

Westport Overlay District

TOIC | June 14th, 2023

Westport Overlay District

A zoning overlay district along Pennsylvania Avenue and Westport Road that provides specific requirements for development, focusing on land use, building form/scale/height, character-friendly design, and transitions to adjacent neighborhoods.

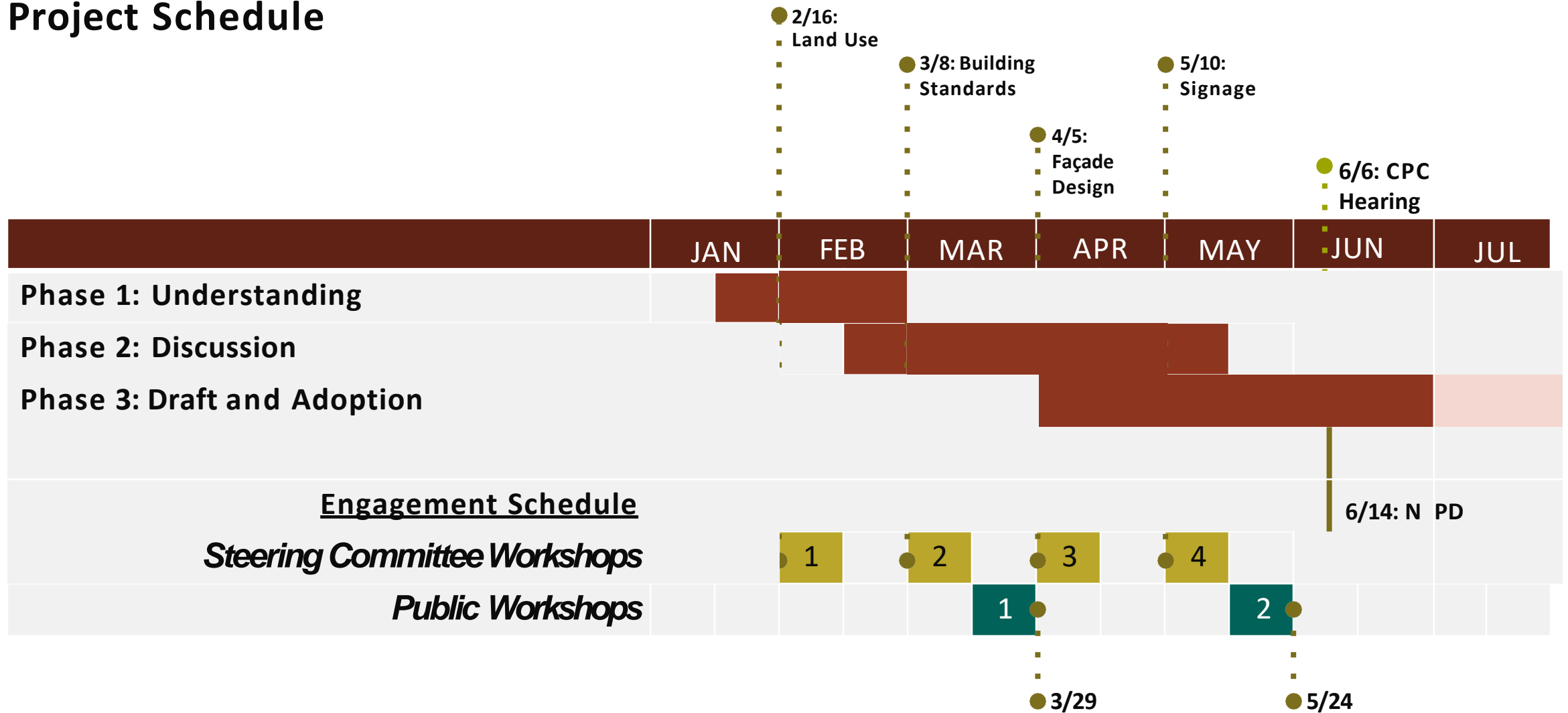


Westport Plan

- Adopted in 2019
- Recommends overlay district along Westport Rd and Pennsylvania Avenue
- Provides guidance for land use, development, historic character, and public space investments
- Basis of community and stakeholder engagement for the overlay district

