

# UDC Corridor District Amendments

## SUBCHAPTER 4 AMENDMENTS

### 4.4 CORRIDOR DISTRICTS (CL3, CL4, CL5)

The purpose of the corridor districts is to provide an adequate mix of residential and commercial industrial land uses that encourage a mix of employment, shopping and services opportunities. Non-residential zoning districts include CL3, CL4 and CL5.

#### 4.4.1 CORRIDOR DISTRICTS DEFINED

~~Suburban~~ **Neighborhood** (Level 3: CL3) This district is intended to establish a form that features ~~low density~~ **neighborhood-scale suburban** development primarily consisting of a mix of **small-scale** residential uses ~~featuring single-family homes~~ with limited, **compatible** commercial uses along major thoroughfares **and within activity nodes**. The scale of development is limited with substantial on-site **public spaces**, open spaces ~~and~~, vegetation ~~and standards for built form~~. Uses within the ~~Suburban-Neighborhood~~ district may be mixed with an emphasis on creating walkable neighborhoods near neighborhood centers, civic spaces and public facilities.

**Urban** (Level 4: CL4) This district is intended to create vibrant and walkable neighborhoods and employment centers ~~along the SH 130 and SH 45 corridors in the Mixed-Use Commercial and Innovation Center areas as geographically identified on the Future Land Use Map~~. The scale of structures in the Urban district is greater than found in the **Neighborhood** district and density sufficient to support a range of housing types. Commercial retail services play an increased role relative to the **Neighborhood** district but remain supportive of surrounding neighborhoods and employment centers.

**Urban Center** (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. **Urban Centers should be located in the Mixed-Use Commercial and Innovation Center areas as geographically identified on the Future Land Use Map, focused at major interchanges along the state highways and toll facilities with high degrees of regional access. 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).~~

Buildings within the Urban Center should be multi-storied with a mix of tenant spaces on the ground floor. When single story or single tenant land uses are proposed, they should be clustered together with connected pedestrian amenities to create synergy among the buildings. All building ground floors within the Urban Center should provide a store front, enhanced pedestrian environment which collectively creates a ten-minute walking area to goods and services within the development area, as envisioned by the Aspire 2040 plan.

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#### 4.4.2 CORRIDOR DISTRICTS - LAND USE TABLE

Land uses identified in Table 4.4.2 with the following designations shall be interpreted according to the provisions herein. If there is no designation found for a particular use in a specific zoning district, that use is not allowed within that zoning district. In the event that a use is not listed or classification is otherwise required, the Administrator shall classify the use as appropriate in accordance with Subchapter 3.

- A. Permitted Uses: Uses noted with a “P” are permitted by right within the given district, provided that all other requirements applicable to the use within each section are met.
- B. Uses Permitted with Conditions: Uses noted with a “C” are permitted by right within the given district provided that specific conditions are met. Specific conditions applicable to these certain uses are provided in the corresponding “land use conditions” section of this Subchapter.
- C. Uses Requiring a Specific Use Permit: Uses noted with an “S” require consideration of impacts associated with a particular location for the proposed use, in addition to the standards that otherwise apply to the use under this Subchapter.
- ~~D.~~ Uses Permitted with Conditions Unless Authorized by a Specific Use Permit: Uses noted with a “C/S” are permitted by right within the given district provided that specific conditions are met, unless authorized by a specific use permit.

