

Sec. 3-3.6 - Palafox overlay (Pfox-OL).

- (a) *Purpose.* The Palafox overlay (Pfox-OL) district establishes supplemental land use regulations to support the objectives of the adopted Palafox area community redevelopment plan. The intent of the additional land use controls is to enhance the character of an area undergoing revitalization and support a mix of commercial, industrial, and residential uses within the Palafox area.
- (b) *Permitted uses.* Within the Pfox-OL district, for any mix of permitted residential and nonresidential uses within the same building, the non-residential uses shall occupy the first or bottom floor and the residential uses shall occupy the second or upper floors.
- (c) *Conditional uses.* The Pfox-OL district does not modify the conditional uses of any underlying zoning districts.
- (d) *Prohibited uses.* The following uses are prohibited in the Pfox-OL district regardless of their status in any underlying zoning district:
 - (1) Manufactured (mobile) homes. The construction of modular homes is not prohibited.
 - (2) Manufactured (mobile) home subdivisions and parks.
- (e) *Nonresidential site and building requirements.* The following nonresidential site and building requirements apply within the Pfox-OL district.
 - (1) *Structure height.* New or redeveloped buildings, or building additions, shall complement the existing pattern of building heights. No structure shall exceed 45 feet in height and any lower height required by the underlying zoning district shall govern.
 - (2) *Materials and detailing.* New structures, additions and renovations shall be constructed to be long-lasting and use materials and detailing that maintain the distinct character and harmony of the Palafox Community Redevelopment District. Vinyl or metal siding is prohibited on the primary facades of buildings adjacent to public rights-of-way. All accessory structures shall use the same materials, color, and/or style of the primary facade if visible from a public way.
 - (3) *Setbacks.* New construction shall be set back a distance similar to that of adjacent buildings unless customer parking is provided adjacent to the street in support of CPTED principles. Exceptions may be granted if the setback is pedestrian oriented and contributes to the quality and character of the streetscape.
 - (4) *Facades.*
 - a. *Front facades.* A front building facade more than 80 feet in width shall be divided into increments by changes in materials, bay windows, wall offsets, or similar methods.
 - b. *Rear facade.* A minimum of 15 feet of a building's rear facade facing a public right-of-way, parking area, or open space shall consist of transparent materials, not including reflective glass.
 - (5) *Natural features.* Natural features shall be protected and integrated into site design and development where possible. The applicant shall demonstrate how the development protects and incorporates existing vegetation.
 - (6) *Landscaping.* Water conservation is encouraged through proper landscape plant selection, installation and maintenance practices. Native plant species are required. All nonresidential development applications shall include a landscape plan as part of compliance review. The plan shall include the areas of natural vegetation to be protected, location and species of all plants to be installed, and an irrigation plan.
 - (7) *Signs.* Site signage is limited to one freestanding monument sign per development parcel, scaled primarily for pedestrians, and not to exceed 100 square feet in area and 12 feet in height, except for multi-tenant development where the sign may be up to 300 square feet. Sign colors, materials, and lighting shall avoid adverse visual impacts on surrounding properties. Wall signs shall not obstruct design details, windows, or cornices of the buildings to which they are attached. For individual tenants in a multi-tenant development, wall signs shall not exceed 20 square feet per sign.
 - (8) *Lighting.* Lighting in the overlay district should serve to illuminate facades, entrances and signage to provide an adequate level of personal safety while enhancing the aesthetic appeal of the buildings. Building and signage lighting must be indirect, with the light source hidden from direct pedestrian and motorist view.
 - (9) *Parking.* Parking in the overlay district must adequately serve the users without detracting from the compact design that makes it a successful commercial center. Off-street parking must be located in the rear. If the lot orientation cannot accommodate adequate rear parking, parking on the side would then be permitted.
 - (10) *Buffers and screening of outdoor storage.* All outside storage must be screened from public view. The screening must use the same materials, color, and/or style as the primary building for architectural compatibility with the primary building and the building it is adjacent to. If the outside storage area is separate from the building it serves the following shall apply:
 - a. *Type.* Only fences constructed of legitimate fencing materials (may or may not be opaque) or masonry, concrete or stucco walls may supplement buffers. Specifically, garage doors and sheets of roofing material do not qualify for fencing or wall materials.
 - b. *Screening of outdoor storage.* Opaque fencing shall mean chain link fence with slats, privacy wooden fence, or privacy PVC/vinyl fence. A six-foot concrete or stucco wall may also be used to screen outdoor storage.