

4. This district shall also apply to all shared access easements and/or cross-access easements located within the areas defined in Section 4.3.2.B.1, including, but not limited to, those that may be used to access any parcel or parcels beyond the boundaries of this district.

C. PERMITTED USES

As an overlay, the Highway Corridor Overlay District supplements standards established elsewhere in the UDO. Any use permitted in the underlying zoning district, set forth in Chapter 2 of the UDO, shall also be permitted in the Highway Corridor Overlay District provided it complies with the provisions of the Highway Corridor Overlay District.

D. EXCEPTIONS AND NON-CONFORMING SITUATIONS

Any property developed as a unified campus (research, medical/ hospital) or zoned and used for a single family residential use, including the single family residential portion of a property zoned Planned Development District (PDD), shall be exempt from the development standards of the Highway Corridor Overlay District. When a parcel has a vested right in effect, that parcel may be exempt from certain provisions of the Highway Corridor Overlay District, as outlined in Chapter 9 of the UDO. The development standards of this overlay district shall apply to all other properties within the district boundaries as outlined in Section 4.3.2.B.

E. DESIGN REVIEW

All development design and plan reviews, as required by the UDO, shall apply to the Highway Corridor Overlay District.

F. GENERAL REQUIREMENTS AND DEVELOPMENT STANDARDS

1. **Building Placement:** All buildings shall front onto a public or private street, or share a frontage line with a square or other similar common open space. The front facade of buildings shall be generally parallel to front property lines when placed along the corridor right-of-way. The following shall also apply:
 - a. In general, the setback requirements set forth in Chapter 2 and Chapter 3 of the UDO shall apply; however in no instance shall the front setback be less than 50 feet. For commercial developments that were platted prior to the establishment of the Highway Corridor Overlay District, common setback flexibility will be considered by the Technical Review Committee (TRC).
 - b. Notwithstanding any other provisions of the UDO, existing buildings built as of June 9, 2014, and not in conformity with the 50-foot front setback shall not be precluded from expanding in size based on the setback nonconformity, provided the expansion does not result in further reduction of the nonconforming setback and provide a minimum 25-foot front setback.
 - c. When fronting the corridor right-of-way, buildings shall have access from the front and rear of the building.
 - d. The development of retail commercial centers or villages is favorable over commercial "strip development" in the Highway Corridor Overlay District.
(Ord. No. 2021-1783, 12.13.21)
2. **Building Height:** Maximum building height shall not exceed that permitted in the underlying zoning district, set forth in Chapter 2 and Chapter 3, of the UDO.
3. **Building Vernacular:** Variation in architecture and materials is required. There shall be no large expanse of blank exterior walls along the corridor. Variation in exterior walls may be achieved through the use of windows, projections, recesses, columns, horizontal and vertical offsets, awnings, canopies, or other architectural features. Rooflines of buildings adjacent to the corridor shall also be varied to add interest and complement the character of