

24V.202

OVERLAY ZONES

24V.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 six basic transect zones – the technique of “Overlay Zones” is added. Overlay Zones apply to properties within the Plan Area as shown on the Regulating Plan. Overlay Zones modify selected Urban Standards of the underlying Transect Zone while leaving the other Urban 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 (Figure 1). 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.

24M.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 24V.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 an overlay zone shall obtain the zoning approvals required by this Development Code for the primary zone.

24V.202.030 Neighborhood Center Overlay

A. PURPOSE

The Neighborhood Center Overlay identifies locations that shall incorporate a cluster of neighborhood serving uses.

B. DEVELOPMENT STANDARDS

1. Development proposals for this area must show, for the entire overlay zone, an end state buildout including no less than 50,000 square feet of retail, service, and dining uses forming a neighborhood serving retail center.
2. Ground floor uses shall be retail.
3. The street-facing façade of each building within the Neighborhood Center Overlay shall incorporate the Shopfront & Awning Frontage Type per section 24V.204.080.
4. Minimum frontage coverage shall be 90% along Victoria Avenue.



Illustrative Neighborhood Center Master Plan

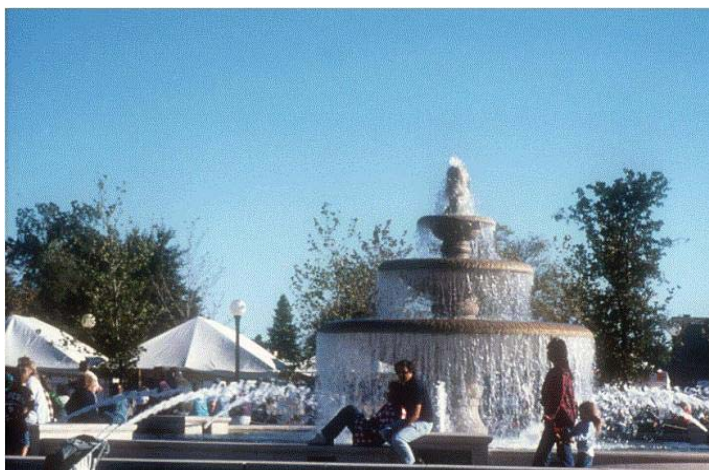
24V.202.050 Open Space Overlay

A. PURPOSE

The Open Space Overlay identifies locations that shall include a centrally located, special public space in order to serve new high intensity districts.

B. DEVELOPMENT STANDARDS

1. As part of new development, properties with the Open Space Overlay shall provide at least one open space larger than ½ acre that:
 - a. Is centrally located within the Town Center.
 - b. Is provided as a publicly accessible green, square, or plaza.
 - c. Abuts public streets on at least three sides.
2. This requirement shall not apply where an open space meeting this description already exists on the property.



Illustrative Photo



Illustrative Photo

24V.202.040 Special Corner Treatment Overlay

A. PURPOSE

The Special Corner Treatment Overlay identifies locations that shall include special building elements to emphasize an intersection or gateway into a district in the locations indicated on the Regulating Plan.

B. DEVELOPMENT STANDARDS

1. The Special Corner Treatment uses a distinctive building element to emphasize the corner of a building in special locations such as gateways and other places of significance to the corridor. This treatment differentiates the corner of the building primarily through vertical massing and articulation with elements such as a corner tower, which is created by articulating a separate, relatively slender mass of the building, continuing that mass beyond the height of the primary building mass, and providing the top of the mass with a recognizable silhouette.
2. A corner tower mass may encroach into the required setback areas but may not encroach into the public right-of-way. Corner tower features may exceed the permitted height limit by 20 feet.
3. Other elements can be used to create a Special Corner treatment. Such elements must place a similarly significant emphasis on the corner. Such elements include façade projections/ recessions, balconies, roof articulation, and changing repetitive façade elements such as window type.



