

(h) OV-NMC: North Main Corridor Design Overlay District

(1) Purpose

The purpose of the North Main Corridor Design Overlay (OV-NMC) District is to support the transition of the North Main Corridor to a pedestrian-oriented, mixed-use corridor that is compatible with surrounding residential development. District standards and guidelines promote transition from a low-intensity commercial development pattern to a walkable, mixed-use corridor that supports multiple modes of travel.

(2) Applicability

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

(3) Design Guidelines

Development in the OV-NMC District shall comply with the *North Main Corridor Design Guidelines*, which are incorporated herein by reference.

(4) Modifications of Otherwise Applicable Development Standards

a. Building Height

1. Maximum building height shall be 35 feet for buildings located with 30 feet of a residential zoning district.
2. If at least 60 percent of a building is occupied by a residential use, the maximum building height shall be 60 feet.

b. Minimum Off-street Parking

Required off-street parking (see Sec. 17-5.2(d)(1), Minimum Number of Off-Street Parking Spaces) shall be reduced by 20 percent.

c. Nonconforming Structures

Nonconforming structures containing manufacturing or wholesale uses that were conforming as of January 2010 may be expanded one time, by a maximum of 20 percent of the gross floor area.