

ARTICLE __

COMMERCIAL-MIXED USE AESTHETIC OVERLAY DISTRICT

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Section 12-____ Introduction

The proposed Aesthetic Overlay District is intended to provide site and building planning for commercial development in Choctaw. The overlay zoning is subject to all commercial zoning districts indicated in Exhibit A, conversions of use, and non-conforming uses. The district will limit certain materials which may detract from the public good, and provide guidance and direction for material use intended to enhance quality and character of the public realm. The regulations within this chapter supersede the underlying zoning district. Where a conflict occurs between the underlying district and the Aesthetic Overlay District, this chapter shall prevail.

Section 12-____ Purpose

Purpose: The purpose of the Aesthetic Overlay District is to protect, maintain and preserve the existing retail, office and residential uses in the district; to accommodate the shopping needs of local residents, employees and visitors; to provide for apartments, offices, restaurants above retail uses, to foster civic pride and community spirit by reason of the City's favorable environment and to encourage new business.

1. To encourage and promote the public health, safety and general welfare of the citizens of the city, including the development and coordination of municipal growth and services.
2. To discourage monotonous, drab, unsightly, dreary and inharmonious developments, minimize discordant and unsightly surroundings and visual blight, to avoid inappropriate and poor quality design.

3. To promote orderly community growth, protect and enhance property values for the community as a whole and as well as, promote environmental and aesthetic considerations, which generally enhance rather than detract from community standards and values of the comfort and to help provide adequate tax base to the City to enable it to provide required services to its' citizens.
4. To encourage originality, flexibility, innovation in site planning and development, including the architecture, landscaping and graphic design of proposed developments in relation to the Aesthetic Overlay District as whole and/or surrounding areas.
5. To aid and assure that structures, signs and other improvements are properly related to their sites and surroundings sites and structures. Proper attention is given to exterior appearance of structures, signs and other improvements.
6. To protect and enhance the City's pleasant environment for living and working and thus support and stimulate business and residential property that will promote the desirability of investment and occupancy in business and other properties.

Section 12-____ Applicability and Conformance

1. A building permit shall not be issued for construction, alteration, or modification of a new or existing structure located within this district until the Zoning Administrator has determined in writing that the application, drawings, specifications and material samples meet the requirements of this section.
2. When the gross square footage of a structure or impervious area of a site is increased by more than 30% of the existing gross floor area, the new portion of the building and site shall comply with all portions of this chapter.
 - a. Exceptions
 - i. Block Design
 - ii. Building location (existing)

Section 12-____ Uses permitted

1. Any use permitted in the underlying zoning district.

Section 12-____ Uses permitted on review

1. Any use permitted on review in the underlying zoning district.

Section 12-____ Prohibited Uses

1. Any use prohibited by the underlying zoning district.

Section 12-____ Conditions of Use

1. All buildings, design elements and façade treatments are designed to give priority to an active and healthy pedestrian environment.

2. Uses of the land and buildings should be consistent with urban development, and maximize the potential development opportunities for dense, uniform “downtown” style buildings.

Section 12-____ Design Criteria

A. Block Design – indicated on site plan.

Block design shall relate directly or indirectly with adjacent public streets. Every effort shall be made to continue and preserve the gridded pattern of block development maintaining blocks no more than 350’ x 350’.

B. Building Location - indicated on site plan.

Buildings shall be sited and designed to support convenient pedestrian access, public transportation, and the generally understood “downtown” style buildings.

1. Primary building facades shall be allowed to be located at the zero lot line setback of the primary street right-of way
2. Pedestrian access to parking lots and parking aisles shall be by dedicated sidewalk indicated by painting striping, material change and signage with the text “PEDESTRIAN CROSSWALK”, or approved equal.



(example)

C. Storm water Management - indicated on site plan.

Storm water detention solutions should be appropriately integrated into overall site design. Unique site designs must make a special request to waive Stormwater Requirements for Commercial development to the City Manager or his or her designee. See (Part X,____ for details on Storm water management and best practices for LID Low Impact Development)

D. Façade Design - indicated on building elevations and site plan.

Building facades should reflect the highest aesthetic standards possible. Facades should exhibit a high level of design detail, where changes in materials also include changes in plane and texture.

