

3.07 Pedestrian Oriented Mixed-Use Overlay (PMO) District Intent, Effect on Uses, and Effect on Standards

District Intent	Effect on Uses	Effect on Standards
<p>The Pedestrian Oriented Mixed-Use Overlay (PMO) District is intended to encourage development and redevelopment that increase the desirability of walkable streets through proven development standards and use restrictions.</p>	<p>All permitted uses in the base zoning district are permitted in the PMO District except as prohibited below.</p> <p>All Special Exception Uses permitted in the base zoning district are allowed as such in the PMO District except as prohibited below.</p> <p>If the following land uses are listed in the based zoning as a Permitted Use that use must receive Special Exception Use approval from the Board of Zoning Appeals for any portion of the use on the first floor within Pedestrian Oriented Mixed-Use Core:</p> <ul style="list-style-type: none"> • dwelling, multiple-family (3 to 4 units) • dwelling, multiple-family (5 to 8 units) • dwelling, multiple-family (9 to 16 units) • dwelling, multiple-family (17+ units) <p>The following land uses are not permitted within Pedestrian Oriented Mixed-Use Corridor:</p> <ul style="list-style-type: none"> • surface parking (does not include on-street parking) 	<p>The development standards from the base zoning district shall apply to the PMO District in addition to the development standards described in <i>Sections 3.10: PMO District Development Standards, 3.11: Pedestrian Oriented Mixed-Use Core Development Standards, and 3.12 Pedestrian Oriented Mixed-Use Corridor Development Standards.</i></p>



3.08 PMO District Applicability

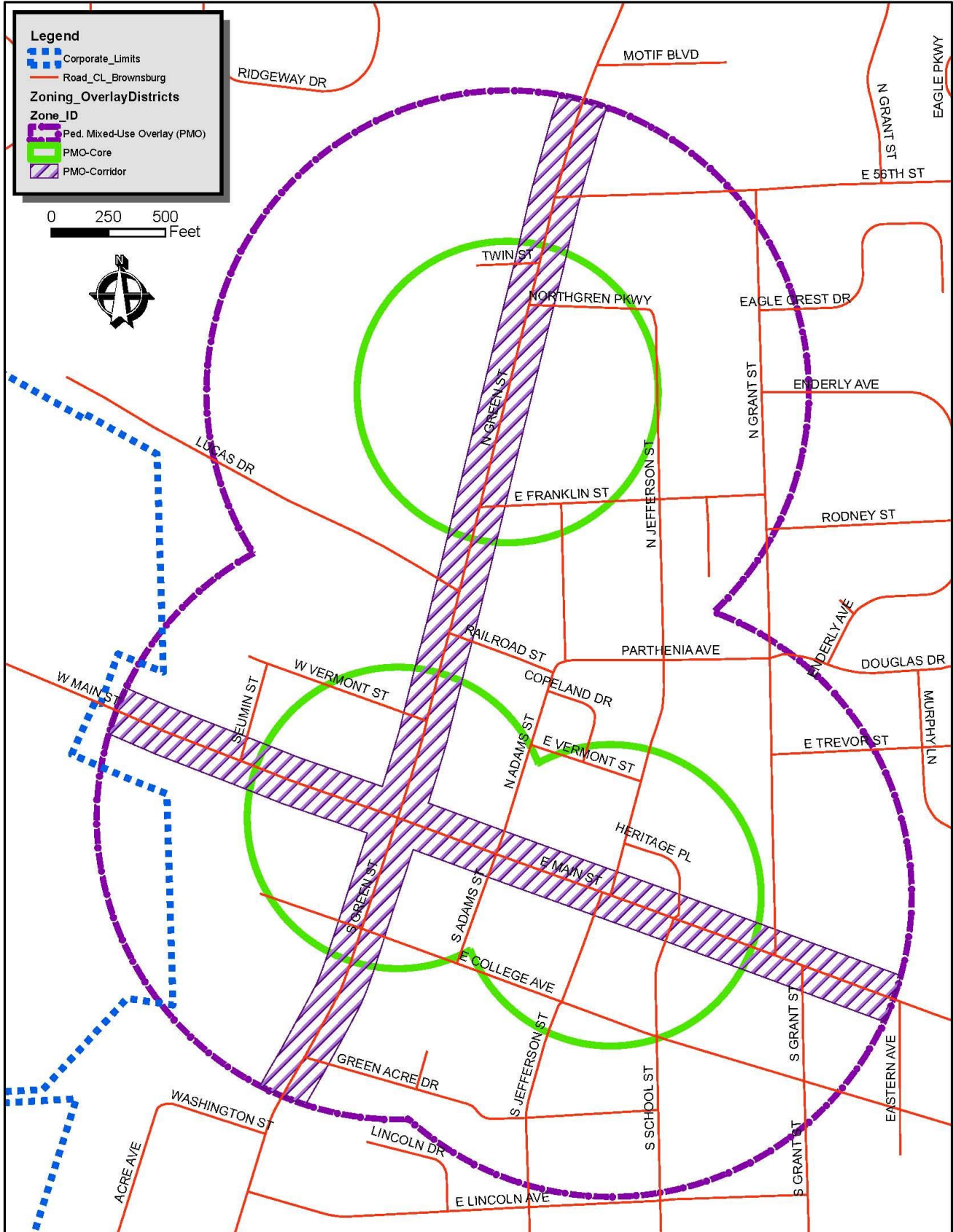
The following requirements apply to all land within the PMO District as defined in Section 3.09: PMO District Boundary. Under no circumstances shall a planned development or rezoning of property change the applicability of the PMO District's land use restrictions and additional development standards.

