

Urban Corridor District Level 5 (CL5)

This district is intended to establish dense, dynamic and walkable centers for living, working and shopping. Urban Centers provide a retail and employment focus supplemented by dense residential development. Three Urban Centers established upon initial approval of the SH 130 and SH 45 corridor boundaries occur at major interchanges along the state highways with emphasis upon retail (SH 130 and SH 45), employment (SH 130 and Pfluger Lane) and entertainment (SH 130 and Pecan Street).

Residential Uses	
Permitted by Right	Assisted Living, Condominium, Live Work Unit, Skilled Nursing/Nursing Home (Convalescent), Multi-Family
Civic Uses	
Permitted by Right	Section 4.2 Civic Center, Government Facilities, Museum/Art Gallery, Park/Playground, Place of Worship, School: Private, Public, and Parochial, College, University, or Private Boarding School, Convention Center
Specific Use Permit Required	

Commercial Uses	
Permitted by Right	Automotive Parking Lot/Garage, Bar/Tavern, Brewpub/Wine Bar, Call Center, Catering Establishment, Clinic, Indoor Commercial Recreation & Entertainment, Day Care Facility, Major and Minor Dry Cleaning, Event Center, Financial Institution, Health/Fitness Center, Liquor Store, Massage Therapy, Museum/Art Gallery, Office: Administrative, Medical, or Professional, Personal Services, Major or Minor Print Shop, Resturant, Retail Sales and Services, Retail Sales (single tenant over 50,000 SF), Neighborhood Theatre, Regional Theatre
Permitted with Limitations	Commercial Animal Establishments, Drive-in/Thru, Gas Station, Hotel/Hotel Residence,
Specific Use Permit Required	Automotive Body Repair Shop (Collision Repair), Automotive Repair and Service, Outdoor Commercial Recreation 7 Entertainment, Distribution/Logistics Center, Hospital, Light Industrial Uses, Mobile Food Park, Office/Showroom, Office/Warehouse, Research and Development Center

Transportation & Utility Uses	
Permitted by Right	Section 4.2 Transit Terminal (Park & Ride)
Permitted with Limitations	Utilities
Specific Use Permit Required	Wireless Telecommunication Facilities

Dimensional Standards	
Minimum Lot Width	200 ft
Minimum Lot Size	NA
Front/Street Setback	15 ft
Minimum Side Street Setback (corner lots)	15 ft
Minimum Interior Side Setback	10 ft
Side setback abutting SF property	30 ft
Rear Setback	10 ft
Rear Setback abutting SF property	30 ft
Streetscape Yard	30 ft
Maximum Building Height	85 ft
Maximum Impervious Cover	85%
Bufferyard – UDC Sec 11.10	30 ft
Minimum Density	15 units/acre
Maximum Density	25 units/acre
Density Bonus (Max density if structured parking is provided)	75 units/acre
Minimum Dwelling unit area	450 sqft
Multi-Family Dwelling Unit Mix	Min 40% 1 bed /studio; Max 10% 3+ Bed