1. Material Use.

Excluding windows, doors, awnings and canopies, the building façade design should incorporate no more than 50% of any material type or color. There shall be no more than 40% of glazing in the gross wall area, where the remaining shall be any material other than those prohibited by this chapter.

Prohibited Façade Materials

- a. Metal Panels covering more than 5% of any façade or portion thereof
- b. Manufactured stone or cultured masonry
- c. Concrete Masonry Units (CMU)
- d. Brick tile or thin-set brick veneer

Exceptions

- a. Metal panels on reverse side of parapets not visible to the public
- b. Ground Face or Glazed Concrete Masonry Units (CMU)
- c. Buildings achieving a FAR of 1.5 or higher may use Prohibited Façade Materials up to 25% of any façade or portion thereof when meeting all other conditions of this chapter.

2. Façade Color - indicated on building elevations.

Façade colors to be indicated on façade drawings submitted with permit application. Façade colors should be harmonious with adjacent properties and of a color palate consistent with natural materials used to construct the building.

3. Façade Elements – indicated on building elevations and floor plan.

Blank or flat facades shall be designed in a manner to reduce the building mass by breaking the façade into smaller elements. Design techniques that include repetitive vertical or horizontal features, or similar architecture features representing a high quality of design and aesthetic sensibility. No façade shall be more than 60% uniform or flat surface.

E. Roof Design - indicated on building elevations and site plan.

Roof Design should be consistent with adjacent properties and should not create an undue hazard to adjacent properties. Cool roof technologies are strongly encouraged to reduce urban heat island effect and reduce the impacts of storm water run off.

1 Strongly recommended examples

- a. Standing Seam Metal Panels
- b. Metal shingles
- c. Green roof technologies and vegetative roofs covering 25% or more of roof area

Section 12-_____ Lot Size, Coverage, and Setbacks - indicated on site plan.

A. Lots Size: Minimum 3,500 sq feet

B. Lot coverage is calculated by the Floor Area Ratio (gross building sq. ft./site sq. ft.) Lot coverage includes site paving, sidewalks, building footprint, storm water drainage structures, driveways, or any other impervious surface. Building coverage includes space within the building veneer.

Lot Coverage: No more than 85% of gross lot area.

Building Coverage: No more than 85% of gross lot area.

C. Front Yard minimum setback: Zero (0') ft. from property line or public right-of-way
Height Limit: Sixty-five (65')
Side Yard minimum setback: Zero (0') ft. from property line or public right-of-way

Section 12-_____ Parking and Sidewalks - indicated on site plan.

1. Parking layout and design

- a. Parking lots adjacent to the public right-of-way containing more than 8 spaces should have a visually continuous 5 foot wide landscaping buffer between the parking curb and the public right-of-way.
- b. Curb radii shall be no less than 5 feet, and no more than 15 feet on local and collector streets.
- c. See Parking and Loading ordinance for further design considerations.

Vehicular Access

- a. Vehicular access shall be provided by primary and secondary access, but not limited to additional cross-access (20' shared U/E) between properties.
- b. Mutual site access shall extend to adjacent property line where subject property abuts undeveloped land.
- c. Mutual access between adjacent properties shall be enhanced and preserved wherever possible.

Parallel parking in the public right-of-way is encouraged on local and collector streets. No parking is allowed on Minor Arterial or Principal Arterial streets. Parking is to be built at the owner expense and dedicated to the City of Choctaw according to City Standards.

Sites achieving FAR 1.5 or higher may reduce parking by special agreement with adjacent property owners upon application to the City of Choctaw.

Sidewalks – indicated on site plan

Sidewalks shall extend continuously from property edge to property edge and from the public right of way to the main entrance of the building.

Sidewalks are to be a minimum of five feet (5') in width and meet all applicable accessibility standards. Sidewalk development and construction should adhere to the City of Choctaw Sidewalk and Trails Plans.

