

Summary of Downtown Overlay District; December 2018

The Downtown Overlay District recognizes the unique and historic attributes of Downtown O'Fallon and encourages appropriate redevelopment and revitalization of this area with a mix of retail, service, office, government, institutional, religious, restaurant and hospitality uses together with residential uses.

The regulations of this overlay district are intended to allow greater design flexibility and enhance the aesthetic appearance and streamline the review and approval process within Downtown. What follows is a summary of some of the key provisions of the proposed Downtown Overlay District. For more information or detail, please refer to the proposed Ordinance.

- The District establishes a standard **maximum building height** of fifty (50) feet or three (3) stories; however, it also establishes a process for consideration of building heights up to six (6) stories under certain circumstances.
- There are no minimum **lot area requirements** in this District and there are **no lot coverage requirements** in this District except that a minimum 20% of the lot is landscaped green space.
- **Setback and bufferyard requirements** are established to be consistent with the underlying zoning district, but allow for further consideration by the Planning and Zoning Commission in certain circumstances.
- **Parking requirements** shall be consistent with existing ordinance requirements when possible, but will be reviewed and considered on an individual basis after evaluating existing conditions and space available. The Ordinance also outlines a process for review and consideration of parking plans in cases where minimum parking requirements cannot be provided onsite or a shared parking agreement cannot be acquired.
- **Screening Requirements** will be in place to ensure that items like dumpsters, delivery docks, etc. do not negatively impact neighboring properties.
- The proposed District acknowledges that some properties are constrained by space and present challenges when making **improvements to sidewalks and roadways** is necessary. **The District provides options as to how the improvements are constructed.**
- If a **detention basin** cannot be accommodated on the site, the City would accept the regulations outlined in Section 405.240.D.2 of the Subdivision Code.
- There are architectural, site design and signage guidelines proposed. These are considered voluntary and not a requirement. The guidelines consist of **sign and building locations, lighting and landscaping guidelines, vehicular circulation routes** between properties and shared parking arrangements
- The Downtown Overlay District allows "R-2", "R-3", "R-4", "C-O", "C-1", and "C-2" and Mixed Use Traditional Development Districts.
 - There are a total of 314 parcels in the downtown area.
 - Out of that there are 52 parcels that are not zoned either "R-2", "R-3", "R-4", "C-O", "C-1", "C-2", "P-R" and Mixed Use Traditional Development District.
 - There are forty-five (45) "R-1" parcels and seven (7) "I-1" parcels.
 - **The District includes language that allows the owner of an "R-1" or "I-1" parcel to make improvements to the property. However, if the land use is one which is not allowed in the Overlay District, then the owner cannot use the flexibility of the Overlay District in making such improvements.**

- There are commercial land uses that are currently allowed in the downtown area that will no longer be allowed: These include:
 1. Automobile and other motor vehicles, parts and equipment sales – retail
 2. Automobile and other motor vehicles, towing services (storage limited to 24 hours)
 3. Automobile and other motor vehicles – repair services (with or without fuel sales, excluding drive thru oil change facilities)
 4. Automobile and other motor vehicles – drive thru oil change facilities
 5. Automobile and other motor vehicles – retail (new and used)
 6. Boats and other marine vehicles, parts and equipment sales – retail
 7. Boats and other marine vehicles – rental services
 8. Boats and other marine vehicles – repair services
 9. Boats and other marine vehicles – retail (new and used)
 10. Car washes
 11. Check cashing, payday loans and similar facilities
 12. Construction, material handling, and excavation equipment – wholesale
 13. Equipment rental and leasing services (including moving vans, trailers, and trucks)
 14. Industrial and commercial machinery (including parts and equipment) – wholesale
 15. Kennels (boarding, breeding)
 16. Manufactured and mobile homes (including parts and equipment) – retail
 17. Motor freight terminals (including garages and equipment maintenance)
 18. Pawnshops
 19. Recreational vehicles and equipment – retail

(Any improvements made to these existing land uses shall comply with the underlying zoning district and shall not benefit from the flexibility of the Downtown Overlay District. In addition, the non-conforming use may not be expanded to other property and any improvements may not result in more than a minor increase in the intensity of the use. This will be determined by the Planning and Zoning Commission at the time of site plan review.)

- **Downtown District Schedule:**

Public Open House	December 3 rd
Discussion topic on Planning and Zoning Commission agenda:	December 6 th
Workshop topic on City Council agenda:	December 13 th
Planning and Zoning Commission:	January 3 rd , 2019
City Council, first reading:	January 10 th
City Council, second reading and vote	January 24 th
+++Planning and Zoning Commission meeting	February 7
+++City Council first reading	February 14 th
+++City Council second reading and vote	February 28 th

+++Should the overlay district be approved as an addition to the City Code, the City would then need to go through the process to adopt the district as an overlay of the downtown area.