Table 4.4.2: Corridor Districts - Permitted Uses			
Residential Uses	CL3	CL4	CL5
Assisted Living	P	P	P
<del>Condominium</del>	<del>C</del>	<del>P</del>	<del>P</del>
<del>Cottage Court</del>	<del>C</del>		
<del>Cottage Row</del>	<del>C</del>		
Duplex	P		
Dwelling Unit, Accessory	C	C	C
Live Work Unit	S	P	P
<del>Multi-Family, Neighborhood-Scale</del>	<del>C</del>		
<del>Multi-Family, Suburban</del>	<del>S</del>	<del>S</del>	<del>S</del>
<del>Multi-Family, Urban</del>	<del>C/S</del>	<del>C</del>	<del>C</del>
<del>Retirement Living Village</del>	<del>C</del>	<del>S</del>	<del>S</del>
<del>Skilled Nursing/Nursing Home (Convalescent)</del>	<del>P</del>	<del>S</del>	<del>P</del>
Single Family Attached (3 or more) Townhome (Triplex or Quadplex)	P	C	
Single Family, Detached	P		

<b>Non-Residential and Mixed Uses</b>	<b>CL3</b>	<b>CL4</b>	<b>CL5</b>
<b>Amenity Center (Primary Use)</b>	<b>C</b>	<b>C</b>	<b>C</b>
Animal Establishments, Commercial	C	C	C
<b>Automobile Parking Lot/Garage Surface Lot</b>		<b>PS</b>	<b>PS</b>
<b>Automobile Parking, Structured</b>		<b>P</b>	<b>P</b>
Automotive Body Repair Shop (Collision Repair)		S	S
Automotive Repair and Service		S	S
Bar/Tavern		P	P
Brewpub/Wine Bar		P	P
Brewery/Distillery/Winery, Micro		P	P
Call Center			<b>PC</b>
Catering Establishment	C	P	P
Civic Center	P	P	P
Clinic	P	P	P
College, University, Trade School, or Private Boarding School		P	P
Commercial Recreation and Entertainment, Indoor	C	P	P
Commercial Recreation and Entertainment, Outdoor		S	S
Convention Center		P	P
Day Care Facility	P	P	<b>PC</b>
Distribution/Logistics Center		S	S
Drive-in/Thru		C	C
<b>Dry cleaning, Major</b>		<b>PS</b>	<b>PS</b>
Dry Cleaning, Minor	P	P	P
Event Center		P	P
Financial Institution	P	P	P
<b>Gas Fueling Station</b>		C	C
Government Facilities	P	P	P
Health/Fitness Center	C	P	P
Hospital		S	S
Hotel/Hotel Residence		C	C
Industrial Uses (Light)		S	S
Liquor Store (Off-Premise Consumption)		P	P
Massage Therapy, Licensed	P	P	P
Mini-warehouse/public storage		S	
<b>Mixed Use</b>	<b>C</b>	<b>C</b>	<b>C</b>

Mobile Food Park		S	S
<b>Non-Residential Uses</b>	<b>CL3</b>	<b>CL4</b>	<b>CL5</b>
Museum/Art Gallery		P	P
Office/Showroom		S	S
Office/Warehouse		S	S
Office: Administrative, Medical, Professional or Headquarters	P	P	P
Park or Playground	P	P	P
Personal Services	P	P	P
Place of Worship	P	P	P
Print Shop, Major		P	P
Print Shop, Minor	P	P	P
Research and Development Center		S	S
Restaurant	P	P	P
Retail Sales and Services	P	P	P
Retail Sales- Single tenant over 50,000 SF		P	P
School: Public	P	P	P
School: Private or Parochial	P	P	P
<b>Theater</b>		P	P
Transit Terminal (Park & Ride)		P	P
Utilities	C	C	C
Wireless Telecommunication Facilities		C/S	C/S

#### 4.4.3 CORRIDOR DISTRICTS – LAND USE CONDITIONS

The uses indicated in the Land Use Table Section 4.4.2 with the letter “C” in one or more districts must comply with the conditions as indicated below. The use is permitted in the subject district(s) provided the use or site complies with the conditions indicated for the use. Conditions are specified for each use in the following alphabetical list.

