

DRAFT Neighborhood Mixed-use Overlay District

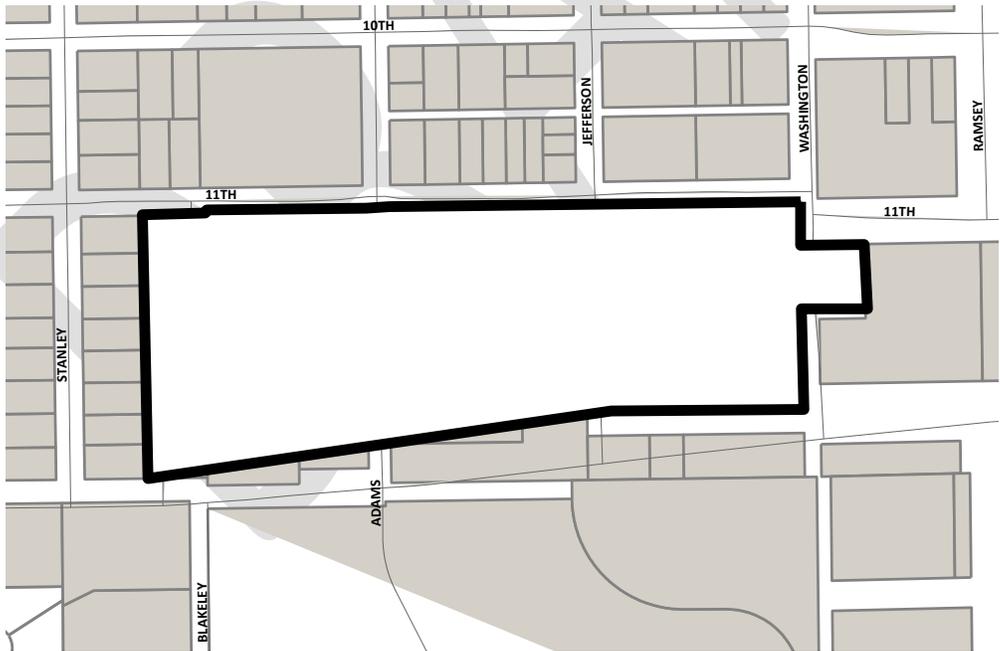
Purpose and Intent

The Neighborhood Mixed-use Overlay District is established in order to accommodate small-scale commercial uses that serve near-by residential neighborhoods with appropriate design requirements to maintain a neighborhood character, integrate with, and protect existing residential uses. In order to achieve the purpose of maintaining neighborhood character and integration with the neighborhood, commercial uses are permitted at a limited scale and with increased restrictions.

Legal Description

The Neighborhood Mixed-use Overlay District is generally bound by the following streets: 11th Ave, 12th Ave, Washington St, and Blakeley St

Such district is described by the following legal description: Duncan’s Addition, Block 9, Lots 5 and 6; Staffen Addition, Blocks 1 and 2; and property beginning at the NW corner of Block 2, Lot 12, Staffen Addition, thence west along the right-of-way of 11th Ave to the NE corner of Block 8, Lot 10, Hamilton Addition, thence south along the east side of said Block 8, Hamilton Addition to the SE corner of Block 8, Lot 7 of said Hamilton Addition, thence east along the right-of-way of 12th Ave to the SW corner of Block 2, Lot 7, Staffen Addition, thence north along the west side of said Staffen Addition to the NW corner of Block 2, Lot 12, of said Staffen Addition, also being the point of beginning.



Overlay District

The terms, requirements, and provisions of the overlay district modify the requirements of the underlying zoning and development requirements in Chapter 23. Requirements which are not specifically modified remain as regulated by Chapter 23. The requirements of the overlay district do not apply to properties which are zoned Public or University.

Permitted Uses

The following uses are permitted as by-right uses within the overlay district:

Beverage Services including bars, coffee shops, and smoothie shops. Drive thru windows are not permitted.

