



TOWN OF CARRBORO

NORTH CAROLINA

TRANSMITTAL

PLANNING DEPARTMENT

DELIVERED VIA: HAND MAIL FAX EMAIL

To: David Andrews, Town Manager
Mayor and Board of Aldermen

From: Tina Moon, Planning Administrator

Date: May 19, 2017

Subject: Rezoning Proposal – Approximately 0.28 acres (12,414 square feet) located at 110 West Main Street

SUMMARY

The Town has received an application from the Inter-Faith Council for Social Service, Inc. to rezone a 0.28-acre parcel at 110 West Main Street from B-1(G) and B-2 to B-1(G)-Conditional (B-1(G)-CZ) for a social services provider with dining facility, use classification 3.260. The Board of Aldermen has set a public hearing to consider the request for May 23, 2017. If approved, the applicant would apply for a zoning permit. Zoning permits are approved administratively by staff; no public hearing or advisory board review is required.

BACKGROUND

Representatives from the Inter-Faith Council for Social Services, Inc. (IFC) approached the Town several years ago about their long-term interest in moving the community kitchen (previously co-located with the IFC's shelter) from the Rosemary Street location in Chapel Hill to their existing pantry facility in Carrboro. In May, 2015, the IFC formally submitted a request for a text amendment to establish a new use tentatively called a "community kitchen" in the B-1(G) zoning district. Text amendments were adopted on March 22, 2016, amending the LUO in several areas to provide for the new use called, "social services providers with dining." The definition encompasses a number of land uses such as, general administration, educational programs, counseling services, food pantry facilities and dining services wherein free meals are provided on-site for a substantial number of individuals. What makes this use (3.260) different from other social service facilities with kitchens and/or dining components, is that the dining

service is a free, walk-in program designed to accommodate a substantial number of people at one time on site.

The development of a social service provider with dining facility requires a zoning permit in conjunction with a conditional rezoning of the property and compliance with supplementary regulations, outlined in Section 15-176.7. The submittal materials would include a petition for change of zoning and accompanying narrative, an illustrative site plan and proposed conditions. The adopted text amendments were written such that the Board may approve conditions as part of the rezoning that would supersede LUO provisions in order to address specifics relating to the project and its location. Rezoning conditions are subject to mutual approval and are binding to the project; changes to the approved conditions would require a new public hearing.

