

Sec. 3-3.8 - Warrington overlay (Warr-OL).

- (a) *Purpose.* The Warrington overlay (Warr-OL) district establishes supplemental land use regulations to support the objectives of the adopted Warrington area community redevelopment plan. The intent of the additional land use controls is to enhance the character of an area undergoing revitalization, especially along those commercial corridors that provide primary access or gateways to the adjoining military installations within the Warrington area.
- (b) *Permitted uses.* Within the Warr-OL district, the permitted uses of the underlying zoning districts are limited by the following:
 - (1) *Mix of uses.* For any mix of residential and non-residential 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.
 - (2) *Separation of same uses.* Any two locations of the same use shall be separated by at least 2,500 feet as measured between the closest points of the two property boundaries for the following uses:
 - a. Bars and nightclubs.
 - b. Check cashing services.
 - c. Convenience stores.
 - d. Pawnshops.
 - e. Retail sales of alcohol for off-premises consumption.
 - f. Tattoo parlors.
- (c) *Conditional uses.* The Warr-OL district does not modify the conditional uses of any underlying zoning districts except for those uses prohibited by the overlay and the requirement that uses be separated as required for permitted uses within the overlay.
- (d) *Prohibited uses.* The following uses are prohibited in the Warr-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 or parks.
- (e) *Nonresidential site and building requirements.* The site and building requirements of nonresidential uses within the Warr-OL are modified as follows:
 - (1) *Structure height.* New buildings, additions and redeveloped buildings 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) *Setbacks.* New construction must maintain the existing alignment of facades along the street front. Exceptions may be granted if the setback is pedestrian oriented and contributes to the quality and character of the streetscape.
 - (3) *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 Warrington 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.
 - (4) *Facades.*
 - a. *Front facade.* 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 facades.* 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) *Awnings.* Awnings are encouraged to enhance the character of Warrington while providing sun protection for display windows, shelter for pedestrians, and a sign panel for businesses.
 - (6) *Natural features.* Natural features shall be protected and integrated into site design/development where possible. The applicant shall demonstrate how the development protects and incorporates existing vegetation.
 - (7) *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.
 - (8) *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.
 - (9) *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.

- (10) *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(s) hidden from direct pedestrian and motorist view.
- (11) *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 will be permitted.
- (12) *If within HC/LI zoning.* Development within the HC/LI zoning district is subject to the following design standards.
 - a. *Landscaping.* A minimum ten-foot wide landscaped strip is required on all roadway frontages. The strip shall contain one tree and ten shrubs for every 35 linear feet of frontage. Preservation of existing plants within the required landscaped areas can be used to satisfy this requirement. Buffers required adjacent to residential districts shall include a minimum of two trees and 15 shrubs for every 35 linear feet of required buffer length.
 - b. *Vehicular use areas.* Areas other than public rights-of-way, designed to be used for parking, storage of vehicles for rent or sales, or movement of vehicular traffic, shall be separated by a minimum five-foot wide landscaped strip from any boundary of the property on which the vehicular use area is located. The strip shall contain shrubs or ground covers with a minimum mature height of 24 inches and a maximum height of 30 inches. Plant material shall be spaced 18 inches to 24 inches apart, depending on mature size.
 - c. *Parking lots.* Interior parking areas shall have one landscape island containing at least one tree and shrubs or ground covers as per the above specifications, for every eight contiguous spaces.
 - d. *Irrigation system.* An irrigation system shall be installed for all landscaped areas of the site. All systems shall include rain sensors and all system materials used shall be ASTM approved.
 - e. *Existing development.* Any change of use to a HC/LI use within the overlay district must meet the above standards.
- (f) *Rezoning.* Rezoning of commercial zoned property to a more intense zoning district is prohibited if located on an arterial roadway.

(Ord. No. 2015-12, § 1(Exh. A), 4-16-2015; Ord. No. 2015-21, § 1, 7-7-2015)