

6.30 - DO – DESIGN OVERLAY DISTRICT

6.30.1 INTENT:

The purpose of this overlay district is to establish higher environmental, aesthetic, and design standards for designated areas of Johnson City that includes properties visible from specified streets. Building walls should reflect and complement the traditional materials and construction techniques of the Johnson City region. They should express the construction techniques and structural constraints of traditional, long-lasting, building materials. 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 street.

6.30.2 APPLICABILITY:

The Design Overlay District shall be in effect in all zoning districts along designated streets. The district as measured extends from a parcel's front property line for a distance of 300 feet. Any parcel having 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 developments 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.

6.30.3 DEVELOPMENT STANDARDS:

In the DO district, architectural building elements and/or elevations shall be submitted in conjunction with plans for site plan approval depicting sufficient detail to determine conformance with this district.

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

6.30.3.1 Utilities:

All new utility lines, including, but not limited to, electric, telephone, and TV cable, shall be placed underground. With exception for electric power lines in excess of 100 amp, 3 phase, 2500 KVA, which may be placed aboveground.

6.30.3.2 Mechanical Equipment:

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

6.30.3.3 Building Facades:

Buildings shall be designed and constructed to avoid lengthy, unbroken facades with no scale, detailing, or fenestration. Examples of architectural details include: recessed or articulated wall surfaces; columns and beams; windows and other openings that reflect and enhance the character and style of the building; and defined rooflines. The use of sloped roofs in combination with flat roofs, may be used to vary the building profile and to provide equipment screening.

Exterior building materials that are prohibited, when visible from the designated roadway or abutting residential development, include: corrugated metal siding; vinyl siding; and unpainted concrete block.

A minimum of seventy-five percent (75%) of every exterior building wall, excluding glass, that is visible from a public right-of-way or an abutting residential development shall be comprised from the following materials: natural clay brick; and/or natural quarried stone products. Secondary façade materials, which may be used up to twenty percent (20%) on exterior building walls include: hard-coat stucco; concrete materials (not limited to architectural split-face block, tilt-up concrete, or precast concrete); synthetic stucco (EIFS); fiber-cement siding; and/or other materials as approved by the Development Services Director, or his/her designee. Painted smooth-faced concrete block, wood, architectural metal, and/or other materials differing from those used as primary and secondary materials may be utilized, in an amount not to exceed five percent (5%).

6.30.3.4 Service, Loading, and Equipment Storage Areas:

Service areas, including storage, special equipment, maintenance, and loading areas, shall be screened so as to minimize visibility from the designated roadway or abutting residential development. Refuse collection areas shall be located in the side or rear yard and shall be screened so as to minimize visibility. If architectural elements are employed for screening, they shall be of the same building materials as the principal structure.

6.30.3.5 Signage:

All signage located within this overlay shall comply with the requirements of the underlying zoning unless modified below.

No freestanding or development identification sign shall exceed thirty (30) feet in height as measured from the surface grade at the base of the sign or from the surface grade of the highway to which this overlay is applied. The surface grade of the designated highway shall be measured from the centerline of the travel lane closest to the sign. No freestanding sign or development identification sign shall exceed two hundred (200) square feet in sign area. If the distance from the outside driving lane of the adjacent right-of-way to the property line is greater than sixty (60) feet,

then the setback for a permitted freestanding or development identification sign may be reduced to ten (10) feet.

6.30.3.6 Parking:

A landscaped pedestrian way, a minimum of five (5) feet in width, is encouraged to be provided between the rows of parking that lead into the primary customer entrance(s) of the business establishment. Parking shall not encroach into the pedestrian way.

6.30.3.7 Lighting:

Direct light and glare from lights can be both a hazard and a nuisance to drivers and neighboring residential development. Exterior lighting shall not emit any light above a horizontal plane. Searchlights, laser source lights, or any similar high intensity light for advertising purposes shall be prohibited. The maximum height of lights not located in the public right-of-way shall be thirty-five (35) feet.

6.30.4 PROHIBITED USES:

The following uses shall be prohibited in the DO district:

- A. Adult-oriented businesses;
- B. Transmission tower structures;
- C. Auto repair, as a primary use;
- D. Mobile home sales; and
- E. Self service storage, as a primary use; and
- F. Salvage and/or junk yards.

6.30.5 GREENWAYS:

At the time of subdivision or development, whichever comes first, all parcels which abut a flood zone shall provide a drainage and transportation easement of up to fifteen (15) feet in the flood zone to ensure the continued safe flow and unimpeded access.

6.30.6 DRAINAGE AND EROSION CONTROL:

The construction of storm sewers and storm water management systems shall be in accordance with the Johnson City Public Works Department's standards of latest issue. Reseeding or sodding any cleared or graded site shall be required where no building activity has occurred within a three (3) month period. Additional reseeded or sodding will be required in the event the initial application(s) are unsuccessful.