

Sec. 3-3.4 - Brownsville overlay (Brn-OL).

- (a) *Purpose.* The Brownsville overlay (Brn-OL) district establishes supplemental land use regulations to support the objectives of the adopted Brownsville area community redevelopment plan. The intent of the additional land use controls is to enhance the character of an area undergoing revitalization, support existing commercial corridors, and protect the unique and historic character of the Brownsville community.
- (b) *Permitted uses.* Within the Brn-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 floors and the residential uses shall occupy the second or upper floors.
- (c) *Conditional uses.* The Brn-OL district does not modify the conditional uses of any underlying zoning districts except for those uses prohibited by the overlay.
- (d) *Prohibited uses.* The following uses are prohibited in the Brn-OL district regardless of their status in the underlying zoning district:
  - (1) Billboards.
  - (2) Manufactured (mobile) homes, and manufactured home subdivisions and parks.
- (e) *Site and building requirements.* The following site and building requirements apply only to nonresidential uses within the Brn-OL district:
  - (1) *Structure height.* No structure height shall exceed 45 feet above highest adjacent grade. Any lower height required by use or underlying zoning district shall govern.
  - (2) *Materials and detailing.* New structures, additions, and renovations shall use materials and detailing that maintain the distinct character and harmony of the redevelopment district. Vinyl or metal siding is prohibited on the primary facades of buildings adjacent to public rights-of-way. Accessory structures shall use the same or similar materials, color, and style of the primary structure's facade if visible from a public way.
  - (3) *Setbacks.* New construction along Mobile Highway or Cervantes Street 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.* Front building facades 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.
  - (6) *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.
  - (7) *Lighting.* Lighting 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.
  - (8) *Parking.* Off-street parking shall be located in the rear. If the lot orientation cannot accommodate adequate rear parking, parking may be located on the side.
  - (9) *Buffers and screening of outdoor storage.* All outside storage shall be screened from public view. The screening shall use the same materials, color, and style as the primary building for architectural compatibility with the primary building. 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.