

## **STAFF RECOMMENDED CHANGES TO THE CCFBC**

1. Section 402.D.1. change the following:

Where a site shares a common lot line with a Detached BFS frontage lot within the City Center Form District or an ~~R-3~~ R-1 lot adjacent to the western boundary of the District.

- Section 402.D.2. change the following:

Where the site has a common lot line with a Detached BFS frontage lot within the City Center District or an ~~R-3~~ R-1 lot adjacent to the District, a garden wall, 4 to 6 feet in height, shall be constructed within one (1) foot of the common lot line.

2. Section 402.K. change the following:

Where clearly visible from the street-space, pitched roofs, exclusive of roofs behind parapet walls, shall be pitched between 4:12 and 12:12. Shed roofs, attached to the main structure, shall be pitched between 3:12 and 8:12. (See Section ~~403~~ 402.Q for standards for screening mechanical equipment.)

3. Section 403, page 29, the Urban Residential Box, change the following:

Where Urban Residential is designated on the Regulating Plan, these Urban General BFS standards shall apply, except that :

1. the building height shall be ~~no greater than 4 stories and 51 feet in height in accordance with the regulations stated in this Section under Building Height, 3.c. and the Regulating Plan;~~ and

4. Section 502.B.2 delete the word “serving” in the first line.

5. Section 504.D.1. change the following:

On-street parking spaces shall count towards parking requirements (See ~~Part 7. 6.~~ Part 6. Parking and Loading Standards.)

6. Section 702. Use Table, change the section number in the column “Additional Regulations from ~~703~~ to 704.”

7. Appendix A, Section A.3., change the following:

If CCPUD is chosen, the property owner and/or development applicant is required to comply with the rezoning process outlined within *Chapter 22, Section 442.1* of the City of Norman Code of Ordinances.

8. Amend the Form District as shown on the Regulating Plan for 332 West Main Street from Public Open Space to Urban Storefront.