Childcare including family child care, large family child care, and child care centers

Churches and other religious institutions

Conventional detached single-family

Educational Services including small arts schools, dance instruction, music instruction, Headstart, and technical training

Food Services such as restaurants, bistros, catering, and outdoor seating. Drive thru windows are not permitted.

Mixed Use including commercial uses on the ground floor and residential uses such as lofts in the rear behind the commercial uses or on the second floor. The entirety of the first floor front façade must be used for commercial uses

Personal Services including beauty parlors, hairdressers, barbers, nail salons, dry-cleaning, personal training, tailors, pet grooming, and small item repair shops not including auto or engine repair

Professional and Administrative Offices including small medical offices for doctors, dentists, specialists, ect., offices for real estate agents, travel agents, insurance agents, veterinarians with no boarding or outdoor runs, engineering firms, attorneys, and other similar professional offices

Recreation uses including gyms, martial arts instruction, museums, and parks

Retail uses including small shops for books, bicycles, confectionary, drug stores, pharmacies, florist, markets, and other specialty retail shops. A drive thru window for picking up of previously placed orders is permitted

Two-family (duplex) when designed so only one doorway and garage door faces a street

Townhouses when designed so each unit has a door facing a street

Commercial use restrictions

Commercial uses in the overlay district are subject to the following restrictions:

1. Freestanding commercial buildings are limited to 2,000 total sq. ft. of building footprint.

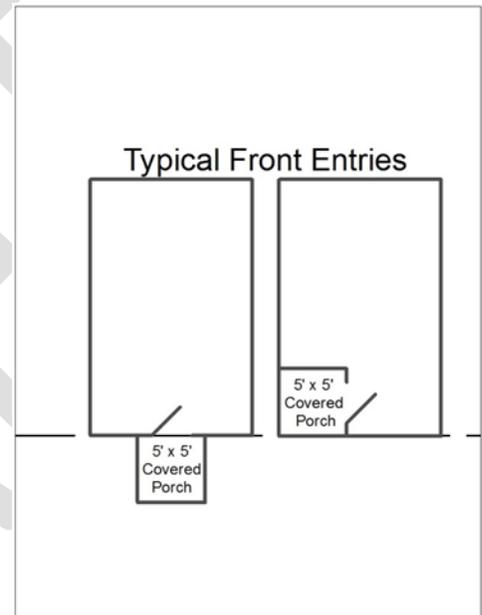
2. Commercial uses are limited in scale to 2,000 sq. ft. for each business in buildings with more than one commercial space.
3. Commercial uses may be open to the public during business hours between 7:00 AM and 10:00 PM.
4. Food and Beverage Service uses are permitted up to 1,000 sq. ft. of space for outdoor seating.

Design standards

Buildings must be designed to maintain the neighborhood style and character. All uses must meet the following design standards:

