

East Olive Corridor Overlay Zoning District

Purpose Statement

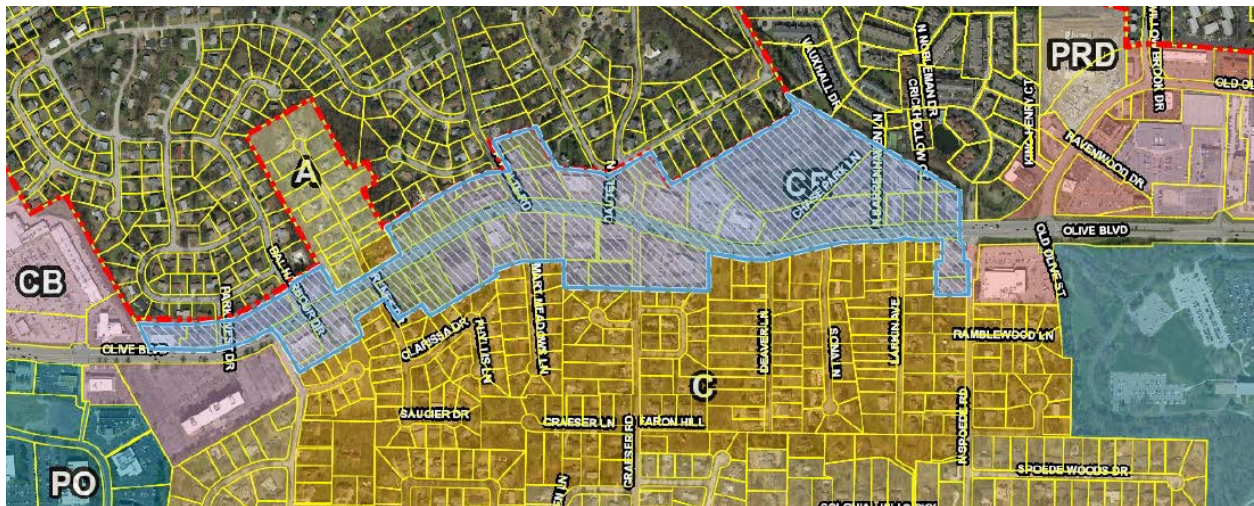
The intent of these regulations and standards is to support redevelopment of properties within the East Olive Corridor to provide a transition between the adjacent residential neighborhoods and commercial areas while forming a coherent identity for the corridor in a manner consistent with the goals and objectives of the comprehensive plan

Amendment of Zoning Map

The boundaries of this overlay zoning district and the regulations set forth herein are hereby established as an amendment to the official Zoning Map established by Chapter 405 of the Municipal Code.

Location of Overlay Zone

The East Olive Overlay Zoning District consists of all properties located on Olive Boulevard generally bounded by North Mosley Road on the west to Spoede Road on the east, as depicted on the map below.



Applicability

The regulations of this overlay zoning district shall supersede or supplement, as applicable, the regulations of the base zoning district. For properties with a base zoning district of single family residential, an application for rezoning to establish a base commercial zoning district must accompany any application for site development plan or conditional use permit approval pursuant hereto. Where conflict results between the regulations of the overlay zoning district

and the provisions of the base zoning district, the provisions of the overlay zoning district shall control.

Uses Permitted

The uses permitted by right and by conditional use permit are listed in Table A. If a "P" (permitted by right) or a "C" (permitted by conditional use permit) is not indicated for a use in the Table, it is prohibited.

1. **Multi-family and Townhouse Developments**

Multi-family and townhouse residential uses meeting the definitions of such uses as provided in Section 405.120 may be approved as conditional uses within the East Olive Corridor Overlay Zoning District provided that such uses meet the requirements of Section 405.470.

2. **Mixed-use Buildings**

Mixed-use Buildings meeting the definition as provided in Section 405.120 are permitted uses within the East Olive Corridor Overlay Zoning District, except any mixed-use building containing residential uses shall require approval of a conditional use permit and meet the requirements of Section 405.470 as a multi-family use. Non-residential uses for the mixed-use building shall follow the requirements of Table A for the base zoning district.

