overstory Trees: 2 Every 100 Linear Feet Understory Trees: 3 Every 100 Linear Feet Evergreen Shrub: 8 Every 100 Linear Feet			10'	<u>Single Family:</u> Minimum Planting Requirements <u>Multifamily:</u> Maximum Planting Requirements
		10'	<u>Maximum Planting Requirements</u> Overstory Trees: 2 Every 100 Linear Feet Understory Trees: 4 Every 100 Linear Feet Evergreen Shrubs: 10 Every 100 Linear Feet				

Element		Current LMO		Proposed Historic Neighborhoods Preservation Overlay (HNP-O) District	
Buffers (Continued)	Access Easement	20'	<u>Minimum Planting Requirements</u> Overstory Trees: 3 Every 100 Linear Feet Understory Trees: 6 Every 100 Linear Feet Evergreen Shrubs: 10 Every 100 Linear Feet	0'	N/A
	Adjacent Use	Varies (20' -30')		A buffer is not required for adjacent like uses All other buffers permitted to be the minimum option and have the minimum planting requirements with the exception of industrial uses Industrial uses permitted to have the minimum option but must have the maximum planting plus fence/hedge.	
Impervious cover (Residential & Mixed-Use Base Zoning Districts)		Residential Districts 35% maximum		Residential Districts 45% maximum	
Building Height		Varies (35'-45')		45' Maximum	
Access		For 5 or fewer lots, direct vehicular access to each lot shall be a minimum 20' wide access easement constructed of an all-weather driving surface or paved street with a minimum 30' right-of-way; access must be installed before subdivision plans are stamped. For 6 or more lots, direct vehicular access to each lot shall be provided via paved street with a minimum 40' right-of-way; access must be installed before subdivision plans are stamped.		For 5 or fewer lots within a Family Subdivision, direct vehicular access to each lot shall be a minimum 20' wide access easement constructed of an all-weather driving surface or paved street with a minimum 30' right-of-way; access shall be provided to the point of development For 6 or more lots, direct vehicular access to each lot shall be provided via paved street with a minimum 30' right-of-way; access shall be provided to the point of development For all homes within a Family Compound: Minimum 20' wide access easement constructed of an all-weather driving surface	

Element	Current LMO	Proposed Historic Neighborhoods Preservation Overlay (HNP-O) District
Allowable Uses	All uses in the base district	All uses in the base district Family Compound Family Subdivision
Density	<u>RM-4</u> (Zoning class in base district) 4 dwelling units per acre 6 dwelling units per acre with at least 3 acres 8 dwelling units per acre with at least 5 acres <u>MF Along Major Arterials</u> 4 dwelling units per acre 8 dwelling units per acre with at least 3 acres <u>MF Along Other Streets</u> 6 dwelling units per acre 10 dwelling units per acre with at least 3 acres	<u>RM-6</u> (All RM-4 automatically up-zoned to RM-6) 6 dwelling units per acre 8 dwelling units per acre with at least 5 acres <u>MF Along Major Arterials</u> 6 dwelling units per acre
Application Review	All applications for development activity are reviewed in the order they are received.	All applications for development activity for eligible properties within the district will be expedited.