Illustrative Photo

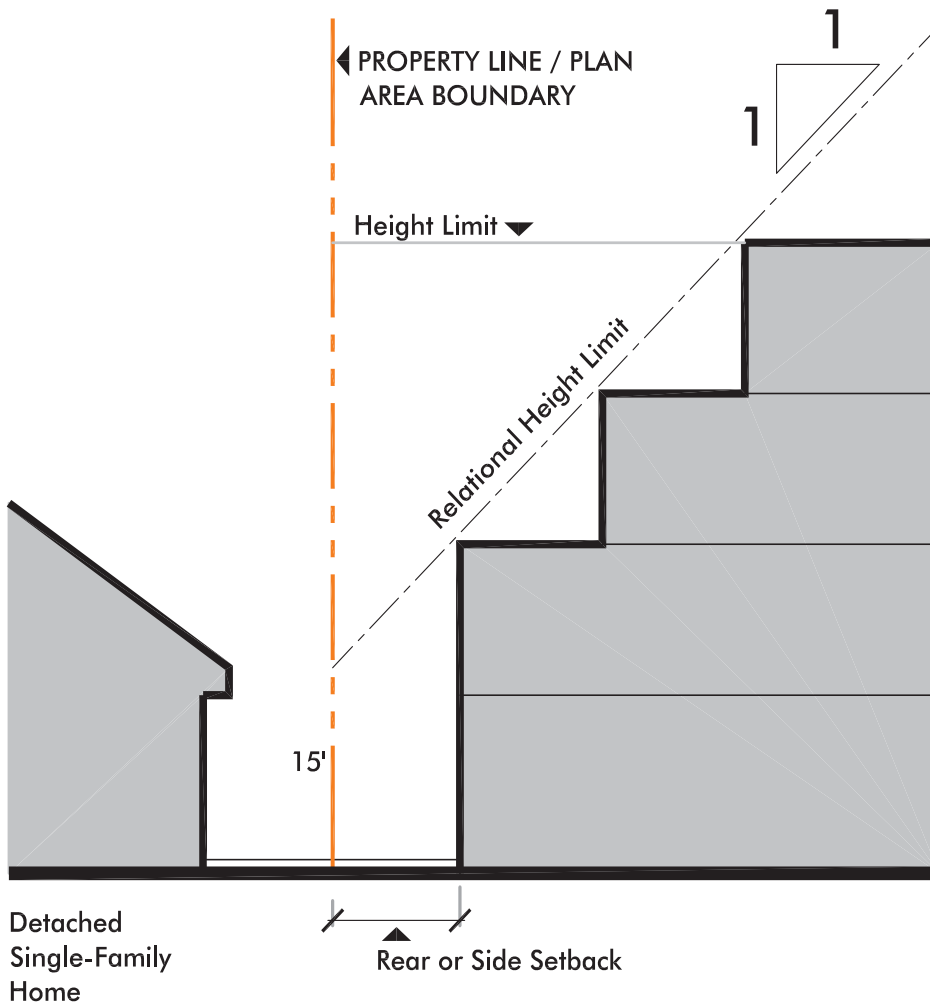
24V.202.060 1 to 4 Story Height Limit Overlay

A. PURPOSE

The 1 to 4 Story height limit overlay is intended to limit the allowable scale of new construction to maintain compatibility with pre-existing adjacent development and provide a gradual transition to areas of greater building intensity.

B. DEVELOPMENT STANDARDS

1. No building in the 1 to 4 Story Height Limit Overlay shall exceed a height of 4 stories and 53 feet.
2. Buildings in the 1 to 4 Story Height Limit Overlay may be 1 story with no minimum height limit.
3. The Relation to Existing Homes Regulation (See 24V.400, Definitions) shall apply.



Relation to Existing Homes Regulation Diagram

24V.202.070 Moon Drive Overlay

A. PURPOSE

Consistent with the results of the 1972-73 "Moon Drive Study," (Appendix A) this overlay facilitates eventual redevelopment of the area from single family residential development to more compatible commercial uses.