PROJECT DESCRIPTION

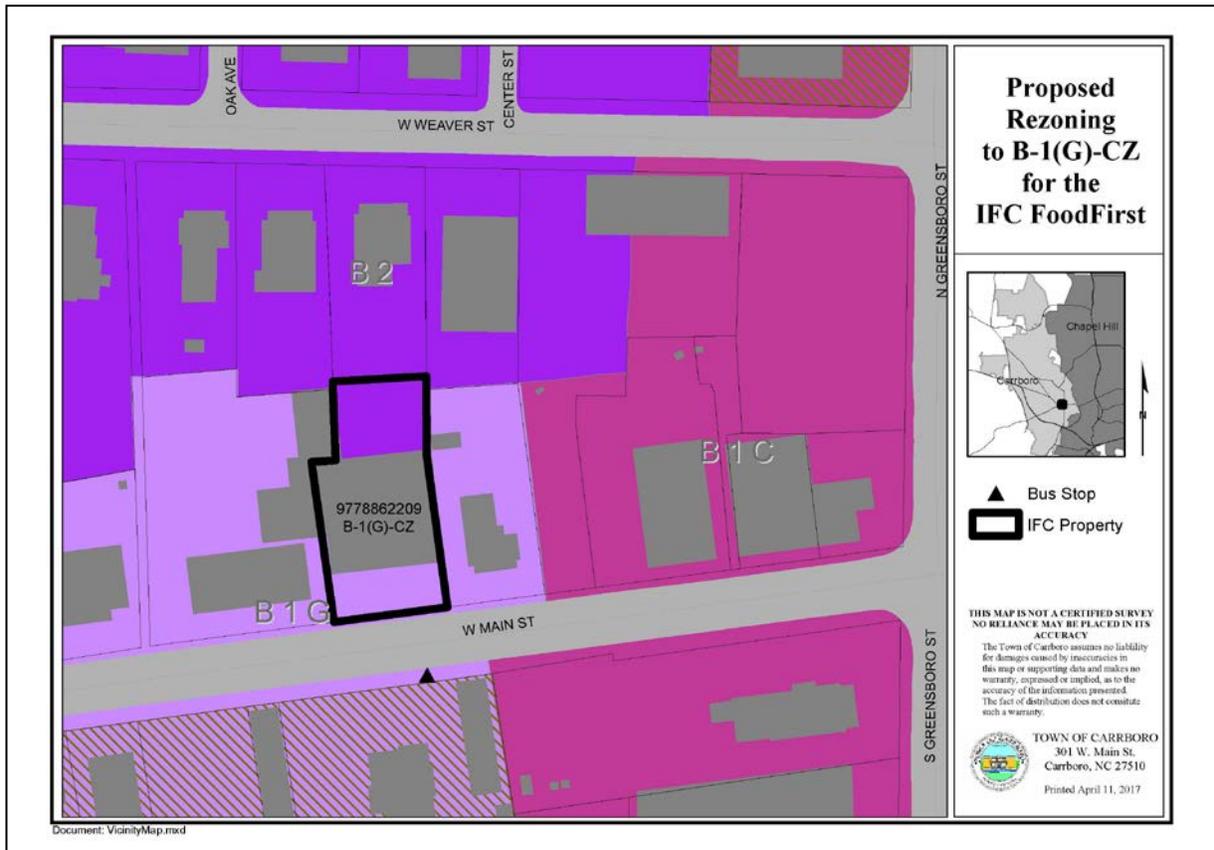
The IFC's proposal is to demolish the existing Douglas building and replace it with a new two-story building set upon a grade-level parking area (three-stories in combination). The design includes a large covered area in the front of the building to provide a sheltered space off of the sidewalk for dining patrons to wait for meals to be served. Parking area would be accessed via West Main Street and would include covered racks for bicycles. The delivery loading dock, dumpster (trash/recycling) area and a few additional parking spaces would be accessed from West Weaver Street. The new building would retain all of the existing functions in the IFC portion of the building and include a new dining facility to provide free walk-in meals at set times. Other tenants who currently rent space in the Douglas building would have to relocate.

REZONING OVERVIEW

Section 15-320 of the Land Use Ordinance (LUO) separates zoning map amendments into two categories--major and minor. This particular request involves fewer than five parcels of land and less than fifty acres overall. Per subsection 15-320 (b) the rezoning request is classified as a "minor map amendment."

The subject property includes a single parcel located on the north side of West Main Street, to the west of North Greensboro Street, and across the street from the Club Nova clubhouse and thrift store. The property backs up to and shares parking with 201 and 203 West Weaver Street, El Centro and the Provence restaurant respectively. The parcel can be further identified by Orange County PIN number 9778-86-2205. The 0.28-acre site is currently part of two different zoning districts; the northern third of the site is in the B-2 district and the southern two-thirds is in the B-1(G) district. If approved, the entire property would be rezoned B-1(G)-CZ. The following table and vicinity map show the existing zoning.

Address	PIN	Existing Zoning	Proposed Zoning	Acreage
110 West Main	9778-86-2205	B-1(G)	B-1(G)-CZ	0.20 (approx.)
110 West Main	9778-86-2205	B-2	B-1(G)-CZ	0.07 (approx.)
			Total	0.28 (12,414 sq.ft.)



