

SEC. 429.6 PCZOD, PORTER CORRIDOR ZONING OVERLAY DISTRICT

1. **Purpose.** The purpose of this overlay district is to provide regulations that create a buffer between commercial and residential areas that protects both land use types, yet encourages redevelopment of the Porter Avenue Corridor ~~Plan~~ based on the vision and policies of the Plan whose boundaries are shown on Exhibit "A" dated July 1, 2010, attached hereto and made a part hereof.
2. **Intent.** Porter Avenue is a central corridor within Norman. It has historical significance as a former US highway and for decades was Norman's thriving automotive business corridor. Porter Avenue is also a gateway to downtown Norman and has the opportunity to become an extension of Main Street. Due to Porter Avenue's significance and potential for redevelopment within the City of Norman, the Porter Corridor Zoning Overlay District is established. It is intended as a first step to provide the following for properties at the commercial/residential edge:
 - a. Balance business interests along the corridor with the interests of adjacent neighborhoods
 - b. Maintain the integrity and improve viability of the adjacent residential neighborhoods
 - c. Emphasize pedestrian movement and pedestrian orientation of streets and buildings
 - d. Ensure that new development and expansion of existing commercial and institutional uses are compatible with existing uses, with the historic scale and character of the area, and with adjacent residential uses
 - e. Maintain and enhance property values
3. **General Provisions.** The reviews, procedures, submittal requirements, recording requirements, and regulations of Chapters 19 and 22 of the Code shall apply to all properties designated as lying within the Porter Corridor Zoning Overlay District.
4. **Boundary.** The boundary of the Porter Corridor Zoning Overlay District shall include those properties which are adjacent to the extent of commercial development line as shown on Exhibit A and are on the Porter Avenue side of that line.
5. **Applicability.** The Standards of this Section shall apply to the following changes on properties defined in 4 above:
 - a. Any new construction on a lot
 - b. Any demolition and reconstruction on a lot
 - c. Any expansion of a parking lot
 - d. Any property that is rezoned for commercial land uses.

6. Appeals. Appeals from administrative decisions by the Director shall be to City Council through the Planning Commission. These decisions may include, but are not limited to, decisions concerning the interpretation or administration of this ordinance. The fee for such an appeal shall be the same fee as an appeal on a zoning action.
7. Relationship to Underlying Zoning District. The provisions of the Porter Corridor Overlay District are in addition to the requirements of the underlying zoning district for a subject property and supersede the zoning district requirements. If there is any question about which provision is the most restrictive, this determination will be made by the Director of Planning & Community Development.
8. Uses Permitted. Uses permitted and as regulated by the underlying zoning district.
9. Design Standards. The intent of the design standards is to create a buffer area between commercial and residential land uses. These standards cover three main areas of concern: a) buffer walls; b) buffer landscaping; and c) parking lot design.

- a. Buffer Walls.

- (1) Intent. The buffer wall is intended to provide a permanent, solid separation between commercial and residential land uses. These walls define the extent of commercial development line.

- (a) Requirements for Buffer Walls.

- i. Separation walls shall be used as a buffer when any commercial land use abuts any residential land use.
- ii. Walls shall be both decorative and functional in nature and contribute to the overall visual quality of the project or development, though not become a dominant visual feature.
- iii. All buffer walls shall tier up from four feet at the street to six feet along the backyard section of an adjacent residential lot.
- iv. All buffer walls shall include a ten-foot landscape strip on the commercial side with no automobile overhang, or 12 feet with an automobile overhang.

- (2) Design and materials. Walls shall be constructed of materials and finishes compatible with the adjacent building architecture.

- i. Walls shall be of two-sided construction and a minimum of four feet and a maximum of six feet high, including decorative elements.
- ii. Walls shall be constructed from durable material such as stone, brick, or stucco. Cast stone caps and other decorative elements are also encouraged.
- iii. Concrete walls are permitted when faced with masonry, stucco or stone, or if the surface is scored or textured.
- iv. Decorative columns integrated into buffer walls may exceed maximum height (4-6 feet) by up to 12 inches.

b. Buffer Landscaping.

(1) Intent. The buffer landscaping is intended to provide an area of landscaping to separate the commercial land use from the residential land use.

(a) Requirements for Buffer Landscaping.

- i. The landscape buffer shall be a minimum of ten feet.
- ii. The landscaping shall be planted immediately adjacent to the “buffer wall” identified in a. above and shall be landscaped on the commercial side of the buffer wall.
- iii. The landscaping shall consist of trees and shrubs as well as ground cover.
- iv. The landscaping buffer shall contain only landscaping. No structures, containers, receptacles, vehicles, etc. are allowed.

c. Parking lot design.

