

APPENDIX S: I. H. 20 OVERLAY DISTRICT

S.4 DEVELOPMENT REQUIREMENTS

Section 1: Purpose

The purpose of this overlay district is to maximize the corridor's potential as a city asset with sustainable development, and address the concerns of property owners that future non-residential development be compatible with existing residential uses. This district is intended to increase the quality of development by applying design and development requirements developed by staff and property owners. These requirements are contained in [Appendix F](#) of this Code.

Section 2: Land Use

All properties within the IH-20 Overlay District are subject to the land use requirements of the Unified Development Code for the base zoning district in which they are located.

- A. Structures and site improvements existing or pending on March 11, 2003: All structures and site improvements which are in compliance with the underlying zoning regulations in effect on March 11, 2003, shall be deemed to be in a conforming condition if such structures and site improvements either:
 - 1. Existed with a valid Certificate of Occupancy on March 11, 2003; or
 - 2. Which have been deemed to be in conformance with the underlying zoning district on any lot or tract for which an application for platting, replatting, site plan or a building permit for such use was pending on March 11, 2003.
- B. Structures and site improvement requirements specified in a Planned Development District for undeveloped property situated within the IH-20 Overlay District:
 - 1. Regulations specifying building design, landscaping, density and dimensional requirements contained in the body of an ordinance for a Planned Development District, that do not meet the specifications of Sections 2.A.1 and 2.A.2 above, shall remain in effect for such districts situated within the IH-20 Overlay District.
 - 2. Planned Development Districts situated within the IH-20 Overlay District that do not meet the specifications of Sections 2.A.1 and 2.A.2 above and do not contain regulations specifying density and dimensional requirements contained in the body of an ordinance for same District shall be subject to the development requirements of the IH-20 Overlay District and all other relevant provisions of the Unified Development Code that are not in conflict with this Section. Such Planned Development Districts are depicted in figure 4 below.

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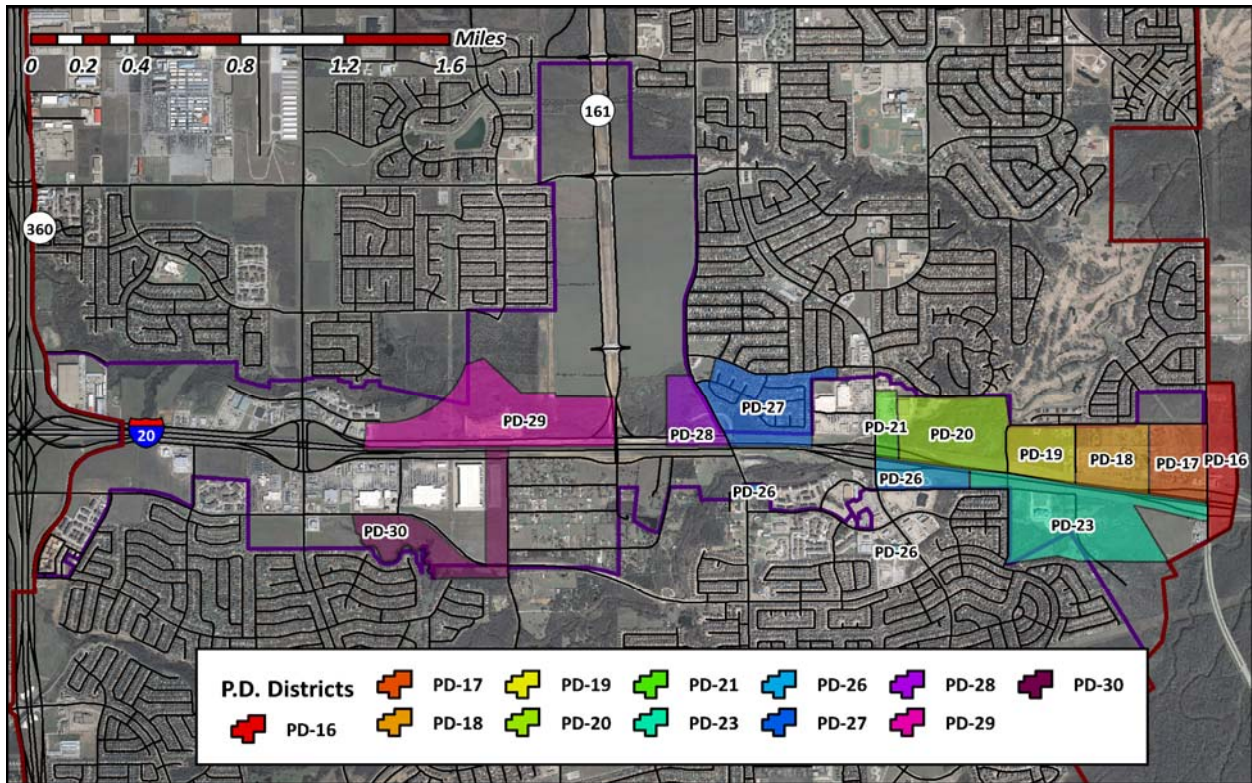


Figure 4: Planned Development Districts that do not meet the specifications listed in 2.B.1 & 2.B.2. (PD's Listed: PD-16, PD-17, PD-18, PD-19, PD-20, PD-21, PD-23, PD-26, PD-27, PD-28, PD-29, & PD-30)

Section 3: Development Requirements

All development must meet the minimum requirements prescribed in the Unified Development Code for the property's underlying zoning district classification and adhere to additional architectural standards specified in [Appendix F](#) of this Code.