

City of Foley Zoning Ordinance Amendment:

ARTICLE XIV:

14.15 “FOLEY BEACH EXPRESS OVERLAY DISTRICT (FBEOD)”:

The FBEOD focuses on providing good traffic flow by incorporating limited access along the roadway and easy ingress/egress to developments. The FBEOD establishes a defined corridor for appropriate consideration of annexation, zoning, and overall consistency of architectural and streetscape elements. The Future Land Use map recommends the following land uses: Mixed Use: Commercial/Residential; Retail Commercial Nodes at Major Intersections; Greenspace/Greenway as Civic or Public Benefit; and Industrial Parks. The intent is to foster an atmosphere of creative development allowing the Foley Beach Express to become a destination for living, recreation and working.

14.16 APPLICABILITY:

The FBEOD is established to serve as an overlay to the established base zoning district. Except as modified by the FBEOD, the provisions of the base district shall apply to all development within the boundary. In the event the regulations conflict, the applicable FBEOD regulations shall apply.

14.17 ESTABLISHMENT OF FBEOD BOUNDARIES:

A map of the FBEOD overlay boundary is included in the Zoning Ordinance.

14.18 LAND USES:

- A. Uses/Structure Permitted based on individual zoning districts including: Stores selling food; restaurants/drive-in eating places; general merchandise such as apparel, furniture, housewares and household wares, drugs and sundries, jewelry, gift items, flowers, sporting goods, and similar types; small dry cleaning and laundry pick-up stations; barber and beauty shops; shoe repair shops; offices; banks; post offices and similar services; automobile filling stations; auto repair, minor; major automobile dealerships with incidental repair services; any retail business not specifically restricted herein; places of amusement and assembly; hotels/motels; joint residential and commercial use; any residential use not prohibited; office/warehouses; professional offices; mixed uses based on approved PUD and PDD.
- B. Uses/Structures Permitted on Appeal: Manufacturing incidental to a retail business where articles are sold at retail on the premises.
- C. Uses/Structures Prohibited: Any use or structure not specifically permitted or permitted on appeal in this Section or in Section 7.1.1 or 7.1.2 of this Article including kennels; pawn shops; tattoo and body art shops; towing company

storage yards; automobile repair, major; industrial uses not specifically permitted herein; and mobile/manufactured dwellings.

14.19 SITE LAYOUT:

Proposed development must submit to the Planning Commission for approval a detailed site layout plan or master plan. Each development should have an individualized layout and street grid pattern supporting internal traffic circulation with limited access to the Foley Beach Express and alternative access to feeder roads and adjacent residential areas.

Site Plan Contents:

- A. Most recent survey showing all property boundaries and easements.
- B. All bordering streets, avenues, roadways, or other public ways.
- C. Parking lots, ingress and egress, proposed and existing landscaping.
- D. Placement and dimensions of proposed and existing structures.
- E. Proposed colors and facades of structures.
- F. Locations and types of signage.
- G. Use/Occupancy type of the property and structures.
- H. Tax parcel number of lot or lots proposed for use.

14.20 BUILDING SCALE:

Building heights including parapets and other architectural embellishments should be varied reflecting the individualized character of retail architecture. All street level units should serve a retail or commercial purpose; upper stores may serve additional retail, commercial, professional office space or residential uses.

14.21 BUILDING ORIENTATION:

No matter which way a structure faces, buildings adjacent to the Foley Beach Express should present an architectural façade, or use landscaping areas, on the Foley Beach Express side of the structure for aesthetic appeal. In some developments it may be appropriate to incorporate service alleys for facilitating development of multiple-sided street frontages. However, other parts of a development may benefit from holding street activity to one side, while the back side may incorporate a parking deck or other parking facilities as well as service accommodations.

14.22 ACCESS AND ENTRY POINTS:

While primary entry points would relate to major intersections along the Foley Beach Express, site development patterns should facilitate internal traffic circulation and incorporate multiple options for gaining access to and from the development. This reduces the need for local traffic on the Foley Beach Express by ensuring connection to the surrounding neighborhoods. Entry points should address the Foley Beach Express with Gateways. Entry streets should contain building facades oriented in a manner to provide interest to the Foley Beach Express travelers.

14.23 ARCHITECTURAL STYLE AND EXTERIOR FINISHES:

All exterior finishes should reflect local or regional design, consistent within the development. As with building heights, materials, size and placement of windows and doors, awnings, overhangs and paint selections should be varied throughout the development. The plan would discourage the City from approval of architectural specifications which contain repetitive features often referred to as “cookie cutter” design schemes.

14.24 PARKING DESIGN WITH TREE CANOPY AND GREEN BUFFERS:

Traditional street front parking should be incorporated for purposes of convenience and in keeping with the typical and desirable look of an active, populated, and vibrant town center. Additional parking should be buffered with landscape and vegetated material in accordance with City landscape standards.

14.25 WALKABILITY, BIKING AND OTHER ALTERNATIVE MODES OF TRANSPORTATION:

The City encourages sidewalks, bicycle accommodations and other methods of alternative transportation. Sidewalks should be of comfortable width (in no case less than five (5') feet) and may have varied surfaces ranging from concrete to brick and stone. Sidewalks and bike lanes should connect throughout any development and adjacent neighborhoods. Attractive bicycle racks should be incorporated throughout the development. The adopted Bicycle and Pedestrian Plan should be used as a guideline.

14.26 PROPOSED GREENWAYS:

If applicable, each site review should include connection to the proposed greenway system adopted as part of the City of Foley Comprehensive Plan.

14.27 SIGNS:

Sandwich-type board signs are allowed on the sidewalk/right-of-way but shall not be an impediment to pedestrian traffic or block required ingress/egress paths of existing businesses. The signs are only allowed during the hours the business is open to the public and must be placed in front of the store front. The signs cannot exceed six (6) square feet.

14.28 DISPLAYS:

Merchandise may be allowed on the sidewalk/right-of-way but shall not be an impediment to pedestrian traffic or block required ingress/egress paths of existing businesses. Only merchandise permitted to be sold on the premises may be displayed outdoors. Merchandise is only allowed during the hours the business is open to the public and must be placed directly at the store front.

14.29 OUTDOOR DINING:

Sidewalk dining areas, extending from existing restaurants, on the public right-of-way must be approved by City Council. The areas cannot be an impediment to pedestrian traffic or block required ingress/egress paths of existing businesses. The number of allowable outdoor seats shall be no greater than thirty (30) percent of the total permitted occupancy inside the restaurant. This use may require temporary buffers for the safety of the diners.

14.30 MOBILE MERCHANDISE VENDORS:

Temporary approval may be granted on the sidewalk/right-of-way but must be approved by City Council. The vendors cannot be an impediment to pedestrian traffic or block required ingress/egress paths of existing businesses. Vendors must have proper licenses to operate including but not limited to a City of Foley business license.

14.31 MOBILE FOOD/SIDEWALK/STREET VENDORS:

Temporary approval may be granted on the sidewalk/right-of-way but must be approved by City Council. The vendors cannot be an impediment to pedestrian traffic or block required ingress/egress paths of existing businesses. Vendors must have proper licenses to operate including but not limited to a City of Foley business license.

14.32 ALABAMA COASTAL CONNECTION SCENIC BYWAY:

The purpose of the Alabama Coastal Connection Scenic Byway is “to identify, preserve, protect and enhance scenic, historic, natural, recreational, cultural and archaeological resources; enhance recreation; and, promote economic development through tourism and education in the history, culture and natural beauty of the City of Foley and coastal Alabama.” A map of the Byway can be found at www.alabamacoastalconnection.com.