

ZONING ORDINANCE DISTRICT DESCRIPTIONS*

Section 11 [260.2]. C-170 – S.H. 170 Corridor Overlay District

A. Description of District. The S.H. 170 Corridor (C-170) Overlay District includes all property within six hundred feet (600') of the centerline of future S.H. 170 (see Illustration 1 {located at the end of 11 [260.3]}). The C-170 District excludes all single-family subdivisions platted prior to the effective date of this Section [ordinance adopted June 6, 2006]. Some lots or tracts may be fully or partially located in the C-170 District. It is the intent of the S.H. 170 Corridor Overlay District to transition from those lots or tracts located fully in the C-170 District to those lots or tracts not located in the C-170 District by extending building materials and landscape standards to those lots or tracts that are partially located in the C-170 District. 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 S.H. 170 Corridor Overlay District. The S.H. 170 Corridor Overlay District is divided into three sub-districts. The sub-districts and their boundaries are:

1. I.H. 35 Gateway – The boundary of the I.H. 35 Gateway sub-district extends from the City's eastern limits (I.H. 35) to future Harmon Road/Heritage Parkway (see Illustration 1 {located at the end of 11 [260.3]}).
2. Highway Business – The boundary of the Highway Business sub-district extends from future Harmon Road/Heritage Parkway to the existing B.N.S.F.R.R and from the west boundary of the SH 170 Gateway to the City's western limits (excluding the Old Town Transition) (see Illustration 1 {located at the end of 11 [260.3]}).
3. Old Town Transition – The boundary of the Old Town Transition sub-district extends from the west boundary of the SH 170 Gateway west to the existing railroad tracks (300' south of the SH 170 centerline) (see Illustration 1 {located at the end of 11 [260.3]}).

Each sub-district shall comply with the general requirements listed in Section 11 [260.2] C and the special sub-district requirements listed in Section 11 [260.2] D. In case of conflict where S.H. 170 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 S.H. 170 Corridor Overlay District.

(Ordinance 0601-06, sec. 2, adopted 6/5/06)

C. General Requirements of the S.H. 170 Corridor Overlay District (all sub-districts).

1. Permitted Uses – Land uses permitted in the S.H. 170 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 each sub-district in Section 11[260.2]D below.

D. Special Requirements of Each Sub-District in the S.H. 170 Corridor Overlay District.

1. Permitted Uses

a. I.H. 35 Gateway

(1) Allowed Uses (in addition to those allowed in the base zoning district): Local Retail, Commercial, General Business, and Economic Development uses. “Big box” developments.

(2) Prohibited Uses: Multi-family uses

b. Highway Business

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

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

(2) Prohibited Uses:

“Big box” developments.

Multi-family uses

c. Old Town Transition

(1) Allowed Uses (in addition to those allowed in the base zoning district): Small scale Local Retail uses, compatible in scale and consistent with uses allowed in the Old Town Overlay District.

(2) Prohibited Uses:

“Big box” developments.

Multi-family uses (except small scale, as may be allowed in the Old Town Overlay District).

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