

2.5.2 - PMU—Parkway Mixed Use Overlay District.

- A. Purpose. The purpose of the Parkway Mixed Use Overlay District is:
1. To promote the general health, safety, and welfare of the community where residents and visitors can live, work, eat, and play.
 2. To promote economic development by diversifying the employment base for a stronger city.
 3. To improve public health and provide safe and efficient movement within the overlay district by promoting development patterns that encourage physical activity such as walking and bicycling.
 4. To encourage a balanced mix of retail, professional, residential, civic, entertainment, and cultural uses.
 5. To improve the efficient operation of traffic around the city.
 6. To provide accessible, sufficient parking in an unobtrusive manner.
 7. To create an attractive gateway that is aesthetically appealing and environmentally responsible.
 8. To encourage innovative development projects that set standards for landscaping, open space, community design, and public amenities.
 9. To establish consistent and harmonious design standards for public improvements and private property development within the overlay district so as to unify the distinctive visual quality of the city.
- B. Applicability.
1. These regulations of the Parkway Mixed Use Overlay District pertain to all properties which have frontage on one (1) or more streets that are identified in the "Boundaries" paragraph.
 2. The previous "Highway 138 Overlay District" has been eliminated as a separate district, but its regulations are merged into this revised Parkway Mixed Use Overlay District.
 3. The previous "High-Rise Mixed-Use Overlay District" has been eliminated as a separate district and the two (2) mapped areas which comprised that district are no longer recognized. However, the regulations of the High-Rise Mixed-Use Overlay District which applied specifically to high-rise buildings (defined as having five (5) or more totally above-ground floors) and/or mixed-use buildings are now merged into this revised Parkway Mixed Use Overlay District. Any high-rise buildings and/or mixed-uses which are located in the Parkway Mixed Use Overlay District shall meet the associated additional standards which previously comprised the High-Rise Mixed-Use Overlay District.
 4. These regulations of the Parkway Mixed Use Overlay District shall take precedence over the regulations of all other districts, including the base zoning districts and any other type of overlay district.

5. Boundaries. The boundaries for the overlay are designated on the overlay district map.
- C. Permitted Uses. Any combination of uses permitted in C1, C2, OI, CCR, and MFR are permitted in the overlay district.
- D. Prohibited Uses.
1. Adult entertainment establishments.
 2. Ambulance service.
 3. Automobile broker (no vehicle storage).
 4. Automobile wash/wax centers.
 5. Automobile rental and leasing facilities.
 6. Automotive service repair and maintenance facilities (minor or major).
 7. Building and lumber supply establishments, providing that there is not outside storage of materials or equipment.
 8. Daycare centers.
 9. Funeral home, mortuaries, and crematoriums.
 10. Gasoline service stations.
 11. Greenhouses and nurseries, including landscape service.
 12. Pawnshop, loan brokers, check cashing, and other than mortgage loan brokers.
 13. Restaurants with drive through facilities and/or windows.
 14. Retail warehouses/wholesalers providing sales of merchandise with no outdoor storage.
 15. Rooming and boarding houses.
 16. Self-service storage, mini-warehouses, or warehousing and storage.
 17. Tattoo and piercing parlors.
 18. Trade shops, including electrical plumbing, heating/cooling, and roofing siding, having no outside storage.
 19. Truck terminals, truck trailer storage lots, truck repair, and all industrial uses.
 20. Vape stores.
 21. Veterinary clinic.
- E. Architectural Standards. The following design guidelines and standards apply to all newly-constructed buildings used for commercial, industrial, or residential purposes.
1. The use of a common palette of building materials should be maintained in the department of community development for building facades to create a consistent and traditional architectural identity. Traditional architecture shall include, for example, the use of brick, pitched roofs, low-profile signage, and subdued colors. For large commercial/retail buildings and multifamily buildings, variations in facade, roofline, and depth should be provided to lend

the appearance of multitenant occupancy. All design and construction shall be subject to architectural review by the community development director or its designated architect to ensure adherence with this subsection and the structures of traditional architecture.

2. All ground or roof-mounted mechanical, HVAC, and like systems shall be screened from public street view (within three hundred (300) feet) on all sides by an opaque wall or fence made of brick, stucco, split face block, or landscaping.
3. For all commercial buildings, roof-mounted mechanical, HVAC, and like systems shall be screened from public street view (within three hundred (300) feet) on all sides by a raised parapet or pitched roof along the edge of the roofline.
4. Contrasting accent colors on any single facade shall be limited to no more than ten percent (10%) of the total wall area for any single facade.
5. Permanent mounted exterior neon lights shall not be allowed.
6. Buildings that are located on outparcels and all accessory buildings shall be constructed of materials complementing the principal building with which they are associated.
7. Back-lit awnings, roof-mounted lights, and/or roof mounted flag poles are not permitted. Satellite dishes shall be located and painted to blend with the background as much as practical.
8. Building Materials. The "Allowed Building Materials Table" below and this subsection outlines allowed building materials that may be used and combined to create a consistent, attractive, interesting and long-lasting building design:

Allowed Building Materials Table

Brick or Stone	Glass	Tilt/ Pre-Cast	Stucco	Concrete Blocks	CMU/Split-Face Block	Cementitious Fiberboard	Metal	Tile
Minimum fifty percent (50%) per facade	Yes	No	Maximum fifty percent (50%) per facade	No	Maximum ten percent (10%) per facade	No*	No	No

Note:
 *Allowed for residential buildings. Buildings must have a minimum 4:12 roof pitch.

