

ZONING ORDINANCE DISTRICT DESCRIPTIONS*

Section 11 [260.3]. C-35 – I.H. 35 Corridor Overlay District

A. Description of District. The I.H. 35 Corridor (C-35) Overlay District includes all property within the area bounded by I.H. 35 to the east, the City's northern City limits (Westport Parkway) to the north, future Harmon Road/Heritage Parkway to the west, and the City's southern City limits (see Illustration 1 {located at the end of 11 [260.3]}). Some existing lots or tracts may be partially located in the C-35 District (since much of Harmon Road/Heritage Parkway does not exist yet). It is the intent of the I.H. 35 Corridor Overlay District to include all of those lots or tracts until such a time that Harmon Road/Heritage Parkway is constructed, at which time only the portions of these lots or tracts that are between the new road (Harmon/Heritage) and I.H. 35 would have to comply with the C-35 District standards. Transitioning concepts will be developed on a project-by-project basis through the site plan and/or preliminary plat review process (and/or through the Planned Development zoning review and approval process, if applicable).

B. Sub-Districts of the I.H. 35 Corridor Overlay District. The I.H. 35 Corridor Overlay District is one cohesive district (i.e., is not divided into sub-districts). In case of conflict where I.H. 35 Corridor Overlay District requirements conflict with base zoning requirements or with the requirements of another overlay district, the more stringent requirements shall apply. Unless specifically modified herein, the base zoning of a property (including development standards) shall not be affected by the 35 Corridor Overlay District unless provided for herein.

(Ordinance 0601-06, sec. 3, adopted 6/5/06)

C. General Requirements of the I.H. 35 Corridor Overlay District.

1. Permitted Uses – Land uses permitted in the I.H. 35 Corridor Overlay District are the same as those allowed in each applicable base zoning district, except for land uses that are specifically added or excluded within the District as set forth below:

a. Allowed Uses (in addition to those allowed in the base zoning district):

“Big box” developments.

Local Retail, Commercial, General Business, and Economic Development uses.

b. Prohibited Uses: Multi-family uses

(Ordinance 0903-05, sec. 1 (ex. “A”), adopted 9/6/05)