Stormwater features such as bioswales and tree wells included in sidewalk design may restrict the overall width of the sidewalk upon application to the City of Choctaw.

Section 12-_____ Street Frontage – indicated on site plan

A continuous concrete curb shall be constructed along all public right-of-ways.

No driveway wider than thirty feet (30') is permitted.

The primary façade entrance shall front the public right-of way.

Street frontage features such as bike racks, park benches, and temporary planting containers may be placed in the public right of way upon issuance of a Revocable Permit.

Section 12-_____ Landscaping

Refer landscaping ordinance: 12-_____

Section 12-_____ Signage – Lighting – Trash service- Utilities

A. Signage – Signage indicated on building elevations and site plan.

1. Building Signage – Signage indicated on building elevations and site plan.

Signage drawings submitted with the application must include color renderings of the sign individually and a façade drawing or graphic depiction showing the size, location, and scale of the proposed signage.

Signage shall be no taller six and half (6'-6") feet or twenty percent (20%) of the average height of the main façade – whichever is lesser -, and no longer than eighteen (18') feet or 20% of the total length of the main façade.

All main façade dimensions are to be calculated on the face of the building fronting the public right of way as identified on the site plan.

Signage must be permanent in nature and securely fixed to the structure of the building or permanent foundation. Signage cantilevered or hung from a building façade must be designed to highlight creativity and a high character of design.

Prohibited signage materials

- a. Flexible vinyl
- b. Extruded vinyl
- c. Cloth
- d. Translucent mesh
- e. Inflatable structures of any size or shape
- f. Painted Metal Panels
- g. Vinyl or acrylic movable type (movable characters)

Restricted Signage materials

- a. Metal Panels when framed by a suitable structure that are removed from public view after normal hours of operation (sidewalk signs)
- b. Cloth when used in temporary umbrellas, or permanent awnings and internally framed canopies affixed to the building façade.
- c. Metal Panels framed by wrought iron

Signage shall be constructed of individual letters, characters or logos. Unique designs incorporating multiple characters should closely follow the perimeter shape of such features contained therein. Cabinet signs prohibited.

Signage shall be located at or above the entrance to the building.

No signage shall extend vertically beyond the cornice or pediment of the building façade.

2. Monument Sign – Signage indicated on building elevations and site plan.

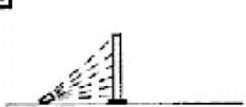







Signage drawings submitted with the application must include color renderings of the sign individually and a drawing or graphic depiction showing the size, location, and scale of the proposed signage.

Monument signage must be permanent in nature and securely fixed to a permanent foundation. Collective signage shall be constructed of individual letters, characters or logos. Unique designs incorporating multiple letters or designs should closely follow the perimeter shape of such characters or letters contained therein.

Monument signs shall be no taller than twenty-five (25') feet and no larger than two hundred and fifty (250) square feet.

3. Temporary Business Signage

A temporary business sign permit shall be issued for a period of sixty (60) days once per one (1) calendar year for the promotion of the start of business or a seasonal event. The signs shall be placed on the property of the principle place of business, and shall not be affixed to the physical structure.

UNACCEPTABLE	ACCEPTABLE
<input checked="" type="checkbox"/>  <p style="text-align: center;">OFF-WALL</p>	<input checked="" type="checkbox"/>  <p style="text-align: center;">OFF-WALL</p>
<input checked="" type="checkbox"/>  <p style="text-align: center;">BUILDING</p>	<input checked="" type="checkbox"/>  <p style="text-align: center;">BUILDING</p>
<input checked="" type="checkbox"/>  <p style="text-align: center;">FOLIAGE</p>	<input checked="" type="checkbox"/>  <p style="text-align: center;">FOLIAGE</p>
<input checked="" type="checkbox"/>  <p style="text-align: center;">ESCARPMENT</p>	<input checked="" type="checkbox"/>  <p style="text-align: center;">ESCARPMENT</p>

Signage shall be appropriately anchored and secured against adverse weather.