9. Allowed Building Materials.

- a. Brick, except that brick veneers that are intended to simulate brick exteriors are not acceptable;
- b. Stone. Natural stone such as, but not limited to, granite, limestone, acid marble are allowed building materials. Terra cotta and/or cast stone, which simulate natural stone, are also acceptable. Painted stone is not allowed;
- c. Split-face block/concrete masonry unit (CMU) is restricted to ten percent (10%) of the surface area of the facade;
- d. Tilt/architectural pre-cast concrete is not allowed;
- e. High-grade stucco is restricted to fifty percent (50%) of the surface area of a facade;
- f. Natural wood and/or cementitious fiberboard siding are allowed only for residential buildings;
- g. Glass;
- h. Exposed concrete block, metal, and tile are not allowed as building materials on a facade.

F. Building Standards.

1. Height requirement: Maximum building height twenty (20) stories; minimum of two (2) stories; the first finished floor level being level with sidewalk grade.
2. At least the first floor (sidewalk grade) of residential buildings in the overlay district are required to be commercial space.
3. Maximum residential density shall not exceed forty-five (45) dwelling units per acre. Additional density may be permitted per the bonus density requirements below.
 - a. The director may administratively grant a density bonus based on the amenities which are provided in the development. An increase in density up to sixty (60) units per an acre may be permitted if two (2) or more amenities are provided and an increase in density up to ninety (90) units per an acre may be permitted if four (4) or more amenities are provided.
 - b. Amenities may include, but are not limited to, indoor or outdoor swimming pool facilities, gym/workout space, community space, outdoor public space, parks and playgrounds, or walking/hiking/biking trails or other approved by director of community development.
4. The impervious surface area shall not exceed eighty-five percent (85%) of the lot area.

G. Streetscape Design Standards. The streetscape along the major highways shall be divided into three (3) distinct zones consisting of a building frontage zone, pedestrian travel zone, and fixtures/planting zone. The widths of each zone shall be as provided below:

1. Building frontage zones are encouraged to provide outdoor activities and gathering areas and may be permitted at varying widths between five (5) and twenty (20) feet wide.

2. Pedestrian travel zones shall be a minimum of ten (10) feet wide, paved in concrete, and kept clear and unobstructed for the safe and convenient use of pedestrians.
 3. Fixtures/planting zones shall be a minimum of ten (10) feet wide and planted with grass, ground cover or flowering plants. Within the fixtures/planting zone:
 - a. Sidewalk benches shall be placed in front of retail locations at a maximum distance of five hundred (500) feet from one another.
 - b. Trash receptacles shall be placed at street intersections and at a maximum of five hundred (500) feet apart from one another.
 - c. Bicycle racks should be located at a maximum distance of two hundred fifty (250) feet apart.
 - d. Pedestrian-scale lighting should be incorporated along all pedestrian paths and shall be placed a maximum of every forty (40) feet on center.
- H. Site Design Standards. All development in this district must meet the following minimum site design standards.
1. Parking must be located to the rear or side of buildings, where feasible.
 2. Parking lots shall be directly connected to a sidewalk leading to the main entrances of all buildings on the site, and they shall include marked crosswalks across interior driveways and vehicular aisle.
 3. The community development director may approve a reduction of up to twenty-five percent (25%) in the number of parking spaces required for a specific use where inter-parcel access is provided, and a shared parking analysis demonstrates that adequate parking will be provided. The process for determining the minimum parking requirements for a mixed-use development or for contiguous properties containing multiple uses is:
 - a. Determine the minimum number of parking spaces required for each use category from Section 4.8.5, Parking and Loading Space Standards.
 - b. Multiply each parking requirement by the corresponding percentage for each of the time periods shown on the table below.
 - c. Total the number of parking spaces for each of the time periods (add together the numbers in each column).
 - d. The largest column total is the minimum shared parking requirement for the development or collectively for the contiguous properties.
 - e. In no case shall parking spaces that are farther than one thousand (1,000) feet from a building entrance be allowed to satisfy off-street parking requirements for a use or be counted towards shared parking requirements.

Shared Parking Space Requirements

USE	WEEKDAYS		WEEKENDS	
	Daytime 6:00 a.m.— 5:00 p.m.	Evening 5:00 p.m.— 1:00 a.m.	Daytime 6:00 a.m.— 5:00 p.m.	Evening 5:00 p.m.— 1:00 a.m.
Residential	80%	100%	80%	100%
Office	100%	10%	20%	5%
Retail	95%	85%	100%	70%
Hotel	60%	100%	60%	100%
Restaurant	75%	100%	60%	100%
Entertainment	50%	85%	70%	100%
Church	50%	50%	100%	60%

4. Access.

- a. Adjoining properties shall be encouraged to share curb cuts to reduce interruptions to the sidewalks.
- b. Properties that are adjoining are required to have curb cuts to adjacent properties to create a connection between the two (2) properties. This keeps traffic off the main road and increases the likelihood that a customer will only have to look for a parking space once, if desired.