3.09 PMO District Boundary

The PMO District Boundary is created based on ¼ mile (1,320 feet) radii from three downtown nodes. Those nodes include the intersection of Green Street and Main Street, North Green Street and [*the proposed*] Enderly Avenue, and East Main Street and Jefferson Street.

The Pedestrian Oriented Mixed-Use Core Boundaries are created based on 1/8th mile (660 feet) radii from the intersections of Green Street and Main Street, North Green Street and [*the proposed*] Enderly Avenue, and East Main Street and Jefferson Street.

The Pedestrian Oriented Mixed-Use Corridor Boundaries are created along the Primary Arterial classification for Green Street and Main Street (proposed 57 ½ feet half R/W) and a line 50 feet beyond and paralleling both sides of the proposed R/W for Green Street and Main Street. (i.e. 107 ½ feet from the centerline of Green Street and Main Street)



3.10 PMO District Development Standards

The following development standards are applicable to any property within the PMO District.

- A. Building Height
 - 1. Each building must be a minimum of 2 stories.
- B. Street Façade
 - 1. A minimum of 40 percent of the first story street facing façade must be built within 2 feet of the minimum front yard setback or between the minimum and maximum front yard setback. However, the first story portions of the street facing façade within 10 feet of a lot corner at a street intersection are exempt from this requirement in order to allow special corner treatments in these areas.
- C. Side Yard Setback
 - 1. There are no additional side yard setbacks within the Pedestrian Oriented Mixed-Use Core unless shared with an existing single family house, in these cases the minimum side yard setback is equal to the side yard setback of the adjacent zoning district.
- D. Entrance Standards
 - 1. Each street facing first floor residential unit must have a private external entrance into the unit with a door that is parallel to the street.
 - 2. Each first floor residential entrance must have a defined private entry space (*excluding the stairs and landing*) that is a minimum of 20 square feet. The private entry space may be covered but not fully enclosed.
- E. Corner Lots
 - 1. Corner Lots shall be treated as fronting on both streets therefore they will have two street facing façades.
- F. Fenestration
 - 1. Fenestration shall be between 30 percent and 70 percent of all street façades (when measured as a percentage of the area of each facade and Story between 3 and 8 feet above the finished floor). Blank lengths of wall along any street façade of more than 15 linear feet are prohibited.
- G. Balconies
 - 1. When provided, Balconies shall have a minimum deep of 4 feet 6 inches and be a minimum of 30 square feet.
- H. Mezzanines
 - 1. Mezzanines greater than 1/2 of the floor area footprint shall be counted as full Story.
- I. Entrance and Driveway Standards:
 - 1. Residential
 - a. All lots containing less than fifty (50) feet of frontage shall be served by rear alleys or driveways that extend to garages located behind the residence.

