

Sec. 18-203. North Washington Subarea Overlay District.

(a) Purpose. The purpose of this overlay district is to provide land use restrictions within the North Washington Subarea because this area of the City has development potential which will require unusually complex coordination of urban land uses with transportation and open space. This area also will have a strong role in the overall urban form for the City.

(b) General provisions. The reviews, procedures, submittal requirements, recording requirements, and other requirements of Chapter 18 of the Code shall apply to all properties designated as lying within the North Washington Subarea Overlay District except as modified herein.

(c) Boundaries. The boundaries of the North Washington Subarea Overlay District shall be identical to the boundaries of the North Washington Subarea Plan.

(d) Relationship to underlying zoning district. The provisions of the North Washington Subarea Overlay District are in addition to the requirements of the underlying zoning district for a subject property and may supersede the zoning district requirements.

(e) Design requirements. The following requirements shall apply to all development within the North Washington Subarea Overlay District. In addition to these, each zone category's requirements shall also apply.

The following Subarea Design Standards support the overall Subarea vision. They are intended to assist private developers, public agencies and service providers in bringing about orderly and desirable growth of the area by providing a common thread of elements. These elements will serve to visually unify the Subarea while allowing each development proposal to identify its own theme.

(1) Landscaping. Overall the landscaping improvements should announce a community of quality. At prominent locations throughout the Subarea the landscaping should include features such as public art, plazas or fountains. Prominent intersections may also feature monuments to identify the Subarea.

(2) Bridges and culverts:

a. The 136th Avenue bridge serves as the primary design basis for all other bridges and culverts in the Subarea. As such, components of the bridge can be used in the design of smaller, secondary bridge structures. Depending on the location, whether a roadway bridge or a trail crossing, each bridge and culvert should reflect the same general form and use of materials as the primary bridge structure. Key materials of the 136th Avenue bridge include metal and masonville buff sandstone veneer.

b. Other features that should be incorporated include:

1. Curvilinear features (arches and railings) maintain the theme while vertical elements support primary gateway concept.

2. Underpasses should incorporate daylighting elements and public art/murals to promote an inviting passageway.

3. Rail details should relate to common visual forms while maintaining functionality.

(3) Hardscape treatments:

a. The common areas within the Subarea should be based on a repetition of paving, site furnishing and public art to provide visual connectivity throughout. Landscape and hardscape treatments may vary in material from zoning district to zoning district but should complement the overall visual theme of brick pavers, concrete pavers, site furnishing and public art. The use of brick, stone and variations of concrete are recommended for sidewalks and plaza areas. Seating areas, entryways and special gathering places should be highlighted with accent paving. General walkways should consider natural concrete to reduce overall cost and bring greater emphasis to special paved areas.

b. Other features that should be incorporated include:

1. Concrete paving with colorant and form liner gives a flagstone appearance at entry locations. The use of tree grates or dry laid stone is encouraged to promote healthier plant growth.
2. Brick and concrete paving can be combined to reinforce a formal appearance. Concrete pavers add pattern and texture to a site.
3. Brick paving emphasizes pedestrian zones.
4. Public art is appropriate in these areas as-well-as in private common areas and on private sites that are visible to the public.

(4) Site furnishings:

a. The site furnishings selected for common areas are intended to promote a visually attractive, versatile and coordinated environment. Major site furnishings include street lights and poles, pedestrian level lighting, bollards, benches, bus shelters, drinking fountains and trash receptacles.

b. Other features that should be incorporated include:

1. Site furnishings should match in color and style for consistency.
2. Minor elements, such as trash receptacles, should maintain a simplified form within the overall visual theme.

(5) Building materials:

a. Building materials within the Subarea should consist of any combination of brick, stone, wood, metal and glass. While this represents a broad cross-section of materials, the actual architectural form will dictate the overall vision theme for each zoning district.

b. Other features that shall be incorporated include:

1. Glass shall be used in all office buildings.
2. Steel accents should be used throughout the Subarea.
3. Accent lighting shall be used in retail and pedestrian areas.
4. A variety of bold and dynamic colors are required in retail districts.

c. Prohibited materials:

1. Facade:

- i. Wood panels.
- ii. Wood clapboard siding.
- iii. Wood shiplap siding.

iv. Wood shingles.

v. Concrete.

2. Windows:

i. Mirrored glass.

ii. Reflective glass.

iii. Heavily tinted glass.

3. Roofs:

i. Wood shingles.

ii. Corrugated metal.

iii. Corten steel.

(f) Prohibited uses. The following uses are prohibited in all zoning districts within the North Washington Subarea Plan:

(1) Mobile homes or modular housing.

(2) Truck (over 8,000 lbs.), trailer, heavy machinery or farm equipment sales, storage or service.

(3) Manufacture or storage of oil, gasoline or petroleum products for distribution, not including motor vehicle fueling stations.

(4) Automobile sales, service or storage.

(5) Chemical manufacturing plants.

(6) Cement, concrete, lime or gypsum manufacturing.

(7) Fertilizer manufacturing.

(8) Aggregate plants.

(9) Commercial manufacturing or storage of hazardous materials such as gasoline, flammable liquids, gases and industrial waste products.

(10) Outdoor storage of rubbish, refuse, wastes, junk or salvage yards, automobile, truck or machinery storage, shipping containers or vegetable or animal by-products where storage is the principle use of the land.

(11) Landfills or recycling facilities, excluding collection centers.

(12) Auto auction.

(13) Cemetery and mausoleum.

(14) Crop production (other than interim).

(15) Industrial outside (high risk).

(16) Mining.

(17) Freight terminal.

(18) Grain and feed elevators.

(19) Livestock auction pens or sheds.

(20) Rock landscape business. (Ord. No. 2944, § 1, 4-11-06; Ord. No. 3115, § 3, 10-13-09)