

Topic: Incentive Zoning
Resource Type: Regulations
State: Georgia
Jurisdiction Type: Municipal
Municipality: City of Fayetteville
Year (adopted, written, etc.): 2002
Community Type - applicable to: Urban; Suburban
Title: City of Fayetteville Redevelopment Standards & Incentives Ordinance
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Abstract

The Redevelopment District regulation provides incentives for redeveloping an already developed site, rather than on pristine land. It provides density bonuses and waivers of impact fees in order to encourage redevelopment of blighted areas and compatible development.

Resource

Sec. 94-219.06. Redevelopment standards and incentives.

In order to be declared a redevelopment district, all parcels of land lying within a proposed redevelopment district shall be subject to the conditions stated below (at subsection (1)) and may obtain one or more of the following redevelopment incentives (at subsection (2) below) as determined by the city council:

(1) Redevelopment standards: To avail oneself of the hereinafter described incentives a landowner must:

a. Expend at least 75 percent of the full assessed value of the PRD site in improving the PRD site and the taxable increase in the property value must be increased by at least 50 percent. Property value after redevelopment may be established preferably by appraisals for development loans, but if not available, then by appraisals obtained by landowner. It is the intent that upon redevelopment the city's ad valorem tax base will increase by 50 percent as to the PRD site. And, include at least two of the following conditions:

b. Provide at least 20 percent green space.

c. Mixed uses:

1. In the Main Street District (as defined at section 94-187 of the City of Fayetteville Code of Ordinances): Street level retail or office, residential; or office above but must include residential.

2. Outside the Main Street District: Any combination of uses except industrial. Residential must be in separate structures; that is, may not be in structures with non-residential.

d. Street overpasses or underpasses for pedestrians.

e. Mid-block connections for pedestrians. Mid-block connections are pedestrian pathways located approximately in the middle of a city block and passing through the block to connect with the other side. The pathways must be at least eight feet wide and landscaped, including street trees lining the pathway at 40-foot on centers.

f. Streetscape improvements, at least three of the following:

1. Wider sidewalks (up to 15 feet wide) to accommodate street trees and/or sidewalk cafes.

2. Brick pavers consistent with the courthouse square.

3. Decorative (consistent with style around old courthouse square) pedestrian scale lighting.

4. Exterior benches and decorative exterior trashcans.

5. Street trees with grates.

6. Large street or sidewalk exterior planters to be maintained by adjacent property owner.

g. Public gathering spaces adjacent to and clearly visible from the sidewalk such as plazas and fountains.

h. Five percent reduction in impervious surface over impervious surface of PRD site before redevelopment.

i. Quality restaurant as defined at City Code section 86-68.

j. Scientific or academic research and development center.

k. Business park/class a office space.

l. Parking lot screened from view by a 4.5 feet opaque, decorative brick wall or underground parking or a parking garage not visible from the street.

(2) Redevelopment incentives: Upon finding that the condition precedents above, the city council may approve a development plan that includes one or more of the following incentives:

a. If the impervious surface of the PRD site before redevelopment is 76 percent or more, the PRD site after redevelopment may have a total impervious surface of up to 80 percent; otherwise, the PRD site after redevelopment may have a total impervious surface of up to 75 percent.

b. In the Main Street District, properties may be exempted from the highway corridor buffer and its landscaping requirements.

c. Fee simple residential density incentive for Main Street District only. Maximum density for rental units or apartments shall remain at eight units per acre. The landowner may obtain a density higher than eight units per acre incentive within the PRD site by the landowner's redevelopment of the PRD site in compliance with the standards in section 94-219.06(1), provided that the landowner meet all requirements of section 94-227. The actual density shall be determined by the city council.

d. Thirty percent reduction in parking requirements except for residential uses.

e. Fifty percent reduction in impact fees and sewer proportionate share fees for properties whose redevelopment will increase the ad valorem tax by 50 percent over the ad valorem taxes in the tax year prior to the redevelopment.

f. Allowed uses within the R-D district are those allowed in the C1, C2, 0-I, RP, R-THC, R-15, DR-15 zoning districts, C-3 uses allowed by special exception only when the particular C-3 use is being actively utilized within the PRD site at the time of the rezoning request.

(Ord. No. 0-21-02, § 1, 6-6-02)