<p>Amenity Center (Primary Use)</p>	<ul style="list-style-type: none"> <li>• Must take access from at least one collector, arterial street or major drive aisle; and</li> <li>• The pool and all buildings must be located at least 100 feet from all site boundary lines, unless otherwise approved through a Specific Use Permit.</li> <li>• In the CL3, CL4 and CL5 Districts, Amenity Centers do not receive credit as ground floor nonresidential areas.</li> </ul>
<p>Animal Establishments, Commercial</p>	<ul style="list-style-type: none"> <li>• Subject to Title 9, Chapter 90</li> </ul>
<p>Call Center</p>	<ul style="list-style-type: none"> <li>• Must be located in a multi-story building 60% served by structured parking.</li> </ul>
<p>Catering Establishment</p>	<ul style="list-style-type: none"> <li>• 5,000 square feet or less of floor area.</li> </ul>
<p><del>Gondominium</del></p>	<ul style="list-style-type: none"> <li>• <del>For “townhome” structures, refer to corridor districts land use conditions for Single family Attached (3 or more) Townhome</del></li> <li>• <del>Where multiple “for sale” units are provided in one structure, refer to Multi-Family and Mixed Use Structure requirements provided in Table 4.2.4 B., Table 4.2.4 C., and Section 9.3 of Subchapter 9.</del></li> </ul>
<p>Cottage Court</p>	<ul style="list-style-type: none"> <li>• Shared court width shall be at least 30% of the lot width, minimum.</li> <li>• Minimum frontage width of 100'.</li> <li>• Can be subdivided into separate lots that front onto shared court under UDA.</li> </ul>
<p>Cottage Row</p>	<ul style="list-style-type: none"> <li>• Minimum frontage width of 100'</li> <li>• Can be subdivided into separate lots that front onto shared sidewalk connecting to public sidewalk under UDA.</li> </ul>
<p>Drive-in/ Thru</p>	<ul style="list-style-type: none"> <li>• Subject to the location requirements as outlined in Subchapter 9; and</li> <li>• The establishment shall be designed to allow patrons to order and consume from inside the building, or order from a walk-up window and consume from an outdoor, covered seating area; and</li> <li>• The building shall be oriented on-site to allow pedestrians an uninterrupted sidewalk between the front patron accessible door or walk-up window and the public sidewalk without crossing a drive thru lane or drive aisle.</li> </ul>
<p>Dwelling Unit, Accessory</p>	<ul style="list-style-type: none"> <li>• See Section 4.6.3</li> </ul>
<p>GasFueling Station</p>	<ul style="list-style-type: none"> <li>• Permitted at a maximum of two corners at an intersection of two arterial streets or an intersection of an arterial street with a toll</li> </ul>

	<p><del>/frontage road facility</del>; and a maximum of one corner of an intersection with a collector or local street; and</p> <ul style="list-style-type: none"> <li>• Permitted only within 1,000 feet of SH 130 and SH 45, measured from the nearest property line of the gas station to the nearest right-of-way line of SH 130 and SH 45; and</li> <li>• <del>All fueling stations, gas including gas and electric charging station shall be limited to passenger vehicles and</del> have a maximum of twelve (12) service <del>pumps</del>dispensers where a maximum of twelve (12) vehicles may <del>pump gas</del>refuel simultaneously, -and</li> <li>• <del>Canopies shall comply with the canopy standards in Subchapter 9.4 F y support columns must be encased in brick or stone complementary to the principal structure;</del> and</li> <li>• Air and vacuum facilities must be a minimum of at least 100 feet from low or medium density single family residential use and screened with vegetation from view of the right of way; and</li> <li>• <del>Electric charging stations intended for passenger vehicles may be permitted within required passenger vehicle parking spaces and not count towards the maximum service dispensers, provided the required passenger vehicle parking spaces remain available for use by all passenger vehicles. Electric charging station spaces that are restricted and not available for general parking use, intended for commercial vehicles, or established outside of required parking spaces shall adhere to the service dispenser limitations and canopy design requirements as required for fueling stations as noted above.</del></li> </ul>
Health/Fitness Center	<ul style="list-style-type: none"> <li>• Tenant space limited to 5,000 square feet or less of floor area.</li> </ul>
Hotel, Hotel Residence	<ul style="list-style-type: none"> <li>• External balconies must be set back at least 200 feet from any residential zoning district;</li> <li>• Must provide staff on-site 24 hours a day;</li> <li>• All guest rooms must be accessed through internal hallways, lobby, or courtyard; and</li> <li>• Must provide at least three amenities from the list below: <ul style="list-style-type: none"> <li>i. Indoor/Outdoor Pool</li> <li>ii. Spa/Sauna</li> <li>iii. Weight Room/Fitness Center</li> <li>iv. Playground</li> <li>v. Sports Court</li> <li>vi. Plaza/Atrium</li> <li>vii. Game Room</li> <li>viii. Jogging Trail</li> <li>ix. Conference Room (1,000 square foot minimum)</li> <li>x. Full service restaurant (minimum seating capacity of 35)</li> </ul> </li> </ul>
Live Work	<ul style="list-style-type: none"> <li>• <del>The residential component shall comprise at least 33% of the total gross square footage (all floors/buildings)</del></li> </ul>