PETITIONERS/OWNERS

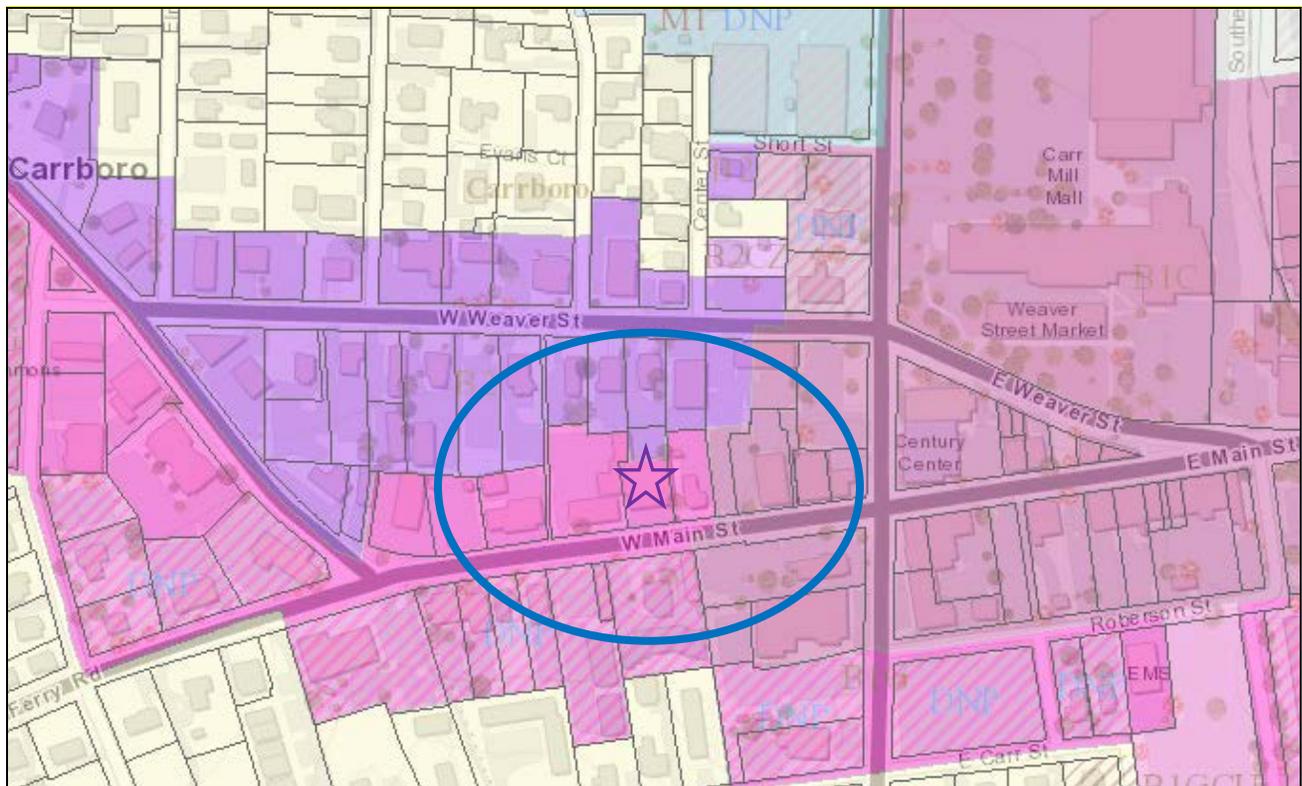
The subject property is owned by Inter-Faith Council for Social Service, Inc. (IFC). The IFC is also the developer for the proposed project.

DESCRIPTION OF THE AREA

The table below shows the subject property in underlined text and the surrounding properties, all with their current land uses. The proposed amendment would remove the current zoning district status of B-2 (Fringe Commercial) and B-1(G) (General Business and replace it with a new zoning district status of B-1(G)-CZ (General Business, Conditional). The uses in the existing districts are similar, with more intensive commercial uses allowed in B-1(G), and neighboring B-1(C) (Town Center Business) compared to the B-2. If the rezoning is approved, the only use allowed on the property would be a social services provider with dining (use category 3.260), consideration of any other use would require a new public hearing.

Address	Zoning	Activity	Use
100 S. Greensboro	B-1(C)	Wendy's Restaurant w/ drive through	8.400
103 W. Main	B-1(G)	Club Nova, club house, thrift,apts	3.100
105 W. Main	B-1(G)	Krave/restaurant-bar	8.100
108 W. Main	B-1(G)	Frame Shop Retail low-volume	2.120
<u>110 W. Main</u>	B-1(G) & B-2	Office/service	3.110
112 W. Main	B-1(G)	Animal Kennel	12.200
201 W. Weaver	B-2	Former Table-food provider	3.110
203 W. Weaver	B-2	Provence Restaurant	8.100
205 W. Weaver	B-2	Office/Service	3.110
301 W. Weaver	B-2	Office/Medical	3.110

A complete list of uses is described in the Permissible Uses Table in Section 15-146 of the Town of Carrboro Land Use Ordinances available at the following link. <http://nc-carrboro.civicplus.com/DocumentCenter/Home/View/691>.



