

## **CHANGES PROPOSED TO THE NORTHGATE ORDINANCE**

### **Article 3 Development Review Procedures**

- Remove Northgate development review from the Powers and Duties of the Design Review Board and add it to the Powers and Duties of the Administrator
- Add the ability to hear and decide waivers to specific Northgate development standards to the Powers and Duties of the Design Review Board.
- Clarify that the development processes for design districts will only apply to Wolf Pen Creek.

### **Article 5 District Purpose Statements and Supplemental Standards**

- Add use standards that will encourage pedestrian-friendly uses along the main corridors.
- Add use standards that will encourage buildings with multiple tenants and/or mix of uses.
- Grandfather existing drive-thru windows in NG-2 Transitional Northgate.
- Identify the properties listed as medium or high priority in the Northgate Historic Resources Survey and include specific standards for the rehabilitation of these properties.
- Add design standards that mirror the Non-Residential Architectural Standards that apply elsewhere in town, but make the standards more sensitive to the pedestrian scale and allow for more flexibility in building materials and colors.
- Set standards for off-street parking that are less stringent than those for other zoning districts.
- Clarify sidewalk and landscape/streetscape requirements.
- Allow for more creative signage through the use of hanging signs and projection signs.
- Change the requirements for outdoor storage and display to allow for sales/displays on sidewalks but prohibit outdoor storage.
- Provide a specific list of standards the Design Review Board may consider waivers to and provide guidance for those decisions.
- Remove the requirement for a maximum setback from a right-of-way and create a maximum setback from the back of curb, and add a minimum 2-story height and minimum floor to area ratio for all Northgate districts.

### **Article 6 Zoning Districts**

- Remove drive-in/thru windows, fuel sales, and radio/TV station/studios as permitted uses in NG-2.
- Allow roof-top outdoor health club/sports facilities in NG-1.
- Remove theaters as conditional uses in NG-3.

- Allow unregulated wireless telecommunication facilities in all Northgate districts.