

**Article amendments approved unless noted:**

New Article 22 Adopted

OMPC

10-Mar-2016

Owensboro

3-May-2016

Daviess Co.

Whitesville

**22.1 ARENA OVERLAY DISTRICT.**

**22.1.1 PURPOSE.** The purpose of the Arena Overlay District is to encourage the concentration of recreational, entertainment and cultural uses to compliment the Owensboro Sportscenter and to provide additional recreational, entertainment and cultural activities within the City of Owensboro and Daviess County for the use and benefit of the citizens of the City, County and region.

**22.1.2 ARENA OVERLAY DISTRICT BOUNDARY.**

The area designated as the Arena Overlay District consists of the city block, including adjacent public street rights-of-way, bounded by West Parrish Avenue, Hickman Avenue, West 12<sup>th</sup> Street and Parkview Drive. See Arena Overlay District Map in Section 22.1.10.

**22.1.3 PERMITTED USES.** All land in this overlay district shall retain its underlying zoning district designation as well as all characteristics (land uses, building setbacks, etc.) of the underlying zoning district designation as outlined in applicable sections of the Owensboro Metropolitan Zoning Ordinance. Additionally, the following land uses shall be allowed within this overlay district as principally permitted uses:

Arenas

Indoor Recreational Activities

Public Facilities

Restaurants

Retail Sale of Merchandise

Any other uses deemed to be clearly incidental to the operation/function of principally permitted uses within the Arena Overlay District

**22.1.4 BUILDING HEIGHT.** Buildings within this overlay district shall not exceed a maximum height of 85’.

**22.1.5 PARKING REQUIREMENTS.** Parking requirements within this overlay district are as follows:

- a. The minimum number of required off-street parking spaces for properties within this overlay district shall be as follows:
  - i. Arenas: 1 space per 4 seats.
  - ii. For all other land uses not listed in Section 22.1.3 see Article 13 Off-Street Parking, Loading & Unloading Areas.
- b. A Parking Master Plan is required to demonstrate how required parking will be accomplished by showing available on-site parking and other satellite parking locations. Off-site parking is acceptable to meet the overall parking requirements within this overlay district.

**22.1.6 LANDSCAPING REQUIREMENTS.**

Landscaping requirements within this overlay district are as follows:

- a. Property Perimeter Landscaping: The property perimeter landscaping requirements from Table 17.311 of this zoning ordinance are applicable to all properties within this overlay district.
- b. Vehicular Use Area Perimeter Landscaping: The vehicular use area perimeter landscaping requirements from Table 17.312 of this zoning ordinance are applicable to all properties within this overlay district.
- c. Vehicular Use Area Interior Landscaping: There are no vehicular use area interior landscaping requirements for properties within this overlay district.
- d. Requirements listed in Article 17 Landscape & Land Use Buffers including, but not limited to, those related to plant size, spacing, maintenance and sight triangle requirements also apply to properties within this overlay district.

**22.1.7 SIGN REQUIREMENTS.** Signage requirements within this overlay district are as follows:

- a. One multi-tenant free-standing sign within the overlay district is allowed.
  - i. Multi-tenant free-standing sign height shall not exceed 32’.
  - ii. Multi-tenant free-standing sign area shall not exceed 600 square feet.
- b. Building Sign area shall not exceed 600 square feet per building sign.
- c. Free-standing signs must be shown on the final development plan.
- d. See Article 9 Sign Regulations for other applicable signage requirements.

**22.1.8 FINAL DEVELOPMENT PLAN REQUIRED.**

Development or redevelopment of any property located within the Arena Overlay District requires the submittal and approval of a final development plan before any building permits are issued. Final development plans within the Arena Overlay District shall be approved by the full Planning Commission. Minor modifications of previously approved final development plans within the Arena Overlay District may be approved by the Planning Director. Minor modifications may not increase building square footage or alter the number of parking spaces. See Article 16 Development Plans for more information regarding the development plan review process. The

following items shall be included with any final development plan submitted within this overlay district:

- a. Completed final development plan application.
- b. Final development plan fee.
- c. Copies of the proposed final development plan, contents of which are outlined in the zoning ordinance and listed on the final development plan application form.
- d. A Parking Master Plan to be reviewed by OMPC staff, City Engineer staff and other applicable agencies must be submitted demonstrating compliance with parking requirements.
- e. A Lighting Plan must be submitted demonstrating how proposed lighting fixtures will be installed so as to reflect light away from adjoining properties.
- f. Other items, documents or materials deemed necessary by OMPC staff.

**22.1.9 MISCELLANEOUS REQUIREMENTS.**

- a. Issues not addressed by regulations contained within Section 22.1 Arena Overlay District that are addressed elsewhere within the zoning ordinance may apply to properties within this overlay district.
- b. All development within the Arena Overlay District is subject to the applicable requirements of the most recent version of the Kentucky Building Code.

**22.1.10 ARENA OVERLAY DISTRICT MAP**

