

(f) OV-5P: Five Points Design Overlay District

(1) Purpose

The purpose of the Five Points Design Overlay (OV-5P) District is to support the established character of the Five Points area as a walkable, mixed use destination. District standards and guidelines promote high-density mixed-use development, pedestrian-oriented community form, and economic vitality.

(2) Applicability

The standards and requirements in this section apply to development located in the OV-5P District, in addition to base zoning district standards. In instances where there is a conflict between the standards in this district and the base district, the standards in the OV-5P District shall control.

(3) Sub-districts

The OV-5P District includes the following two sub-districts, the boundaries of which are defined in the *Future Five Design/Development Guidelines*:

- a. Upper Five Points; and
- b. Lower Five Points.

(4) Design Guidelines

Development in the OV-5P District shall comply with the *Future Five Design/Development Guidelines*, which are incorporated herein by reference.

(5) Modifications of Otherwise Applicable Development Standards

a. Permitted Uses

Structured parking is allowed (see Sec. 17-4.2, Principal Uses), provided that a minimum of 50 percent of the ground floor façade adjacent to any street is occupied by a commercial use or a public, civic, or institutional use.

b. Building Height

- 1. Unless increased in accordance with subsection 2 below, maximum building height shall be 50 feet. For buildings located within 35 feet of a residential zoning district the maximum building height shall be 30 feet.
- 2. Within the Upper Five Points sub-district, building height may be increased to 75 feet if:
 - (i) The building is located a minimum of 200 feet from a residential base zoning district; and
 - (ii) Portions of the building above 50 feet in height are set back one foot from the ground floor façade for every two and one-half feet in height.

Article 3: Zoning Districts

Sec. 17-3.7. Overlay Districts

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c. Sign Size

The total allowable square footage for building signage may be increased by 25 percent if no internally-illuminated signage is used on the building or parcel.

d. Minimum Off-street Parking Requirements

- 1.** Required off-street parking shall be reduced by 20 percent (see Sec. 17-5.2(d)(1), Minimum Number of Off-Street Parking Spaces).
- 2.** Excluding Eating and Drinking Establishments, Type 2, uses occupying 4,000 square feet or less shall not be required to provide off-street parking.