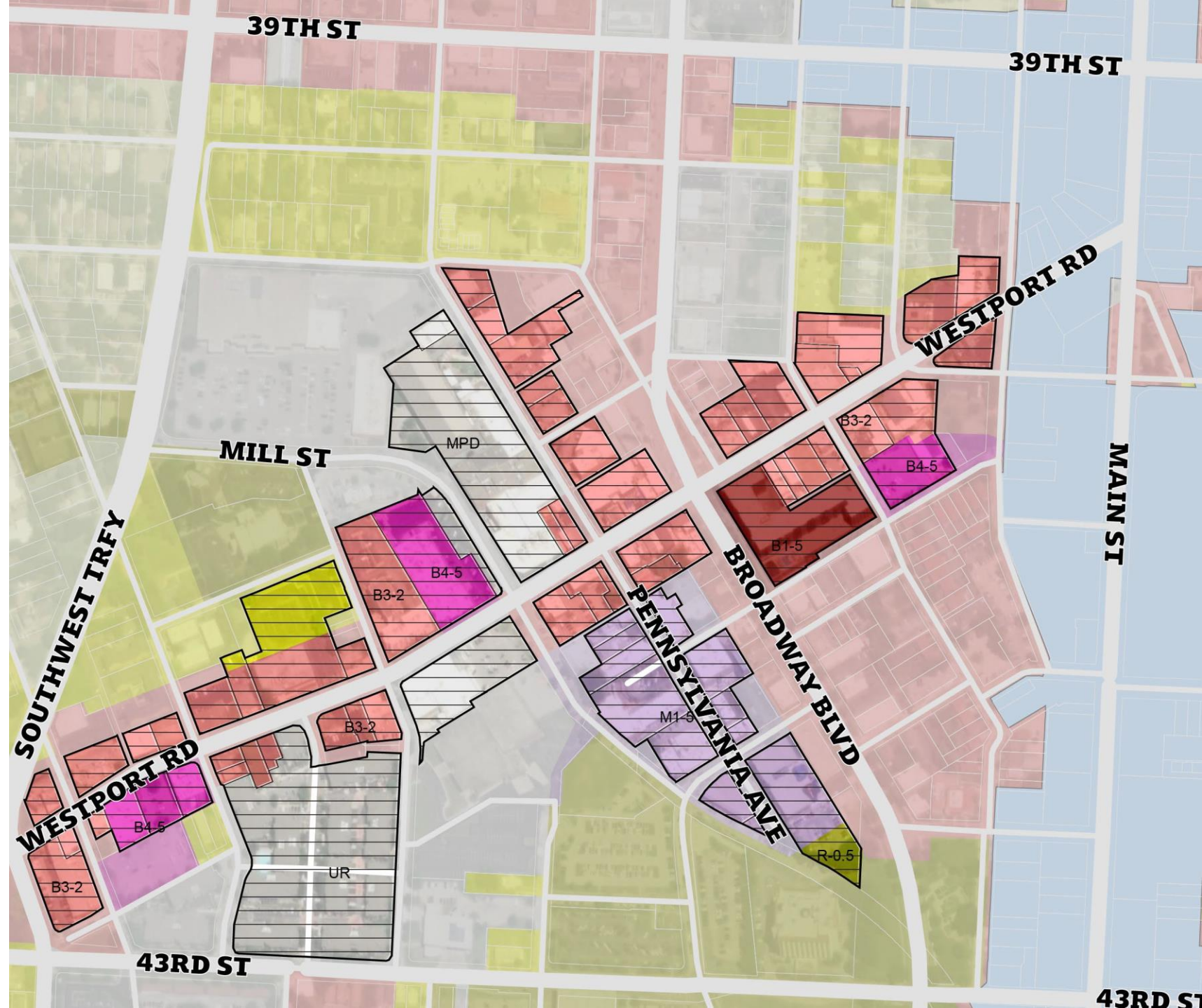


Project Schedule



Current Zoning Designations

- M1-5, Industrial District**
 Use intensity: Low
 Development intensity: High
- B4-5, Business District**
 Use intensity: High
 Development intensity: High
- B1-5, Business District**
 Use intensity: Low
 Development intensity: High
- B3-2, Business District**
 Use intensity: Moderate
 Development intensity: Low
- Planned Districts**
 Use intensity: TBD
 Development intensity: TBD
- Main Street Overlay**
 Use intensity: Moderate
 Development intensity: High



