
ARTICLE

17

HOUSTON-DONALDSON STUDY CORRIDOR OVERLAY DISTRICT (HDO)

SECTION 1700

Intent

The purpose or intent of this district is to assist in the implementation of the Boone County Comprehensive Plan and the 2013 Houston-Donaldson Study. Specifically, the purpose of this overlay district in conjunction with the underlying zoning district and Article 15 of the Boone County Zoning Regulations is to:

1. To provide a framework to guide appropriate development for future growth in a key location in Boone County;
2. To further detail and compliment the Comprehensive Plan for this area because of the vital nature of the area;
3. To evaluate potential development in terms of land use, traffic and water/sewer in order to avoid overloading infrastructure;
4. To provide architectural design review and special district signage regulations that provide for appropriate exterior appearance to the general public and which exhibit excellence in design, and encourage overall development themes based on land use and locational considerations.

SECTION 1701

Location & Definition

The Houston-Donaldson Study Corridor Overlay District (HDO) is an overlay zoning district shown on the Boone County Zoning Map to which it is applied; the rights and obligations herein as set forth and in addition to those specified by Article 15 of the Zoning Regulations, the underlying zoning district and the described in the 2013 Houston-Donaldson Study. The boundaries or location of the HDO are identified in Figure 1.1 of the 2013 Houston-Donaldson Study and shall be designated by the suffix HDO. The current zoning of the overlay district shall also be identified on the Boone County Zoning Map.

SECTION 1702

Applicability and Review

The Houston-Donaldson Study Corridor Overlay District (HDO) application and review requirements shall be applied to all properties identified on Figure 1.1 of the 2013 Houston-Donaldson Study and other applicable articles of this zoning order. Specific land uses, building intensities and zoning of parcels in the study area are identified in the "Land Use Recommendations," "Infrastructure," "Development Design and Signage Requirements," and "Current Zoning and Recommended Changes" chapters of the 2013 Houston-Donaldson Study. Application and review procedural requirements are specified in the 2013 Houston-Donaldson Study as well as other appropriate articles in this zoning order.

SECTION 1703**Review Procedures**

The development review and approval procedures are outlined in the “Zoning Process” section in Chapter 5 “Development Design and Signage Requirements” of the 2013 Houston-Donaldson Study.

SECTION 1704**Design Review for Architecture, Site Design, and Signage**

All development within this overlay district shall be reviewed for conformance with the applicable ~~portions~~ standards and requirements in Chapter 5 “Development Design and Signage Requirements” of the 2013 Houston-Donaldson Study. The Site Plan and Design Review applications shall be submitted concurrently.