COMPARISON OF ZONES

B-2 FRINGE COMMERCIAL. This is a transitional district designed to accommodate commercial uses in areas that formerly were residential but that now may be more desirable for commercial activities due to high traffic volumes and proximity to other nonresidential districts. As residential use of existing and nearby structures may continue, the preservation of the existing character and appearance of the area is encouraged. Whenever the use of the land in this district is changed to commercial, it is intended and desired that existing residential structures be converted and adapted to commercial use rather than new buildings constructed, and to encourage this, the regulations for this district allow development at a lower density than is permitted in the B-1 districts and permit uses that tend to generate minimal traffic. In this way, the B-2 district should provide a smoother transition from the more intensively developed B-1 areas to residential areas. Any development within the B-2 district shall comply with the following requirements:

- a. To the extent practicable, development shall otherwise retain, preserve and be compatible with the residential character of the older homes within and immediately adjacent to this district; and
- b. To the extent practicable, vehicle accommodation areas associated with uses on lots in this district shall be located in the rear of buildings so that parking areas are not readily visible from the streets.

B-1(G) GENERAL BUSINESS. This district is designed to accommodate a broad range of business uses. This district, because of its close proximity to established residential single family neighborhoods, is limited in the types of night uses permitted. Uses may be restricted in the hours of operation where the permit-issuing authority finds that such restrictions are necessary to prevent unreasonable disruptions to the peace and quiet of a nearby residential area.

The B-1(G)-CZ district is a conditional district, further described in Section 15-141.4. Conditional zoning districts are zoning districts in which the development and use of property so zoned is governed by the regulations applicable to one of the general use districts listed in the Table of Permissible Uses as modified by the conditions and restrictions imposed as part of the legislative decision creating the district and applying it to a particular property. In accordance with Subsection 15-141.4 (d) the conditional zoning district petition may be approved with a list of conditions and site-specific standards to address the conformance of the development and use of the site.

The LUO includes provisions that are specific to the social services provider with dining use. The first is the development and review of a concept plan at the advisory board level, a step that is standard for special and conditional use permits but one that is not typically included for rezonings. The applicants presented their proposal at the November 3, 2016 Joint Review meeting attended by the Planning Board, Transportation Advisory Board, Environmental Advisory Board and Appearance Commission. The Economic Sustainability Commission reviewed the project on January 11, 2017 and subsequently on February 8, 2017 when it received a presentation from the applicant. Written responses to advisory board comments are provided (Attachment L).

ANALYSIS

Carrboro Vision2020 presents the policies that are expected to guide the Town's growth and development through the year 2020. In the Petition for Change of Zoning the petitioners have provided responses in support of their assertion that the proposed zoning district classification is consistent with the Town's adopted plans and policies. Staff has identified the following sections of Carrboro Vision2020 that pertain to the request for rezoning:

1.0 Programming, Services, and Amenities

1.3 Human Services

Carrboro citizens are vocal in their concern for each other. Our citizens also desire the security of knowing how their town works, thereby facilitating our delivery of human services.

- 1.32 The town should continue to support human service needs that are above and beyond those met by the County.
- 1.35 The town should consider the impact of its ordinances and policies on the wellbeing of its most vulnerable citizens, including the elderly, children, those with disabilities and those living on low-, middle-, or fixed incomes.
- 1.44 The town should continue to seek opportunities to exercise more local control of revenue options and community health and welfare options.

2.0 Development

Carrboro's development should take place in a manner consistent with a set of adopted values. The health and safety of citizens should be protected. Respect for and protection of the natural environment should be integrated into the town's policies as a high priority in enriching the quality of life. As much as possible, Carrboro's town character should be preserved; and the town should respond to citizen initiatives toward that goal. The community should continue to foster diversity, welcoming people of all races, ages, ethnicity, sexual orientations, and social and economic backgrounds. Growth should occur in a balanced fashion, and at a rate that does not jeopardize the values set forth by Vision2020. The interests of all members of the community, including property owners, neighbors, and other interested citizens should be considered when making development decisions.

- 2.11 Infill development should take place in a manner that fulfills the town's goals and enhances neighboring areas. The town should develop policies that mitigate the adverse impact of infill development, with particular consideration given to roads, sidewalks, and aesthetic compatibility. The town should develop a process to mediate disagreements between developers and residents of existing neighborhoods.

3.2 Downtown Vitality

Downtown Carrboro should be nurtured as the social, cultural and economic center of our community. The downtown should include public social spaces as well as a mix of business types.

