

Section 26 - Corridor District

(orig. 2-11-03; am. 7-11-06; am. 4-20-10)

A. Intent and Purpose

This district is intended to support the implementation of Corridor Plans. This district provides for a mix of land uses, including residential, office, light industrial, and retail, along transportation corridors. (orig. 2-11-03)

B. Subdistrict Categories

The Corridor District (CD) is divided into the following subdistricts: (orig. 2-11-03)

1. Low Density Residential (CD-LR).
2. Medium Density Residential (CD-MR).
3. Office and Light Industrial (CD-O/LI).
4. Small-Scale Retail (CD-RS).
5. Medium-Scale Retail (CD-RM).
6. Mixed Use (CD-MU).

C. Permitted Uses (orig. 3-26-13; am. 7-17-18; 5-21-19)

Use	LR	MR	O/LI	RS	RM	MU ¹
Single-family dwelling	X	X				
Two-family dwelling or duplex		X				
Multi-Family Dwelling		X				
Residential use located above a permitted use in O/LI, RS, RM						X
Group Home for up to 8 aged persons not located within 750 ft of another such group home; state licensed group home for up to 8 developmentally disabled persons not located within 750 ft of another such group home; state licensed group home for up to 8 mentally ill persons not located within 750 ft of another such group home; or group home for the aged or developmentally disabled persons.	X	X				
Telecommunications Land Uses shall comply with the provisions of the Telecommunications Uses Section of this Zoning Resolution	X	X	X	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the provisions of the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X	X	X	X
Public park, Class I public recreation facility in conjunction with a residential subdivision	X	X				
Water supply reservoir and irrigation canal	X	X				
Light Manufacturing, processing, and fabrication of commodities, except those permitted in the Industrial-One, Industrial-Two or Industrial-Four districts. All such manufacturing, processing or fabrication shall be completely enclosed within a legally constructed building.			X		X	X
Research and development facility			X	X	X	X
Business and professional offices			X	X	X	X
Medical and dental offices, clinics, emergency facilities and hospitals.			X	X	X	X

Use	LR	MR	O/LI	RS	RM	MU ¹
Laboratories except those involved in any hazardous process or that emit noxious noise, dust, fumes or odor.			X	X	X	X
Banks and other financial institutions			X	X	X	X
Other similar light industrial uses that are not more detrimental to the highest and best use of land permitted above.			X	X	X	X
Retail shopping facilities				X	X	X
Convenience service establishments including, but not limited to, barber and beauty shops, cleaners, shoe repair shops and laundries.				X	X	X
Specialty goods and services including, but not limited to, art galleries, plant store or nursery, pet stores, book stores, and drug stores.				X	X	X
State Licensed daycare center or preschool or nursery.				X	X	X
Adult day-care center				X	X	X
Restaurants, including fast food and carry-out facilities.				X	X	X
Medical supply and drug store				X	X	X
Fitness Center				X	X	X
Entertainment facilities including but not limited to movie theaters, bowling alleys, skating rinks, pool and billiard halls					X	X
Grocery store					X	X
Department store					X	X
Indoor recreational facilities and limited outdoor recreational facilities in conjunction with indoor recreational facilities.					X	X

¹ The combined total square footage of residential, Small-Scale Retail (CD-RS) and Medium-Scale Retail (CD-RM) uses shall not exceed 60% of the total gross floor area.

D. Accessory Uses (orig. 3-26-13; am. 7-17-18)

Use	LR	MR	O/LI	RS	RM	MU
Private garage	X	X				
One mini structure as per the Accessory Uses Section of this Zoning Resolution	X	X				
Storage sheds as per the Accessory Uses Section of this Zoning Resolution.	X	X				
Private building or kennel for housing dogs, cats and similar domestic pets. The maximum total number of dogs, cats and similar domesticated pets, which may be kept, shall be 3. Litters of domestic pets may be kept until weaned.	X	X				
Home Occupations provided the requirements and conditions of the Board of Adjustment or the Home Occupations Section of this Zoning Resolution are met.	X	X				
Construction Trailers 2 year maximum			X	X	X	X
Commercial service activities that are accessory to the main use of the building may be conducted provided said use is contained within the main building. Cafeterias, restaurants without drive-through service, state licensed child or adult day care, and personal services such as beauty parlors, barber shops, laundry pick-up stations may be conducted. However, the sum total of accessory commercial uses shall not exceed 10 percent of the gross floor area of any single building. The entrance to any accessory commercial use shall be from inside the building and no Commercial Signs shall be visible from outside the building. ¹			X	X	X	X
Accessory Uses per the Accessory Use Section of the Zoning Resolution.	X	X	X	X	X	X

