

RA-1(OL) Barrancas Redevelopment Area Overlay District

What is an Overlay District? An overlay district is a common planning tool for establishing development restrictions, or extending development incentives, on land within a defined geographic area or characterized by specific physical features or site conditions. Overlay districts are typically superimposed over one or more underlying conventional zoning districts in order to address areas of community interest that warrant special consideration such as historic preservation, area enhancement, or protection of a particular resource(s); however, overlay districts may also be used as stand-alone regulations to manage development in desired areas of the community.

Why an Overlay District for Barrancas? The Overlay District, created and adopted into the Escambia County Land Development Code in 2006, is a tool to provide an additional level of protection for its existing and future land uses, and to enhance the protection of the unique environmental resources that the Barrancas Community Redevelopment Area offers to the County and its residents.

What is the Boundary of the RA-1(OL) District? The Barrancas Redevelopment Area Overlay District captures the entire Barrancas Community Redevelopment Area which is the area located north of Barrancas Avenue west of the Bayou Chico Bridge to Old Corry Field Road, and east of Old Corry Field Road north to Lexington Terrace Road. The District and Community Redevelopment Area also captures all of the area north of Olde Barrancas Avenue and certain areas south of Olde Barrancas Avenue. The district area is a healthy mix of residential, commercial and water-oriented uses.

Below are the details of the RA-1(OL) Barrancas Redevelopment Area Overlay District extracted from the Escambia County Land Development Code Ordinance

LDC Section 6.07.04. RA-1(OL) Barrancas Redevelopment Area Overlay District.

A. Intent and purpose of the district. This district is intended to provide an enhanced level of protection for land uses, which are located in the Barrancas Redevelopment Area, and to protect the unique environmental resources of Bayou Chico. This is an overlay district and the regulations herein expand upon the existing R-1, R-2, R-3, R-4, R-6, C-1, and WMU underlying districts otherwise imposed on individual parcels within the Redevelopment Area. The purpose of this district is to (1) alleviate the harmful effects of industrial pollutants entering and degrading the quality of Bayou Chico and (2) enhance the character of the area, which has been changed by the realignment of Barrancas Avenue, through appropriate land use controls.

B. Applicability. This overlay district applies to all R-1, R-2, R-3, R-4, R-6, C-1, and WMU zoned properties indicated on "Exhibit 1, RA-1(OL) Barrancas Redevelopment Area Overlay District" zoning map, which is incorporated by reference herein and is reflected in the official zoning maps. A generalized map of the RA-1(OL) District is depicted in Figure 4 attached to Ordinance No. 2006-_____; however, it is not the official zoning map and should be used only for preliminary determination of the application of the overlay zone.

C. Relationship to underlying zoning. All of the use listings and site design requirements of the underlying R-1, R-2, R-3, R-4, R-6, C-1 and WMU districts shall continue to apply unless modified by the following:

D. Permitted uses.

1. Antique shops allowed in R-6 and C-1 underlying zoning districts.
2. Bed and breakfast inns, as licensed under F.S. Ch. 509, allowed in R-4, R-6, C-1, and WMU underlying zoning districts.
3. Multifamily residential developments, allowed in R-4, R-6, C-1, and WMU underlying zoning districts, consisting of three (3) or more attached units are required to be condominium developments pursuant to the Condominium Act, F.S. Ch. 718. This does not apply to single-family attached homes such as duplexes, townhomes, or rowhouses.

E. Conditional uses.

1. Private clubs and lodges.
2. Automobile repair shops, including indoor repair and restoration (not including painting) for ignition, fuel, brake and suspension systems or similar uses and sale of related products necessary for automobile repair, gross floor area not to exceed 6,000 square feet. Outside repair and/or storage and automotive painting is prohibited.

F. Prohibited uses.

1. Automobile service stations that include the sale of gasoline. Outside repair and/or storage and automotive painting is prohibited.
2. Boarding and lodging houses, or other similar uses.
3. Commercial boat storage, except in the underlying WMU district.
4. Commercial RV Storage.
5. Campgrounds.
6. Carnival-type amusements and amusement arcades.
7. Fortune tellers, palm readers, psychics, etc.
8. Mini-warehouses.
9. Mobile homes and manufactured homes.
10. Off-premises signs, billboards and other sign structures erected, located and maintained as provided for in article 8 of this Code.
11. Pawn shops.
12. Used clothing deposit box.