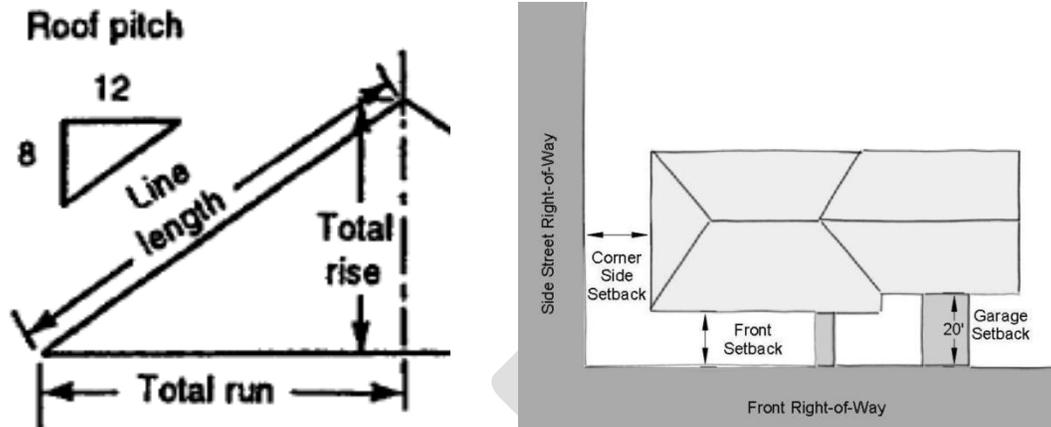
Building Front Façade

1. The streetside façade must have an entry door. In the case of corner lots, only one wall must have a door.
2. The street-facing door must be accessed by a sidewalk from the street or street sidewalk.
3. The street-facing door must be sheltered by a covered porch.
4. The front porch may project into the front setback a maximum of 5 feet to the supporting poles or columns and the eaves may project an additional 12 inches.
5. The front porch must project from the building wall a minimum of 5 feet.
6. The front porch must be at least 25 sq. ft. in area
7. Each 10 feet of any façade which faces a street must have at least one window, a minimum of 12 sq. ft. in size. Such windows should be designed with a residential appearance.
8. Exterior finishes facing a street may be of wood clapboard or equivalent, brick, or stone, or a combination of wood, brick or stone.
9. Exterior accents on a wall facing a street may include architectural metal features, stucco, Exterior Insulation and Finish System (EIFS), wood, brick, or stone.
10. Vinyl and metal siding are not permitted for exterior siding for primary or accessory buildings on walls which face a street. Maintenance and replacement of existing siding is permitted



Building Design

1. Flat roof building designs are not permitted.
2. The maximum permitted pitch of a roof is 8:1 (8 inches of rise for each 1 foot/12 inches of run).
3. The front wall of any attached garage is subject to a minimum 20 foot front setback.

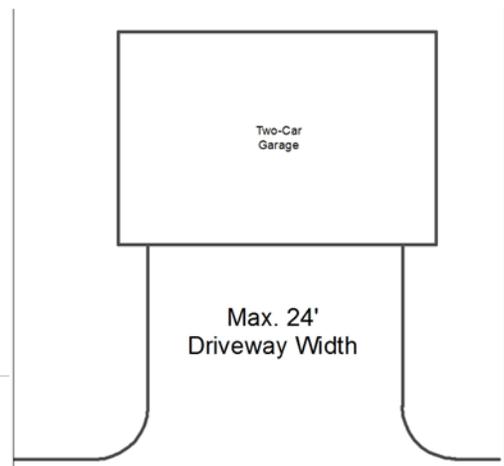
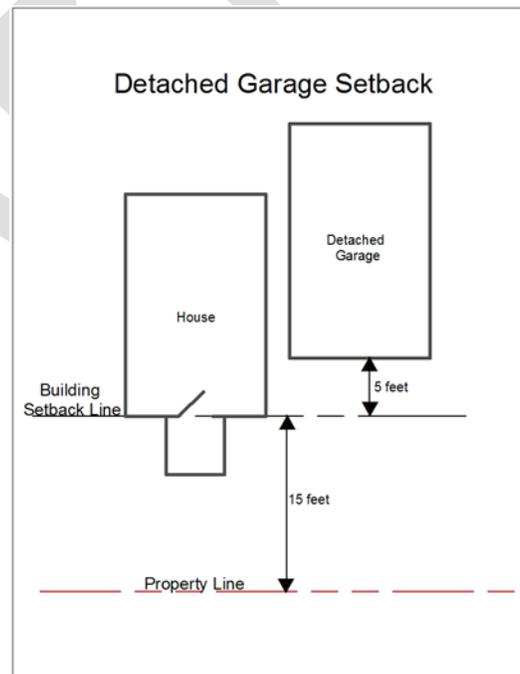


Accessory Buildings

1. Small accessory buildings for storage up to 200 sq. ft. are permitted. Such buildings may be located in the rear or side yard a minimum of 3 feet from any property line.
2. Detached garages and carports are permitted a minimum of 5 feet behind the front wall of the building, and are subject to a minimum 20 foot front setback.

