

- b. Developments with more than 75,000 gross square feet of non-residential space or more than 200 dwelling units shall submit a traffic study meeting standards provided by the City Engineer.

4-5.5 Property Use Standards.

- a. Authorized Uses. In addition to the uses authorized in the underlying zoning district, the following additional uses shall be authorized for any property zoned for commercial uses within the Overlay District:
 - 1. Live-work dwelling units.
 - 2. Loft dwelling units.
 - 3. Mixed-use development.
 - 4. Parking garages, when accessory to a commercial, institutional, mixed-use, or multi-family residential development.
- b. Prohibited Uses.
 - 1. Adult entertainment establishments.
 - 2. Car washes.
 - 3. Major automotive repair and maintenance.
 - 4. Manufactured home dealers and sales lots.
 - 5. Automobile or outdoor equipment sales lots.
 - 6. Salvage operation, junkyard, or recyclable material wholesalers.
 - 7. Outdoor recreation facility producing odor or noise.
- c. Special Exceptions. The following uses shall require approval of a Special Exception subject to the standards in Section 5-1.2:
 - 1. Non-residential buildings with less than 1,000 square feet of gross ground floor area.
 - 2. Commercial buildings in excess of 15,000 square feet of gross ground floor area.
 - 3. Minor automobile repair and maintenance.
 - 4. Rooming and boarding houses.
 - 5. Gasoline stations with more than 8 pumps.
 - 6. Pawnshops.
 - 7. Self-service storage or mini-warehouses.

4-5.6 Streetscape Standards.

- a. Front Yard Setback: Front yard setbacks in Section 6-1 do not apply. Front yard setback minimum: 15 feet; maximum: 75 feet. Setbacks are measured from the right-of-way line.
- b. Standards for yards between the building and a public street.
 - 1. No more than 50% of the front yard may consist of parking and driveways. The remainder of the parking shall be located behind the building or in the side yard.
 - 2. The front yard shall be landscaped using sod, shrubbery, ground cover, trees and pedestrian walkways
 - 3. A continuous landscape strip, at least 5 feet in width, shall be provided along all street frontages between the property line and the sidewalk. The landscape strip shall consist of trees, shrubbery, sod, groundcover and streetlights for vehicles and pedestrians. Exposed earth shall not be permitted.
 - i. The preferred specimen of tree for use in planting within the landscape strips is the Little Gem Magnolia (Magnolia Grandiflora Dwarf Hybrid).
 - ii. Trees shall be a minimum of 2.5 inches (DBH) at time of planting and shall be spaced a maximum distance of 25 feet apart.