

(g) OV-ID: Innovista Design Overlay District

(1) Purpose

The purpose of the Innovista Design Overlay (OV-ID) District is to support the transition of the Innovista area to a walkable, mixed use destination. District standards and guidelines promote transition from vacant and low-intensity industrial and commercial uses to pedestrian-oriented mixed uses with unified form.

(2) Applicability

The standards and requirements in this section apply to development located in the OV-ID 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-ID District shall control.

(3) Design Guidelines

Development in the OV-ID District shall comply with the *Innovista Design District Guidelines*, which are incorporated herein by reference.

(4) Modifications of Otherwise Applicable Development Standards

a. Building Height

Building height shall not exceed 75 feet in height if located within 300 feet of a residential base zoning district or the OV-HP District.

b. Ground Floor Uses

For buildings located in a Ground Floor Activity Zones sub-district (see *Innovista Design District Guidelines*, “Ground Floor Activity Zones” map and “Ground Floor Activity Zones” in Sec. 17-9.4, Definitions), a minimum of 60 percent of the ground floor façade adjacent to any street shall be occupied by a commercial use or a public, civic, or institutional use.