

## **6.29 - HVO - HIGHWAY VISTA OVERLAY DISTRICT**

### **6.29.1 INTENT:**

The purpose of this overlay district is to establish higher environmental, aesthetic, and design standards for designated areas of Johnson City which are visible from specified highways. Because these standards shall apply without regard to the underlying use of the land, they are created in a special overlay district which can be applied over any zoning district located along a designated highway.

### **6.29.2 APPLICABILITY:**

The Highway Vista Overlay District shall be in effect in all zoning districts along designated highways. Any parcel with more than half of its area within the overlay is subject to these requirements. As an overlay, this district is applied in addition to those standards of the underlying district. Any development within the geographic limits of this district shall conform to the requirements of both districts or the more restrictive of the two. Single-family and two-family land uses shall be exempt from the provisions of this overlay.

### **6.29.3 DEVELOPMENT STANDARDS:**

The following standards and guidelines shall apply to all development, construction, reconstruction, or alteration:

#### **6.29.3.1 Utilities:**

All new utility lines, including, but not limited to, electric, telephone, and TV cable, shall be placed underground.

#### **6.29.3.2 Mechanical Equipment:**

All ground-mounted mechanical equipment shall be screened from view from the designated highway by the use of walls, fences, or landscaping. All roof-mounted mechanical equipment shall be properly screened to minimize visual impact, where such screening will be effective. Where screening will not be effective, the color of the equipment shall be the same as the building.

#### **6.29.3.3 Building Facades:**

Buildings which have their back or side facing the designated highway shall be designed and constructed to avoid lengthy, unbroken facades with no scale, detailing, or fenestration or they shall be required to plant shade or evergreen trees on twenty-five (25) foot centers within twelve (12) feet of the rear or side of the building, except in front of entrances or signage. In the area in front of wall signs, there shall be a row of hedges a minimum of eight (8) feet on center.

#### **6.29.3.4 Service, Loading, and Equipment Storage Areas:**

Service areas, including storage, special equipment, maintenance, and loading areas, shall be screened with landscaping and/or architectural treatment, so as not to be visible from the highway. Refuse collection areas shall be visually screened with a solid perimeter wall consisting of materials and colors compatible with those of the adjacent structure and shall be roofed if the contents are visible from the highway.

6.29.3.5 Signage:

All freestanding and development identification signs shall be ground-mounted signs that do not exceed ten (10) feet in height and two hundred (200) square feet in sign area.

6.29.3.6 Building Heights:

No building shall exceed thirty-five (35) feet in height, measured as the vertical distance from the mean grade elevation taken at the fronting street side of a structure. Towers, spires, steeples, and enclosed roof top mechanical equipment are not counted in the height measurements.

6.29.3.7 Prohibited Uses:

The following use shall be prohibited in the HVO district:

A. Tower structures.

6.29.3.8 Uses Permitted By Approval As Special Exception:

The following use is permitted when approved by the Board of Zoning Appeals as a Special Exception as provided by Section 15.4:

A. Alternative tower structure.