Mixed-Use

- Minimum of two stories
- Any surface parking must be consolidated as pods that are completely concealed from view from any street or drive aisle by the use of building facades, with exception of the limited area needed for the immediate driveway/access point.
- At least 50% of the ground floor gross floor area of a building facing a collector level street or major drive aisle must be constructed with a commercial space for use by commercial tenants. When a building is located at a corner of a collector level street or main drive aisle, the ground floor of the building corner and 100' extending from the corner in both directions shall be enhanced and designed for the commercial space.
- Amenities or leasing offices for any residential component associated with the mixed-use project may not be used in meeting the 50% ground floor gross floor area requirement.
- A project can receive credit, at the discretion of the Planning Director, for portions of the building outside of the 100' requirement provided the commercial portions are located along an active street or drive aisle, are at a corner or adjacent to other non-residential spaces, remain designed as liner buildings, and contain an enhanced pedestrian gathering space in the adjacent sidewalk.
- At least 25% of the total gross square footage (all floors) contains a combination of at least 25% residential and 25% office or retail uses. Commercial components of a live work unit may be used for meeting this requirement provided the non-residential unit is constructed solely for non-residential use. The percentage of residential may be reduced at the discretion of the Planning Director when the building is constructed as a liner building with commercial land use that contains a mix of tenants and is multi-storied.
- Nonresidential spaces must be finished out to a minimum of a Temporary Certificate of Occupancy for a shell building and provide for at least two separate commercial spaces (which may later be combined upon occupancy) and constructed to accommodate diversified uses and types and not designed for one user. A full Certificate of Occupancy shall not be issued for residential uses



		<p>until at least the Temporary Certificate of Occupancy referenced above for nonresidential spaces is issued.</p> <ul style="list-style-type: none"> <li>• <del>Each ground floor commercial space must have</del> <ul style="list-style-type: none"> <li><del>(a) A customer entrance that opens directly onto the sidewalk, and</del></li> <li><del>(b) A depth not less than 24 feet, and</del></li> <li><del>— A height of not less than 12 feet, measured from the finished floor to the bottom of the structural members of the ceiling</del></li> <li><del>(c) A storefront appearance having at least 65% of the ground floor being transparent, and</del></li> <li><del>(d)(a) Storefront windows shall be measured as the area between 2' to 8' above grade. The windows used in this calculation shall remain transparent to a passerby and cannot be blocked by shelves, wall coverings or tinting.</del></li> </ul> </li> </ul>
<p>Multi-Family, Neighborhood-Scale</p>		<ul style="list-style-type: none"> <li>• 8 units max per building.</li> <li>• 3 story max.</li> <li>• 100' lot width minimum.</li> <li>• All buildings shall front onto and face the public street or a drive aisle functioning as a collector road with sidewalk on both sides.</li> <li>• All parking shall be located to the side or rear and not visible from the public street or a drive aisle functioning as a collector road with sidewalk on both sides.</li> </ul>
<p>Multi-Family, Urban</p>		<ul style="list-style-type: none"> <li>• 60% of parking must be provided as structured parking, visible from no more than one façade provided the façade meets the standards of Section 9.8</li> <li>• <u>Minimum of two stories</u></li> <li>• <u>Any surface parking must be consolidated as pods that are completely concealed from view from any street or drive aisle by the use of building facades, with exception of the limited area needed for the immediate driveway/access point.</u></li> <li>• <u>At least 50% of the ground floor façade linear frontage of a building facing a collector level street or major drive aisle must be constructed with a commercial space for use by commercial tenants to the specifications below for nonresidential spaces. If more than one frontage faces a collector level street or main drive aisle, the maximum linear feet shall apply to a maximum of two frontages and may be consolidated to a single frontage more heavily (ex. 100% of one façade and 0% of the other, 75% of one façade and 25%</u></li> </ul>