Land Use: Limited/Prohibited Uses

Detention & Correctional Facilities	Vehicle Sales & Services
Adult Businesses	Car Wash Services
Stables	Heavy Equipment Sales/Rental
Pawn Shops	Motor Vehicle Repair; general
Drive Through Facilities	Vehicle Storage/Towing
Short Term Loan Establishments	Manufacturing, Production, Industrial Services; general
Funeral & Internment Services	Mining/Quarrying
Gasoline & Fuel Sales	Recycling Services; General
Halfway Houses	Warehousing; Wholesaling; Storage; Freight Movements
Recreational Vehicle Parks	
Blood/Plasma Centers	



Parking

- **Minimums:** Exemptions to minimum parking standards
- **Special Use Permit Required:** Expansion of parking and new parking requiring special use permit
- **Maximums:** Introduces parking maximums
- **Design:** Standards for screening and access of parking

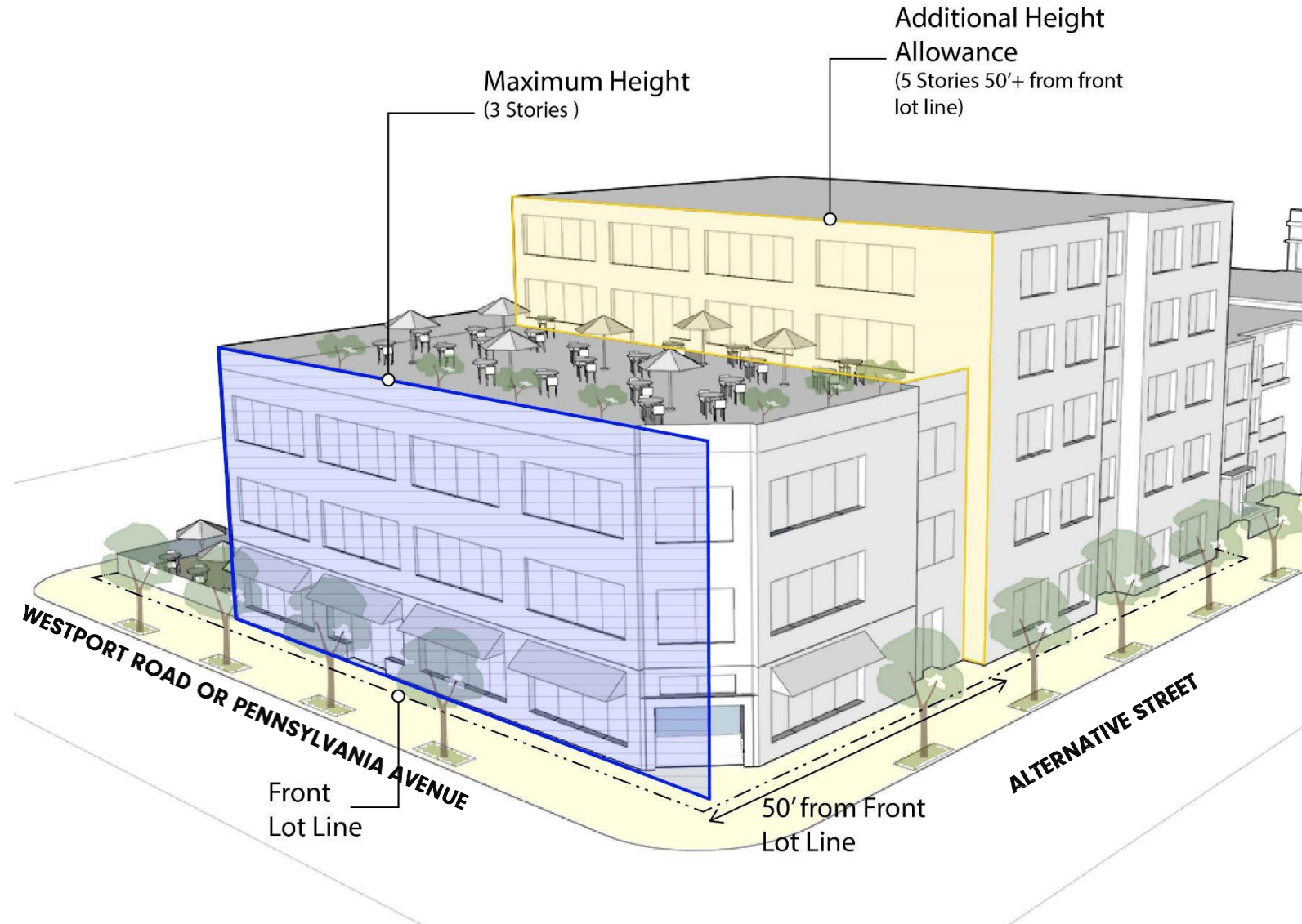


Height Limits

Maximums:

- 3 Stories on Westport/Pennsylvania
- 5 Stories allowed beyond 50 feet of front setback

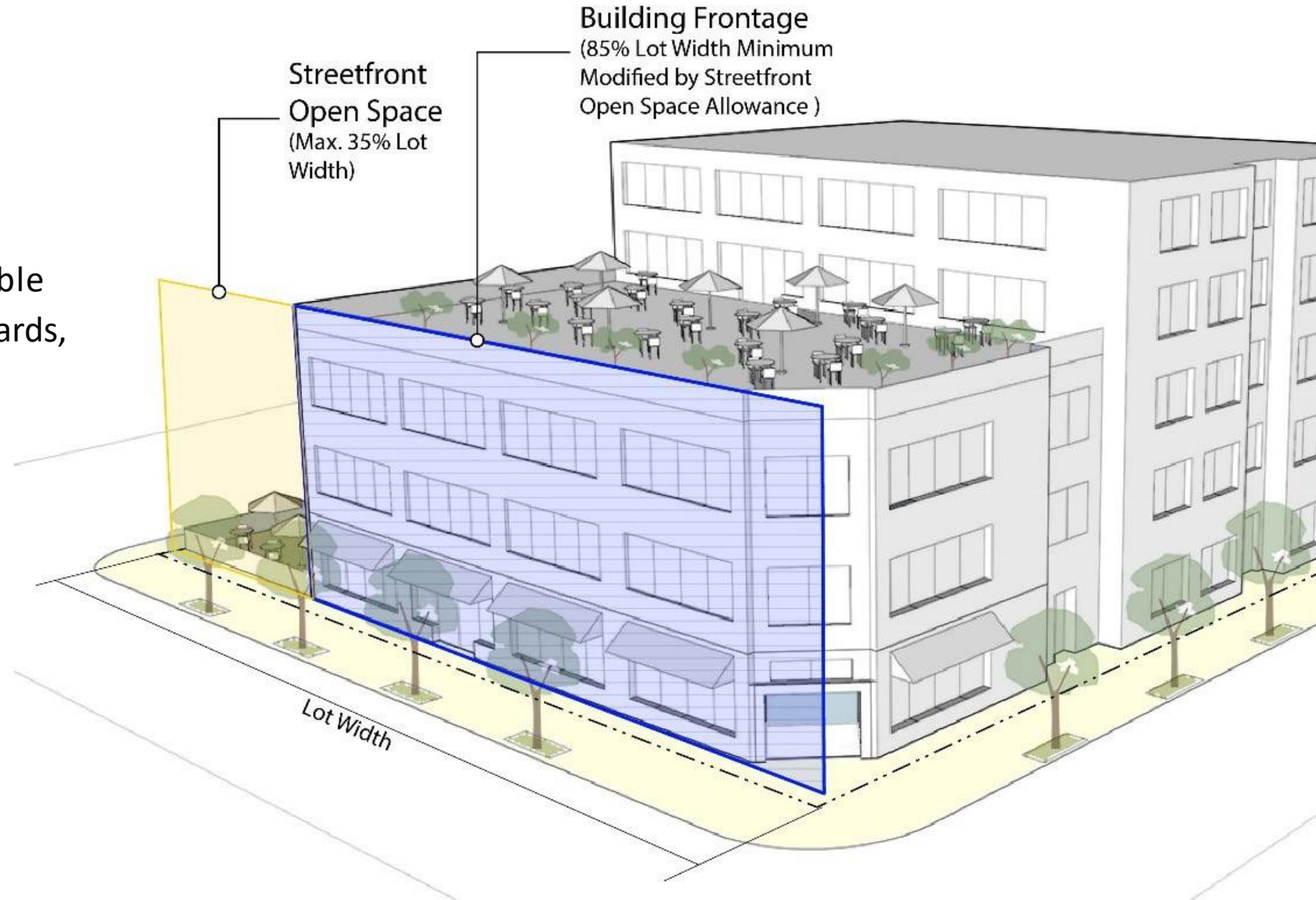
Exception: 5 stories across entire site with public parking agreement (approved through special use permit)



