

New Zones

Five Points/Northeast Huntsville Small Area Plan

The conceptual zoning plan would add two new zones to the Study Area: Village Business C-6 and Residential Office RO-2. These new zones would apply to the redevelopment of a property only-- existing uses would be grandfathered.

Village Business C-6

This zone is designed for commercial areas near dense, urban neighborhoods. It allows for more mixed-use development.

- **No front yard requirement:** Can build up to right-of-way, creating a more urban feel
 - *Current zones require a 30 ft. setback from street*
- **Shared Parking:** Mixed-use projects get reduced parking requirements. Nearby on-street and public parking included in parking space count.
 - *Current zones require a minimum of spaces for each use; all spaces must be located on property*
- **Height Limit:** 35 ft.
 - *Current zones-- C-1 height limit is 50 ft.; Light Industry is unlimited*
- **New uses allowed:** Multi-family housing, tech offices, gift shops
- **Uses prohibited:** Assisted living facilities, Banks, Dry Cleaners, Laundromats, Gas stations/convenience stores, Day cares
 - *All existing uses would be grandfathered*

Residential Office RO-2

This zone creates a buffer between commercial and residential areas. It permits small offices as well as single-family and multi-family residential.

- **Density control:** Office buildings up to 3,400 sq. ft., 20 ft. setback from street
 - *Current zones require a 30 ft. setback from street*
- **Parking:** Office parking must be located behind the building
 - *Current zones do not have restrictions on parking lot placement*
- **Height Limit:** 20 ft. for offices; 30-35 ft. for residential
 - *Current zones-- up to 45 ft. for offices*
- **Uses allowed:** Offices, day cares, government facilities
- **Uses prohibited:** Hotels
 - *All existing uses would be grandfathered*