¹ A commercial accessory use is one which meets all of the following criteria:

- Is subordinate to and serves the principal building or principal use.
- Is subordinate in area, extent, or purpose to the principal building or principal use served.
- Contributes to the comfort, convenience or necessity of occupants of the principal building or principal use served.
- Is located in the same building as the principal use served. (orig. 3-26-13)

E. Special Uses (orig. 3-26-13; am. 7-17-18)

The following uses shall be permitted only upon review by the Planning Commission and approval by the Board of County Commissioners:

Use	LR	MR	O/LI	RS	RM	MU
Private nonprofit museum	X	X				
A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	X	X				
Group, foster or communal home, residential treatment center, community residential home, home for social rehabilitation, assisted living residence, personal case boarding home, specialized group facility, receiving home for more than 4 foster home residents, residential child care facility or shelter from domestic violence, licensed or certified by state if applicable, in which 7 or more residents who are not legally related live and cook together as a single housekeeper unit, and where such home or shelter is not located within 750 ft of another similar type home or shelter.	X	X				
Group home for the aged, group home for the developmentally disabled, group home for the mentally ill persons, licensed or certified by the state if applicable, in which 9 or more residents who are not legally related live and cook together as a single housekeeper unit, and where such home is not located within 750 ft of another similar type home, licensed or certified by the state if applicable.	X	X				
State Licensed day-care center or preschool or nursery	X	X				
Adult day-care center	X	X				
Class I or II commercial recreational facility	X	X				
Gas station, service station, or car wash. No more than 3 of these uses shall be located within 3,960 feet (3/4 mile) of an intersection of a freeway and a principal arterial, or minor arterial as designated on the Major Thoroughfare Plan.				X	X	
Auto repair facility, max. 4 bays. No more than 2 of these uses shall be located within 3,960 feet (3/4 mile) of an intersection of a freeway and a principal arterial, or minor arterial as designated on the Major Thoroughfare Plan.				X	X	
Building materials retail stores					X	
Hotels and motels					X	
Light manufacturing, processing, fabrication of commodities Except those permitted in the Industrial-One, Industrial-Two or Industrial-Four districts. All such manufacturing, processing or fabrication shall be completely enclosed within a legally constructed building.				X		
Residential Uses if the ground floor is unsuitable for commercial development.						X

F. Lot and Building Standards (orig. 3-26-13; am. 7-17-18)

CD-LR					
Maximum Height					
Primary structures	35 feet				
Accessory structures	No such building shall exceed the lesser of 25 feet or the height for the primary structure.				
Minimum Lot Area					
One Acre					
Minimum Setbacks					
	Front	Side	Rear	From centerline of freeway	Adjacent to arterial
Dwelling	30 ft.	20 ft.	20 ft.	150 ft.	30 ft.
Other Structure	30 ft.	20 ft.	20 ft.	150 ft.	30 ft.

CD-MR						
Maximum Density						
Between Belleview Avenue and Bowles Avenue and between C-470 and the ridge of the Dakota Hogback				12 dwelling units per acre		
All other areas				15 dwelling units per acre		
Maximum Height						
Between Belleview Avenue and Bowles Avenue and between C-470 and the ridge of the Dakota Hogback.				24 feet, no accessory structure shall exceed the lesser of 24 feet or the height of the primary structure		
All other areas Primary Structures				35 feet		
Accessory structures				Accessory structures: no such building shall exceed the lesser of 20 feet or the height for the primary structure.		
Minimum Lot Area						
Single-family dwelling				5,000 s.f.		
Two-family dwelling or duplex				10,000 s.f.		
Minimum Setbacks						
	Front	Side	Rear	Rear from alley	From common wall/interior lot line	Adjacent to arterial or higher
Single family	12 ft.	6 ft.	20 ft.	20 ft.		30 ft.
Two family or duplex	12 ft.	6 ft.	20 ft.	20 ft.	0 ft.	30 ft.
Garages	18 ft.	6 ft.	18 ft.	6 ft.	0 ft.	30 ft.
Multifamily or principal structure	20 ft.	20 ft.	20 ft.	6 ft.	0 ft.	30 ft.