Streetfront Open Space

Front/side setback exceptions to enable “usable open space” (patios, courtyards, etc.)

- Harry’s
- Cava
- Char Bar
- Former McCoy’s/Mickey’s

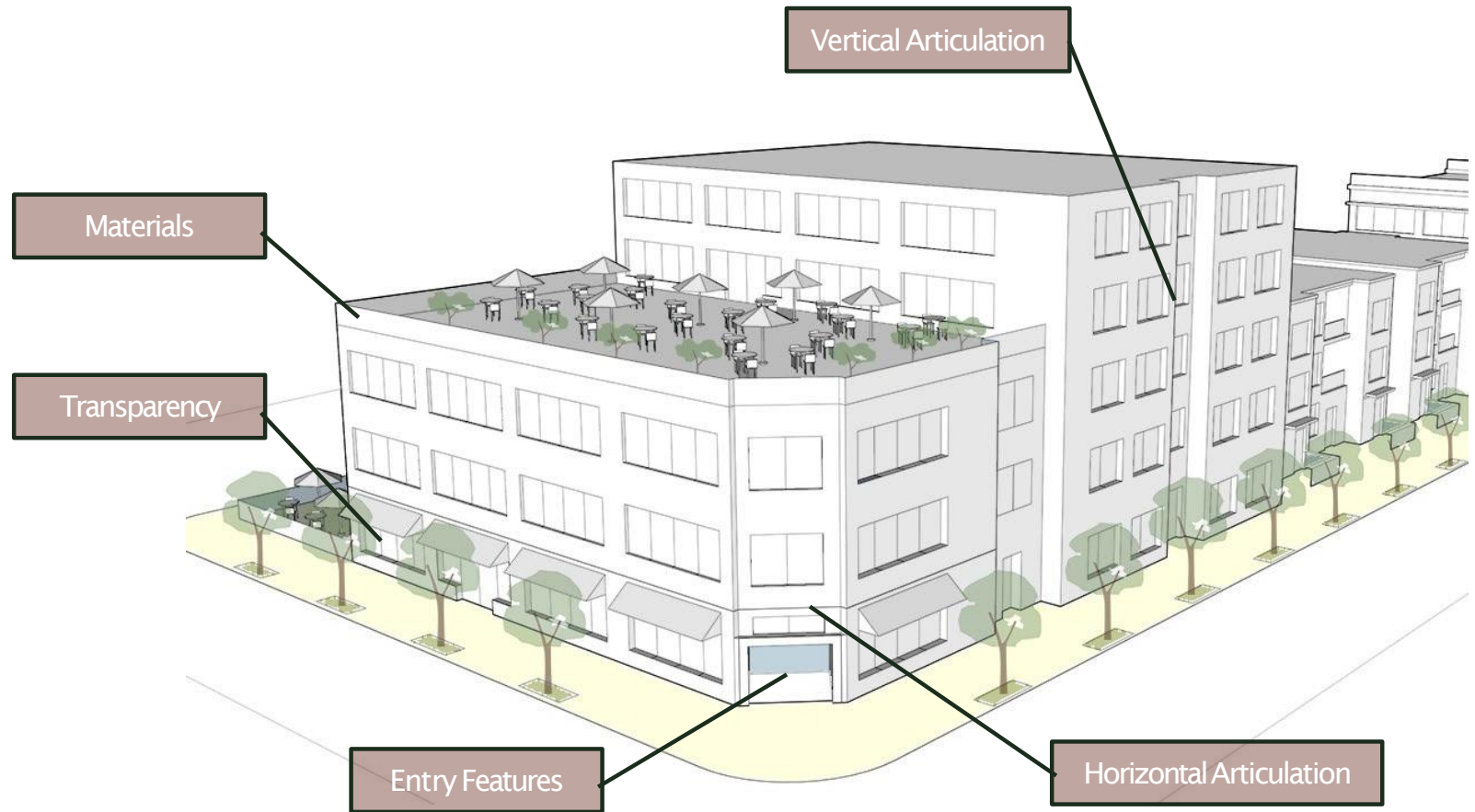


Design Standards

Frequent entry features

High first-floor transparency for storefronts

Limited wall planes/blank walls



Permitted Materials

Primary Materials:

- Brick, stone, cast stone, terra cotta, tile

Secondary Materials (street facing; upper floors or accent only)