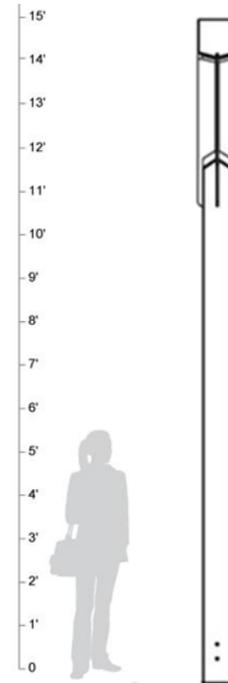
Driveways

1. The total width of all driveways are limited in width to 24 feet per street frontage. No more than two curb cuts are permitted per street frontage.
2. Corner lots which have frontage on a local street and an arterial street are only permitted a driveway accessing the local street.



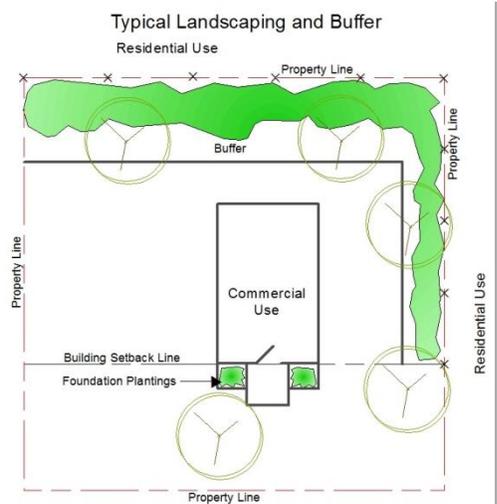
Lighting

1. Parking lot lighting must be designed as pedestrian style pedestal lamps not more than 15 feet in height.
2. Where exterior lighting is provided, such lighting must be of a full cut-off design and not permit any light to leave the property.



Landscaping

1. All uses must provide one tree in the front yard for each 50 feet of property frontage.
2. All commercial uses must provide a landscape buffer on the side and rear property line adjacent to any single or two-family uses, consisting of the following:
 - a. A landscape buffer of 10 feet in any rear yard and 5 feet in any side yard. No paving is permitted in the landscape buffer
 - b. A 6 foot privacy fence
 - c. One tree for each 30 feet along the property
 - d. A continuous planting of shrubs at the base of the fence where possible
3. All commercial uses must provide a landscaped area along the base of the front side of the building. The landscape area may be planted in flowers and/or shrubs. The landscape area must be at least 3 feet wide along all parts of the front wall as practical.



Parking

1. Parking lots for commercial uses are not permitted in front of the building for properties fronting a local street. Such parking lots may be located in the interior side yard for corner lots or lots which are less than 140 feet in depth. Parking lots for properties fronting a collector or arterial street may be located adjacent to the side of the building, perpendicular to the street.
2. Parking lots must be set back a minimum of 5 feet from the front property line.

3. Parking is only permitted on an approved surface in the front yard. Parking on the turf is not permitted.
4. Any parking on commercial properties which is located within 20 feet of the front property line must be screened from view by a landscape buffer of shrubs, tall grass, or ivy on a masonry wall. Such buffer or wall must be at a minimum height of 4 feet at the time of planting or installation.

Signage

1. Signage is permitted to be attached to the wall of a building. Such signage may be up to 30 sq. ft. in size. One sign is permitted for each business within the building.
2. One monument sign per property is permitted along a collector or arterial street. Such signage may be up to 4 feet in height and 20 sq. ft. in area for one business. The maximum area of the sign is increased by 10 sq. ft. and the maximum height may be increased by one foot for each additional business located on the property, with such signs being no more than 60 sq. ft. in size and 6 feet in height.

Bulk Standards

All new construction in the overlay district is subject to the following bulk standards:

Front Setback along any street: 15 feet, with a minimum of 60% of the building façade on the setback

Side Setback: 8 feet

Rear Setback: 20 feet

Maximum height: 30 feet measured from the finished floor of the first story to the top of the roof.

Lot Subdivision Requirements

All subdivided lots in the overlay district are subject to the following lot size requirements:

Minimum lot size: No specific requirements

Minimum lot width along a street: 50 feet for interior lots/60 feet for corner lots

Minimum lot depth: No specific requirements

Townhouse units must be subdivided on separate lots and the minimum lot width does not apply.

All lots must have frontage on a street.