

3.16 ENTRANCE CORRIDORS

A. PURPOSE

The purpose of the Entrance Corridors Overlay District is to:

1. Preserve the economic function of the primary entrance corridors into the City;
2. Manage traffic, parking and connectivity effectively within these corridors; and
3. Strengthen wayfinding and orientation through streetscape design.

B. APPLICABILITY

These requirements shall be applicable for all property located within 300 feet of the right of way of the following entrance corridor streets, unless the property is located within another overlay district of the City:

1. Main Street
2. US 87 Business
3. SH-46
4. Johns Road
5. Scenic Loop Road
6. Amman Road
7. Sisterdale Road

C. USES

1. Additional Allowed Uses
Permitted uses shall be in accordance with the property's base zoning, except that any uses permitted in Transitional Commercial (C2) by right shall also be allowed for nonresidential properties in this overlay district.
2. Uses with Additional Restrictions
 - a. Multifamily developments and nursing/residential care facilities shall be by Special Use Permit only and shall not exceed 18 dwelling units per acre.
 - b. Mixed-use developments shall not exceed 18 dwelling units per acre.
3. Special Use Permit Required
 - a. Mixed-use building
 - b. Multifamily
 - c. Nursing/residential care facility
4. Prohibited Uses
 - a. Automobile sales
 - b. Brewery or distillery
 - c. Pawn shop
 - d. Portable building sales
 - e. RV park

D. DIMENSIONS

1. Maximum building height is 30 feet or 2 stories. Building height may be increased up to 38 feet or 3 stories if, for any part of the building above the second story, the building is stepped back by 10 feet from the building front facing the entrance corridor street or an adjoining residence.
2. The following minimum setbacks shall apply within this overlay district:
 - a. The minimum setback from the entrance corridor street is 20 feet.
 - b. All other setbacks shall be in accordance with the base zoning of the property.

E. BUILDING ORIENTATION

1. Buildings shall be orthogonal to the street that the building fronts, to provide a street wall that defines the space of the corridor.
2. For corner lots along the entrance corridor street, the front of the building shall face the entrance corridor street.

F. PARKING

1. For corner lots, where there is frontage on the entrance corridor street and on an intersecting side street, the parking area shall be located along the side street and/or to the rear of the building, and vehicular access shall be from the side street or a street that does not face the entrance corridor street.
2. On-street parking shall not count toward the minimum parking requirements.
3. Only 15 percent of the total onsite parking shall be located in the yard area adjoining the entrance corridor street.

G. FENCES AND WALLS

1. The following are prohibited for fences and walls within this overlay district:
 - a. Wooden privacy fences are prohibited within 50 feet of the right of way of the entrance corridor street.
 - b. Stone walls that are taller than thirty inches are prohibited along the frontage of the entrance corridor street.

H. LANDSCAPING AND SCREENING

1. Parking areas shall be screened from view from the entrance corridor street, and from the public right of way of all cross streets within 35 feet of the entrance corridor street.
2. Screening shall be 36 inches in height.
3. Materials
Parking lot screening may be achieved with any of the following combinations, provided that they meet the dimensional standards:
 - a. Live landscape screening capable of providing a solid screen that is 36-inches in height (18 inches within easement areas) within two years, as determined by a registered landscape architect, certified nurseryman, or master gardener, planted in a prepared bed at least three feet (3') in width.
 - b. Wrought iron fencing or a masonry wall combined with live landscape screening may be allowed, provided that at least 50% of the face of the fence or wall is screened by live landscape screening within two years.
4. Grass areas, swales and areas subject to erosion shall be solid-sodded.

I. SIDEWALKS

1. Each sidewalk shall maintain at least:
 - a. 4 feet of unobstructed pedestrian space located at least 2 feet from back of curb; and
 - b. 8 feet of vertical clearance above the unobstructed pedestrian space.
2. Sidewalk furnishings, including signs, shall not encroach the unobstructed pedestrian space.

J. SIGNAGE

1. Prohibited Signs
 - a. Portable changeable message board signs
 - b. Bulletin board cabinets
2. Signs with Additional Requirements
 - a. Pole Signs
 - i. Pole signs shall not exceed 16 feet in height above ground level, measured at the base of the sign.
 - ii. The sign area shall not exceed 16 square feet.
 - b. Pylon Signs

- i. Pylon signs shall not exceed 20 feet in height above ground level, measured at the base of the sign.
- ii. The sign area shall not exceed 100 square feet per sign face.
- c. Roof Signs

Signs mounted onto the roof shall be no taller than the height of the highest roof line of the building.

- 3. Signs Requiring a Certificate of Approval from the Design Review Committee
 - a. Manual changeable copy sign elements
 - b. Illuminated signs where the illumination is not static
 - c. Signs where a digital sign element comprises over 25% of the total area of the sign face
- 4. All Other Sign Types
 - For all other sign types, the requirements of Chapter 9: Signage shall apply.