(1) Intent. To decrease the negative visual impact of parking areas located adjacent to residential property by the following:

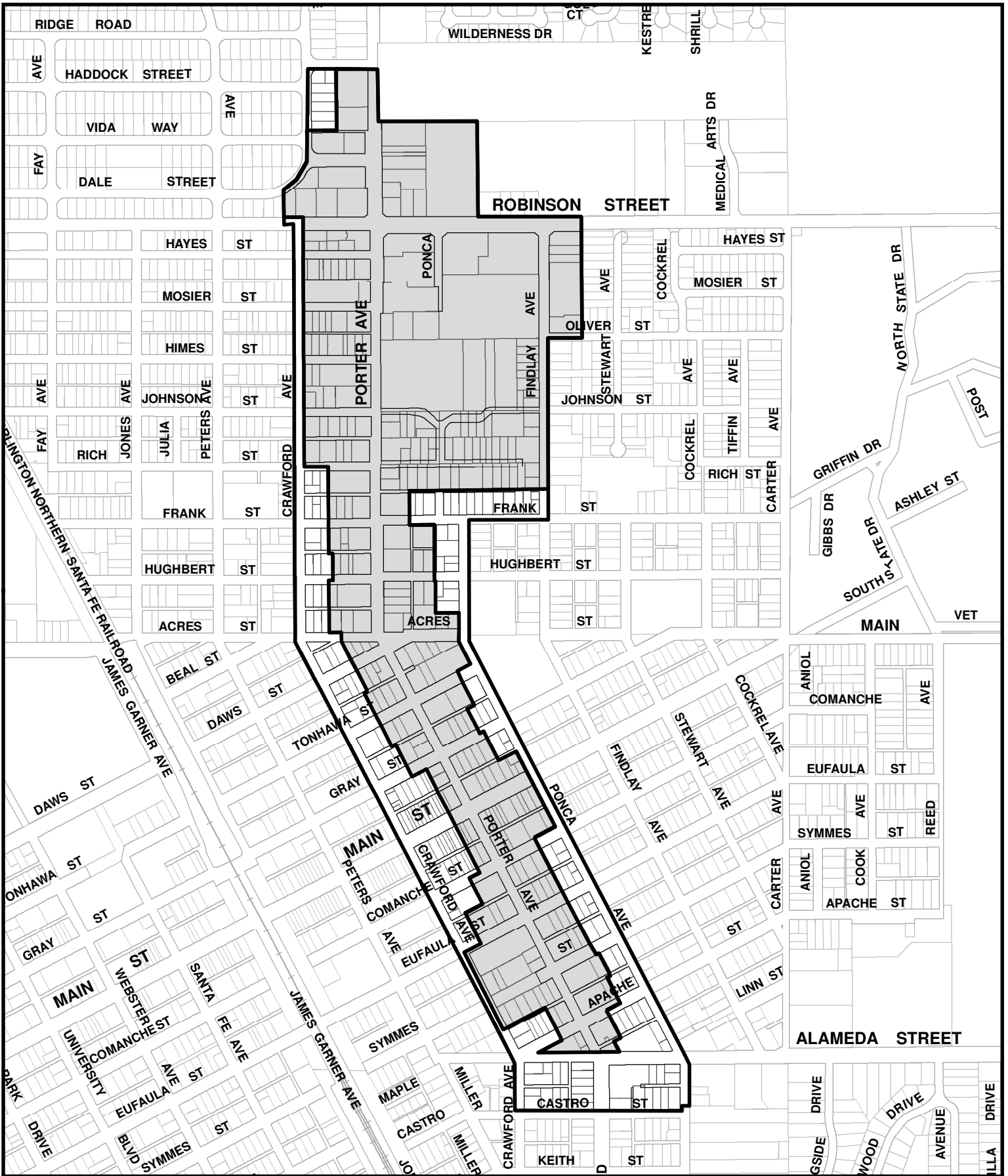
(a) The layout of the parking lot shall include the requirements of a. and b. above.

(b) Landscaping is required per Section 431.8 of the Zoning Ordinance.

(c) Parking lot lighting shall meet the following standards:



- i. A concealed light source of the “cut-off” variety shall be used to prevent glare onto adjacent buildings and residences.
- ii. The maximum height of parking lot poles shall be 20 feet measured from finished grade.

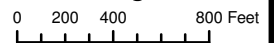
- iii. Light poles shall be located within medians wherever possible, and shall have a maximum base height of three feet, unless otherwise approved through the development approval process.



Map Produced by the City of Norman
 Geographic Information System.
 (405) 366-5436
 The City of Norman assumes no
 responsibility for errors or omissions
 in the information presented.

EXHIBIT "A"

-  Extent of Commercial Development Line
-  Porter Corridor Plan Boundary



July 1, 2010