

# Chapter 64 Unified Development Code

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## Article 11 Africatown Overlay

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### Sec. 64-11-1 Africatown Overlay (Africatown Overlay)

#### A. Applicability

1. This Article applies to the Africatown Overlay, the boundaries of which are depicted on the official Zoning Map.
2. Properties developed or redeveloped within the Africatown Overlay shall comply with all applicable regulations of the Africatown Overlay.
3. To the extent that the requirements of the Africatown Overlay conflicts with the applicable base zoning district, the Africatown Overlay requirements govern. However, the base zoning district requirements apply where this Overlay is silent.

#### B. Permitted Uses

See Article 2.

#### C. Dimensional Standards

See base Zoning District in Article 2.

#### D. Streetscaping Standards

1. **Sidewalk and Streetscape Improvements.** At the time of development or redevelopment, sidewalk and/ or streetscape improvements required by this Chapter shall be constructed adjacent to the parcel.
2. **Minimum Sidewalk.** A sidewalk width shall be maintained along the existing primary frontage to allow ample space for sidewalks to accommodate pedestrians and bicyclists, as follows:
  - (a) Sidewalks shall have a minimum width of 5 feet.
  - (b) If the minimum sidewalk dimension cannot be met within the existing right-of-way:
    - (1) the remaining required sidewalk width shall be dedicated to the city, and
    - (2) the minimum front yard is measured from the back edge of the sidewalk.
3. **Street Trees.** On commercially zoned property, street trees adjacent to the lot frontage shall be provided by the applicant and shall be spaced as required by the Approved Plant List.

#### E. Crime Prevention Through Environmental Design (CPTED)

1. **Applicability.** All new structures and subdivisions shall promote a secure environment through the use of Crime Prevention Through Environmental Design (CPTED) principles and strategies in the development design.
2. **CPTED Plan.** All new non-residential structures shall submit a CPTED Plan identifying the manner in which CPTED principles will be utilized in the facility's design.

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### 3. **CPTED Principles.** The three principles of CPTED are as follows:

- (a) Natural surveillance, which involves the placement and design of physical features, as well as the placement of on-site activities, to maximize visibility. This includes building orientation, windows, entrances and exits, parking lots, walkways, guard gates, landscaping, fences or walls, signage, and other physical obstructions;
- (b) Natural access control, which involves use of sidewalks, pavement, lighting, or landscaping to clearly guide the public to and from entrances and exits and the use of fences, walls, or landscaping to prevent or discourage public access to or from dark or unmonitored areas of the site; and
- (c) Territorial reinforcement, which involves the use of pavement treatments, landscaping, art, signage, screening, or fences to define and outline property ownership.

### F. **Site and Building Design**

- 1. **Location of Off-Street Parking Areas.** On property zoned R-3, B-1, LB-2, B-2, B-3, B-5 or CW, off-street parking areas shall be located to the side or rear of the building(s) they serve.
- 2. **Building Entrances.** On property zoned R-3, B-1, LB-2, B-2, B-3, B-5 or CW, primary building entrances shall face the street.

### G. **Nonconforming Structures**

- 1. A nonconforming residential structure that is demolished may be rebuilt upon its existing foundation.
- 2. Expansion of or additions to the existing foundation shall meet applicable yard and coverage requirements of Article 2.