13. Wholesale and/or distribution warehousing except in WMU underlying zoning district.

G. Site and building requirements.

1. *Building height.* Except for properties within the WMU zoning district, no building or structure shall exceed 45 feet in height as defined in section 3.00.01 of this Code. Height for buildings with pitched roofs shall be measured to the bottom of the eaves. If a lower height is specified in an underlying zoning district, the lower height shall prevail.

2. *Building design.*

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

b. For R-3 and R-4 zoning districts buildings shall be "street-oriented" to create a desirable pedestrian environment between the building and the street. Street orientation is defined as having a clear and visible orientation to the street. Street orientation should include:

(1) Garages. For residential uses, there shall be no front facing garages unless they are setback an additional ten feet from the primary front facade and do not exceed 25 percent of the street facing building facade. If the lot width is forty feet or less, the 25 percent requirement shall not apply. All other garages must face the side or rear of the parcel.

(2) Front entry. The front facade shall include the primary entry door, be street facing, and include a porch or stoop.

(a) Front porches. Front porches shall be a minimum six feet deep and ten feet wide. The scale of the front porch should be in scale with the primary facade.

(b) Stoops. Stoops provide connections to building entrances or porches where residential buildings are elevated above grade. Stoops shall be a minimum of five feet wide.

(3) Off-street parking. All off-street parking shall be located in the rear of the building that faces the public street or within a garage. For single-family detached housing, off street parking can be located in a carport, driveway or garage.

c. For R-6 and C-1 zoning districts buildings shall be "street-oriented" to create a desirable pedestrian environment between the building and the street. Street

orientation is defined as having a clear and visible orientation to the street. Street orientation should include:

(1) Front and side setback lines should be consistent with adjacent structures. Rear setbacks shall be as required by the underlying zoning district. Where setback lines are not clearly established, buildings shall be built to within ten (10) feet of property lines.

(2) Buildings shall be oriented so that the principal facade is parallel or nearly parallel to the streets they face. On corner sites, buildings shall occupy the corner.

(3) Walkways that lead to front doors, separate from the driveway are encouraged.

(4) Entrances shall be well lit, visible from the street and easily accessible.

(5) Off-street parking.

(a) For residential uses, all off-street parking shall be located in the rear of the building that faces the public street or within a garage. For single-family detached housing, off street parking can be located in a carport, driveway or garage. There shall be no front facing garages unless they are setback an additional ten feet from the primary front facade and do not exceed 25 percent of the street facing building facade. If the lot width is forty feet or less, the 25 percent requirement shall not apply.

(b) For commercial uses, off-street parking areas shall be located on the side or rear of the building unless a shared central parking facility is developed through an easement or common ownership among contiguous properties. Curb cuts shall be limited to one 20-foot access point for a shared central parking facility. Liner buildings or landscaping shall be used to screen parking from the street.

(c) Walkways shall be included in off-street parking areas.

(6) Buildings shall incorporate "human scale" design. That is, designed in proportions to reflect human pedestrian scale and movement, and to encourage interest at the street level. "Human scale" is best achieved when the street-to-building height ratio is 1:2 and does not exceed 1:3. (e.g. if the street is 24 feet wide, building height should not exceed 72 feet)

(7) All service and loading areas shall be entirely screened from view.

(8) Sidewalk sales and/or tent sales with temporary displays shall be permitted immediately adjacent to the business for no more than fourteen days in any one calendar year provided that all required permits are obtained and a traffic management and parking plan are presented to, and approved by, the traffic engineering department prior to events.

(9) Outdoor dining. Outdoor dining and seating shall be permitted. Dining areas shall be properly designated and appropriately separated from public walkways and streets using attractive materials such as railings, opaque wrought iron fences, landscaping, or other suitable material. Designated outdoor dining areas adjacent to public right-of-way shall allow a minimum unobstructed sidewalk of six feet along the public right-of-way.

3. *Landscaping.*

a. See section 7.01.00 of this Code.

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. Sabal palm is considered a native plant species.

4. *Buffers and screening of outdoor storage.* See section 7.01.06 of this Code except the following revisions shall be applied to the RA-1(OL) Barrancas Redevelopment Area Overlay District.

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.

5. *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.

6. *Crime prevention through environmental design.* Crime Prevention Through Environmental Design (CPTED) principles shall be used when designing any element within the RA-1(OL) District, including but not limited to site design, buildings, street design, signs, landscaping and parking. The following CPTED guidelines should be considered when designing any element within the RA-1 (OL) 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.

7. *Signs.*

a. See article 8 of this Code.

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 Barrancas 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. Billboards or pole signs are not permitted in this overlay district.

8. *Locational criteria.* See section 7.20.02 of this Code.