of the other, etc.). This requirement may also be satisfied using a Unified Development Agreement applicable to multiple parcels, though auto-oriented uses including Automobile Parking Surface Lot, Automobile Parking Structure, Automobile Body Repair (Collision Shop), Automobile Repair and Service, Mini-warehouse/public storage, Fueling Station, and Drive-In/Thru cannot be credited for meeting this requirement.

- When a building is located at a corner of a collector level street or main drive aisle, the ground floor of the building corner and 100' extending from the corner in both directions shall be constructed with a commercial space for use by commercial tenants. If more than one corner of a building is located at a corner of a collector level street or main drive aisle, the maximum linear feet shall apply at up to two corners and may be consolidated at a single primary corner (ex. Extend 200' in each direction, or 100' in one direction and 300' in the other direction, from one corner for 400' total).



- Amenities or leasing offices for any residential component associated with the mixed-use project may not be used in meeting the 50% ground floor gross floor area requirement.
- A project can receive credit, at the discretion of the Planning Director, for portions of the building outside of the 100' requirement provided the commercial portions are located along an active street or drive aisle, are at a corner or adjacent to other non-residential spaces, remain designed as

	<p><u>liner buildings, and contain an enhanced pedestrian gathering space in the adjacent sidewalk.</u></p> <ul style="list-style-type: none"> <li>• <u>Nonresidential spaces must be finished out to a minimum of a Temporary Certificate of Occupancy for a shell building and provide for at least two separate commercial spaces (which may later be combined upon occupancy) and constructed to accommodate diversified uses and types and not designed for one user. A full Certificate of Occupancy shall not be issued for residential uses until at least the Temporary Certificate of Occupancy referenced above for nonresidential spaces is issued.</u></li> <li>• <u>Each ground floor commercial space must have</u> <ul style="list-style-type: none"> <li><u>(b) A customer entrance that opens directly onto the sidewalk, and</u></li> <li><u>(c) A depth not less than 24 feet, and</u></li> <li><u>(d) A height of not less than 12 feet, measured from the finished floor to the bottom of the structural members of the ceiling</u></li> <li><u>(e) A storefront appearance having at least 65% of the ground floor being transparent, and</u></li> </ul> </li> <li>• <u>Storefront windows shall be measured as the area between 2' to 8' above grade. The windows used in this calculation shall remain transparent to a passerby and cannot be blocked by shelves, wall coverings or tinting. Must comply with Mixed Use conditions above.</u></li> </ul>
<p>Retirement Living Village</p>	<ul style="list-style-type: none"> <li>• Residential structures commonly known as single family detached, duplex, or single family attached (3 or more) townhome, and <del>vertical flat</del> <b>Urban Multifamily</b> condominiums complying with the applicable design standards outlined in Subchapter 9, and restricted to residents 55 and over, may be allowed as a condominium when cohesively integrated as a component of a retirement living village consisting of at least two of the following: nursing home/skilled nursing, assisted living, hospital, medical office. Landscaping shall be applied per land use as provided in Subchapter 11.</li> </ul>
<p>Single Family Attached (3 or more) Townhome</p>	<ul style="list-style-type: none"> <li>• Shall comply with general regulations for "SF Attach" (Townhome) in the CL3 district found in Table 4.4.4, with the exception of height standards;</li> <li>• Shall comply with the Single Family Attached (3 or more) design standards outlined in Subchapter 9.2;</li> <li>• Shall be cohesively integrated as a component of a non-residential development consisting of office, restaurant and similar land uses that serve a neighborhood <u>in a pedestrian-focused manner rather than automotive uses such as drive-thru restaurants and gas stations.</u></li> </ul>

