

(k) OV-GATE-#: Gateway Design Overlay District

(1) Purpose

The purpose of the Gateway Design Overlay (OV-GATE) District is to provide a sense of arrival into the City, assist in navigation, and support the City's overall identity. District standards will be established following the adoption of gateway plans that identify the character of specific gateway locations.

(2) Applicability

a. General Applicability

When a specific OV-GATE district is established in accordance with this section, development within the OV-GATE district shall comply with OV-GATE District standards for the specific overlay district.

b. Specific Applicability

Specific OV-GATE districts will be listed below as they are established by the City.

c. District Boundaries

Individual OV-GATE districts shall be represented on the Official Zoning Map.

d. Conflict

In instances where there is a conflict between the standards in this district and the base district, the standards in the OV-GATE district shall control.

(3) Procedure for Establishing Gateway Overlay Districts

a. Area Plan or Corridor Plan

Prior to establishment of an OV-GATE district for a specific gateway corridor, a corridor plan shall be prepared for the specific gateway location, reviewed by the Planning Commission, and adopted by the City Council. The corridor plan shall, at a minimum, address the following:

- 1.** The value of the corridor as an entryway to the City which can influence the perception of residents, individuals, or businesses considering investment in the City;
- 2.** The arrangement of uses along the gateway corridor which shall create a visually pleasing impression;
- 3.** The unique qualities of the gateway corridor, such as significant buildings, views and vistas, and natural features which lend themselves to special consideration;
- 4.** Transportation conditions on the gateway corridor, including vehicular access, dedication of right-of-way, driveway limitations, and traffic impact; and

5. The vision and general goals for development along the corridor, and specific recommendations for regulatory standards to achieve the City's vision and development goals.

b. Establishment

Specific OV-GATE districts shall be established in accordance with Sec. 17-2.5(b), Text Amendment, and Sec. 17-2.5(c), Zoning Map Amendment, Zoning Map Amendment (as appropriate), and included as a district in this section.

(4) Modifications of Otherwise Applicable Development Standards

a. General Standards

OV-GATE district standards for a specific gateway corridor shall conform with the direction in the corridor plan and at a minimum, address the following elements:

1. The name and boundaries of the overlay district;
2. Development along the corridor to which the overlay district applies (typically all new development and certain expansions and remodels);
3. Any variations from the requirements of the underlying base zoning district(s);
4. The uses allowed in the district, if appropriate;
5. The development and form standards of the overlay district, including some or all of the following:
 - (i) Dimensions (height, setbacks, etc.);
 - (ii) Streetscape landscaping;
 - (iii) Sidewalks and pedestrian circulation features;
 - (iv) Off-street parking;
 - (v) Landscaping and tree preservation/reforestation;
 - (vi) Open space set-asides;
 - (vii) Signage;
 - (viii) Exterior lighting;
 - (ix) Building design and form; and
 - (x) Road access and traffic circulation.
6. The extent to which a base zoning district or district-specific standards may be modified.