3.6 Economic Diversity

- 3.63 The town should encourage the development of underutilized property in the downtown area.

The applicant has also identified provisions in Vision2020 Section 3.0 relating to accommodating additional commercial square footage by building up rather than out, which board members may wish to evaluate.

A conceptual site plan and illustrative rendering are included as part of the application materials, (Attachment I). Conditions for conditional zoning are linked to the rezoning, and must be mutually accepted by the Town and the applicant and will be binding. The conditions must address any elements of the project which would seek alternates to LUO requirements so as to provide staff with clear standards by which to review the subsequent zoning permit. If the rezoning is approved, the applicant would follow with an application for a zoning permit. Supplementary regulations for social services providers with dining include information relating to licensing to be submitted as part of the zoning permit application, proximity to a transit stop and the incorporation of a sheltered entranceway on-site to handle potential queuing related to the community kitchen aspect of the use.

A draft ordinance for the rezoning has been prepared and includes the proposed list of conditions (Attachment B). The following table describes the conditions identifying those prepared as alternative compliances to LUO requirements.

No.	Proposed Condition	Comment
1	The Rezoning Exhibit labeled “CZ Application Drawings for IFC FoodFirst,” dated December 21, 2016 and last revised <u>April 13, 2017</u> is approved and incorporated herein to indicate potential land uses, the general location and size of buildings and parking areas, vehicular and bicycle-pedestrian access points, general circulation patterns, stormwater management features, setbacks, trees and other landscaped areas.	This condition is standard language to link, by reference, the information in the rezoning exhibits with the subsequent land use permit, in this case, a zoning permit.
2	The landscaping and additional planting plan, shown on Sheet L1000 shall provide alternative compliance with Town of Carrboro tree canopy requirement by planting at least three street trees just south of the site in the public right-of-way. The street trees shall also provide alternative compliance for the shading requirements of Section 15-318. This plan will also include a potted plant garden space on the street side	The applicant is requesting, by condition, alternative compliance to the shading and canopy cover requirements in Sections 15-318 and 15-319. This is an infill site with structured parking underneath the building. The combination of a larger building, the shade created by the building and the covered parking make the LUO requirements difficult to achieve. As an alternative standard the applicant is offering to plant Golden Raintrees as street trees in the right-of-way, (pending approval from NCDOT), and is looking

	of the upper level as well as other ground and building façade plantings.	for ways to add some sort of trellis or trailing planting to the façade. The proposal also includes a garden space on the upper story deck.
3	Alternative compliance with the Town of Carrboro Downtown Architectural Standards at Town of Carrboro Land Use Ordinance Section 15-178, shown in illustrative form in the rezoning exhibit, shall be provided as follows: The provisions of Section (1) requiring a primary entrance to be oriented toward the right-of-way and articulated either by a recess or by a detachable awning is satisfied by the plan showing the primary entry within a covered courtyard to allow clients to gather off the public right-of-way. The provision of Section (2) requiring glazing percentages of street facing facades of 40% (overall) and 60% (ground floor) will be reduced to allow 38% total glazing and 29% ground level glazing. Final approval during the zoning permit approval process, shall be reviewed by the Appearance Commission.	The applicant is seeking to use the provisions in Section 15-178, Architectural Standards for Downtown Development, which allow for an applicant to voluntarily participate in an alternative design review process that involves input from or a decision by the Appearance Commission.
4	Recorded easements shall be obtained and copies provided to Town of Carrboro, prior to construction plan approval, for access to Weaver Street or other design features which require easements over the property of others.	The applicant has offered to make improvements to the existing gravel area between the IFC parcel at 110 West Main Street and West Weaver Street, which provides access to parking and the dumpster/recycling facilities for the IFC, El Centro and Provence restaurant, 201 and 203 West Weaver Street, respectively. The improvements are not on property subject to the rezoning, but are related to the project in that they will benefit all three properties and provide access to the loading dock and parking at the rear of the building at 110 West Main Street. The proposal is also intended to improve circulation and stormwater management. The requirement of the easement is to ensure that the IFC has legal access to use this area.
5	So long as not inconsistent with the property owner's needs, parking areas will not be blocked from public use during hours the building and parking areas are not otherwise in use by property owner.	The applicant has offered to make parking on the site available for public use when not needed by the IFC. The IFC is considering making its large meeting room available to the community by reservation. The first phrase in the condition is intended to speak to those time when the IFC may

		be closed but its parking area may be needed for groups using the meeting space.
6	Because of adjacencies to shared parking at the rear (north) property lines and vehicular movement and parking areas at the east and west lines, the rezoning exhibit includes a lighting plan, on Sheet A3.0 for the courtyard area that will minimize light pollution to adjacent properties and balance safety and security with minimized light spill onto adjacent properties; the lighting plan shall supersede the requirements of the Town of Carrboro Land Use Ordinance Section 15-242.5.	The applicant is still refining the lighting plan (Sheet A.3.0) for the project, and has put forth this condition in the event that some light spills onto adjacent properties.

