

Section 610 H-O Highway Overlay District

The Highway Overlay District is intended to protect and preserve the natural scenic beauty along designated major access corridors and specified principal arterials which are located now or will be constructed within this Overlay District. Maintaining the attractiveness of these roadway corridors will enhance the economic value of the community by encouraging tourism and trade. This Overlay District is established also for the purpose of:

- (A) Protecting the public investment in and lengthening the time during which highways can continue to serve their functions without expansion or relocation by expediting the free flow of traffic and reducing the hazards arising from unnecessary points of ingress and egress and cluttered roadside development;
- (B) Reducing the cost of future highway expansions by requiring the buildings and structures be sufficiently set back from the right-of-way to provide adequate storage for vehicles until they can safely enter the highway;
- (C) Reserving adequate roadside space through which neighborhood traffic may be admitted to and from the highway system in a manner that avoids undue traffic concentrations, sudden turnings and stopping and other hazards; and
- (D) Achieving a pleasing appearance along a roadway that blends with surrounding environs of the village.

(1) Approval

A major site plan shall be required per Section 710 of this ordinance unless noted below:

- (a) Interior improvements, renovations, replacement or repairs to existing structures or buildings which do not expand the existing use.
- (b) Change in use that does not require an expansion or addition
- (c) No new driveway connections are made.

(2) Permitted uses

All permitted uses that are allowed in the underlying zoning district are allowed in the Highway Overlay District with the same conditions and approval process required.

(3) Prohibited Uses

The following uses are prohibited even if permitted or allowed in the underlying zoning district.

- (a) Advertising signs, billboards or off-premise signs.
- (b) Flashing light signs.

(4) Yard Requirements

Front yard setback shall be 75 feet from the front property line unless the underlying zoning district requires greater in which the greater shall apply.

(5) Signs

Signs in this overlay district shall be limited to the following unless the underlying zoning district restricts in which the more stringent regulation shall apply. Furthermore, no sign may be erected without approval and a permit issued by the Village Council.

- (a) Maximum height - 15 feet.
- (b) Maximum area - 32 square feet.
- (c) Maximum number of signs shall be one freestanding sign per lot.
- (d) Set back at least 30 feet from the front and twenty (20) feet from the side and rear property lines.

(6) Driveways

- (a) All lots, parcels, or any other divisions of land of 300 linear feet or less of road frontage adjacent to a U.S. Highway, N.C Route, Scenic By-way or other major thoroughfare (as designated by the village council) shall have no more than one access point. All lots having more than 400 linear feet of road frontage adjacent to a U.S. Highway, N.C. Route, Scenic By-way or way or other major thoroughfare (as designated by the village council) shall have no more than one access point onto the road for each 400 linear feet of road frontage.
- (b) No access shall be allowed within 200 linear feet of the intersecting right-of-ways lines of the intersecting street closest to the access point.
- (c) No access shall be granted within 200 linear feet from an existing access point unless no access will be granted if this provision is enforced. In this case, the access shall be granted at the greatest point away from all existing access points.

- (d) The NCDOT may reduce or increase the requirements by up to thirty percent if the site distances for a vehicle entering the corridor at the locations described above does not meet the standards established in “ A Policy on Geometric Design of Highways and Streets”, 1984 by the American Association of State Highway and Transportation Officials.