B. DEVELOPMENT STANDARDS

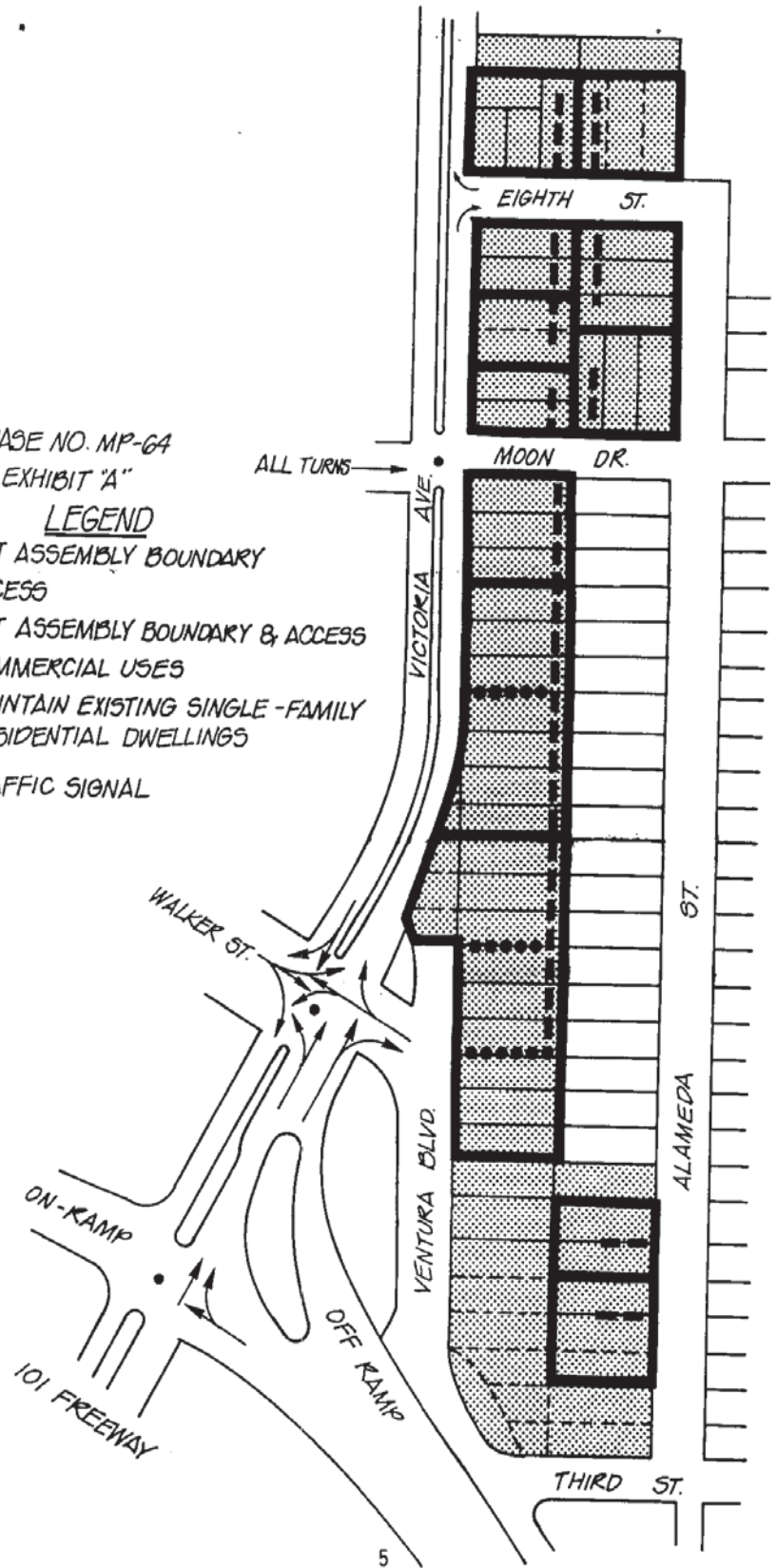
Development and circulation shall be constructed as follows:

1. Area north of Moon Dr. to Eighth Street
 - a. Lots fronting on Victoria Avenue
 - i. Minimum lot width 100 feet is required
 - ii. No vehicular access from Victoria is permitted.
 - iii. Access shall be provided by a single driveway from Moon Drive and Eighth Street.
 - b. Lots fronting on Alameda Street
 - i. Minimum assembly pattern of three lots (approximately 150 feet) is required.
 - ii. No vehicular access from Alameda is permitted.
 - iii. Access shall be provided by a new alley in the rear of the lots from Moon Drive and Eighth Street.
2. Area North of Seahawk St. to Moon Drive
 - a. Lots fronting on Victoria/Moon Drive
 - i. Minimum lot width of 150 feet shall be required.
 - ii. Vehicular access from Victoria shall be limited to one two-way driveway located between Walker Street and Moon Drive and not to be located closer than 150 feet from either intersection.
 - iii. Internal access to be provided at the rear of the properties shall be through the use of a minimum 25-foot wide shared access driveway.
 - b. Lots fronting on Alameda Street
 - i. Minimum lot width of 100 feet is required.
 - ii. Single driveway access from Alameda Street to each development is permitted.

CASE NO. MP-64
EXHIBIT 'A'

LEGEND

-  LOT ASSEMBLY BOUNDARY
-  ACCESS
-  LOT ASSEMBLY BOUNDARY & ACCESS
-  COMMERCIAL USES
-  MAINTAIN EXISTING SINGLE-FAMILY RESIDENTIAL DWELLINGS
-  TRAFFIC SIGNAL