	<ul style="list-style-type: none"> <li>• Shall not be permitted within 150 feet of a collector-level or higher thoroughfare or 500 feet of a tollway right-of-way unless the townhomes will be adjacent to an existing single-family neighborhood and be designed to provide a transition and buffer to the less intense land use, unless otherwise approved through a Specific Use Permit.</li> </ul>
Utilities	<ul style="list-style-type: none"> <li>• All facilities must be screened from view from adjacent residential areas and public right-of-ways with an opaque screen of 8' masonry fence or dense vegetation with a mature height of 8' or greater.</li> </ul>
Wireless Telecommunication Facility	<ol style="list-style-type: none"> <li>1. Refer to Section 4.8</li> </ol>

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4.4.4 CORRIDOR DISTRICTS – DEVELOPMENT REGULATIONS

- A. General Regulations: The following general regulations shall apply for the corridor zoning districts CL3, CL4, and CL5:

Table 4.4.4: Corridor Districts – General Regulations & Height Standards

General Regulations	CL3			CL4	CL5
	SF Detach	SF Attach	MF; <del>Condo</del> ; Mixed Use; Non-residential	MF; <del>Condo</del> ; Mixed Use; Non-residential	MF; <del>Condo</del> ; Mixed Use; Non-residential
Minimum Lot Area	5,000 sq. ft.	2,500 sq. ft.	N/A	N/A	N/A
Minimum Lot Width measured at front street setback (Corner lots require additional 10 feet)	40'	25'	N/A	N/A	N/A
Minimum Lot Depth	120'	100'	N/A	N/A	N/A
Minimum Front Street Setback (Building Setback)	15'	15'	15'	15'	15'
Build-To Line and Percentage of Lot Frontage Required to Meet Build-To Line, except along Toll / Frontage Road Facilities <sup>4</sup>	<20' >50%	<20' >50%	<20' >50%	<20'25' >7050%	<20'25' >7050%
Minimum Street Setback along Toll / Frontage Road Facilities <sup>3</sup>	<u>50'25'</u>	<u>50'25'</u>	<u>50'25'</u>	<u>50'25'</u>	<u>50'25'</u>

Minimum Side Street Setback (Corner Lot)	15'	15'	15'	15'	15'
Minimum Street Setback (across the street from conforming single-family residential zoning)	N/A	N/A	30'	30'	30'
Minimum Interior Side Setback	5' or 0' on interior	5' or 0' on interior	5' or 0' on interior	5' or 0' on interior	5' or 0' on interior
Minimum Interior Side Setback <sup>1</sup> (abutting single-family residential zoning)	7.5'	10'	30'	30'	30'
Minimum Rear Setback	20'	15'	20'	10'	10'
Minimum Rear Setback <sup>1</sup> (abutting single-family residential zoning)	20'	20'	30'	30'	30'
Streetscape Yard (50'-25' Streetscape Yard applicable along toll/frontage road facilities)	15' (50'-25')	15' (50'-25')	15' (50'-25')	15' (50'-25')	15' (50'-25')
Streetscape Yard (across the street from single-family residential zoning)	N/A	N/A	30'	30'	30'

