Warrington Overlay District

6.07.00. Overlay districts (general). *Intent and purpose of district.* This special overlay section is intended to provide an enhanced level of protection for land areas which provide primary access (gateways) to (1) major military installations, (2) redevelopment area commercial corridors, and (3) the unique scenic vista and environmental resources of the county.

6.07.01. Warrington Overlay District.

A. The intent and purpose. The Warrington Overlay District is intended to provide an enhanced level of protection for land uses and provide primary access (gateways) to the two major military installations located within the Warrington Community Redevelopment District. This is a zoning overlay district and the regulations herein expand upon the existing zoning district regulations otherwise imposed on individual parcels within the Warrington Community Redevelopment District.

B. *Applicability.* This zoning overlay district applies to all zoned properties located in the Warrington Community Redevelopment District.

C. *Relationship to underlying zoning.* All of the use listings and site design requirements of the underlying zoning districts shall continue to apply unless modified by the following:

D. *Permitted uses.* Mixed-use developments, defined as where non-residential and residential uses occupy the same building. The non-residential use(s) shall contain the first or bottom floor and the residential use(s) contain the second or upper floor(s).

E. *Prohibited uses.*

1. Portable food vendors.

2. Mobile homes and manufactured homes. (This does not prohibit the construction of modular homes; see Article 3 of this code.)

3. Mobile home/manufactured home parks.

F. *Uses requiring management plan submittal.* The following uses shall require submission of a management plan to the CRA prior to development approval. The CRA must be notified of any amendments to a submitted management plan. Furthermore, the following uses shall have a distance of at least 2,500 feet separating any two uses of the same kind. The distance shall be measured from the closest point of the two property lines:

1. Convenience stores.

2. Tattoo Parlors.

3. Retail sale of alcohol for off-premises consumption.

4. Bars and nightclubs.

5. Pawn shops and check cashing services.

6. Commercial amusement arcades, including billiard parlors and game machine arcades.

7. Automotive uses (including car sales, automobile rental agencies, car washes, auto repair facilities, tire sales, etc.).

8. Truck, utility trailer, and RV rental service or facility.

G. *Management plan.* The applicant shall submit a management plan that addresses the following:

1. Proposed hours of operations.

2. Other similar properties managed by the applicant, if applicable.

3. Explanation of any franchise agreement.

H. *Rezonings*. The following rezoning requests shall be prohibited:

1. Rezoning of C-1 properties to a more intense zoning district if located on an arterial roadway.

2. Surrounding uses, whether conforming or non-conforming should not be taken into consideration for the rezoning rationale.

I. *Non-residential site and building requirements.*

1. Building height. New buildings, additions and redeveloped buildings shall complement the existing pattern of building heights. Buildings in the overlay district may not exceed 45 feet in height.

2. Building design.

a. 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.

b. Facades. A building more than 80 feet in width shall be divided into increments by incorporation of one of the following techniques, but not limited to:

(1). Divisions or breaks in materials

(2). Bay windows or the like

(3). Building setbacks

c. Rear façade. A minimum of 15 feet of the building's rear façade facing a public right of way, parking area, or open space shall consist of transparent materials. Reflective glass is prohibited as a transparent material.

d. Materials and detailing. New buildings and 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. Aluminum, vinyl or metal material siding is prohibited on the primary facades of buildings adjacent to public right of ways.

e. 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.

3. *Accessory Structures*. All accessory structures shall be located in the rear or side area and be a minimum of 5 feet inside the property boundary. All accessory structures shall meet the County landscaping, buffering, and screening requirements and shall use the same materials, color, and/or style of the primary façade if visible to the public from any road, driveway, right-of-way, or similar.

4. *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.

5. *Crime prevention through environmental design.* Crime Prevention Through Environmental Design (CPTED) principles shall be used when designing any element within the district, including but not limited to site design, buildings, street design, signs, landscaping and parking. The following CPTED guidelines shall be considered when designing any element within the district.

a. *Territoriality.* All building entrances, parking areas, pathways and other elements should incorporate appropriate features that express ownership. The use of these features shall not conflict with the need for natural surveillance.

b. *Natural surveillance.* The site layout, building and landscape design shall promote the principles of natural surveillance. Physical features and activities should be oriented and designed in ways that maximize the ability to see throughout the site.

c. *Activity support.* The site layout and building design should encourage legitimate activity in public spaces. d. *Access control.* To discourage crime, entrances and exits should be located and designed in a manner that incorporates natural surveillance techniques and area control measures.

6. Signs.

a. See Article 8.

b. The choice of building signage shall be compatible with the intent of this district and shall not have an adverse visual impact on surrounding properties.

c. Free-standing on-premises signs shall be "human scaled". There shall be only one such sign per parcel and it shall not exceed 100 square feet per sign face and 12 feet in height; in the case of multi-use parcels, the sign shall not exceed 299 square feet. The sign face shall have colors, materials and lighting that are compatible with the general pattern existing in the Warrington Redevelopment Area Overlay District. Freestanding signs shall be limited to monument signs. Attached signs or shingles may be permitted for individual businesses in a multi-use building. Such signs shall not exceed 20 square feet per sign face.

d. Signs cannot block or obstruct design details, windows, or cornices of the building upon which they are placed.

7. 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.

8. Parking. Parking in the overlay district must adequately serve the users without detracting from the compact design that makes it a successful commercial center.

9. Off-street parking. 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. *Landscaping.*

a. See Section7.01.00.

b. It is the proposed intent of this ordinance to encourage water conservation through proper plant selection, installation and maintenance practices. All commercial and industrial projects shall submit a landscape plan as part of the development review criteria. The plan will include plant species proposed, location of all plant material, including areas proposed for sod, areas of natural vegetation to be protected, and an irrigation plan. Native plant species are required.

11. *Buffers and screening of outdoor storage.* The screening of outside storage must use the same materials, color, and/or style as the primary building in order to be architecturally compatible with the primary building and the building it is adjacent to. All outside storage must be screened from public view. If the outside storage area is separate from the building it serves the following shall apply:

a. Section 7.01.06.D.2.*Type.* Only fencing (may or may not be opaque) or walls made of concrete or stucco may supplement buffers. Specifically, old garage doors and pieces of tin do not qualify for fencing or wall materials; and

b. Section 7.01.06.E.*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.

12. Exceptions. Financial hardship alone is not a basis to grant an exception; however, it is recognized that there may be circumstances that require a departure from the requirements in this overlay district in order to be feasible. Possible grounds to be considered for granting exceptions to the ordinance include, but not limited to:

a. Safety

b. Unique site or building characteristics

c. Standards would have a negative effect on the use of the property

d. Public benefit

J. *C-2 performance standards.* Any project within this overlay district that is zoned C-2 General Commercial shall be subject to the following design standards.

1. *Landscaping.* For developments subject to section 7.01.00 a minimum ten-foot wide landscaped strip shall be required on all roadway frontages, and shall contain one tree and ten shrubs for every 35 linear feet of frontage. Preservation of existing plant communities 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 area.

2. *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 five-foot landscaped strip from any boundary of the property on which the vehicular use area is located. This landscaped strip shall consist of 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 their mature size.

3. *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.

4. *Irrigation system.*

a. An irrigation system shall be installed for all landscaped areas of the site.

b. All irrigation materials used shall be ASTM approved.

c. All irrigation systems shall include rain sensors.

5. *Existing development.* Notwithstanding Section 7.00.01.B, any C-2 change of use that applies for approval within this zoning overlay district must meet the above standards as well as those of Section 7.01.05.