Temporary business signage shall be no larger than thirty-two (32) square feet and composed of materials aesthetically compatible to the main structure.

B. Lighting - Lighting indicated on building elevations and site plan.

The intent of this chapter is to create a dark sky condition reducing excessive light bleed wherever possible and effectively illuminate site features to provide for public safety.

1. Site Lighting.

No light shall be emitted above 90° (horizontal plane), or spillover onto adjacent properties.

- a. Site lighting locations and light spread to be indicated on site plan.
- b. Exterior lighting for building facades are to be indicated on building drawings.
- c. Site lighting to be designed to prevent spill over to adjacent properties or rights of way.
- d. Site lighting should avoid conflicts with landscaping.
- e. Light sources shall be housed or shrouded in such a manner to not be visible from the public right of way.
- f. No light shall be emitted that spills across the property line of the subject property without a written lighting plan and agreement with adjacent property owners.
- g. Accessory signage (entrance and exit signs) shall be shrouded in a manner similar to all other site lighting.

C. Trash service

Trash containers are to be enclosed in a permanent structure to be physically and visually enclosed on three (3) sides. Ventilation on side panels is encouraged and must be constructed of approved materials. Unattached outdoor enclosures shall be composed of materials aesthetically compatible to the main structure.

Trash containers surrounded by and incorporated into the overall landscaping plan are encouraged.

D. Utilities

Site services should be located on the least visible side of a building or site or within interior building spaces where possible. Exterior meter banks should be shielded from public view with landscaping or materials aesthetically compatible to the main structure.

Section 12-_____ Expansion of District

Expansion of the district is subject to expansion of the base zoning necessary to allow for appropriate land uses. Aesthetic Overlay District applies to all commercial (C-G) General Commercial, (C-O) Commercial Office, (C-C) Convenience Commercial, (C-D) Open Display Commercial, (C-R) Recreational Commercial, (CBD) Central Business District, (PUD) Containing commercial uses, (R-G) General Residential and (R-N) Neighborhood Residential zoning districts.

Section 12-_____ Administration – Procedures

1. (Administrative review process)
2. (Terms of approval and permitting)
3. Assistance from a design professional is strongly encouraged but not required by the City of Choctaw to receive a building permit. Where required by Oklahoma State law, a design professional's construction drawings and specifications should be signed and dated prior to submission to the City of Choctaw.

Section 12-_____ Application Requirements

1. Introduction: It is the intent of this code to provide uniform and reliable application requirements for all interested parties. The enhanced level of detail associated with applications for Aesthetic Overlay District Plans will be supported by expeditious review and comment by City Staff. A pre-evaluation of project design and construction details is recommended to expedite application approval.
2. Applications will be reviewed based on the adopted municipal codes for conformity to applicable standards, to ensure sufficient vehicular and pedestrian connections within developed areas, and to ensure consistency and quality of design to support the intent of the zoning district goals and objectives.
3. Applications must contain all necessary drawings, specifications and details included in **Article** ___ to indicate to the greatest degree possible the intent of the applicant.
4. Applicants will be issued written comments within ten (10) business days of the application date.

Section 12-_____ Sample Plans and Drawings

[insert sample plans and drawings here]

Section 12-_____ Application Checklist

A. Drawings Required

All drawings are to be submitted at an appropriate scale to determine the character and detail of the materials used. No specific paper size is required. The following drawing sheet titles are necessary to complete the review. Material samples are to be exact materials as those specified in the construction plans and indicated on façade drawings and will not be returned to the applicant.

1. Site Plan
2. Floor Plan
3. Building Elevations (each façade and/or element thereof)
4. Site design features and signage (where applicable)
5. Material samples, photographs, or image boards matching materials indicated on façade drawings.

Section 12-_____ Exhibit A: Map of Proposed Aesthetic Overlay District

[insert approved map here]

Section 12-_____ Exhibit B. Map of Sidewalks and Trails

[insert approved map here]