

#### 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:

<b>Table 4.4.4: Corridor Districts – General Regulations &amp; Height Standards</b>					
<b>General Regulations</b>	<b>CL3</b>			<b>CL4</b>	<b>CL5</b>
	<b>SF Detach</b>	<b>SF Attach</b>	<b>MF; Mixed Use; Non-residential</b>	<b>MF; Mixed Use; Non-residential</b>	<b>MF; Mixed Use; Non-residential</b>
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'
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 (25' Streetscape Yard applicable along toll/frontage road facilities)	15' (25')	15' (25')	15' (25')	15' 25')	15' (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	25'	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) (does not include parking structures)	N/A	N/A	40%	85%	85%
Maximum Impervious Cover (non-residential)	N/A	N/A	80%	80%	85%
Maximum Impervious Cover for multifamily unless greater percentage is permitted through the SUP	N/A	N/A	60%	60%	60%
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	10 units/acre	15 units/acre
Maximum Density	N/A	N/A	10 units/acre	20 units/acre	25 units/acre

Density Bonus - Maximum density (units per acre) if structured parking is provided for at least 80% of the minimum parking required	N/A	N/A	N/A	60 units/acre	75 units/acre
Minimum Dwelling Unit Area	1,100 sq. ft.	900 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	6	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 permitted when a minimum of 80% of the required parking is located within a parking structure.

<sup>(3)</sup>Building Height Setback  
(Applicable to side and rear setbacks abutting single-family residential zoning)

N/A

N/A

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.

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.