Other provisions specific to this use are outlined in Section 15-141.4(d1) and include a requirement for the applicant to submit information demonstrating that their proposal for a new building more than two stories or 35 feet in height will not substantially injure the value of adjoining or abutting property, will be in harmony with the area, and will be in conformance with other adopted plans. The applicant's burden of proof analysis is provided in written and graphic form (Attachment J).

CONSIDERATIONS

When considering a map amendment, the principal question before the Town is whether the rezoning advances the public health, safety, or welfare (Section 15-325). The project under review, the redevelopment of the IFC property, is for the approval of a map amendment to a conditional zoning district (B-1(G)-CZ) for a social services provider with dining; the Board of Aldermen shall consider whether the proposed site plan and associated conditions is consistent with Town policies and interests. Section 15-324 of the LUO requires that the Board adopt a statement describing the consistency of the amendment with an officially adopted plan and explaining why the action is reasonable and in the public interest.

To ensure the compatibility of a social services provider with dining use, with surrounding properties, the ordinance establishing the use 3.260 incorporated several important elements for the application process. These are as follows:

- The applicant submits a concept plan for advisory board review before submitting a formal application; and
- Applications involving the construction of a new building more than two stories or 35 feet in height require the submittal of information demonstrating that the proposal will not substantially injure the value of adjoining properties; and
- The applicant can request alternative standards for certain LUO requirements, as conditions of approval; and

- The use includes three supplementary regulations, submittal of licensing requirements as part of the permitting process, the inclusion of a large covered area, outside of the public right-of-way to shelter clients waiting to enter the building, and proximity to transit service.

As mentioned above, should the Board approve the rezoning, the subsequent permit would be a zoning permit, reviewed administratively by staff. With that in mind, staff has evaluated the project in much greater detail than is typical for a rezoning, to ensure that the project will be in compliance with the LUO in all areas.

The following excerpts from the Land Use Ordinance are attached for information: sections from Article IX, Zoning Districts and Zoning Map, define the existing and proposed zoning classifications and sections from Article XX, Amendments, describe the amendment process in more detail. The relevant sections of Article XI of the LUO outlining the supplementary use regulations for a social service providers with dining, are also included.

ARTICLE IX

ZONING DISTRICTS AND ZONING MAP

PART I. ZONING DISTRICTS

Section 15-141.4 Conditional Zoning Districts (AMENDED 5/27/08)

(a) Conditional zoning districts are zoning districts in which the development and use of the property so zoned are governed by the regulations applicable to one of the general use zoning districts listed in the Table of Permissible Uses, as modified by the conditions and restrictions imposed as part of the legislative decision creating the district and applying it to the particular property. Accordingly, the following conditional zoning districts may be established:

R-20-CZ, R-15-CZ, R-10-CZ, R-7.5-CZ, R-3-CZ, R-2-CZ, R-R-CZ, R-S.I.R.-CZ , and R-S.I.R.-2-CZ

B-1(C)-CZ, B-1(G)-CZ, B-2-CZ, B-3-CZ, B-3-T-CZ, B-4-CZ, CT-CZ, O-CZ, OACZ, M-1-CZ, M-2-CZ (AMENDED 4/27/10; 06/23/15)

(b) The conditional zoning districts authorized by this section may be applied to property only in response to a petition signed by all the owners of the property to be included within such district.

