

1 The purpose and intent of the Airport Road Overlay District is to:

- 2 (a) Establish an attractive, street-oriented character on this multi-use corridor to
- 3 encourage development and redevelopment on Airport Road;
- 4 (b) Create a unique sense of place and identity for this major arterial that serves the
- 5 southwest part of the city;
- 6 (c) Promote a healthy and safe environment through the development of walkable
- 7 neighborhoods, less dependence on the automobile, street-oriented building design;
- 8 and the reduction of crime, nuisances, and public health harms associated with
- 9 alcohol sales and advertising;
- 10 (d) Incentivize certain uses that are absent or deficient on Airport Road.

11 **Section 2. Subsection 14-5.5(C)(5) SFCC 1987 (being Ord. No. 2013-1 § 2) is**

12 **amended to read:**

13 (5) Site Design, Circulation and Parking

- 14 (a) New buildings or additions to existing buildings shall be oriented so that their
- 15 primary façades face Airport Road or to integral courtyards that shall face Airport
- 16 Road.
- 17 (b) No more than one single-loaded row of parking is permitted adjacent to Airport
- 18 Road.
- 19 (c) Perimeter screening of parking lots shall be in accordance with Section 14-8.4(I)(2)
- 20 except that screening walls, hedges or berms shall not exceed four (4) feet at maturity
- 21 and shall be provided with openings adjacent to the Airport Road right of way to
- 22 allow multiple points of pedestrian access to Airport Road.
- 23 (d) Sidewalks adjacent to Airport Road shall be provided in accordance with Section 14-
- 24 9.2.
- 25 (e) Vehicular access shall be from the side or rear of the lot where feasible as determined

1 by the *land use director*.

2 (f) New buildings shall have accessible pedestrian connections to Airport Road.

3 (g) Loading docks shall be located at the side or rear of buildings and shall be fully
4 screened so that the loading dock is not visible from Airport Road. The screening
5 shall be integrated with the building architecture, materials and construction.

6 (h) Vehicular access between and among adjacent lots shall be provided where [~~possible~~]
7 feasible as determined by the *land use director*.

8 (i) Electrical transformers and water system backflow preventer cabinets shall be
9 screened from view of public roadways and sidewalks by walled enclosures or
10 landscape screening. Water system backflow preventer cabinets and wall-mounted
11 utility boxes shall be painted the same color as the closest building on site.

12 (j) New *development* of the following categories of use, as defined in Table 14-6.1-1,
13 shall be set back a minimum of one hundred (100) feet from the Airport Road right of
14 way and shall be separated from the Airport Road right of way by *development not*
15 containing these uses:

16 (i) Electrical Facilities

17 (ii) Sexually Oriented Businesses

18 (iii) Storage

19 (iv) Telecommunications

20 (v) Vehicles and Equipment

21 (vi) Industrial

22 (vii) Outdoor Storage

23 (viii) Warehouse and Freight Movement

24 **Section 3. Subsection 14-5.5(C)(11) SFCC 1987 (being Ord. No. 2013-1 § 2) is**
25 **amended to read:**

1 (11) Incentives

2 (a) ~~[Permit Fees]~~ Fee Incentives

3 ~~[(i) — Construction permit fees are waived for the following uses:]~~ Development of
4 the following uses are exempt from the payment of construction permit fees,
5 plan review fees, and development review fees as set by Resolution of the
6 governing body, as may be amended from time to time, and are exempt from
7 the payment of impact fees in accordance with Subsection 14-8.14(D):

8 ~~[A-]~~(i) Grocery stores;

9 ~~[B-]~~(ii) Farmer's markets;

10 ~~[C-]~~(iii) Medical practitioners including physicians, dentists, chiropractors, alternative
11 medicine providers and clinics;

12 ~~[D-]~~(iv) Schools, day-care centers, youth centers; and

13 ~~[E-]~~(v) Recreational facilities including martial arts studios, dance studios,
14 gymnasiums, fitness centers, aquatic centers, sports centers and miniature
15 golf courses~~[-]~~; and

16 ~~(vi) — Restaurants, including bakeries, coffee shops, and other shops selling food~~
17 for on-site or take-away consumption, without drive-through or drive-up
18 service, provided that food and beverage services constitute the primary use
19 of the establishment.

20 ~~[(ii) — Construction permit fees are reduced by fifty percent for the following uses:~~

21 A. ~~— Restaurants, including bakeries, coffee shops, tea shops, and other~~
22 ~~shops selling food for on-site or take away consumption, without~~
23 ~~drive-through service, provided that food and beverage services~~
24 ~~constitute the primary use of the establishment;~~

25 B. ~~— Adult day care;~~

1 C. ~~Local arts and crafts studios, galleries and shops;~~

2 D. ~~Gift shops for the sale of arts and crafts;~~

3 E. ~~Bookshops;~~

4 F. ~~Floral shops;~~

5 G. ~~Laundromats; and~~

6 H. ~~Stores that commit a minimum of fifteen percent of the total floor~~
7 ~~area for the sale of fresh produce.]~~

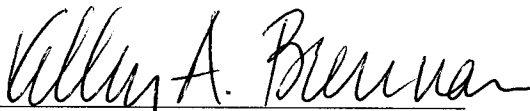
8 (b) Public Art; Active Play Opportunities

9 Applicants for a permit for new construction, redevelopment or additions who
10 provide public art or active play opportunities accessible to the public shall have their
11 total construction permit fees reduced in an amount equal to the cost of the public art
12 or active play amenity provided.

13 (c) Community Gardens and Orchards

14 Applicants for a permit for new construction, redevelopment or additions to a multi-
15 family housing development who provide a community garden or orchard space for
16 use of the residents of the development shall have their total construction permit fees
17 reduced in an amount equal to the cost of the community garden provided.

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19 APPROVED AS TO FORM:

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22 KELLEY A. BRENNAN, CITY ATTORNEY