Single Family Adjacency Vegetative Bufferyard (See Subchapter 11)	N/A	10' when adjacent to SF-S	30'	30'	30'
Single Family Adjacency Vegetative Bufferyard (See Subchapter 11) for Specific Use Permits	N/A	10' when adjacent to SF-S	50'	50'	50'
Maximum Lot Coverage (Structure not pavement, and not to exceed <u>maximum pervious cover</u> )	N/A	N/A	65%	90%	90%
Maximum Impervious Cover (non-residential) *Increase to 90% for Mixed Use	N/A	N/A	80%	80% 90%*	85% 90%*
Maximum Impervious Cover for multifamily unless greater percentage is permitted through the SUP (Suburban and Neighborhood-Scale)	N/A	N/A	60%	60%	60%
Maximum Impervious Cover for high-density multifamily unless greater percentage is permitted through the SUP	N/A	N/A	60%	90%	90%

(Urban and Mixed Use) (where structured parking is provided for at least 80% of the minimum parking required)					
Maximum Building Height <sup>1</sup>	35'	35'	35'	60' (100' <sup>2</sup> )	85' (120' <sup>2</sup> )
Minimum Density	N/A	N/A	6 units/acre	20 units/acre	<del>25</del> 20 units/acre
Maximum Density (Suburban and Neighborhood Scale )	N/A	N/A	20 units/acre	<del>20</del> 25 units/acre	25 units/acre
Maximum Density (Urban and Mixed Use)	N/A	N/A	20 units/acre	75 units/acre <sup>2</sup>	90 units/acre <sup>2</sup>
Minimum Dwelling Unit Area	1,100 sq. ft. <del>600</del> sq. ft. If as cottage court or cottage row	<del>900</del> 600 sq. ft.	450 sq. ft. <sup>(1)</sup>	450 sq. ft. <sup>(1)</sup>	450 sq. ft. <sup>(1)</sup>
Multi-Family Dwelling Unit Mix	N/A	N/A	Min. 40% 1 Bed / Studio; Max 10% 3+ Bed	Min. 40% 1 Bed / Studio; Max 10% 3+ Bed	Min. 40% 1 Bed / Studio; Max 10% 3+ Bed
Maximum Units per Structure	N/A	<del>6</del> 8	N/A	N/A	N/A
Maximum Building Length	N/A	200'	N/A	N/A	N/A

(1) Dwelling units associated with assisted living or nursing home facilities shall be exempt from this requirement

(2) The maximum height and density permitted when established using the developed as a Vertical Mixed Use or Multi-Family Urban land use.

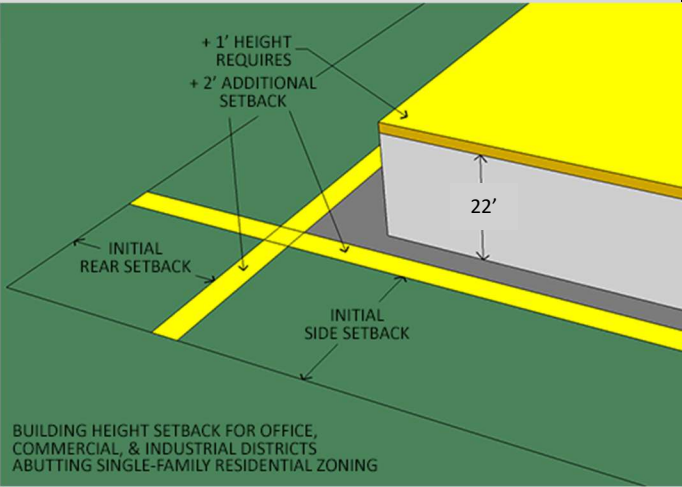
With administrative approval of the Planning Director, if a structure includes features such as parapets, chimneys, vents, and mechanical or safety features including fire towers, stairways, elevator penthouses, heating or cooling equipment, solar installations, and protective covers; and ornamental towers, cupolas, domes, and spires that are not designed for occupancy, a structure may exceed the maximum height limitations by:

1. 15%
2. The amount necessary to comply with a federal or state regulation; or
3. For a stack or vent, the amount necessary to comply with generally accepted engineering standards



(3) A building and its accompanying active space such as patios can encroach into the minimum street setback along toll/frontage road facilities up to 10' 25'-if parking is not located between the building and the toll/frontage road facility and such placement does not encroach into utility easements.