(c) Subject to the provisions of subsections (f) and (g), the uses permissible within a conditional zoning district authorized by this section, and the regulations applicable to property within such a district, shall be those uses that are permissible within and those regulations that are applicable to the general use zoning district to which the conditional district corresponds, except as those uses and regulations are limited by conditions imposed pursuant to subsection (d) of this section. For example, property that is rezoned to a B-2-CZ district may be developed in the same manner as property that is zoned B-2, subject to any conditions imposed pursuant to subsection (d). (AMENDED 11/9/11)

(d) When a rezoning petition for a conditional zoning district is submitted (in accordance with Article XX of this chapter), the application shall include a list of proposed conditions (which may be in the form of written statements, graphic illustrations, or any combination thereof) to be incorporated into the ordinance that rezones the property to the requested conditional zoning district. (AMENDED 10/25/16)

(d1) A rezoning petition may be submitted to allow use classification 3.260 Social Service Provider with Dining within a building of more than two stories or 35 feet in height. (AMENDED 10/25/16)

(1) The petition shall include information that demonstrates that, if the project is completed as proposed, it:

- a. Will not substantially injure the value of adjoining or abutting property; and
- b. Will be in harmony with the area in which it is to be located. The manner in which a project is designed to accommodate additional building height including, but not limited to, scale, architectural detailing, compatibility with the existing built environment and with adopted policy statements in support of vibrant and economically successful and sustainable, mixed-use, core commercial districts shall be among the issues that may be considered to make a finding that a project is or is not in harmony with the area in which it is to be located. The applicant may use a variety of graphic and descriptive means to illustrate these findings; and
- c. Will be in general conformity with the Land Use Plan, Thoroughfare Plan, and other plans officially adopted by the Board. **(AMENDED 03/22/16, 10/25/16)**

(2) All relative provisions of the Land Use Ordinance shall apply except to the extent that such provisions are superseded by the provisions of this section or any conditions incorporated into the conditional zoning district described in subsection (d1) above. **(AMENDED 10/25/16)**

(e) The list of proposed conditions may be modified by the planning staff, advisory boards, or Board of Aldermen as the rezoning application works its way through the process described in Article XX, but only those conditions mutually approved by the applicant and the Board may be incorporated into the conditional zoning district shall be limited to (i) those that address the conformance of the development and use of the site to the provisions of this chapter or to applicable plans adopted by the Board, and (ii) those that address the impacts reasonably expected to be generated by the development or use of the site. **(AMENDED 03/22/16, 10/25/16)**

(f) All uses that are permissible in the conditional zoning district shall require the issuance of the same type of permit that such use in the corresponding general use district would ordinarily require (according to the Table of Permissible Uses), i.e. a zoning permit, special use permit, or conditional use permit.

(g) Notwithstanding the foregoing, in approving a rezoning to a B-1(g) – CZ zoning district, the Board of Aldermen may authorize the property so zoned to be developed at a higher level of residential density than that otherwise permissible in B-1(g) zoning districts under Section 15-182 if the rezoning includes conditions that provide for site and building elements that will create a more vibrant and successful community. Site and building elements are intended to be selected from at least three of the following seven areas: stormwater management, water conservation, energy conservation, on-site energy production, alternative transportation,

provision of affordable housing, and the provision of public art and/or provision of outdoor amenities for public use. Conditions that may be included to meet the above stated objective include but shall not be limited to the following: **(AMENDED 11/9/11)**

- (1) Reduction in nitrogen loading from the site by at least 8% from the existing condition, as determined by the Jordan Lake Accounting Tool
- (2) Energy performance in building requirements to meet one or more of the following
 - a. Achieve 40% better than required in the Model Energy Code, which for NC, Commercial is ASHRAE 90.1-2004-2006 IECC equivalent or better, and Residential is IECC 2006, equivalent or better).
 - b. “Designed to Earn the Energy Star” rating.
 - c. Architecture 2030 goal of a 50 percent fossil fuel and greenhouse gas emission reduction standard, measured from the regional (or country) average for that building type.
 - d. AIA goals of integrated, energy performance design, including resource conservation resulting in a minimum 50 percent or greater reduction in the consumption of fossil fuels used to construct and operate buildings.
 - e. LEED certification to achieve 50% CO2 emission reduction, or LEED silver certification
 - f. US Conference of Mayors fossil fuel reduction standard for all new buildings to carbon neutral by 2030.
 - g. Specific energy saving features, including but not limited to the following, are encouraged..
 - i. Use of shading devices and high performance glass for minimizing heating and cooling loads
 - ii. Insulation beyond minimum standards;
 - iii. Use of energy efficient motors/HVAC;
 - iv. Use of energy efficient lighting;
 - v. Use of energy efficient appliances
 - vi. LED or LED/Solar parking lot lighting (50-100% more efficient).
 - vii. Active and passive solar features.
- (3) Provision of onsite facilities (e.g. solar, wind, geothermal) that will provide 5% of electricity demand associated with the project.
- (4) Use of harvested rainwater for toilet flushing.
- (5) Parking lot meets the standard for a “green” parking lot, per the EPA document Green “Parking Lot Resource Guide.”
- (6) Inclusion of Low Impact Development features.
- (7) Provision of covered bike parking sufficient to provide space for one space per every two residential units.
- (8) Provision of a safe, convenient, and connected internal street system or vehicle accommodation area designed to meet the needs of the expected number of motor vehicle, bicycle, pedestrian, and transit trips
- (9) Inclusion of at least one (1) parking space for car sharing vehicles