84-25/62

Moon Drive Study Area Exhibit

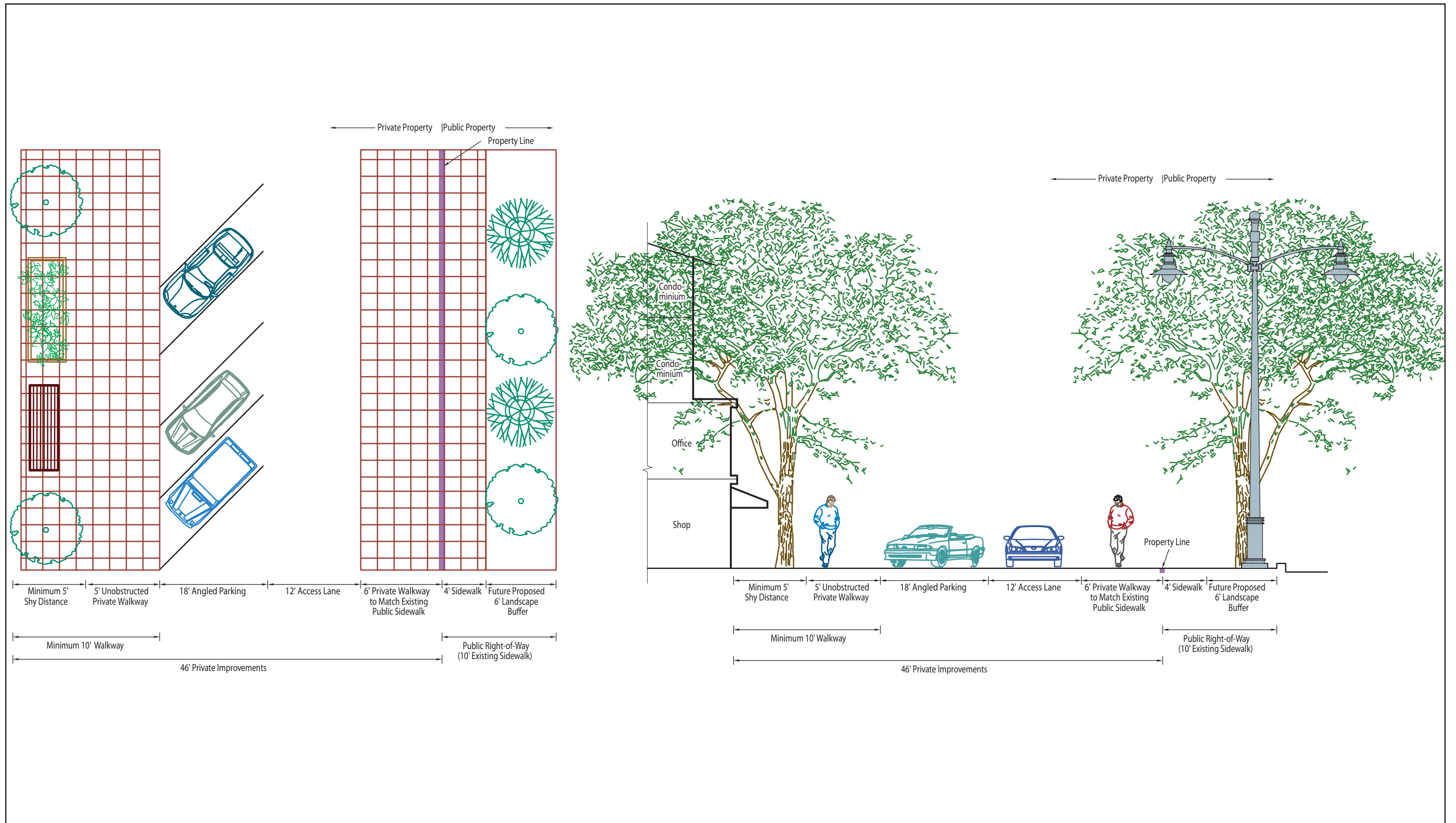
24V.202.080 Victoria Shopfront Overlay

A. PURPOSE

The Victoria Shopfront Overlay identifies street frontages intended to be areas for retail shops, restaurants, and other pedestrian oriented businesses. Frontage improvements for safe and convenient pedestrian and vehicular access and parking for businesses fronting Victoria would occur on private property. The resulting public realm would consist of a landscaped sidewalk separated by a slip road and angled parking. An additional walkway would abut retail shops and restaurants.

B. DEVELOPMENT STANDARDS

1. Ground floor uses shall be retail or dining.
2. The Victoria Avenue-facing facade of each building within the Shopfront Overlay shall incorporate the Shopfront & Awning Frontage Type per section 24V.204.080.
3. Minimum frontage coverage shall be 90% along Victoria Avenue.
4. The public frontage (the area between the Victoria Avenue property line and the back of the sidewalk line, including any sidewalk, as shown in Fig. 2) shall be improved with the following components:
 - a. A 3'-wide unobstructed walkway shall be paved as an extension of the public sidewalk along the existing back of sidewalk. Walkway material shall match public sidewalk materials.
 - b. A 12' minimum slip road (local access lane) and 18' angled parking.
 - c. A minimum of a 13'-wide walkway adjacent to proposed buildings
 - i. 8' of the 13' walkway shall be unobstructed.
 - ii. The remaining 5' **shy** distance may be improved with landscaping and furnished with outdoor dining amenities, street furniture, merchandise displays, or menu boards.
 - iii. Landscaping in the form of a variety of street trees in tree wells or planters may be required per stormwater management requirements within the shy distance. Drainage shall be directed towards pervious landscaped areas.
5. For purposes of building placement, front setbacks shall be calculated from the back of the shy distance line as opposed to from the public right-of-way.