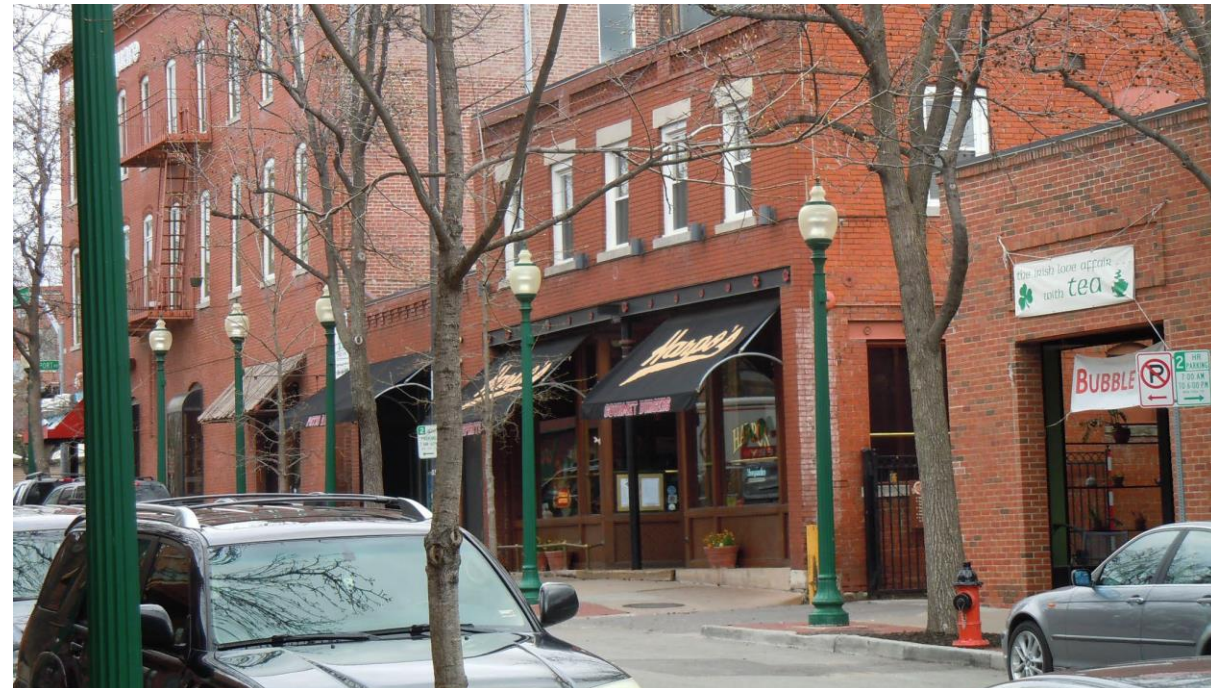
- Façade glass, stucco, metal, wood, fiberglass replication

Secondary Materials (side/rear; upper floors or accent only)

- EIFS, glass block, split face block, concrete masonry, fiber cement, concrete

Prohibited Materials

- Electronic/digital façade elements



Signage

Based on the Main Street Overlay District

Slightly more flexibility than Main Street allows

Refined language for historical signage



Thank you!

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