

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
Condominium	C	P	P
Duplex	P		
Live Work Unit		P	P
Multi-Family	S	S	P
Skilled Nursing/Nursing Home (Convalescent)	P	P	P
Single Family Attached (3 or more) Townhome	P	C	
Single Family, Detached	P		
Non-Residential Uses	CL3	CL4	CL5
Animal Establishments, Commercial	C	C	C
Automobile Parking Lot/Garage		P	P
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	
Call Center			P

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	P
Distribution/Logistics Center		S	S
Drive-in/ Thru		C	C
Dry Cleaning, Major		P	P
Dry Cleaning, Minor	P	P	P
Event Center		P	P
Financial Institution	P	P	P
Gas Station		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	
Mobile Food Park		S	S
Museum/Art Gallery		P	P
Office/Showroom		S	S
Office/Warehouse		S	S
Office: Administrative, Medical, or Professional	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
Non-Residential Uses	CL3	CL4	CL5
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: Private or Parochial	P	P	P
Theatre, Neighborhood		P	P
Theatre, Regional		P	P

Transit Terminal (Park & Ride)		P	P
Utilities	C	C	C
Wireless Telecommunication Facilities (WTF)		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.

Animal Establishments, Commercial

- Subject to Title 9, Chapter 90

Amenity Center

- Must take access from at least one collector or arterial street; and
- The pool and all buildings must be located at least 100 feet from all site boundary lines.

Catering Establishment

- 5,000 square feet or less of floor area.

Condominium

- For “townhome” structures, refer to corridor districts land use conditions for *Single family Attached (3 or more) Townhome* within Section 4.4.3.
- 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.

Drive-in/ Thru

- Subject to the location requirements as outlined in Subchapter 9.

Gas Station

- Maximum of two corners of an intersection;
- 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;
- Maximum of twelve hoses; and

	<ul style="list-style-type: none"> • Canopy support columns must be encased in brick or stone complementary to the principal structure.
<i>Health/Fitness Center</i>	<ul style="list-style-type: none"> • Tenant space limited to 5,000 square feet or less of floor area.
<i>Hotel, Hotel Residence</i>	<ul style="list-style-type: none"> • External balconies must be set back at least 200 feet from any residential zoning district; • Must provide staff on-site 24 hours a day; • All guest rooms must be accessed through internal hallways, lobby, or courtyard; and • Must provide at least three amenities from the list below:- <ul style="list-style-type: none"> i. Indoor/Outdoor Pool ii. Spa/Sauna iii. Weight Room/Fitness Center iv. Playground v. Sports Court vi. Plaza/Atrium vii. Game Room viii. Jogging Trail ix. Conference Room (1,000 square foot minimum) x. Full service restaurant (minimum seating capacity of 35)
<i>School, Private or Parochial:</i>	<ul style="list-style-type: none"> • Access from a collector or arterial street.
<i>Single Family Attached (3 or more) Townhome</i>	<ul style="list-style-type: none"> • May be considered as individual lots if the structures comply with the general regulations and height standards for “SF Attach” in the CL3 district found in Table 4.4.4; • May be considered as a condominium if the structures comply with the general regulations for “condo” in the SF-MU district found in Table 4.2.4 A.; • Shall comply with the Single Family Attached (3 or more) design standards outlined in Subchapter 9.2; • Shall be cohesively integrated as a component of a non-residential development consisting of office, restaurant and similar land uses that serve a neighborhood. At no point shall the residential component consist of more than 40% of the overall development’s acreage, not to exceed 20 acres.
<i>Wireless Telecommunication Facility (WTF)</i>	<ul style="list-style-type: none"> • Refer to Section 4.8