Shopfront Overlay
Required Frontage Improvements

Figure 2 Shopfront Overlay

24V.202.090 Parkway Overlay

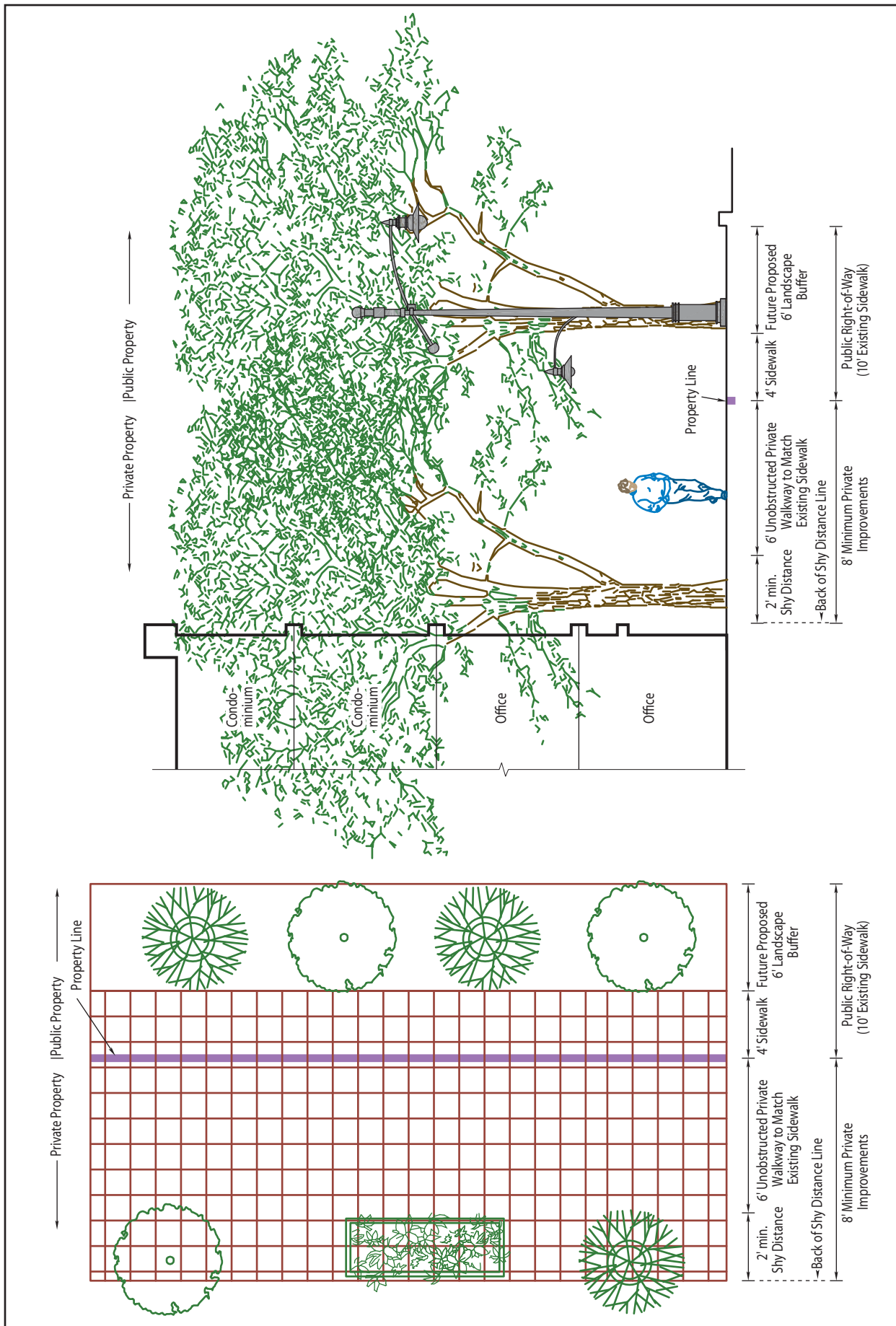
A. PURPOSE

The parkway frontage would be required on the majority of parcels fronting Victoria Avenue, the exceptions being those parcels within the Victoria Shopfront Overlay. These Frontage improvements would provide safe, comfortable, and convenient pedestrian access for businesses fronting Victoria Avenue.

B. DEVELOPMENT STANDARDS

The public frontage (the area between the Victoria Avenue property line and the back of the sidewalk line, including any sidewalk, as shown in Fig. 3) shall be improved as follows:

1. A minimum 8' wide walkway shall be paved as extensions of the public sidewalk along the property line and existing back of sidewalk.
 - a. 6' of the 8' frontage shall be unobstructed.
 - b. The remaining 2' shy distance may be improved with landscaping, furniture, displays, or menu boards.
 - c. Walkway material shall match public sidewalk materials.
2. Landscaping in the form of a variety of street trees in tree wells or planters may be required per stormwater management requirements within the shy distance. Drainage shall be directed towards pervious landscaped areas.
3. For purposes of building placement, front setbacks shall be calculated from the back of the shy distance line as opposed to from the public right-of-way.



Parkway Overlay
Required Frontage Improvements

Figure 3 Parkway Overlay