Planned Development

In instances where the standards of the base zoning district or these overlay district standards cannot be met and provided that the development site is a minimum of 2.5 acres in size, the development proposal shall be eligible for consideration under the planned development option per the provisions of Section 405.390.

Setbacks

The following building setbacks are required in the East Olive Overlay:

Front Yard: To accommodate convenient parking located in front of buildings and to establish a consistent building line, the maximum setback for properties that front Olive Boulevard is 90-feet. For all other properties located on other street frontages, the minimum front yard setback is 45-feet.

Side Yard: 5 feet.

Rear Yard: 25 feet.

Site Coverage

The maximum site coverage for each lot is 60%. Site coverage bonus increasing the maximum up to as much as 70% may be earned in accordance with the Site Coverage Bonus Table found in Section 405.XXX, as determined by the Planning and Zoning Commission or City Council, as appropriate. For coordinated developments on more than one lot with shared entrances such as a shopping center with multiple buildings, the site coverage shall be calculated based upon the total size of the development as shown on the approved site development plan.

Building Height

The maximum building height is 3-stories or 45-feet in height, whichever is greater. For properties with a base zoning of CB-Core Business District, the maximum building height is 4 stories or 60-feet in height, provided that the Sky Exposure Plane as defined in Section 405.120 is met.

Building Orientation

Buildings shall be oriented to the primary street in which they are located. Examples of an acceptable orientation would include an accentuation of the building design to address the primary street and the presence of an entrance facing the primary street.

Circulation

Pedestrian circulation shall be provided which incorporates the following elements:

- A. Direct access providing safe passage from the building entrance to the public sidewalk on all street frontages is required. The pedestrian route may traverse parking lots provided that the sidewalk pavement is differentiated from the parking lot surface material.
- B. If multiple buildings are proposed, a sidewalk connecting all buildings shall be provided. The Planning and Zoning Commission may require a sidewalk connecting to neighboring commercial developments.
- C. If not provided in accordance with Section A above, a sidewalk shall be provided from the parking area to the building entrance.
- D. All sidewalks shall be a minimum dimension of 6-feet in width or 8-feet if located adjacent to parking stalls that do not have a curb stop.

At least one bicycle rack shall be provided for each building. The location of the bicycle rack shall be shown on the site development plan.

Vehicular and pedestrian cross-access shall be provided between one or more neighboring properties based upon the recommendations of a traffic impact study prepared by a certified traffic and transportation engineer or when otherwise determined to be necessary by the Planning and Zoning Commission. Further, the Planning and Zoning Commission may require

December 12, 2019 DRAFT

Revised February 3, 2020

cross-access easements to be provided on the subject property to facilitate future pedestrian and vehicular connections, when feasible.

Landscaping, Screening and Buffering

At a minimum, the first ten (10) feet of the front yard setback from the right-of-way shall be provided with and maintained with sidewalks, unless improved sidewalks exist in the abutting public right-of-way, and with landscaping including, but not limited to, deciduous street trees at regular intervals and shrubs to provide screening from adjacent parking areas and to provide highly landscaped streetscapes. All other requirements of Section 405.540 Landscaping shall be provided.

A minimum buffer yard of 20-feet shall be provided on all sides that abut a single-family residential zoning district. The buffer yard shall not contain any impervious surface other than retaining walls and fencing and shall provide a combination of regularly spaced deciduous or coniferous trees and a continuous sight-proof fence of no less than 8-feet in height other than within the front yard.

Building Materials

To ensure quality development utilizing durable materials, the following primary building materials are required for each new building or significant exterior renovations of existing buildings requiring site development plan approval:

- Masonry such as brick or stone, except concrete masonry units of any kind.
- Aluminum panels

Acceptable accent materials include:

- Exterior Insulation Finishing System (EIFS)
- Wood
- Fiber Cementous siding

Concrete masonry units and vinyl siding may not be used as primary or accent materials on any building elevation.

For the purposes of this section, the term primary refers to 75 percent (75%) or more of the surface area, excluding fenestration, on each elevation. The Planning and Zoning Commission may consider modifications to these requirements based on just cause considering such factors as the scale, visibility, intended use, or for existing buildings where full compliance would be impractical.