

CORRIDOR ZONING DISTRICTS

SC – SUBURBAN CORRIDOR

The SC district is intended to provide moderate- to high-intensity commercial, office, and retail uses along high-traffic corridors. The SC district provides elevated building and landscape design, buildings oriented to the street, and appropriate buffering from adjacent neighborhoods. While the SC district is primarily auto-oriented, it provides a safe environment for pedestrians and cyclists.

HC – HIGHWAY CORRIDOR

The HC district is intended to provide high-intensity commercial uses along the city’s busiest and most visible thoroughfares. The HC district applies to areas along highly visible commercial corridors in the city where elevated design and aesthetic qualities are desired. While the HC district is primarily auto-oriented, it provides a safe environment for pedestrians and cyclists.

Corridor Zoning Districts Dimensional Standards

Dimensional Standards	SC	HC	Additional Standards
LOT DIMENSIONS (MINIMUM)			3.7.2A Minimum Lot Dimensions
Lot area	10,000 sq ft	10,000 sq ft	
Lot width	None	None	
Lot depth	None	None	
SETBACKS (MINIMUM)			3.7.3: Setbacks
Front yard	20 feet	20 feet	
Side yard	5 feet [1]	10 feet [1]	
Rear yard	10 feet [1]	15 feet [1]	
OTHER STANDARDS			
Building height (maximum)	55 feet [1]	100 feet [1] [2]	3.7.5: Building Height
Building coverage (maximum)	80 percent	80 percent	3.7.6: Building Coverage

Notes:

1. Buildings adjacent to a Residential zoning district shall comply with the standards in Subsection 7.10.6: Building Height in Transition Areas.
2. Additional height may be allowed with a specific use permit pursuant to Subsection 2.5.2: Specific Use Permit (SUP)