

CHAPTER 3 DISTRICTS AND REGULATIONS
ARTICLE 1317 - DISTRICTS

1317.9 MAIN CORRIDOR COMMERCIAL

1317.9.1 INTENT

The Main Corridor Commercial district is coded to encourage the development of large-scale mixed-use districts that compliment the surrounding neighborhoods and are supported by existing and planned transportation networks constructed to support the traffic demands of both the auto and the pedestrian. Main Corridor Commercial districts traditionally form near the convergence of large, coherent neighborhoods. Main Corridor Commercial districts are finite in size, typically radiating from the "Main-Main" intersection. The pedestrian can therefore walk to services and shopping within one of the Main Corridor Commercial centers within 10-15 minutes. Corridors of mixed use buildings typically form entryways into the formalized centers. Minimum building heights are established to ensure proper spatial definition, encourage strong pedestrian spaces, and promote mixed use within buildings. Minimum parking requirements may be satisfied using on-street parking, shared rear-lot parking areas, or small scale parking lots adjacent to buildings. Buildings in the Main Corridor Commercial districts are made compatible through similar massing, volume, frontage, scale, and architectural features. Transitions from Neighborhood Residential areas should be accomplished through proper street design. The Main Corridor Commercial center provides for the sale of general merchandise and limited office employment with neighborhood service area of 2 to 5 miles. Individual buildings are encouraged to be mixed vertically with street level commercial and upper level residential. Higher densities of residential development are encouraged.

1317.9.2 USES PERMITTED BY RIGHT; USES PERMITTED WITH CONDITIONS; CONDITIONAL USE (See Chapter 3 Article 1331 for conditions relating to uses permitted with conditions and conditional uses)

Uses Permitted By Right

Residential

Apartment Buildings
Attached Homes
Single Family Residences
Duplexes (Two Family Residences)

Mixed Use and Commercial

Office, retail, or service uses not exceeding 15,000 sq ft in total floor area.
Restaurant

Uses Permitted with Conditions

Bed and Breakfast Inns
Bus Shelters
Daycares/Preschools
Essential Services, Class 1 & 2
Home Occupation
Mixed Use Buildings and Live-Work Units
Residential Care Facility
Residential Care Home
Restaurant and Restaurant Lounge
Temporary Uses

Conditional Use

Automobile repair, sales and service
Cemetery
Civic Uses
Convenience Stores/ Automobile Fueling Station
Country Club
Drive-through windows
Entertainment Uses
Hotels/Motels/Inns
Institutional Uses
Office, retail, or service uses over 15,000 square feet up to 30,000 square feet total floor area
Recreational Facilities
Outdoor Storage

Exclusions**

Adult establishments
Bars/Nightclubs
Boat, heavy equipment, & manufactured home repair/sales/service
Franchise Architecture
Gambling facilities
Light manufacturing uses
Heavy manufacturing uses
Mining or Landfill Operations
Mini-storage
Outdoor Kennels
Outdoor sales (not including permitted temporary uses such as produce stands)
Recycling (indoor or outdoor)
Automobile salvage operations
General salvage operations
Warehousing and/or storage necessitating truck travel (not including servicing of establishments located within the district)

**Also excluded are uses which are not specifically enumerated or construed by the Planning Department to be compatible with this District

1317.9.3 LOT SPECIFICATIONS

Refer to Chapter 3, Article 1351 General Zoning Requirements for infill lot development standards.

Civic buildings are exempt from front setback requirements.

Permitted Building Types

Sideyard Building

Rearyard Building

Courtyard Building

Civic Building

Lot Dimensions

Minimum Lot Width for attached housing and shop front buildings: 20 ft

Frontage Build-Out

Minimum: 70%

Frontage build-out may be accomplished with a minimum build-out of 50% with the remaining frontage line occupied by a wall or hedge not to exceed 4 ft in height.

Principal Structure Setbacks

Minimum Front: 0 ft

Maximum Front: 25 ft

Encroachments into Front: 8 ft. Encroachments into the public right of way for street and patio dining and on the second and third story only, with the exception of arcades.

Minimum Side: 0 ft

Minimum Rear: 48 ft (Exception: Building that abut alleys - 0 ft)

Accessory Structure Setbacks

Side: 5 ft (Exception: Garages on separate lots that face alleys may be attached at the property line.)

Rear: 6 ft (Exception: Garages on alleys shall be setback a minimum of 20 feet the alley's pavement edge.)

1317.9.4 HEIGHT

Minimum Height

Principal Structures: 26 ft

(May be reduced in accordance with Chapter 3, Article 1341 Architectural Requirements)

Maximum Height

All Structures: 3 Stories or Buildings greater than 3 stories require a Conditional Use Permit.

1317.9.5 GENERAL PROVISIONS

A. All buildings shall comply with the provisions of Chapter 3, Article 1341 Architectural Requirements.

B. Corner lots shall have two front yards and utilize the minimum front setbacks for each unless otherwise determined by the Planning Department.

C. Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback a maximum of 8 ft. Canopies and awnings are permitted to encroach into the front setback up to 8 ft. Outdoor street and patio dining is permitted to encroach into the right of way; provided however, that pedestrian and automobile traffic cannot be obstructed. Arcades are permitted to encroach into the right of way with permission from Planning Commission. Open decks and patios are permitted to encroach into the rear setback to within 5 feet of the property line.

D. Accessory buildings, pools, and other similar structures shall be constructed in the rear yard only and shall be set back a minimum of 5 ft from the side and rear property lines. The Planning Department may permit the placement of an accessory building in a side yard, if no practical alternative exists, provided the provisions of Chapter 3, Article 1341 Architectural Requirements are met. The following uses are permitted within accessory structures: parking, gazebo, pool house, equipment storage, artist studio space, sauna, workshop, and conservatory, satellite dish. The aggregate floor area of all accessory structures shall not exceed ½ the total floor area of the principal structure.

E. Satellite dishes may not exceed 2 feet in diameter.

F. Hedges shall be planted at least 3 feet from the property line. Garden walls shall be constructed at least 1 foot from the property line. Fences may be placed on the property line. Front yard fences shall not exceed 4 ft in height and shall be constructed of split rail, wooden picket, chain link in accordance with Chapter 3, Article 1341.6.2(B)(2), or other material as determined by the building inspector which will not present or create a solid visual obstruction. Side, rear and court yard fences shall not exceed 8 feet in height. Fences shall be constructed such that the finished (sheathed) side is oriented towards adjoining lots, streets, or the public right-of-way.

G. Mailboxes, newspaper boxes, walls, fences, birdhouses, flagpoles, and pump covers may be placed in any front, side or rear yard. Doghouses, and dog related structures may be placed in rear yards only.

H. Trash containers and mechanical equipment, loading docks, loading facilities, and outdoor storage as a conditional use shall be located in the side or rear yard and shall be

screened from view. Mechanical equipment for single-family residential uses shall be setback a minimum of 3 feet from the property line.