- (10) Provision of public art and/or outdoor amenities for public use.
- (11) Use of surface materials that reflect heat rather than absorb it.
- (12) Use of devices that shade at least 30% of south-facing and west-facing building facades.
- (13) Provision of affordable housing in accordance with Town policy.

(h) If a B-1(g) – CZ zoning district is created and, pursuant to subsection (f) of this section, a higher level of residential density than that otherwise permissible in B-1(g) zoning districts is approved for that district, then it shall be a requirement of such district that at least twenty percent (20%) of the total leasable or saleable floor area within all buildings located within such zoning district shall be designed for non-residential use. Occupancy permits may not be given for residential floor area if doing so would cause the ratio of residential floor area for which an occupancy permit has been issued to non-residential floor area for which an occupancy permit has been issued to exceed four to one (4:1). **(AMENDED 11/9/11)**

PART II. ZONING MAP

Section 15-142 Official Zoning Map.

(a) There shall be a map known and designated as the Official Zoning Map, which shall show the boundaries of all zoning districts within the town's planning jurisdiction. This map shall be drawn on acetate or other durable material from which prints can be made, shall be dated, and shall be kept in the planning department.

(b) The Official Zoning Map dated April, 1973 is adopted and incorporated herein by reference. Amendments to this map shall be made and posted in accordance with Section 15-143.

(c) Should the Official Zoning Map be lost, destroyed, or damaged, the administrator may have a new map drawn on acetate or other durable material from which prints can be made. No further board authorization or action is required so long as no district boundaries are changed in this process.

Section 15-143 Amendments to Official Zoning Map (AMENDED 4/27/10; 10/26/10); 09/24/13

(a) Amendments to the Official Zoning Map are accomplished using the same procedures that apply to other amendments to this chapter, as set forth in Article XX.

(b) The administrator shall update the Official Zoning Map as soon as possible after amendments to it are adopted by the Board. Upon entering any such amendments to the map, the administrator shall change the date of the map to indicate its latest revision. New prints of the updated map may then be issued.

(c) No unauthorized person may alter or modify the Official Zoning Map.

- (d) The planning department shall keep copies of superseded prints of the zoning map for historical reference.

Section 15-143.4 Downtown Neighborhood Protection Overlay District (AMENDED 8/23/05)

(a) There is hereby created a Downtown Neighborhood Protection (DNP) Overlay District. The purpose of this district is to establish special height, setback, and design requirements applicable to lots in certain commercially zoned downtown areas where such lots abut or are directly across the street from residentially zoned properties.

(b) Because the DNP district is an overlay district, properties within this district are subject to the regulations applicable to the underlying district except as those regulations are modified or superseded by the requirements of the DNP district. The requirements of the DNP district are set forth in Section 15-185.1 of this chapter.

Section 15-144 through 15-145 Reserved.

ARTICLE XI

SUPPLEMENTARY USE REGULATIONS

PART II. MISCELLANEOUS SUPPLEMENTARY USE PROVISIONS

Section 15-176.7 Social Service Provider with Dining (AMENDED 03/22/16)

(a) An application for a zoning permit to allow a Social Service Provider with Dining use shall include documentation of all appropriate licensing for the type of services provided at the particular site and any required training for staff and volunteers.

(b) A Social Service Provider with Dining must be located within a half block of a public transit service stop.

(c) All facilities shall be designed to provide an on-site, sheltered location with sufficient queuing space for patrons to enter and exit the facility in an orderly manner and without disrupting traffic within public rights of way.