5. Landscaping/Buffering.

- a. At least thirty percent (30%) of the paved surface area of each surface parking lot shall be shaded by mature landscaping within five (5) years of construction to provide a cool environment.
- b. The area between a parking lot and the public ROW shall have a boundary strip of at least five (5) feet. Trees within the boundary shall be planted a maximum of forty (40) feet on center, and no boundary shall have less than one (1) tree. A brick or stone wall thirty (30)

inches tall, or shrubs maintained at a minimum mature height of twenty-four (24) inches and a maximum height of thirty (30) inches, shall be provided within the strip.

- c. All areas along the corridor which are not developed with buildings or prepared surfaces for parking, circulation, utilities or the like, shall be landscaped and maintained with ornamental plantings. These plantings should be native or drought-tolerant plants to minimize the need for irrigation. Green fields and wooded areas should be left as they are, until they are developed into another use. Paved areas of the site shall be limited in size to the area that is required to accommodate the intended use.

6. Exterior Lighting.

- a. Decorative lighting must be provided at all entrances, pathways, parking areas, and recessed areas.
- b. All exterior lighting fixtures shall use full cutoff luminaires to reduce both energy usage and glare, as well as prevent light pollution.
- c. Lighting shall be pointed at the ground or the building directly to prevent glare onto neighboring areas.
- d. Light fixtures, light pole bases, and poles, shall be consistent with each other, with the architecture of buildings (if any), and/or with the nearby street lighting.

7. Building Orientation.

- a. The required building setbacks of the underlying zoning district may be reduced in order to encourage new commercial buildings to develop closer to the street.
- b. Buildings may be set back further to allow for an appropriate building frontage zone which may include balconies or steps, public plazas, outdoor dining areas, or additional landscaping.
- c. Corner lots should be oriented to the corner and be used to create focal points at the four (4) corners of major street intersections.
- d. When buildings are located adjacent to existing commercial developments that are set further back, a step-back design may be utilized to transition to the desirable setback pattern, reducing excessive variation.

I. Building Service Elements.

1. Mechanical or utility equipment, including utility meters, shall be screened from public view.
 - a. The method of screening may be architecturally integrated with the structure in terms of materials, color, shape, and size in such a manner that the equipment is not visible from street level.
 - b. Vegetation and landscaping may be used to screen on-grade elements. Landscaping must be maintained.

2. Refuse containers or dumpsters shall be located in the rear or side yard of a property and shall be screened from view of the public right-of-way.
 - a. Enclosures shall reflect the architecture of the proposed development and shall include walls constructed with appropriate and compatible materials.
 - b. The enclosure shall have a minimum height of eight (8) feet, or two (2) feet taller than the highest point of the waste/grease container, compactor, or dumpster, whichever is greater.
 - c. Gates shall allow access to refuse containers while denying open views of the contents within.
 - d. The use of chain link fencing is not acceptable as concealment of mechanical units or waste/grease containers.
 - e. New development shall bury utilities when possible to avoid a visually cluttered streetscape and to promote a more aesthetically pleasing environment.
 - f. Rooftop mechanical units or other services and utilities that are located above grade shall be screened from public view. The method of screening can be met by implementing one (1) or more of the following strategies:
 - i. Enclosing the utility within a roof that is integrated into the building form;
 - ii. Locating the utility within an enclosed mechanical penthouse whose materials and detailing complement the building architecture;
 - iii. Locating the utility far enough from the parapet so as to be effectively invisible from adjacent public rights-of-way.

J. Entrances.

1. All first story uses shall have a primary pedestrian entrance, which faces, is visible from, and is directly accessible from the sidewalk.
2. All first-story businesses with more than sixty (60) feet of frontage along sidewalks shall provide one (1) pedestrian entrance for every sixty (60) linear feet of frontage or fraction thereof.
3. Some form of protection is required at all retail frontage along the corridor for relief from inclement weather. This can take the form of awnings, canopies, or other accessory shade structures as may be approved by the community development director.
4. Awnings should be architecturally consistent with the building and be made of durable opaque materials such as cloth or canvas. The use of shiny, high-gloss, translucent materials such as vinyl or plastic is prohibited.
5. The color of awnings shall be compatible with the building facade.
- 6.

The scale of the awning (height, length, depth and overall bulk) shall be compatible with the building storefront.

7. Columns to support canopies are not permitted in the public right-of-way.
8. Awnings and canopies shall only include signage when such signage is located within an apron that is less than twelve (12) inches in height. They are subject to all other applicable sign requirements of this document.

K. Underground Utilities.

1. Utilities shall be located underground.
2. For all new construction and redevelopment, utilities along public streets must be placed underground. This requirement does not apply to the temporary provision of electricity, including, but not limited to, construction power.
3. Water and sewer utilities shall be located in either street rights-of-way or easements located at the outer edge of street rights-of-way.