

24S.202

OVERLAY ZONES

24S.202.010 Purpose

To provide an even finer level of precision and subtlety, without the need to describe dozens of sub-zones for each of the 6 basic transect zones, the technique of “overlay zones” is added. Overlay zones are applied to specific areas of the Regulating Plan, modifying selected development standards of the underlying transect zone. For instance, such an overlay zone would modify some combination of the allowed frontage types or allowed land uses within the overlay area as designated on the Regulating Plan, while leaving the other standards of that zone intact.

This Section provides regulations for development and new land uses in the overlay zones that are identified in this Section applied to property by the Regulating Plan (Section 24S.102). Overlay zones provide standards that apply in addition to those of the primary zone, to address important and localized site, environmental, safety, compatibility, or design issues.

24S.202.020 Applicability of Overlay Zones

The provisions of this Section apply to proposed development and land uses in addition to all other applicable requirements of the primary zone. In the event of a conflict between a requirement in this Section and the primary zone, the requirement in this Section shall control.

A. MAPPING OF OVERLAY ZONES

The applicability of an overlay zone to a specific site is shown by the Regulating Plan (Section 24S.102).

B. ALLOWED LAND USES, PERMIT REQUIREMENTS, DEVELOPMENT STANDARDS

Except as may be otherwise provided by this Section for a specific overlay zone:

1. Development and new land uses within a overlay zone shall comply with all applicable development standards of the primary zone, and all other applicable provisions of this Development Code

2. Any land use normally allowed in the primary zone by this Development Code may be allowed within a overlay zone, subject to any additional requirements of the overlay zone; and
3. Development and new land uses within a overlay zone shall obtain the zoning approvals required by this Development Code for the primary zone.

24S.202.030 Shopfront Overlay

A. PURPOSE

The Shopfront Overlay (1) identifies street frontages intended to become or be maintained as areas for retail shops and other pedestrian-oriented businesses at the sidewalk level.

B. APPLICABILITY

The street-facing facade of each building within the Shopfront Overlay shall be designed as the Shopfront & Awning frontage type, in compliance with Section 24S.204.080 (Shopfront & Awning), and with ceiling heights no less than 15'.

24S.202 .040 Parks and Opens Space Residential Overlay

A. PURPOSE.

The Parks and Open Space Residential Overlay identifies locations within the parks and open space zones where residential uses are permitted.

B. APPLICABILITY

Existing single-family dwelling units present within the Parks and Open Space zone may continue current use as single-family units. Units are also permitted reconstruction subject to development standards applicable to the T3.3 zone.