

# 24M.202

## OVERLAY ZONES

### **24M.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 building height, or allowed frontage types, or specific setbacks requirements 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 30.102). 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.

### **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 24M.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.

### **24M.202.030 Residential Overlay One (1)**

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. PURPOSE.**

The Residential Overlay One (1) is intended to limit the allowable scale of new construction so as to maintain compatibility with existing adjacent development and provide a gradual transition to areas of greater building intensity.

#### **B. APPLICABILITY.**

Buildings in the Residential Overlay One (1) shall satisfy all of the following requirements:

1. No building shall exceed a height of two stories. For flat roof, the maximum height of the parapet cannot exceed 30 feet; and for sloping roof, the maximum height of the roof ridge cannot exceed 35 feet.
2. The Commercial Block building type is prohibited.
3. The Live-Work and Rowhouse building types are allowed, but only with a maximum unbroken facade length of 50 feet.

### **24M.202.040 Residential Overlay Two (2)**

#### **A. PURPOSE.**

The Residential Overlay Two (2) is intended to limit the allowable scale of new construction so as to maintain compatibility with existing adjacent development and provide a gradual transition to areas of greater building height.

#### **B. APPLICABILITY.**

Buildings in the Residential Overlay Two (2) shall satisfy all of the following requirements:

1. No building shall exceed a height of three stories. For flat roof, the maximum height of the parapet cannot exceed 40 feet; and for sloping roof, the maximum height of the roof ridge cannot exceed 45 feet.

### **24M.202.050 Shopfront Overlay (SF)**

#### **A. PURPOSE.**

The Shopfront Overlay 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 24M.204.080 (Shopfront & Awning), and with ceiling heights no less than 12 feet.

**24M.202.060 Terminated Vistas Overlay**

**A. PURPOSE.**

The Terminated Vista Overlay identifies locations where streets terminate. Some of the locations identified are Civic/School sites and future planning of these sites should include special building or landscape elements, whenever possible.

**B. APPLICABILITY.**

1. Where the side street does not continue through from either the north to the south, or vice-versa the following shall be provided:
  - a. A paseo, courtyard or significantly articulated building facade shall be required to terminate the vista. As determined by the Decision-Making Authority. See Regulating Plan.
2. Buildings on the north side of a terminated vista may have a third story provided that the third story is setback or otherwise designed so that the ridge line of the applicable vista is visible from a point 200' south of the parcel and 5' high located in the centerline of the abutting north-south street.

**24M.202 .070 Intersection Height Overlay**

**A. PURPOSE.**

The Intersection Height Overlay identifies locations at the intersections of major thoroughfare where additional building height and mass is desirable.

**B. APPLICABILITY.**

Buildings in the Intersection Height Overlay may include elements, including usable square footage, that do not exceed four stories. For flat roof, the maximum height of the parapet cannot exceed 50 feet; and for sloping roof the maximum height of the roof ridge cannot exceed 55 feet. The fourth story element shall not dominate the building frontage, as determined by the Decision-Making Authority.