CD-O/LI	
Maximum Height	
Hospital	80 ft.
All other structures	60 ft.

CD-O/LI		
Minimum Setbacks		
From another building	From boundary of Zone District	From common wall/interior lot line
50% of building height	50% of building height	0 ft.

CD-RS		
Maximum Size		
Office, light industrial, medical facility	None	
All other uses	24,000 s.f. GFA per tenant	
Maximum Height		
Structures with flat roofs	35 ft.	
Structures with pitched or hipped roofs	40 ft.	
Hospitals and major medical facilities	60 ft.	
Minimum Setbacks		
From another building	From boundary of Zone District	From common wall/interior lot line
50% of building height	50% of building height	0 ft.

CD-RM		
Maximum Size		
Office, light industrial, medical facility	None	
All other uses	185,000 s.f. GFA per tenant	
Maximum Height		
Structures with flat roofs	35 ft.	
Structures with pitched or hipped roofs	40 ft.	
Hospitals and major medical facilities	60 ft.	
Minimum Setbacks		
From another building	From boundary of Zone District	From common wall/interior lot line
50% of building height	50% of building height	0 ft.

CD-MU		
Maximum Size		
Office, light industrial, medical facility	None	
All other uses	106,000 s.f. GFA per tenant	
Maximum Height		
All structures	60 ft.	
Minimum Setbacks		
From another building	From boundary of Zone District	From common wall/interior lot line
50% of building height	50% of building height	0 ft.

L. Enclosures of Activities

All activities shall be adequately screened from surrounding properties and public view. (orig. 2-11-03; am. 7-17-18)

M. Fences

1. The following fence and retaining wall standards shall apply to the Low Density Residential (CD-LR) and Medium Density Residential (CD-MR) subdistricts: (orig. 2-11-03)
 - a. Maximum fence height: 6 feet. (orig. 2-11-03)
 - b. No fence more than 42 inches in height of any type shall be permitted in the area between the front setback line and the front lot line. (orig. 2-11-03)
 - c. No barbed wire or electric fence shall be permitted. (orig. 2-11-03)

- d. On adjacent lots where allowed fence heights differ, the lower height restriction shall govern. (orig. 2-11-03)
- 2. The following fence standards shall apply to the Office and Light Industrial (CD-O/LI), Small-Scale Retail (CD-RS), Medium-Scale Retail (CD-RM), and Mixed Use (CD-MU) subdistricts: (orig. 2-11-03)
 - a. Maximum fence height: 8 feet. (orig. 2-11-03)
 - b. No barbed wire, electric, metal, or chain link fence shall be permitted in these subdistricts. (orig. 2-11-03)
 - c. Where allowed, accessory outside storage shall be enclosed and concealed by a closed fence (one preventing view) at least 6 feet in height. When abutting a residential zone district or subdistrict area, such fence shall be wooden or masonry, or replaced with mature hedge. Such fence shall be constructed and maintained in good condition. As used in this Section, accessory outdoor storage shall not include employee or customer parking lots or merchandise except for operable vehicles, trailers, and other equipment designed to be towed or lifted as a single component. Where the topography of the land is such that a fence would not prevent view from adjoining property or right-of-way, the Director of Planning and Zoning may waive this requirement. No accessory outdoor storage shall be allowed within a required front setback or within any required landscaping area. (orig. 2-11-03; am. 3-3-15)

N. General Requirements

All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs and fireplaces may protrude 24 inches into the setback. (orig. 2-11-03)