

Exposition Gateway Overlay Zoning District – City and County

Proposed as Section 27-1470

Purpose

The Exposition Gateway Area straddles the City and the County boundaries. It is an area that could hold a very diverse and dynamic combination of uses, activities, spaces, and streets. It has the potential to energize and anchor the east end of the EBURD and strengthen the highly valued Metra Park complex. Both the City and the County have a stake in the future of the area. Through strategic public investments, creative marketing and the use of a variety of development tools, this area could be a lively, evolving, and a unique community and regional destination. Significant public infrastructure improvements are planned for this area in the near term including water, sewer, storm water, on-street parking, paving and streetscapes. In order to protect the public and private investments planned for this area, a zoning overlay district that will apply both inside the city limits and on county lands has been developed. A future zoning district distinct and unique for the Exposition Gateway Area is planned. Until this new zoning district is formulated and adopted, this overlay district shall apply to all the following property within the Exposition Gateway.

Description of Overlay District:

Beginning at the intersection of the centerline of North 10th Street and 6th Avenue North proceeding eastward along the centerline of 6th Avenue North to its intersection with the centerline of Exposition Drive (aka Main Street, aka Highway 87 North) then southwesterly along the centerline of Exposition Drive to its intersection with the centerline of Highway 87 East then easterly along the centerline of Highway 87 East a distance of 387 feet; then southerly to the northeast corner of Tract C of C/S 628, then south along the eastern boundary of Tract C of C/S 628 and continuing along to the centerline of the Railroad Right of Way; then southwesterly along the centerline of the Railroad Right of Way for a distance of 1,245 feet; then northwesterly a distance of 530 feet to the intersection of the centerlines of 1st Avenue North and North 10th Street; then northwesterly along the centerline of North 10th Street to the point of beginning.

Special Requirements in the Overlay District:

Unless otherwise defined in this district, words and terms shall be defined by Section 27-201 of the Unified Zoning Regulations. Terms and words not defined in either this section or Section 27-201, the dictionary may define such terms.

- 1) The uses allowed within the existing Controlled Industrial (CI) zoning district shall continue to be allowed as designated in Section 27-306 except as noted below.
- 2) The following listed uses in Section 27-306 shall be prohibited:
 - SIC Division A - All uses listed under SIC Division 07 (Agricultural Animal Services) & SIC Division 092 (Fish Hatcheries)

SIC Division B – Mining and oil and gas field services/ gravel mining
SIC Division C – Construction Trades - All uses
SIC Division D – Manufacturing - All uses except microbreweries and micro distilleries and uses in SIC Division 39 shall be allowed
SIC Division E – Transportation, Communications, Electric, Gas, and Sanitary Sewer – All uses except SIC Division 472 Arrangement of Passenger Transportation
SIC Division F – Wholesale Trade - All uses

3) The following additional uses shall be allowed that are otherwise prohibited in the CI zoning district:

- a) Multi-family Dwellings (3 or more attached dwelling units) with a minimum of 2 bedrooms per dwelling unit.
- b) No minimum lot area applies to the development of Multi-family Dwellings within the overlay district.

4) All new developments and re-developments must meet the following minimum site development requirements. A re-development includes the change of use of an existing structure or the addition of 50% or more of the existing gross floor area of a structure.

- a) Surface parking lots, temporary or permanent, not associated with a primary use on or adjacent to the same parcel are prohibited.
- b) There will be no minimum required off-street parking spaces for any new development or re-development of property within the overlay district. If a new parking lot is developed at the discretion of the property owner, it shall meet or exceed the design standards as stated in Section 27-1215 (Construction Specifications - County Parking Requirements) or BMCC Section 6-1203(q) (Construction - Site Developments - City Parking Requirements).
- c) All new structures that have front facades facing Exposition Drive shall be a minimum of 1 (one) story in height but 2 (two) and 3 (three) stories are encouraged.
- d) All new structures on property with street frontage on Exposition Drive shall have a maximum 30 foot setback from the street property line.
- e) All new structures that have street frontage on any other street shall be a minimum of 1 (one) story in height but 2 (two) and 3 (three) stories are encouraged.
- f) All new structures on property with no street frontage on Exposition Drive shall have a minimum 5 foot setback and a maximum 20 foot setback from any street property line.
- g) The required arterial setbacks as stated in Section 27-602 of the Unified Zoning Regulations shall not apply to any land within this overlay district.

Exposition Gateway Overlay District Area

