

Proposed LaSalle Corridor Overlay

Purpose

The purpose of the LaSalle Corridor District is to preserve and enhance a business district that is rich in heritage, historic architecture, business activity and significance as both a destination and a connector. It further aims to guide the LaSalle Corridor's development into an area that serves: nearby neighborhoods and neighboring institutions; Waco residents and visitors; and vehicular and pedestrian travelers.

Definitions

The following words, terms, and phrases, when used in this chapter, shall have the meaning ascribed to them in this section:

- (a) Commercial - the term collectively defining workplace, office, retail, and lodging functions.
- (b) Façade - the exterior wall of a building that is set along a Frontage Line.
- (c) Frontage - the land between a building and the street, inclusive of its built and planted components.
- (d) Frontage Lines - a lot line bordering a public frontage. Facades facing frontage lines define the public realm and are therefore more regulated than the elevations facing other lot lines.
- (e) Front Street - the street on which a building's principal entrance is located.
- (f) Lot Line - The legal boundary line of a parcel of land.
- (g) Masonry- A form of construction composed of architectural mason units, brick, stone, stucco, Exterior Insulation and Finish System (EIFS), tile, split-face concrete masonry units, concrete tilt wall or other similar concrete products.
- (h) Principal Building - the main building on a lot, usually located toward the Frontage.
- (i) Property Line - a recorded boundary of a plot of land.
- (j) Public Frontage - the area between the curb of the vehicular traffic lanes and the Frontage Line.

- (k) Residential - characterizing premises available for long-term human dwelling.
- (l) Side Street - any street adjacent to a land parcel on which a building is located other than the front street.
- (m) Substantial Renovation - shall be determined by the following ratios:

<u>Appraised Value of Building</u>	<u>Cost of Renovation</u>
Greater than \$200,000	30%
\$100,000 to \$200,000	40%
Less than \$100,000	50%

Maintenance items such as roof repair or replacement, HVAC repair and replacement, electrical and plumbing repair, foundation stabilization, masonry repair, replacement of rotten wood, and repair of existing windows and doors that do not significantly change the architectural character of a building shall not, in and of themselves, be considered substantial renovation.

- (n) Streetscape - The treatment of a street as it relates to pedestrian activity. This includes sidewalks, lighting, trees, pavers, and other amenities that enhance the pedestrian experience on a street.

Zoning Classification

The regulations of the LaSalle Corridor District shall be applicable to each property within the District in addition to the regulations of the base R, O, C or M district classification in which such property is located. The zoning classification of each property shall be designated by the base district classification plus the LaSalle Corridor District designation (LC). For example a property in an R-3C district within the LaSalle Corridor District will carry an R-3C(LC) designation.

Application of Regulations

Within the LaSalle Corridor district, the regulations of each respective base district shall continue to apply to property located in that district, except as expressly supplemented or modified herein. These regulations only apply to new development or a substantial renovation to an existing structure. Designated historical landmarks located in the LaSalle Corridor district may be exempt from section "Architectural Requirements".

Uses

Permitted uses allowed by right or by special permit in the LaSalle Corridor District shall be those specified for the base district in which a property is located, except that in any R-3 or O-2 district the office and retail uses permitted by right in C-2 may be allowed on the ground floor of a residential mixed use structure.

The following uses are specifically prohibited in the LaSalle Corridor District:

1. HUD-Code manufactured homes.
2. Television and radio broadcasting towers.
3. Automobile sale (except as incidental to primary use).
4. Repair and servicing of automobiles and other passenger vehicles.
5. Automobile car-washing establishments (unless screened and/or architecturally compatible with surroundings)
6. Heavy machinery storage, rental, sales and repair.
7. Machinery, farm sales, repairing and overhauling.
8. HUD-Code manufactured home sales.
9. Warehouse storage.
10. Feed processing and grain elevators.
11. Tire retreading, recapping or rebuilding.
12. Motor freight and truck service terminals.
13. Sand and gravel extraction except from the bed of the river.
14. Junkyards, automobile-wrecking yards, salvage yards and scrap operations.
15. Acid manufacturing.
16. Cement, lime, gypsum or plaster of Paris manufacturing.
17. Distillation of bones.
18. Fat rendering.
19. Fertilizer manufacturing.
20. Gas manufacturing.
21. Garbage, offal or dead animals, reduction or dumping.
22. Glue manufacturing.
23. Storage or refining of petroleum or its products.
24. Smelting of tin, copper, zinc or iron ores.
25. Stockyards or slaughter of animals.
26. Agriculture feed lots.
27. Asphalt batching.
28. Screened or unscreened open storage.
29. Sexually oriented businesses.
30. Enclosed outside storage.
31. Smoke shops
32. Pawn Shops
33. Payday Lending
34. Well drilling shops.

Architectural Requirements

The following architectural requirements will apply throughout the LaSalle Corridor District:

1. Building façades must maintain a minimum of 30 percent opening in the wall which must consist of windows and doors.
2. Building materials must be at least 70 percent glass or masonry.
3. All structures must have at least one primary entrance.
4. Utility, mechanical, and HVAC facilities shall be screened from public view.
5. All solid waste carts and dumpsters shall be screened from public view.

Building Design Specifications

Boarded-up windows. Boarded-up windows on the first floor of a building façade that fronts on a street are prohibited, except as follows:

- (1) Buildings that have been determined to be unrepairable and tagged accordingly by the City's Inspection Services department.
- (2) Time of compliance: Existing buildings with boarded-up windows on the first floor will have six months from the effective date of this division to comply with the regulations herein.
- (3) Nothing in this section shall preempt enforcement of any city ordinance or state law with respect to the regulation of unsafe structures

Primary entrance location. The primary entrance location shall be on the front building façade facing the street for any new buildings and/or buildings undergoing substantial renovation.

Sidewalks

The following sidewalk requirements shall apply throughout the LaSalle Corridor District.

1. All new developments and substantial renovations fronting on LaSalle must construct and maintain a 10-foot-wide pedestrian way along the pavement of the street.
 - a. Fronting LaSalle, the pedestrian way must consist of a minimum 6-foot-wide sidewalk and a minimum 4-foot-planter strip between the sidewalk and street.
 - b. Fronting other streets, the pedestrian way must consist of a minimum 5-foot-sidewalk and a minimum 4-foot-planter strip between the sidewalk and street.
 - c. If the paved portion of the pedestrian way exceeds 8 feet in width then streetscape and landscaping must be incorporated into the design of the pedestrian way.