3.11 Pedestrian Oriented Mixed-Use Core Development Standards

Include the PMO Development Standards and Pedestrian Oriented Mixed-Use Corridor Development Standards when located within the Pedestrian Oriented Mixed-Use Corridor.

- A. Building Height
 - 1. The first story finished floor elevation of each residential unit must be between 6 inches and 48 inches above the sidewalk.
 - a. Exception: A maximum of 10 percent of the street facing first floor residential units may be level with the sidewalk.
- B. First Story Height
 - 1. Non-Residential

- a. The first story must have at least 12 foot clear (floor to ceiling) for the entire first story and 15 foot clear height for at least 1/3 of its area contiguous to a Pedestrian Oriented Mixed-Use Corridor.
 - 2. Residential
 - a. The first story must have at least 10 foot clear (floor to ceiling).
- C. Entrance Standards
 - 1. Non-Residential
 - a. The first floor entrances shall not exceed a spacing of 50 feet. However the Zoning Administrator may approve a greater distance between entrances when a defined active pedestrian scaled space (e.g. outdoor dining area, outdoor gathering/community space) is provided between the sidewalk and the primary structure.

3.12 Pedestrian Oriented Mixed-Use Corridor Development Standards

Includes the PMO District and Pedestrian Oriented Mixed-Use Core Development Standards when located within the Pedestrian Oriented Mixed-Use Core.

- A. Building Height
 - 1. Each building must be a minimum of 2 ½ stories.
 - 2. The first story finished floor elevation of residential units must be between 30 inches and 42 inches above the sidewalk.
 - a. Encourage English basement / garden apartment units
- B. Street Façade
 - 1. A minimum of 75 percent of the first story street facing façade must be built to the minimum front yard setback or between the minimum and maximum front yard setback. However, the first story portions of the street facing façade within 10 feet of a lot corner at a street intersection are exempt from this requirement in order to allow special corner treatments in these areas.
- C. First Story Height
 - 1. Non-Residential
 - a. The first story must have at least 12 foot clear (floor to ceiling) for the entire first story and 15 foot clear height for at least 1/3 of its area contiguous to a Pedestrian Oriented Mixed-Use Corridor.
 - 2. Residential
 - a. The first story must have at least 10 foot clear (floor to ceiling).
- D. First Story-Fenestration
 - 1. The first story street facing façade shall have between 40 percent and 90 percent Fenestration (measured as a percentage of the façade that is between 2 feet and 10 feet above the fronting sidewalk). Awnings and overhangs are encouraged.
- E. Upper Stories-Fenestration
 - 1. Upper Story facades shall have between 30 percent and 70 percent Fenestration (measured for each Story as a percentage of the façade that is between 3 feet and 9 feet above the finished floor).
- F. Entrance Standards
 - 1. Each residential and non-residential unit must have its primary entrance from the sidewalk of the Pedestrian Oriented Mixed-Use Corridor.
 - 2. Each first floor residential entrance must have a defined private entry space (*excluding the stairs and landing*) with a clear depth of at least 5 feet and a width of at least ¼ of the residential unit’s width. The private entry space may be covered but not enclosed.



- 3. Non-Residential
 - a. Entries must be recessed or projected between 18 inches and 36 inches from the street facing façade or include awnings or similar overhangs between 60 percent and 100 percent of the length of the street facing façade.
- G. Residential Dwelling Unit Width
 - 1. All first floor residential units must be between 18 feet and 40 feet in width. First floor residential units that are at an intersection must front to a Pedestrian Oriented Mixed-Use Corridor.
- H. Residential Rooms Facing a Pedestrian Oriented Mixed-Use Corridor
 - 1. Only active residential rooms, such as living, dining and family rooms are permitted to face a Pedestrian Oriented Mixed-Use Corridor on the first floor. Any bathroom, laundry room or similar service room is not permitted to face the Pedestrian Oriented Mixed-Use Corridor.
- I. Architectural
 - 1. Primary Materials
 - a. Rectangular clay brick or equivalent architectural brick/block or other decorative masonry products
 - b. Native stone (or synthetic equivalent)
 - c. Glass
 - 2. Trim / Ornamental Materials
 - a. Metal
 - b. Pre-cast masonry
 - c. Concrete
 - d. Split-faced block
 - e. Fiber cement products