(4) Active green frontage and stormwater facility consideration. A stormwater management facility may, with approval of the planning director, receive credit towards the build-to line requirement if such facility is constructed as a wet pond, dual-use design or otherwise integrated into the site as a visually attractive feature. Such stormwater facilities should avoid the need for fences and integrate perimeter with adjacent open spaces, incorporating recreational uses (using fences for safety along steep side slopes only, not around the entire pond). Engineering structures of the stormwater facility such as forebays, surface weirs, inlet structures, etc. should be strategically placed to minimize visibility or, when such alternative location is not feasible, integrate design that diminishes their visual impact to blend with surroundings. Retaining wall finishes should use materials and forms that match or complement materials used within the development. Streetyard depth and content must be met along the stormwater facility or active green frontage, with street tree separation decreased to 30' on-center. A multiuse path with at least two street furniture elements per 250' must be incorporated around stormwater facilities and active green spaces functioning as active frontages.

<p>(3) Building Height Setback (Applicable to side and rear setbacks abutting single-family residential zoning)</p>	<p>N/A</p>	<p>N/A</p>	<p>Buildings exceeding 20' in height abutting single-family residential zoning are required to have additional building setbacks measured from the side and rear building setbacks. This provisions is applicable even if the property line is not common.</p> <p>One (1) foot of additional building height for a commercial or industrial building requires two (2) feet of additional building setback. One (1) foot of additional building height for a multi-family building requires five (5) feet of additional building setback; <b>all to a maximum of 135'</b>.</p> 
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**B. Setback Encroachments - Corridor Districts**

1. Accessory buildings may not encroach into required building setbacks.
2. The following are permitted in required building setbacks provided that they comply with all other standards of this and other applicable codes:
  - a. Landscaping.
  - b. Vehicular use areas.
  - c. Fences and walls.

- d. Every part of a required setback or court shall be open from its lowest point vertically to the sky, unobstructed, except for the ordinary projections of sills, belt courses, cornices, chimneys, buttresses, ornamental features, and eaves.
- e. An open fire escape may project into a required side yard up to one-half the width of such yard, or up to four feet from the building, whichever encroaches less. Fire escapes may project up to four (4') feet into a rear yard.
- f. Improvements, signs, and landscaping within sight triangles that do not exceed 36 inches in height.
- g. Rain barrels, cisterns, and solar panels may be no closer than 2' from the property line
- h. Dumpsters may encroach no more than 10' into the side or rear setback but at no time may they encroach into the front setback or within a setback adjacent to single family.

C. Reference to Development Standards

Unless otherwise indicated, each lot or tract of land shall comply with Chapter 158 Stormwater Pollution Control Ordinance and all applicable provisions, in their entirety, of the following subchapters:

1. Site Development Standards: See Subchapter 9 Architectural, Site Design, and Layout Provisions
2. Parking, Mobility, and Circulation Standards: See Subchapter 10 Parking, Mobility, and Circulation.
3. Landscaping and Screening: See Subchapter 11 Landscaping and Screening Standards
4. Tree Preservation Standards: See Subchapter 12 Tree Preservation Standards
5. Lighting Standards: See Subchapter 13 Exterior Lighting Standards
6. Parkland Standards: See Subchapter 14 Public Parkland Standards
7. Subdivision: See Subchapter 15 Subdivision and Transportation
8. Right-of-Way Management: See Subchapter 16 Right-of-Way Management
9. Definitions: See Subchapter 20 Definitions
10. Engineering Standards: See Engineering Design Manual and Construction Standards
11. Tree Preservation Technical Standards: See Tree Technical Manual

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